



City of Bixby Planning Commission Meeting Agenda

Monday, January 1, 0001

12:00 AM

**Municipal Building
116 W. Needles Ave., Bixby,
OK 74008**

Call to Order

Chairman

Roll Call

OC Walker, Secretary

Consent Agenda

- 1) Discussion, consideration, and possible vote on the approval of the December 20, 2023 Planning Commission Regular Meeting Minutes.
- 2) Discussion, consideration, and possible vote to approve Site Plan (BXSP - 23.02) for the Cox Nursing Facility located one-half mile South of East 121st Street South and one-quarter mile East of South Memorial Drive.
O.C. Walker, City Planner
- 3) Discussion, consideration, and possible vote to approve Site Plan (BXSP - 23.01) for Scooter Coffee located at 14801 South Memorial Drive, Bixby, Oklahoma 74008.

Public Hearings

- 4) Discussion, consideration, and possible vote to approve Preliminary and Final Plat for the (BXPT - 23.01) Scooter's Coffee located at 14801 South Memorial Drive, Bixby, Oklahoma 74008.
O.C. Walker, City Planner
- 5) Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT - 23.02) for Perfect Food and Gas, located on the Northeast corner of 161st Street South and South Memorial Drive, Bixby, Oklahoma 74008
O.C. Walker, City Planner
- 6) Discussion, consideration, and possible vote to approve Final Plat (BXPT - 22.15) for Rowland Grove II located at 13321 South Mingo Road, Bixby, Oklahoma 74008.

O.C. Walker, City Planner

- 7) Discussion, consideration, and possible vote to approve Specific Use Permit (BXSUP - 23.01) for Iris Memory Care (Heritage Point of Tulsa) which is located at 9494 East 101st Street South Bixby, Oklahoma 74008.

O.C. Walker, City Planner

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of January 13, 2023, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

OC Walker, City Planner

Persons who require a special accommodation to participate in this meeting should contact City Planner OC Walker: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: ocwalker@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.



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby Planning Commission

From: O.C. Walker, Development Services Director / City Planner

Date: Monday, January 17, 2023

RE: Cox Nursing Facility

Location: One-half mile South of East 121st Street South, one-quarter mile East of South Memorial Drive

STR: Section 1, Township 17N, Range 13E

Applicant: Tulsa Engineering and Planning Associates, Inc.

Request: The applicant requests approval of Site Plan BXSP-23.02 for the Cox Nursing Facility

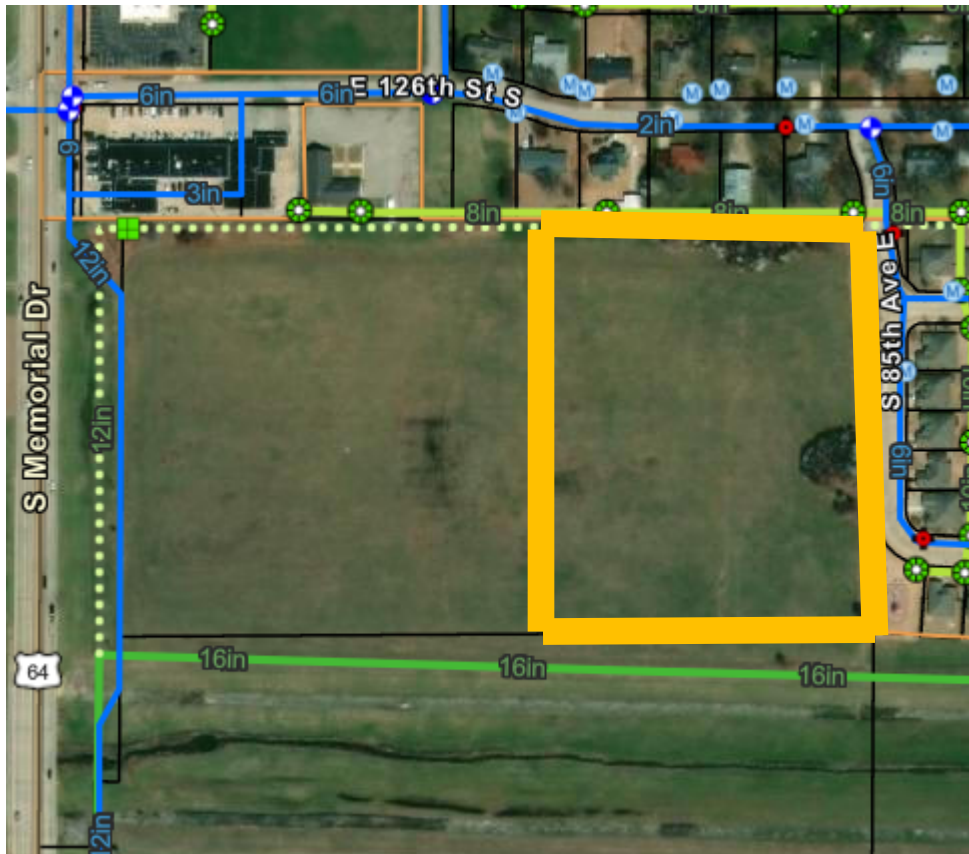
Staff Review: All lighting and landscape shall be by zoning regulations.

Existing Zoning; Use: Development Area is currently zoned "CS" (Commercial Shopping) Vacant Land.

Surrounding Zoning Uses:

North: Residential Single-Family (RS-1); Southern Memorial Acres No. 2 Subdivision
East: PUD-57 (Residential Single-Family, RS-4); Bixby Landing Subdivision
South: Agriculture (AG); Fry Ditch
West: Agriculture (AG); Vacant Land

Exhibit A: City of Bixby Zoning Map



Staff Comments: Planning Staff comments are as follows:

- Label the proposed street to the North of the project site
- Provide 70-degree sight triangle at all ingress and egress points
- All lighting and landscape shall be by the City of Bixby's zoning Regulation.

Engineering Comments: Staff has not received Engineering comments at this time.

Attachments:

Exhibit A:	City of Bixby Zoning Map
Exhibit B:	Site Plan
Exhibit C:	Building Elevation Plans

Staff Recommendation:

A nursing home facility is allowed use with a Specific Use Permit in the Commercial Shopping zoning District. This is a nice transitional use between the existing single-family uses and the anticipated future commercial uses that will front onto South Memorial Drive. Staff also believes this proposed nursing home use would be an excellent buffer between the existing single-family uses and the predicted commercial uses that will eventually front onto Memorial Drive.

Utility/Governing Authorities Contact List	
DEPARTMENT OF COMMUNITY DEVELOPMENT	Developmental Services O.C. Walker, Development Services Director/City Planner 116 W Needles, P.O. Box 70 Bixby, OK 74008 (918) 366-4430
COMMUNITY DEVELOPMENT PLANNING	Planning Development Donna Crawford, Assistant City Planner 116 W Needles, P.O. Box 70 Bixby, OK 74008 (918) 366-4430
COMMUNITY DEVELOPMENT ENGINEERING	Engineering/Construction Justin Dowd, Assistant City Engineer 116 W Needles, P.O. Box 70 Bixby, OK 74008 (918) 366-4430
ENGINEERING & CONSTRUCTION UTILITIES STREETS STORMWATER	Engineering/Construction Justin Dowd, Assistant City Engineer 116 W Needles, P.O. Box 70 Bixby, OK 74008 (918) 366-4430
BUILDING PERMITS	City of Bixby Farley Fisher, Building Inspector 116 W Needles, P.O. Box 70 Bixby, OK 74008 366-4430
FIRE	City of Bixby 116 Weste Needles Bixby, OK 74008 (918) 366-0438
GAS	Oklahoma Natural Gas Company Donald Kafer 5848 East 15th Street Tulsa, OK 74112-6402 (918) 834-8000
ELECTRICITY	American Electric Power (AEP/PSO) Contact, Title Address City, State ZIP (888) 216-3523 Fax (000) 000-0000
TELEPHONE	BTC Broadband Broadbad Admin Office 6 E. Brekenridge Bixby, OK 74008 (918) 366-8000
CABLE TELEVISION	Cox Communications Land Wilburn 11811 East 51st Street South Tulsa, OK 74146 (918) 665-0200

SITE DEVELOPMENT PLANS

For

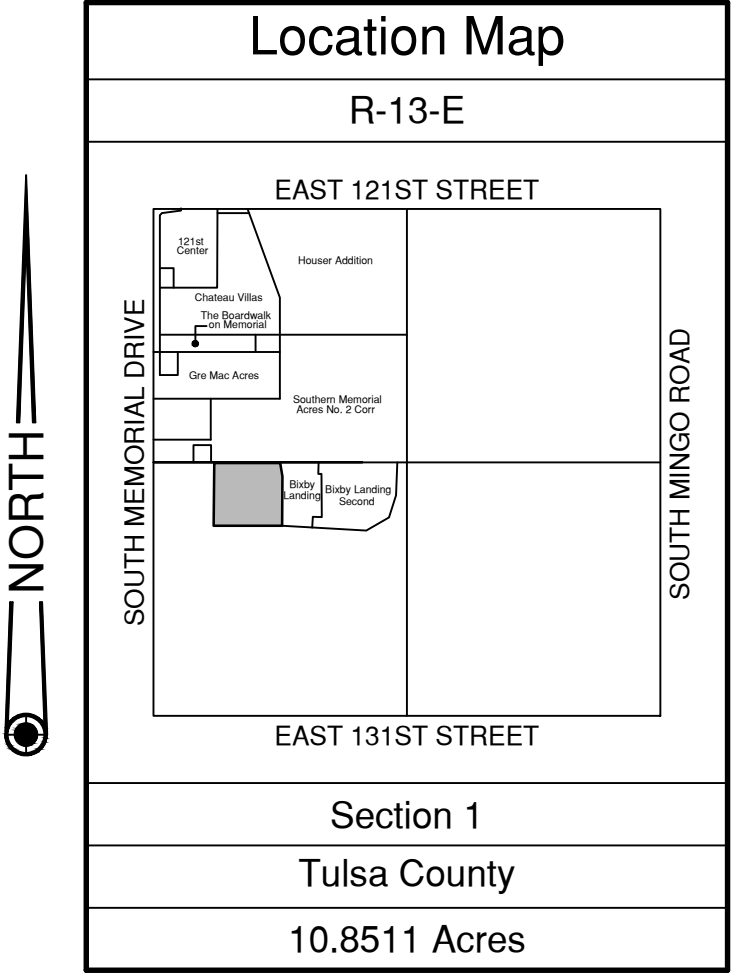
Cox Nursing Facility

A tract of land located in the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section 1,
Township 17 North, Range 13 East, of the Indian Meridian, City of Bixby, Tulsa County, State of Oklahoma

BIXBY, OKLAHOMA
2022

OWNER / DEVELOPER

Memorial BPP, LLC.
an Oklahoma corporation
100 River Front Drive
Jenks, Oklahoma 74037
(918) 232-0305
Steve Cox, Manager
steve.cox@coxltc.com



ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 E. 42nd St., Suite 100
Tulsa, Oklahoma 74146
Phone: 918.252.9621
Mike Lee, PE, Project Engineer
M.lee@tulsaengineering.com
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2023

Sheet Index

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City of Bixby Standards / Details

Standard S2	Pipe Materials Sanitary Sewer Line
Standard S9	Manhole Connections Sanitary Sewer Line
Standard S10	Cast-In-Place Manhole Detail
Standard S11	Precast Manhole Detail
Standard S12	Frame and Cover Detail Sanitary Sewer Manhole
Standard S13	Water-Tight Frame & Cover Sanitary Sewer Manhole
Standard S15	Concrete Manhole Collar for Asphalt Pavement
Standard S16	Sanitary Sewer Manhole Steps & Invert Details
Standard W1	Bedding Detail Water Line
Standard W3	Valve Vault Water Line
Standard W4	Valve Box Detail Water Line
Standard W5	Valve Vault Frame & Lid Water Line
Standard W6	Thrust Block Details Water Line
Standard W7	Thrust Block Anchorages Water Line
Standard W11	Fire Hydrant Assembly Detail

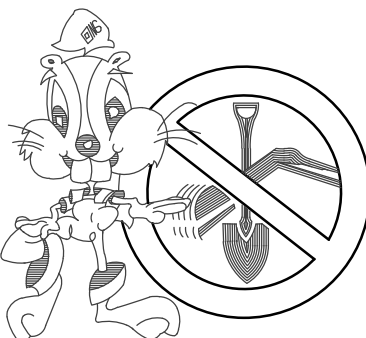
ODOT Standard Drawings

CI-2-1	Cast-in-Place Curb Inlets
CI-G-4-0	Cast Iron Grates (Curb Inlets)
MFC-5-0	Manhole Frame and Cover
PCES-5-0	Prefabricated Culvert End Section
PCI-1-0	Precast Curb Inlet (Design 1, 2 and 3)
PMD-1-0	Precast Manhole Details
PRM-1-1	Precast Round Manhole
PSMD-2-1	Precast Standard Median Drain
SCES-4-0	Sloped Concrete End Sections
SMD-4-1	Cast-in-Place Standard Median Drains (18" to 36" Pipes)
SSIF-5-0	Storm Sewer Inlets Frames (Curb Inlets)

Benchmark

A MAG nail on top of curb 15' west of the center of the intersection of South 85th East Avenue and East 126th Place South.

Northing: 363798.3230
Easting: 2595088.3147
Elevation = 606.12
Vertical Datum = NAVD88



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



FOR AGENCY REVIEW ONLY

TITLE SHEET

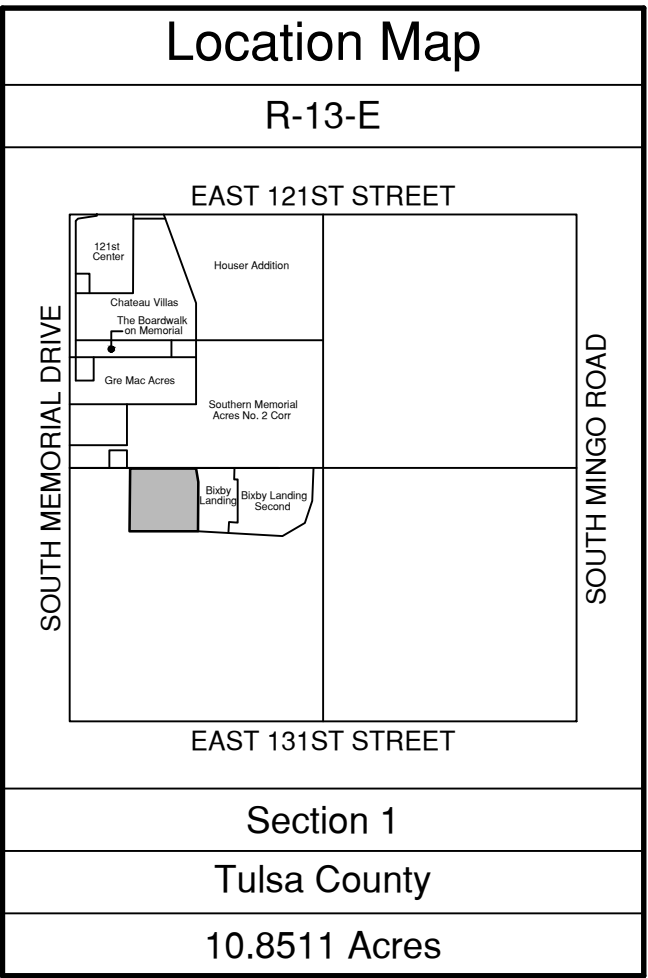
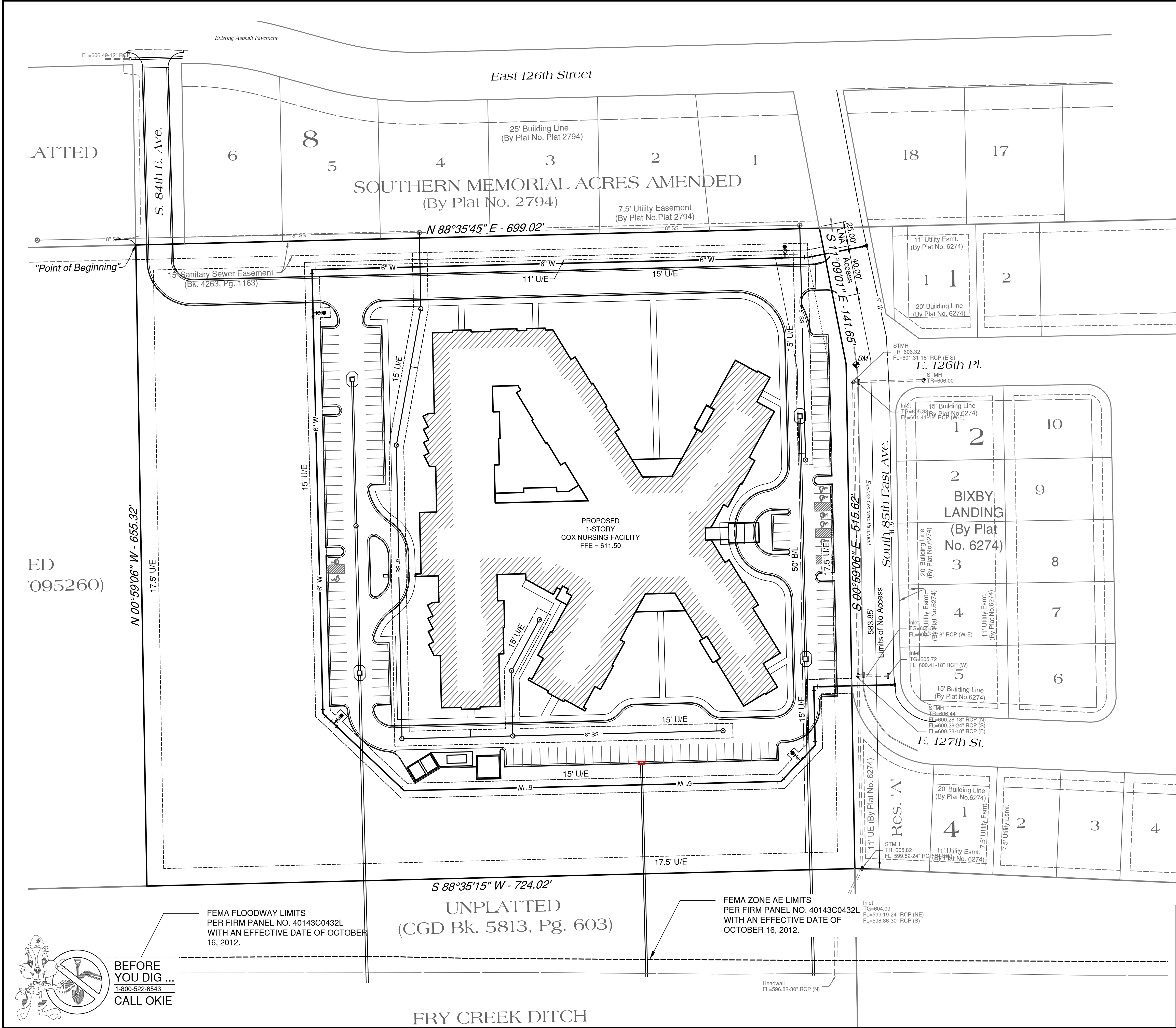
CITY OF BIXBY, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:

tep Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

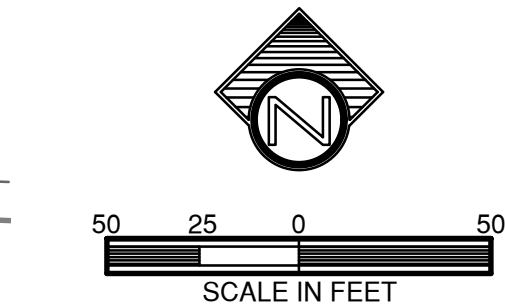
PLAN SCALE	PROFILE SCALE	COX Nursing Facility
N/A	HORIZONTAL: N/A VERTICAL: N/A	

FILE:	DRAWING:	DATE:
ATLAS PAGE NO.: 2275	SHEET 1 OF 18 SHEETS	



Legend			
Bk. = Book	U/E = Utility Easement		
Pg. = Page	ROW = Right of Way		
B/L = Building Line	ODE = Overland Drainage Easement		
--- = Section Line	----- = Proposed Easement Line		
--- = Building Line & Utility Easement	----- = Existing Easement Line		
[Hatched Box] = Right-of-Way Dedicated by Plat			

FOR AGENCY REVIEW ONLY



REVISION	BY	DATE

COVER SHEET

CITY OF BIXBY, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:

Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

PLAN SCALE

1" = 50'

PROFILE SCALE

HORIZONTAL: N/A

VERTICAL: N/A

Cox Nursing Facility

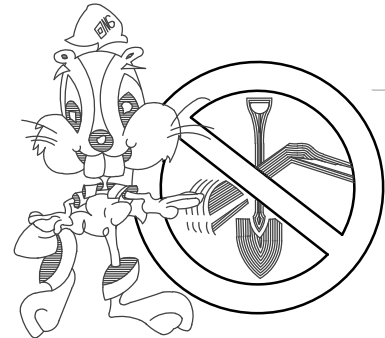
FILE: _____

DRAWING: _____

DATE: _____

ATLAS PAGE NO.: 2275

SHEET 2 OF 18 SHEETS



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

FEMA FLOODWAY LIMITS
PER FIRM PANEL NO. 40143C0432L
WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012.

UNPLATTED
(CGD Bk. 5813, Pg. 603)

FEMA ZONE AE LIMITS
PER FIRM PANEL NO. 40143C0432L
WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012.

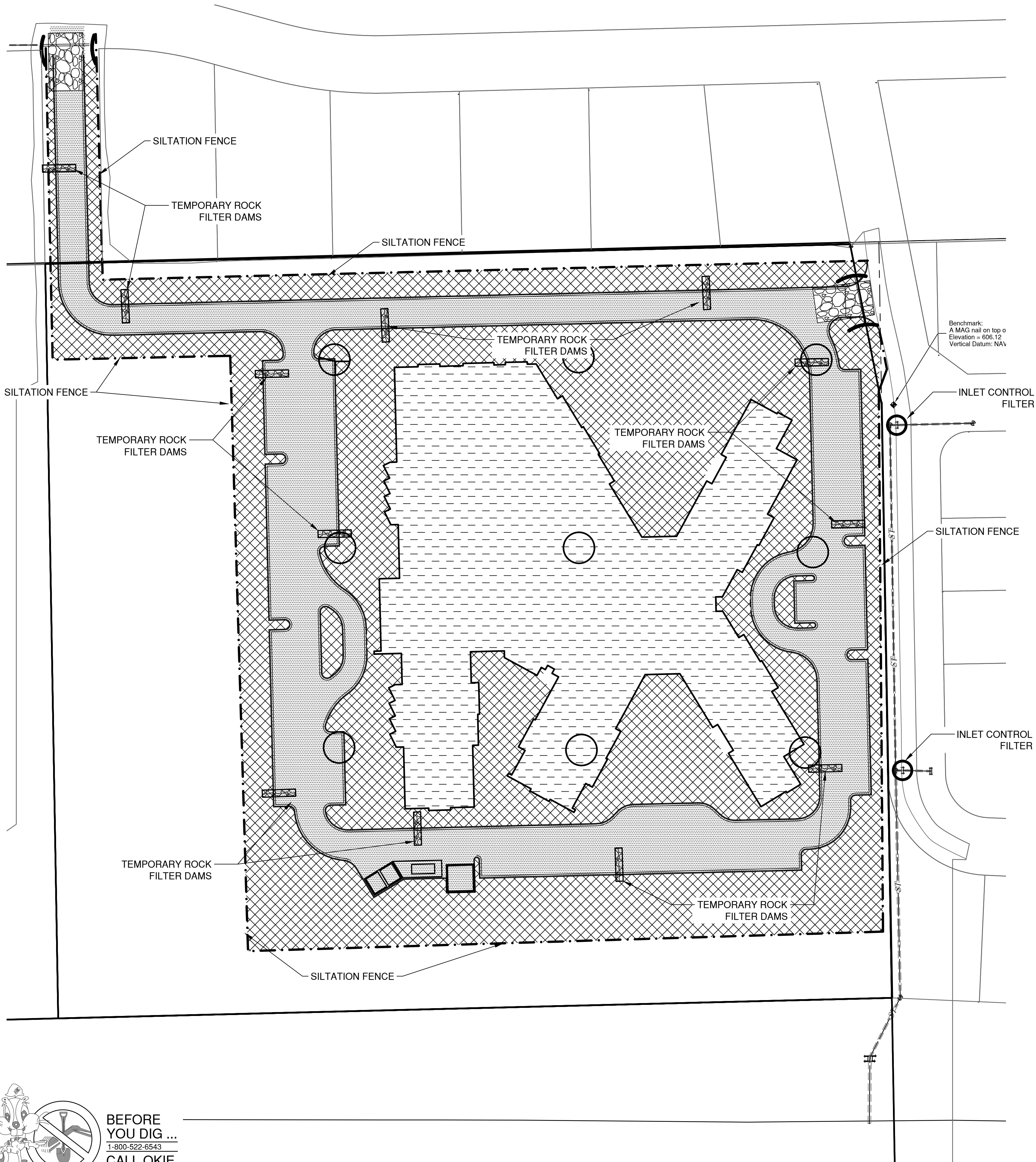
Construction Notes

GENERAL CONSTRUCTION NOTES		
1.	All construction shall be in strict accordance with the current City, Engineering Services, Engineering Division Standards and Specifications and the 2019 Edition of the Oklahoma Department of Transportation Standard Specifications for Highway Construction and as may be subsequently revised, updated, and adopted.	16. The Contractor shall comply with all federal, state and local laws governing safety, health and sanitation. The Contractor shall provide all safeguards, safety devices and protective equipment, and take any other needed action on as his own responsibility or as the Engineer may determine reasonably necessary to protect property in connection with the performance of work covered by the contract.
2.	The Contractor is responsible for familiarizing himself with each applicable Division and Section of work to include: description, materials, equipment, construction methods, special requirements, methods of measurement, basis of payment, and standard drawings in accordance with the City applicable Standards and Specifications. The Contractor is solely responsible for producing an acceptable end product in substantial conformance with these plans, standards and specifications.	17. The Contractor shall give the notification center of Oklahoma One-Call system, Inc. notice of any excavation no sooner than ten days nor later than 48 hours, excluding Saturdays, Sundays and legal holidays, prior to the commencement of work. Phone 1-800-522-6543.
3.	The Contractor is responsible for verifying the location and depth of all Public and Franchise Utility crossings, whether existing or proposed. Locations of underground Public and Franchise Utility lines were obtained from the Public and Franchise Utility Owners and have been shown to the extent known. The Contractor is specifically cautioned that the locations and elevations of Existing Public and Franchise Utilities as shown on these plans have been located as nearly as practicable from information furnished by the various Public and Franchise Utility Owners, from such surface indications as may exist at the construction site and, where possible measurements taken in the field. Such obstructions are shown for the purpose of advising the Contractor that they may interfere with the work to be done hereunder, but not for the purpose of indicating that the work can be performed without such interference. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate Public and Franchise Owner or "Call OKIE (OKLAHOMA ONE-CALL)" no sooner than ten (10) days nor later than forty-eight (48) hours prior to the start of work to request exact field locations of the Public and Franchise Utilities.	18. The Contractor shall be responsible for the control of dust and dirt rising and scattering in the air during construction and shall provide water sprinkling or other suitable methods of control. The Contractor shall comply with all governing regulations pertaining to environmental protection. All erosion and soil sedimentation control shall remain through the duration of the project, and shall be maintained in accordance with ODEQ Pollution Prevention Regulations.
4.	Any construction change made at the request of the City Development Services which materially increases the quantities and/or construction cost will be considered the contractor's expense UNLESS such change is approved by the owner or engineer of record PRIOR TO THE WORK BEING PERFORMED . No additional payment will be made unless such change is approved IN WRITING by the owner or engineer of record.	19. The Contractor shall take reasonable precautions to prevent excess moisture from inclement weather or other sources from entering any street excavation. If excess moisture does enter the excavation through the negligence of the Contractor and the adjoining pavement is adversely effected by the excess moisture, the Contractor shall replace the adjoining pavement and subbase at their sole expense.
5.	As-Builts - The contractor shall keep on site a current, clean set of approved construction working drawings at all times. The contractor shall mark (in red ink) all approved changes incurred following Development Services approval of the initial drawings. These changes may be initiated from field conditions or changes made by the Design Engineer or Engineering Services. Except for minor field adjustments, all changes shall be reviewed and agreed to by the Design Engineer and Engineering Services prior to incorporation into the work. The drawings shall be kept current up to final approval of the project. Upon completion of the project, the contractor shall submit the working drawings to the Engineer of Record (Design Engineer) to serve as a basis for development of final as-built record drawings.	20. The Contractor shall work in cooperation with the City to establish, install, maintain, and operate complete, adequate, and safe traffic controls during the entire construction period. All flagmen, barricades, and traffic control devices shall be approved by the field engineering representative.
6.	NOT USED	21. All broken concrete, waste material, and other debris shall become the property of the Contractor and shall be removed from the limits of the project and disposed of in a manner approved by the Engineer. No additional payment will be made for the disposal of this material.
7.	All grades or elevations are based on the North American Vertical Datum 1988 (NAVD88).	22. All excavated material not required in the project shall become the property of the Contractor and shall be disposed of by the Contractor in a manner acceptable to the Engineer without cost to the City. The Contractor will be required to obtain an earth change permit if any material is stored on the project site and/or disposed of within the City limits.
8.	The Contractor shall be responsible for obtaining the proper forms, completing the forms, submitting the required documents, including the provision of bonds and insurance, material specification data, shop drawings, attendance at a pre-work conference, and attendance at the final inspection to obtain the necessary work orders, permits, and final acceptance from Development Services.	23. All trees, brush and other debris that might interfere with the flow of water is to be cleaned out to the right-of-way line in a manner approved by the Engineer. All cost to be included in the price bid for other items of work. Trees outside the fill slopes and the top of cut slopes shall not be disturbed except with the written approval of the Engineer.
9.	NOT USED	24. The Contractor is responsible for all necessary quality control testing to ensure that project requirements are met.
10.	The Contractor is responsible for scheduling a pre-construction meeting with the City Staff prior to construction activities. This meeting will require several sets of final plans to be provided at the time of the meeting.	25. All concrete curb and gutters shall be monolithic pours. Doweled-on curbs will not be allowed.
11.	The Contractor is responsible for submitting the shop drawings and diagrams of any pre-cast concrete manholes, inlets or structures, to be utilized on the project, to the Engineering Consultant of record. The shop drawings and diagrams shall be reviewed and approved by the Contractor prior to submitting to the Engineering Consultant for his review. The shop drawings and diagrams shall be submitted in triplicate (3 copies) and the Contractor will allocate a minimum of one (1) week (5 working days) for the Engineering Consultant to review the submittal. The submittal shall be reviewed by the Engineering Consultant for conformance with the design concept of the project and compliance with the information shown in the contract documents only.	26. No lifting holes will be allowed on any reinforced concrete pipes or reinforced concrete boxes.
12.	Any construction activities on private property will require property owner approval. Contractor, upon needing to do any construction activities on property other than the Owners (i.e. City, County, State or adjacent neighbors, etc.) shall leave the property in the same or better conditions.	27. The Contractor shall replace any section corners or other permanent right of way markers removed or disturbed as a result of the construction of this project. Replacement of section corners or any other monuments shall be performed by a licensed land surveyor authorized to perform work in the State of Oklahoma.
13.	The City requires that construction layout surveys, site consultation, and periodic observation of the construction work is to be performed by the Engineering Consultant of record. The fees or expenses for the necessary construction layout surveys, site consulting, and periodic observation by the Engineering Consultant of record shall be the responsibility of the Owner. The Contractor shall give the Engineering Consultant a minimum of forty-eight (48) hours notice as to the location of required construction layout surveys. One-time construction staking shall be provided by the Owner. The cost of any re-setting of control stakes, construction stakes, pins, or other survey markers disturbed or destroyed by others shall be paid by the Contractor.	28. The Contractor shall be responsible for the control and maintenance of the stormwater drainage. Stormwater ponding on the construction site that is the result of construction will not be allowed.
14.	Any construction change made at the request of the City which materially increases the quantities or construction cost will be considered at the Contractors expense UNLESS such change is approved by the owner or engineer of record PRIOR TO THE WORK BEING PERFORMED. No additional payment will be made unless such change is approved IN WRITING by the Owner or Engineering Consultant of record.	29. Straw or hay bales as stormwater best management practices are no longer allowed on construction projects.
15.	The Contractor is responsible for maintaining on-site a current and clean set of approved construction drawings at all times. The Contractor shall mark (in red ink) all approved changes incurred during construction following the approved construction documents. These changes may be initiated from the Engineering Services Department or the Engineering Consultant of record. Except for minor field adjustments, all changes shall be reviewed and agreed to by the Engineering Consultant and the City prior to incorporation into the work. The drawings shall be kept current up to final approval of the project. Upon completion of the project, the Contractor shall submit the working drawings to the Engineering Consultant to serve as a basis for the completion of the Record Drawings for the City.	30. The Contractor must call 1-800-458-4251 immediately if a natural gas pipeline is cut, damaged, or otherwise disturbed.
		31. Curb ramp construction shall comply with the current Americans with Disabilities Act Standards.
		32. All features of this project including, but not limited to, sidewalks, curb ramps, and crosswalks shall comply with the Americans with Disabilities Act, accessibility guidelines, and the proposed accessibility guidelines for pedestrian facilities in the public right-of-way, published on July 26, 2011 by the use access board. Where spatial limitations or existing features within the limits of the project prevent full compliance with this act, the Contractor shall immediately notify the Engineer upon discovery of such features. The Contractor shall not proceed with any aspect of the work, which is not in full compliance with the ADA without prior written approval from the Engineer. Any work, which is not performed within the guidelines of the ADA, for which the Contractor does not have written approval, shall be corrected at the Contractor's expense.
GRADING CONSTRUCTION NOTES		
	The Contractor is responsible to have a health and safety plan for site construction before initiation of development activities.	
	All excavation must comply with the local, state, and federal safety regulations. The responsibility for excavation safety and stability of temporary construction slopes lies solely with the Contractor. The Engineering Consultant is not assuming any responsibility for the construction site safety of the Contractors activities, such responsibility is not being implied or inferred.	
	It is recommended that qualified engineering personnel monitor the stripping operations to observe that all unsuitable materials have been removed. The Geotechnical Engineer anticipates that additional undercutting will be required in existing ditches or drainage ways where sediments may have accumulated. Soils removed during stripping operations could be placed in green areas of the development. Care shall be exercised to separate these materials to avoid incorporation of the organic matter in structural fill sections. Utilization of the organic materials within roadways and building pads shall not be allowed.	
	All excavations must comply with applicable local, state and federal safety regulations. The responsibility for excavation safety and stability of temporary construction slopes lies solely with the Contractor.	
	Excavations shall be cut to a stable slope or be temporarily braced, depending upon the excavation depths	
		and the subsurface conditions encountered. Temporary construction slopes should be designed in strict compliance with the most recent governing regulations. Stockpiles shall be placed well away from the edge of the excavation and their heights shall be controlled so they do not surcharge the sides of the excavation. Surface drainage shall be carefully controlled to prevent flow of water into the excavations. Construction slopes shall be closely observed for signs of mass movement: tension cracks near the crest, bulging at the toe, etc. If potential stability problems are observed, a Geotechnical Engineer shall be immediately contacted.
		Adequate site drainage shall be established prior to and continued during construction operations to divert surface water flows and prevent ponding of water on or adjacent to the proposed work site. Maintaining proper drainage will expedite construction. Performance of pavements and other structures depends greatly on how well surface water drains from the site. The Grading contractor shall not allow water to pond on or near the proposed pavement subgrade.
		All excavations shall be protected from rain and groundwater by surface diversion ditches or dikes and appropriate dewatering systems. Workers shall be prohibited from working in excavations where water has accumulated or is accumulating. Water shall be continuously removed, keeping the water level below excavation depth, to prevent softening and weakening of the banks. Groundwater levels will fluctuate with the seasons and may be encountered during construction at a level other than that shown on the boring logs. Once any perched water is removed from the excavation, the sustained groundwater level may be considerably lower.
		Cut and fill slopes should be sloped no steeper than 4 to 1 (horizontal to vertical). Surface drainage should be diverted away from the top of slopes and vegetation should be established over the slope face and maintained to reduce the potential for sloughing and erosion. Note that the on-site soils will be prone to erosion. As required, suitable protection should be provided to prevent undermining of in-place foundations and slabs due to soil erosion.
		All slopes and areas outside of the roadways or pavement areas disturbed by construction shall be graded smooth and 5 inches of topsoil applied. The areas shall then be seeded, fertilized, mulched, watered and maintained until hardy grass growth is established in all areas. Any areas disturbed for any reason prior to final acceptance of the job shall be corrected by the contractor at no additional cost to the owner. All earthen areas will be grassed.
		The Grading Contractor shall comply with all governing regulations pertaining to environmental protection. The Grading Contractor shall be responsible for the control of dust and dirt rising and scattering in the air during construction and shall provide water sprinkling or other suitable methods of control. The Grading Contractor shall be responsible for the protection of soil erosion and sediment control measures during the entire grading construction period. These measures are to be maintained in accordance with the Storm Water Pollution Prevention Plan. Any damage caused by the Grading Contractor requiring repair or replacement shall be paid for by the Grading Contractor. The cost of this work and materials shall be included in the price bid for other items. No additional payment will be made.
PAVING, DRAINAGE AND EROSION CONTROL NOTES		
	All paving, drainage, and erosion control shall be designed in accordance with standard construction specifications and constructed in accordance with the current City Standard Construction Specifications.	
	Prior to starting construction, the Contractor shall participate in a Pre-Construction Conference with the City Development Services Department. At this conference the Contractor shall furnish certification from the manufacturer/supplier that all materials meet applicable specification. This information shall include moisture density curves for material to be used from embankment or subgrade construction, aggregate gradation tests, and mix designs for Portland cement concrete and/or asphaltic concrete. Certifications shall be supplied in five (5) copies with three (3) copies stamped and approved, by the City, returned to the Contractor. Materials shall not be installed until they have been approved by the City.	
	All paving, drainage, and erosion control construction shall be inspected by the Engineering Services Department, in accordance with City Regulations.	
	All utility construction (paving, water, sewer, and storm sewer) shall be completed prior to subgrade preparation.	
	Subgrade shall be free of organic matter, treated, and compacted according to the plans and specifications.	
	Sequence of construction for any lime treated subgrade shall be blue top and fine grade, lime treated and stabilized, and then final fine grading	
	Compaction tests shall be taken a minimum of once every 4,500 square feet for each eight (8) inch lift or material, or as specified by the Geotechnical Consultant.	
	Subgrades shall be proof rolled if the stability of the material is questioned	
	The Contractor shall furnish the following testing services by a reputable independent testing laboratory approved by the City:	
		a. Field density tests of embankment, subgrade, or base, at locations specified by the Inspector
		b. Stability, density, bitumen content and gradation tests of asphaltic concrete every 200 tons or daily which ever is less.
		c. Compression test of concrete cylinders at seven (7) and twenty-eight (28) days with one (1) of each tests conducted for every 100 cubic yards placed
		d. One core sample, at a location specified by the inspector for every 8,000 square feet of pavement.
		The Paving Contractor shall adjust all valve boxes and manhole rims to grade after paving has been completed.
		The Paving Contractor shall place a concrete collar two (2) feet square and equivalent thickness to the street being constructed, around each valve box not located in a paved area. The valve box shall be adjusted to grade prior to placing of the concrete collar.
		Road Closures must be coordinated a minimum of twenty-four (24) hours in advance. Roads will not be closed for over eight (8) hours without written permission from the Engineering Services Department. A
		Right of Way Permit is required for construction in the City ROW. Contact 596-2519 for permit information.
		When storm sewers are constructed of material that does not have a locking band at the joints, each joint will be wrapped.
		All culverts shall be furnished with headwalls precast end sections on both ends, and toed in four (4) feet.
		No lifting holes will be allowed on any reinforced concrete pipes, boxes or structures including manholes and junction boxes.
		Erosion control shall start with initial construction adjacent to all drainage ways.
		Dikes or silt fences shall be constructed adjacent to all drainage ways.
		Upon completion of the storm sewer, dikes or silt fences shall be constructed in areas that will erode into the storm sewer system.
		Vegetative cover shall be established on all disturbed areas as soon as the work is completed.
UTILITIES		
	The Utility Contractor shall expose each point of connection and critical crossing and notify the engineer so the existing location and elevation can be obtained. Construction staking and construction work shall proceed after evaluation of data.	
	All pipe under pavement shall be backfilled with Type "A" aggregate base compacted to 95% Standard Proctor Density. All pavement section crossings shall be backfilled 2.0 feet beyond the back of curb of existing or future paved areas.	
	The Utility Contractor is responsible for the support and stabilization of all pipelines, utilities, and cables crossed by Utility construction in an acceptable manner, approved by the owner of those utilities, prior to any construction. Existing power poles may require bracing during construction of the utilities.	
	All utilities shall be terminated five (5) feet outside of the building unless otherwise noted. The end of all service lines and/or conduits shall be tightly capped or plugged and marked until such time as connections are made to the building.	
	All utilities that abut or go under the building slab, shall have a clay plug installed in the trench. Aggregate base in trench shall stop approximately 5.0' from outside wall to allow for installation of clay plug.	
	All slopes and areas disturbed by construction shall be graded smooth and 5 inches of topsoil applied in preparation for later revegetation. Any areas disturbed for any reason prior to final acceptance of the job shall be corrected by the Utility Contractor at no additional cost to the owner. All earthen areas will be grassed.	
	No lifting holes will be allowed on any reinforced concrete pipes, boxes or structures including manholes and junction boxes.	



FOR AGENCY REVIEW ONLY

CONSTRUCTION NOTES		
CITY OF BIXBY, OKLAHOMA		
PLANS & ESTIMATES PREPARED BY: tep Tulsa Engineering & Planning Associates 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146 Phone: 918-252-9621 Fax: 918-340-5999 Certificate of Authorization No. 531 PE/LS Renewal Date June 30,2023		
PLAN SCALE N/A	PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A	Cox Nursing Facility
FILE: _____	DRAWING: _____	DATE: _____
ATLAS PAGE NO.: 2275	SHEET 3 OF 18 SHEETS	



Erosion Control Quantities		
QUANTITIES	UNITS	DESCRIPTION
7.82	Acres	Areas Disturbed
3.62	Acres	Permanent Revegetation (Slab Sod)
0	Acres	Permanent Revegetation (Seeding)
2,840	LF	Siltation Screen Fencing
2	Each	Stabilized Construction Entrance
12	Each	Temporary Rock Filter Dam
2	Each	Inlet Control Filter

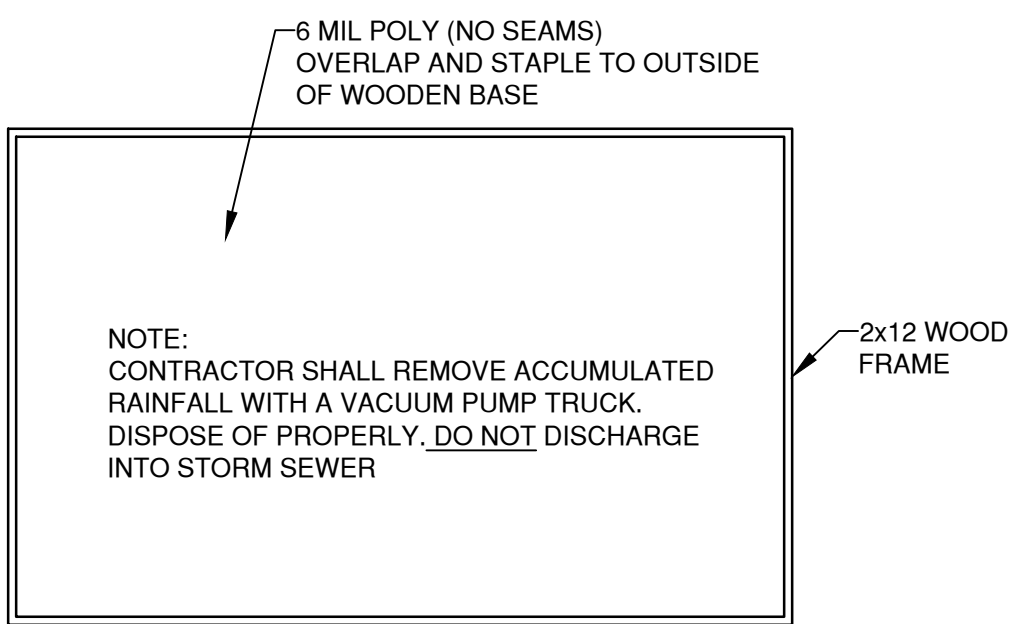
Benchmark

A MAG nail on top of curb 15' west of the center of the intersection of South 85th East Avenue and East 126th Place South.

Northing: 363798.32
Easting: 2595088.32
Elevation = 606.12
Vertical Datum = NAVD88 (Geoid18)

Legend

- Permanent Revegetation (Slab Sod)
- Permanent Revegetation (Seeding)
- Proposed Building
- Proposed Pavement / Aggregate Surface
- Siltation Screen
- Stabilized Construction Entrance
- Rip-Rap
- Small Ditch Check with 9" Dia. Sedimentation Logs
- Inlet Control Filter
- Reinforced Silt Fence
- Check Dam with 12" Dia. Sedimentation Logs



Concrete Washout Containment Area
Not to Scale

FOR AGENCY REVIEW ONLY



REVISION			BY	DATE

POLLUTION PREVENTION PLAN

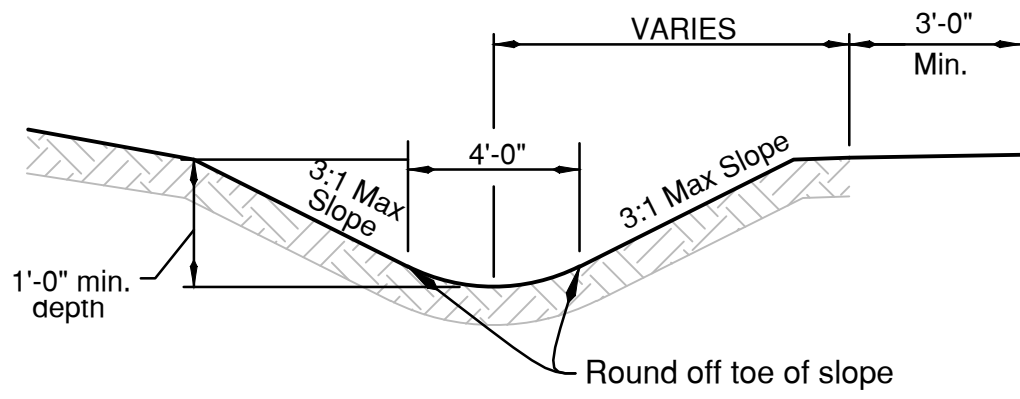
CITY OF BIXBY, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:

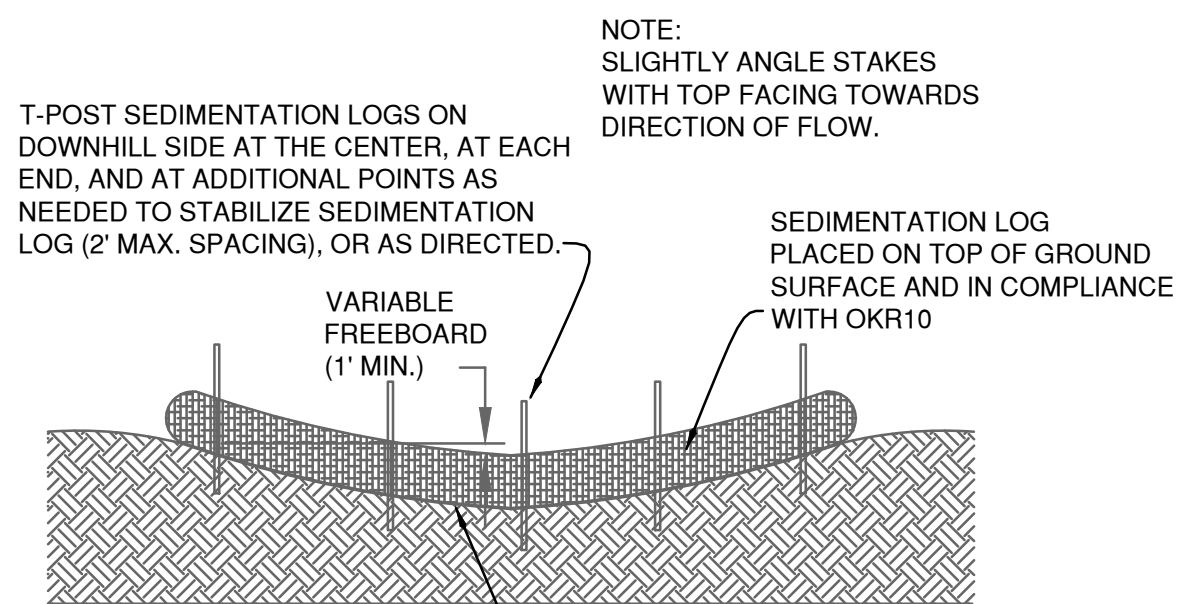
tep Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

PLAN SCALE N/A	PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A	Cox Nursing Facility
-------------------	---	-----------------------------

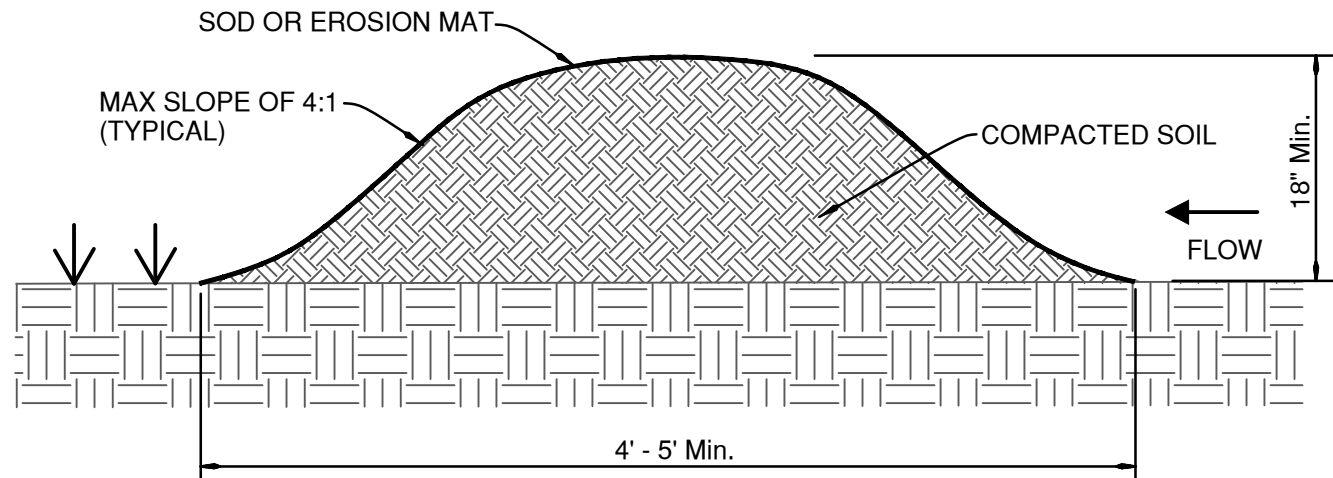
FILE: _____ DRAWING: _____ DATE: _____
ATLAS PAGE NO.: 2275 SHEET 4 OF 18 SHEETS



GRASS SWALE - TYPICAL SECTION
N.T.S.

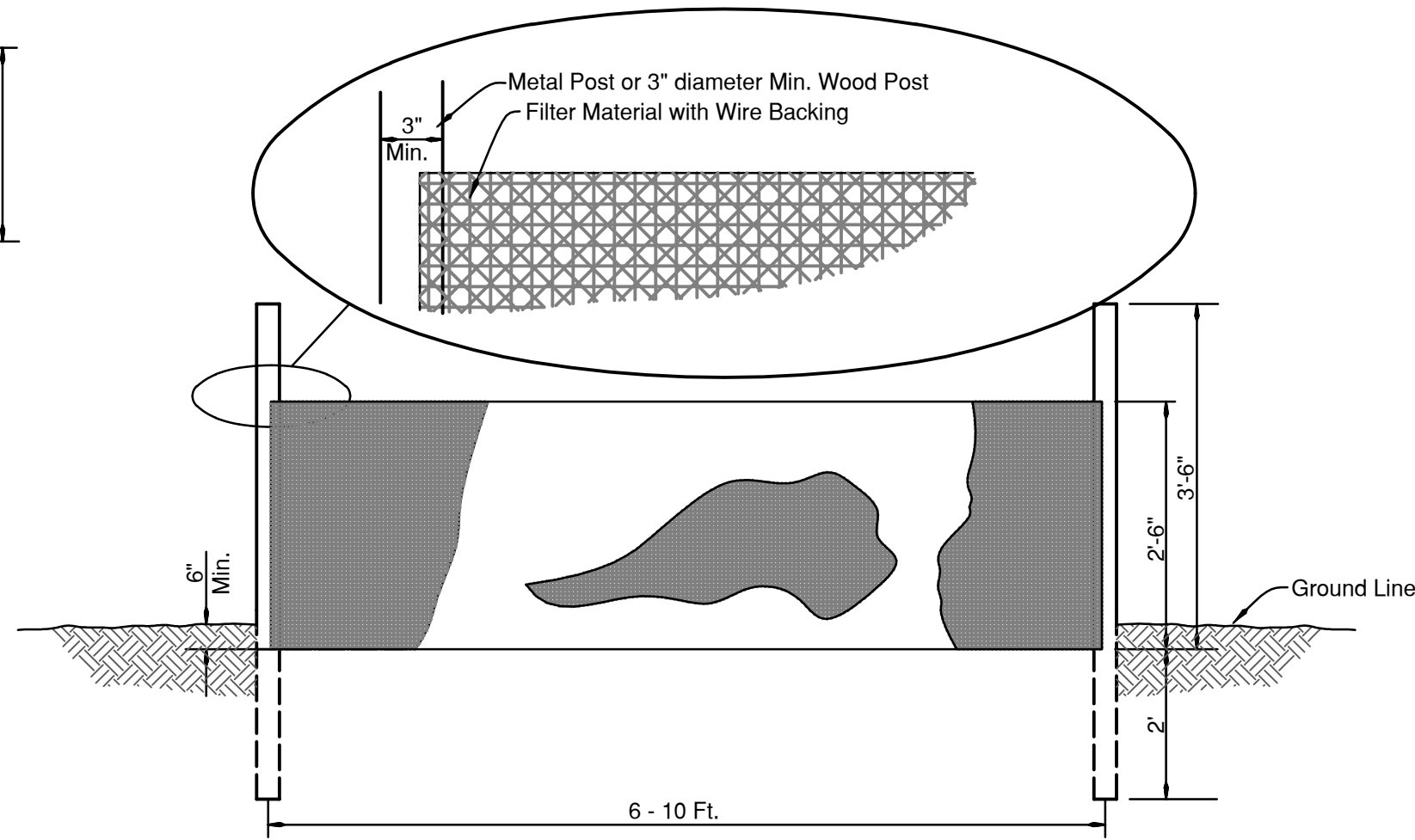


SMALL DITCH CHECKS WITH 9" AND 12" SEDIMENTATION LOGS
N.T.S.

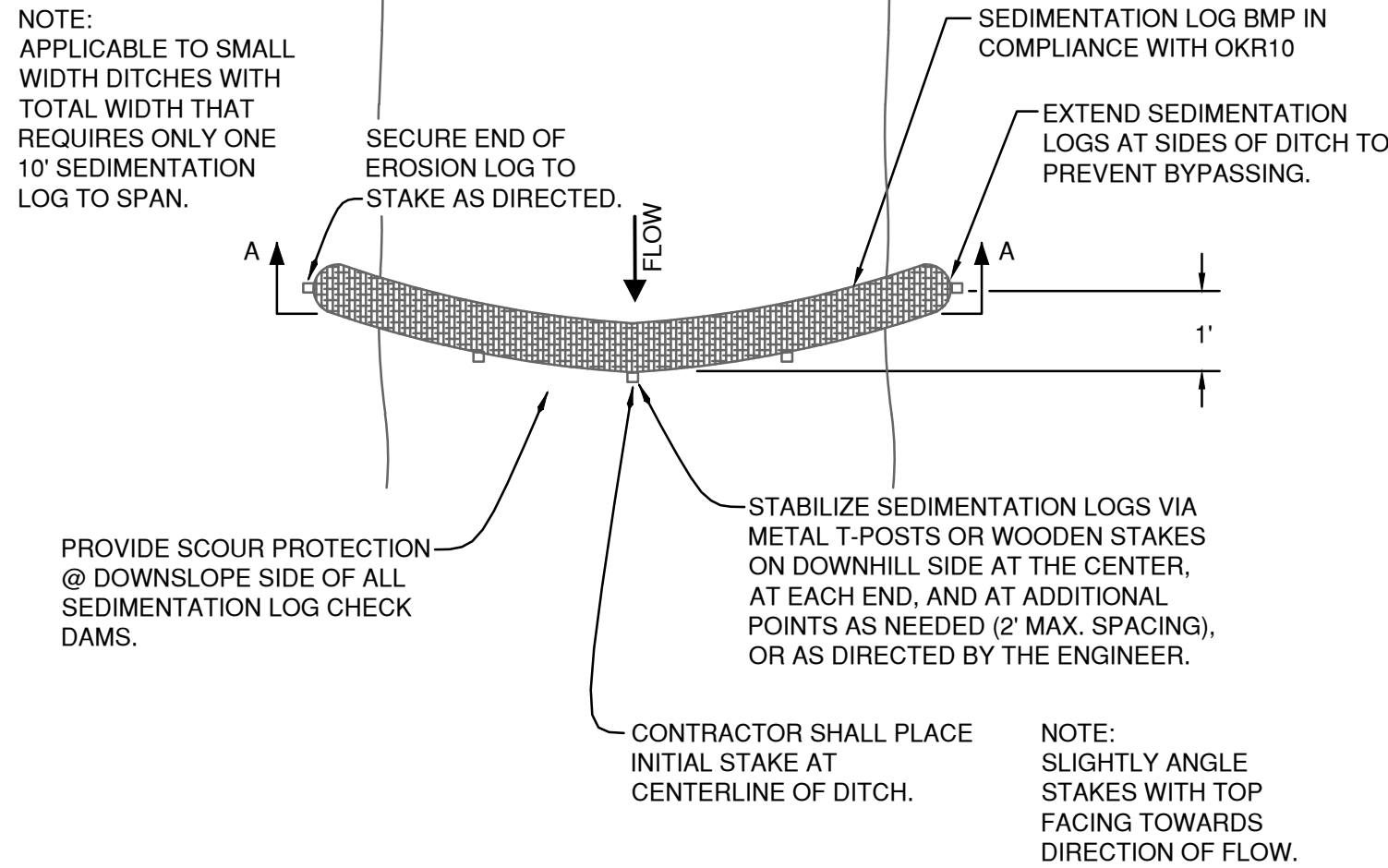


EARTH DIKE
N.T.S.

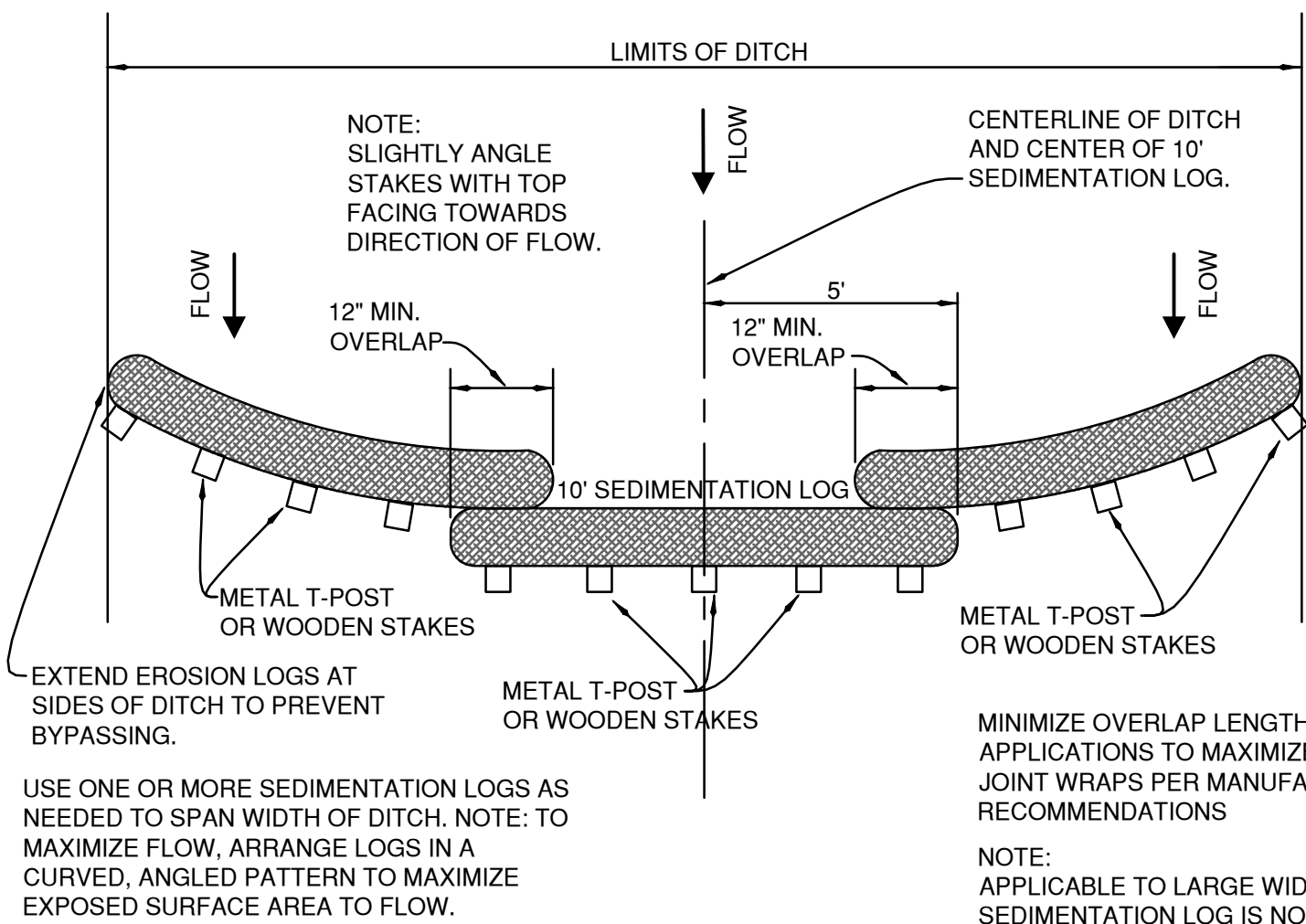
- NOTES:
1. INSPECT AND REPAIR EARTH DIKE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. STABILIZE BERM WITH SOD OR EROSION BLANKETS.
 4. MAY BE USED AS AN ALTERNATIVE TO SILTATION FENCE IF REQUESTED BY THE CITY OF BROKEN ARROW STORMWATER INSPECTOR AND APPROVED BY THE ENGINEER.



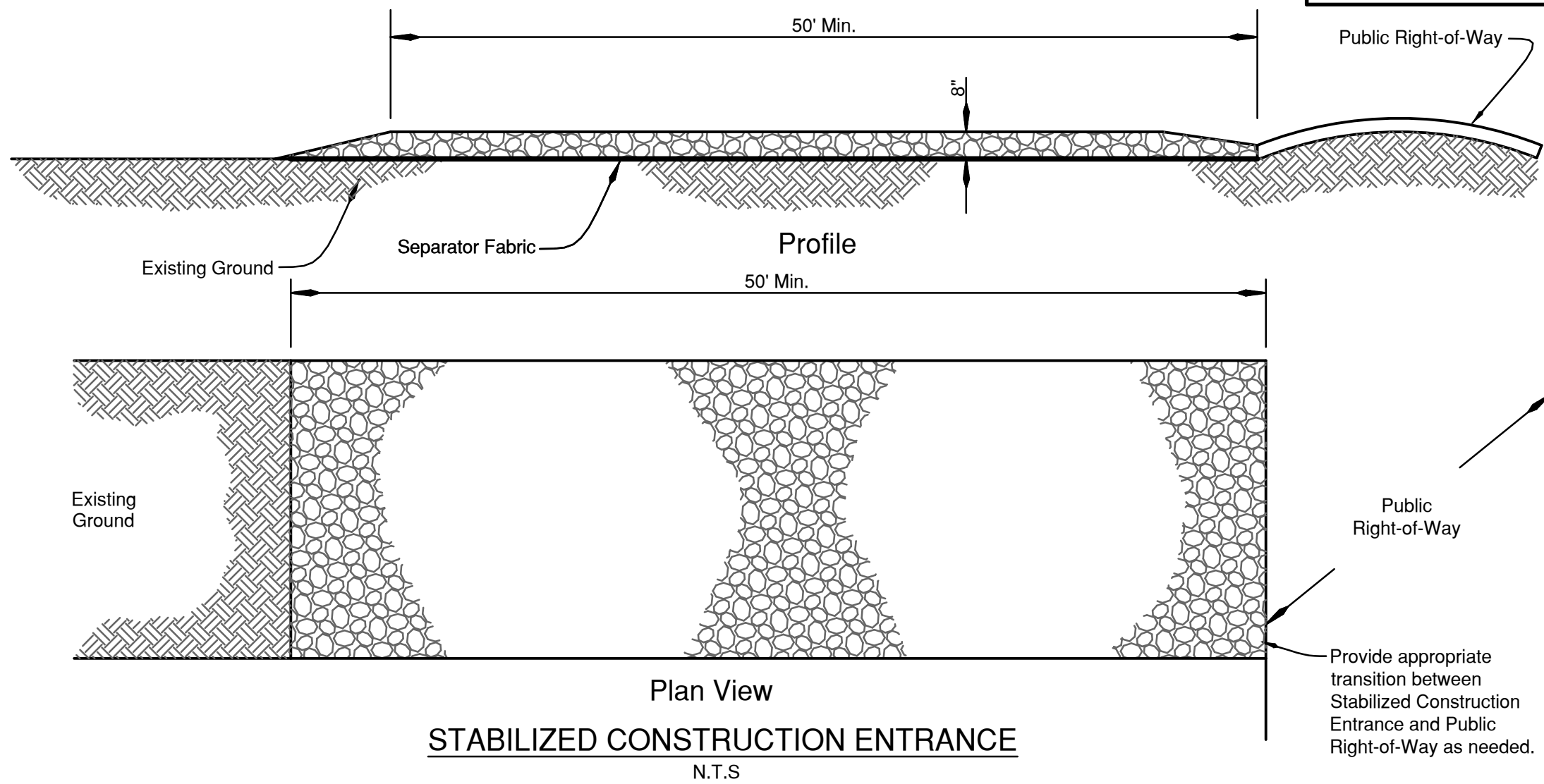
SILTATION SCREEN WITH WIRE BACKING
N.T.S.



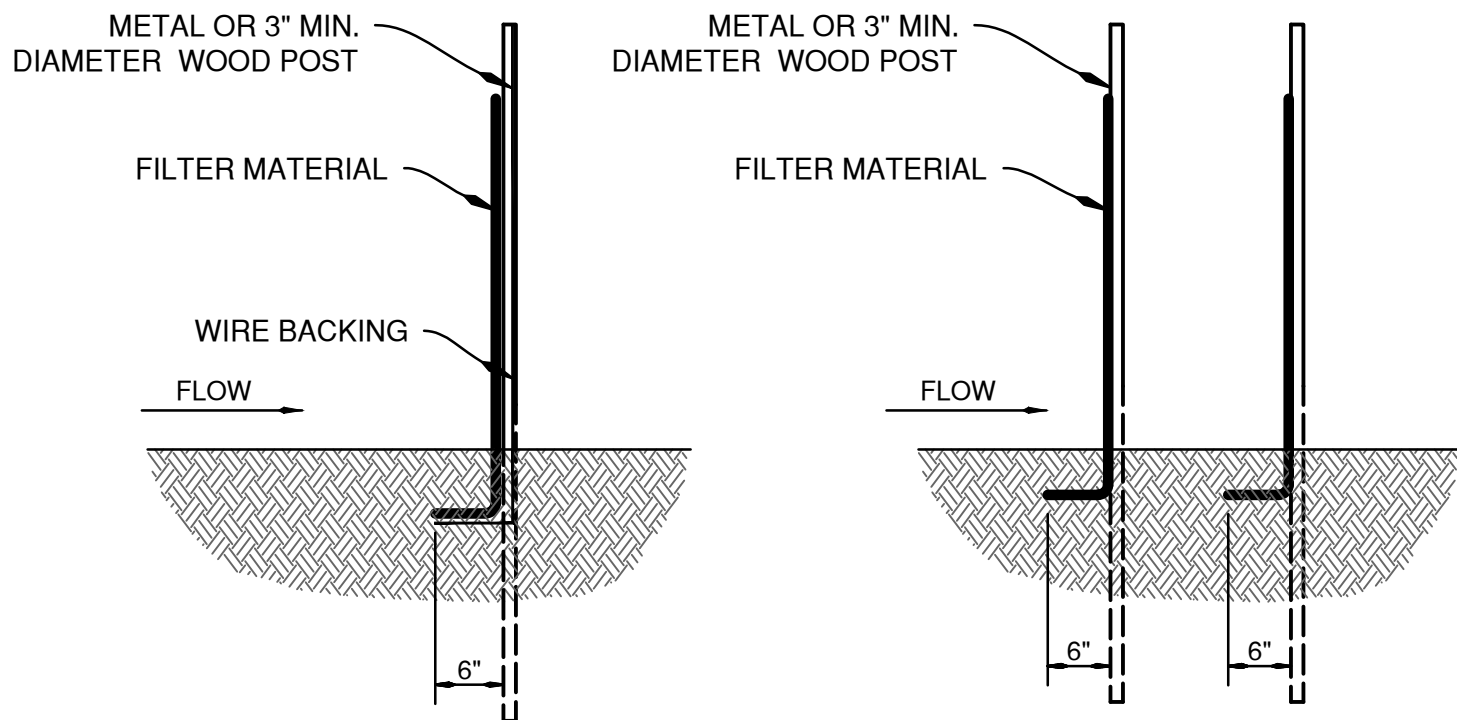
PLAN VIEW
SMALL DITCH CHECKS SEDIMENTATION LOG
(NO STACKING) WITH 9" AND 12" LOGS
N.T.S.



PLAN VIEW
CHECK DAM ARRANGEMENT FOR LARGER
WIDTH DITCHES WITH 9" AND 12"
SEDIMENTATION LOGS
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



SILTATION SCREEN WITH WIRE
BACKING EMBEDDING DETAIL
NTS

DOUBLE ROWS SILTATION
SCREEN EMBEDDING DETAIL
NTS

Stabilized Construction Entrance Notes

1. Stone Size AASHTO M43, Size No. 1 (3-1/2" to 1-1/2"). Use clean stone.
2. Length-as effective, but not less than 50 Feet.
3. Thickness-not less than eight (8) inches.
4. Width-not less than full width of all points of ingress or egress.
5. Washing-when necessary, wheels shall be cleaned to remove sediment prior to entrance onto Public Right-of-Way. When washing is Required it shall be done on an area stabilized with crushed stone. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
6. Maintenance-the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto Public Rights-of-Way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to control sediment. All sediment spilled, dropped, washed or tracked onto Public Rights-of-Way must be removed immediately by the Owner.

Sedimentation Log Notes

1. Logs shall be placed in a row with ends tightly abutting the adjacent logs.
2. Each Sedimentation Log shall be securely staked in place.
3. Logs shall be securely anchored in place by stakes or T-posts driven near the Log. The first stake in each log shall be angled toward previously laid log to force the logs together.
4. Inspection shall be made weekly or after any significant rainfall, by the contractor, and repair or replacement shall be made promptly as needed.
5. Sedimentation Logs shall be removed by the owner when they have served their usefulness so as not to block or impede storm flow or drainage.

Sedimentation Control Notes

1. Sedimentation Control shall be Sedimentation Logs or Siltation Screen or a combination of Sedimentation Logs and Siltation Screen with the Siltation Screen placed against the Logs on the downhill side.
2. Sedimentation Control will be inspected weekly or after any significant rainfall, by the contractor, to check for depth of sediment, tears, to see if fabric is securely attached to the posts, and to see that the Siltation Screen and Sedimentation Logs are securely in place.
3. Repair or replacement of Sedimentation Control shall be made promptly as needed.
4. Sedimentation Logs optional, use as directed by owner and/or see grading plan for locations.



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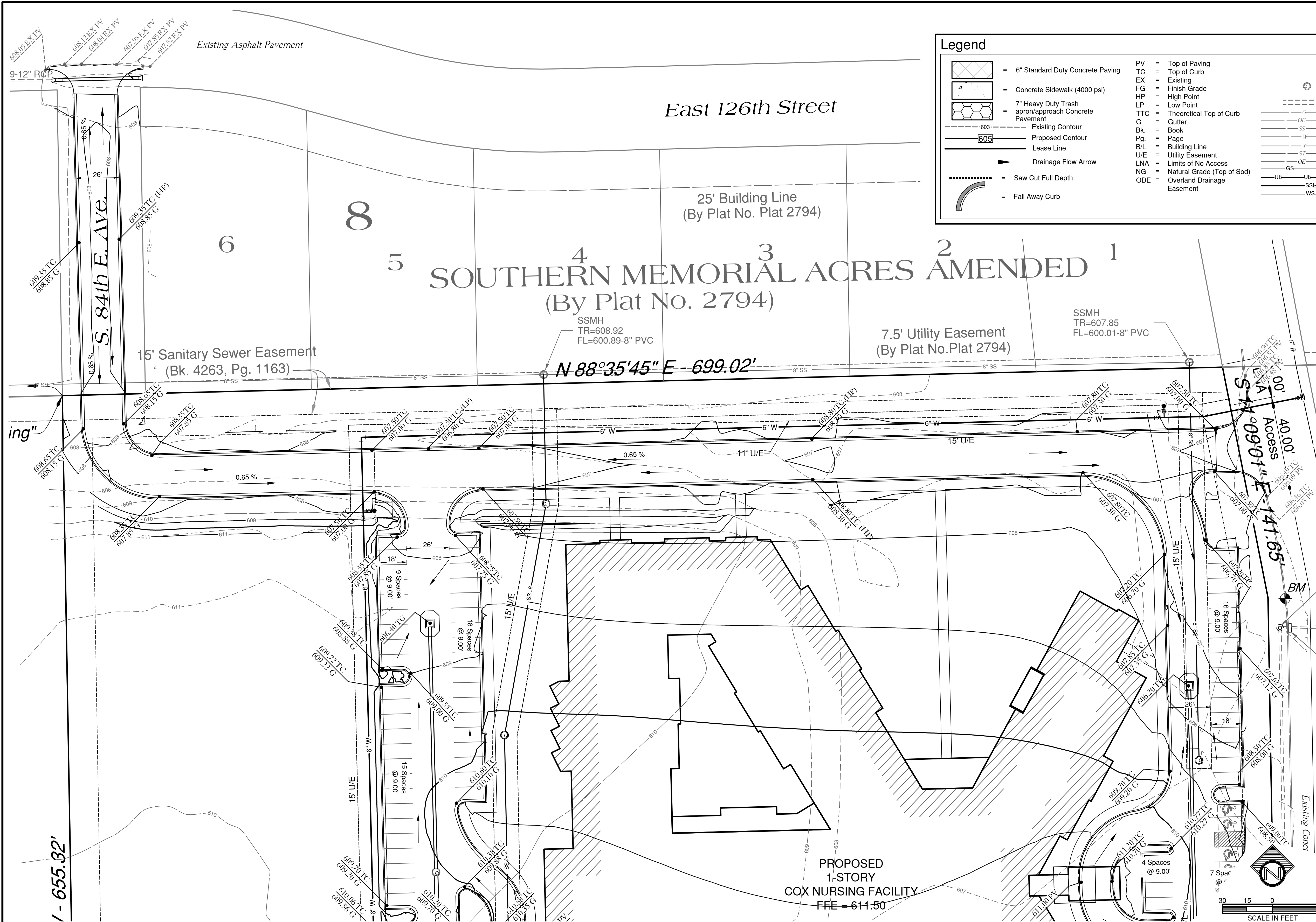
EROSION CONTROL DETAILS

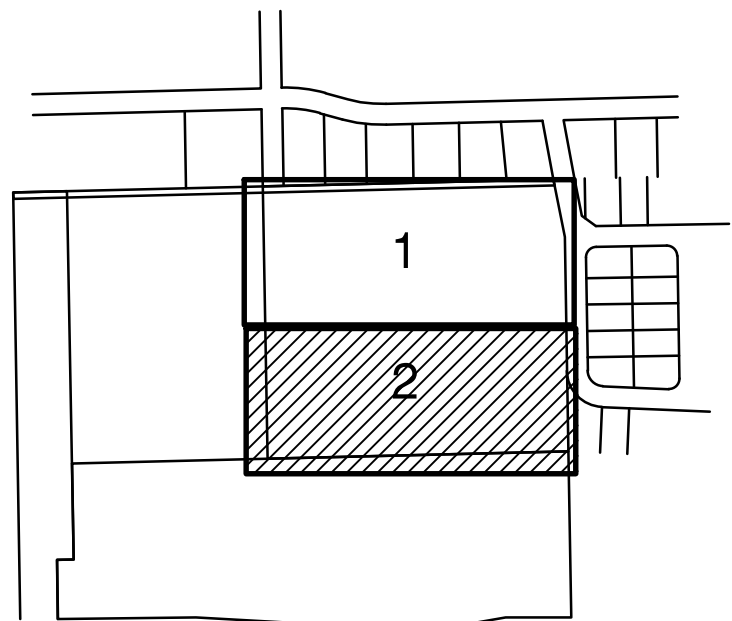
CITY OF BIXBY, OKLAHOMA

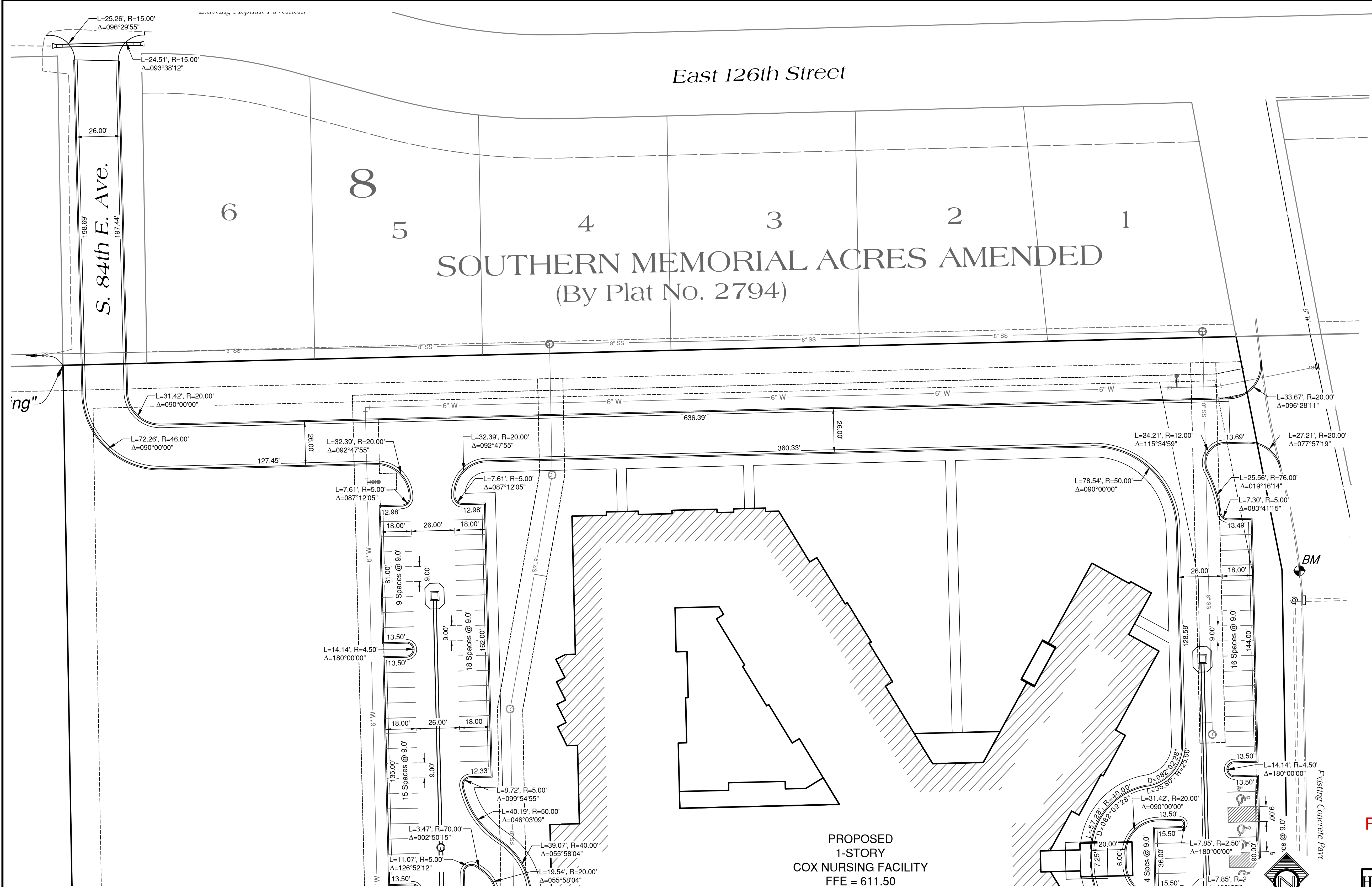
PLANS & ESTIMATES PREPARED BY:
tep Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

PLAN SCALE N/A	PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A	Cox Nursing Facility
-------------------	---	----------------------

FILE: _____ DRAWING: _____ DATE: _____
ATLAS PAGE NO.: 2275 SHEET 5 OF 18 SHEETS







LEGEND

- [Pattern] = PROPOSED SIDEWALK
- [Pattern] = HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT
- [Pattern] = GRAVEL FIRE ACCESS ROAD
- [Pattern] = HIGH EARLY STRENGTH H.E.S. (3500) PORTLAND CEMENT CONCRETE PAVEMENT
- [Pattern] = STANDARD DUTY PORTLAND CEMENT CONCRETE PAVEMENT
- [Pattern] = PROPOSED BUILDING
- [Pattern] = DRIVEWAY - (FUTURE BUILDING PAD)
- [Symbol] = FALL AWAY GUTTER
- [Symbol] = SAW CUT, FULL DEPTH, NEAT LINE

NOTE:
DATA IS AT THE FACE OF CURB, OR EDGE OF PAVEMENT. TRICKLE CHANNEL DATA IS MEASURED FROM CENTERLINE.

PROPOSED
1-STORY
COX NURSING FACILITY
FFE = 611.50

FOR AGENCY REVIEW ONLY



HORIZONTAL CONTROL PLAN (1 OF 2)

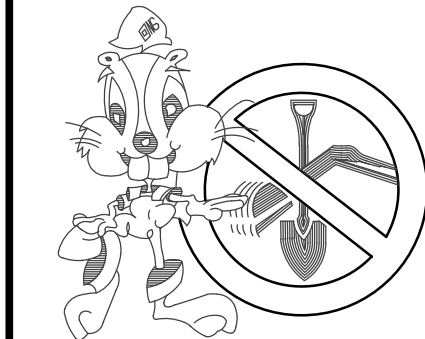
CITY OF BIXBY, OKLAHOMA

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9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

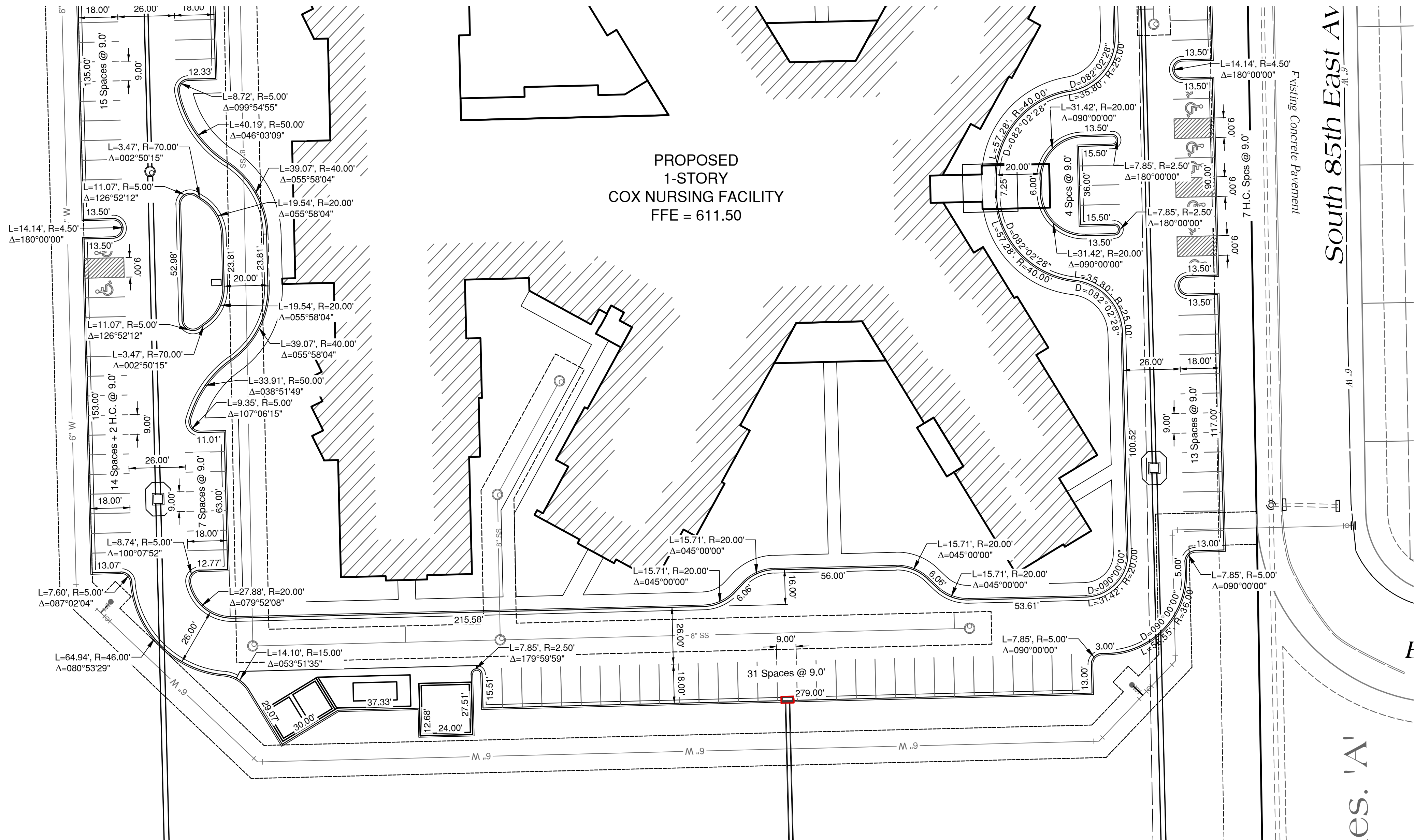
PLAN SCALE 1" = 30'	PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A	Cox Nursing Facility
------------------------	---	----------------------------

FILE: _____	DRAWING: _____	DATE: _____
ATLAS PAGE NO.: 2275	SHEET 8 OF 18 SHEETS	

**BEFORE
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1-800-522-6543
CALL OKIE



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



LEGEND

- = PROPOSED SIDEWALK
- = HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT
- = GRAVEL FIRE ACCESS ROAD
- = HIGH EARLY STRENGTH H.E.S. (3500) PS PORTLAND CEMENT CONCRETE PAVEMENT
- = STANDARD DUTY PORTLAND CEMENT CONCRETE PAVEMENT
- = PROPOSED BUILDING
- = GRAVEL - (FUTURE BUILDING PAD)
- = FALL AWAY GUTTER
- = SAW CUT, FULL DEPTH, NEAT LINE

NOTE:
DATA IS AT THE FACE OF CURB, OR EDGE
OF PAVEMENT. TRICKLE CHANNEL DATA
IS MEASURED FROM CENTERLINE.



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SCALE IN FEET
30 15 0 30

REVISION	BY	DATE

GRADING PLAN (2 OF 2)

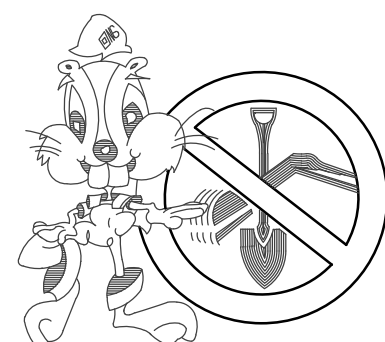
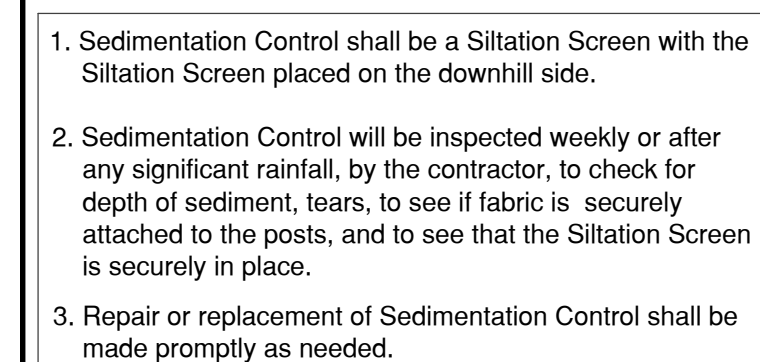
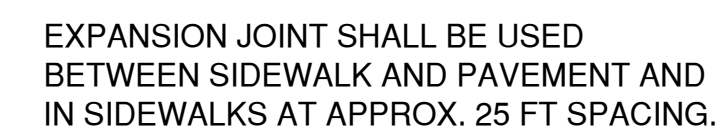
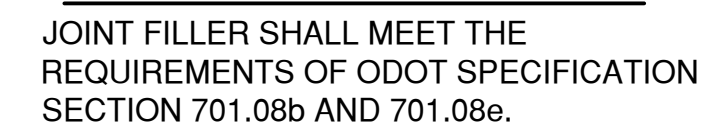
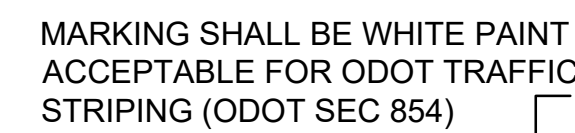
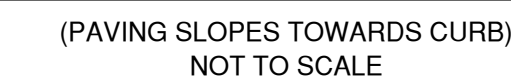
CITY OF BIXBY, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:

tep Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

PLAN SCALE: 1" = 30'
PROFILE SCALE: HORIZONTAL: N/A VERTICAL: N/A
Cox Nursing Facility

FILE: _____ DRAWING: _____ DATE: _____
ATLAS PAGE NO.: 2275 SHEET 9 OF 18 SHEETS



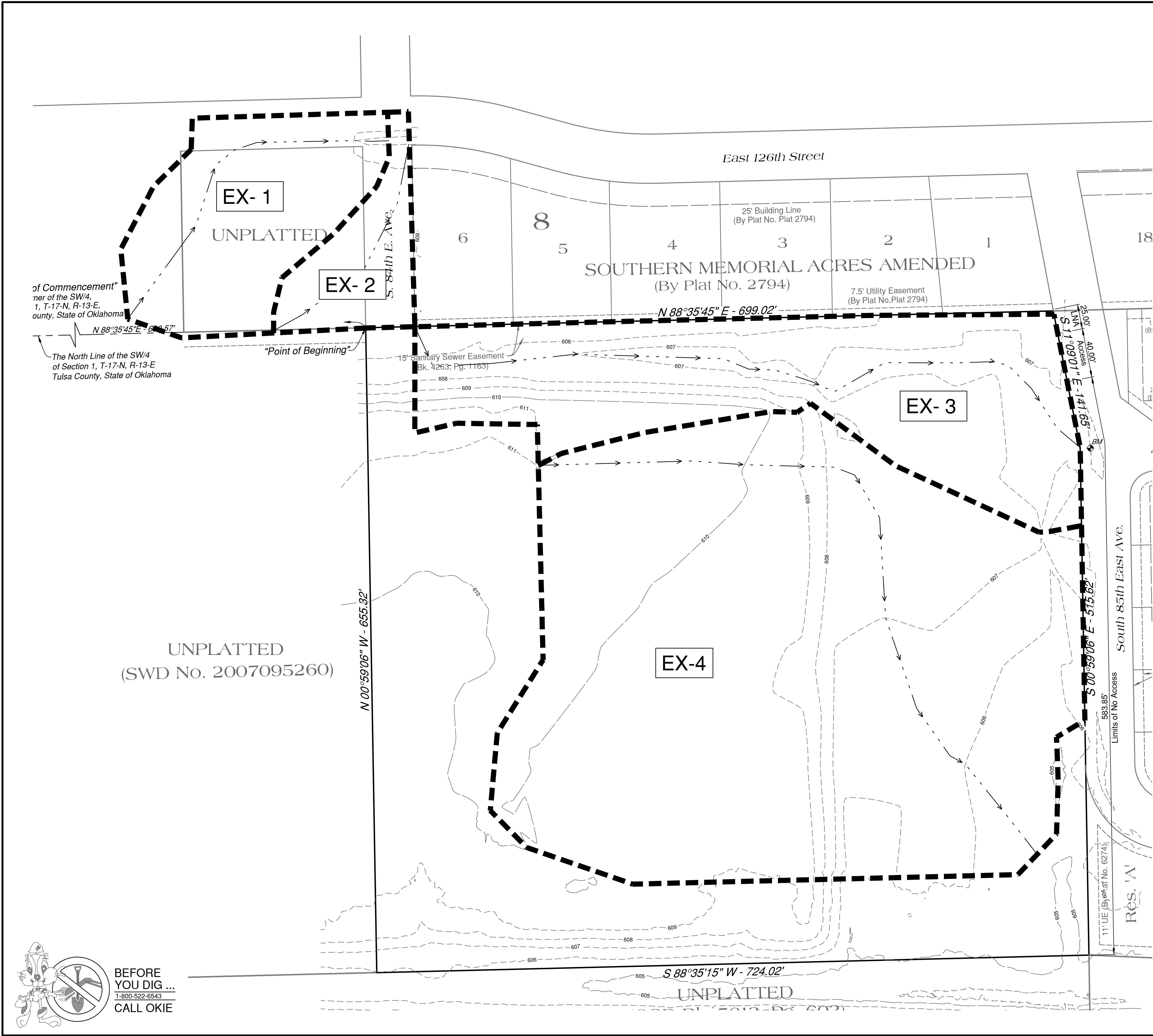
BEFORE
YOU DIG ...
1-800-522-6543
CALL OKIE



33389

FOR AGENCY REVIEW ONLY

<table><tr><th>REVISION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			REVISION	BY	DATE																												PAVING DETAILS	
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CITY OF BIXBY, OKLAHOMA																																		
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PLAN SCALE		PROFILE SCALE		Cox Nursing Facility																														
N/A		HORIZONTAL: N/A VERTICAL: N/A																																
FILE: _____ DRAWING: _____ DATE: _____																																		
ATLAS PAGE NO.: 2275 SHEET 10 OF 18 SHEETS																																		



Legend

A-1 = Drainage Area Label

--- = Drainage Boundary

--- = Flow Path

--- = Existing Major Contour

--- = Existing Minor Contour

--- = Section Line

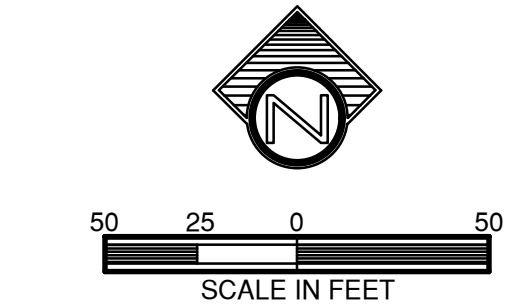
Existing Drainage Summary (Rational Method)						
Drainage Area Basin	Drainage Area (Acres)	C Value	Time of Concentration (min)	Q5 (cfs)	Q100 (cfs)	
EX-1	0.97	0.35	6.0	2.1	3.6	
EX-2	0.38	0.30	16.8	0.5	0.9	
EX-3	2.04	0.30	26.3	2.2	3.7	
EX-4	5.44	0.30	22.4	6.5	10.8	

"Point of Commencement"
ner of the SW/4,
1, T-17-N, R-13-E,
ounty, State of Oklahoma

The North Line of the SW/4
of Section 1, T-17-N, R-13-E
Tulsa County, State of Oklahoma

FOR AGENCY REVIEW ONLY

SARAH A. WALTERS
REGISTERED PROFESSIONAL ENGINEER
OKLAHOMA



SCALE IN FEET		
REVISION	BY	DATE

PRE-DEVELOPMENT DRAINAGE AREA MAP

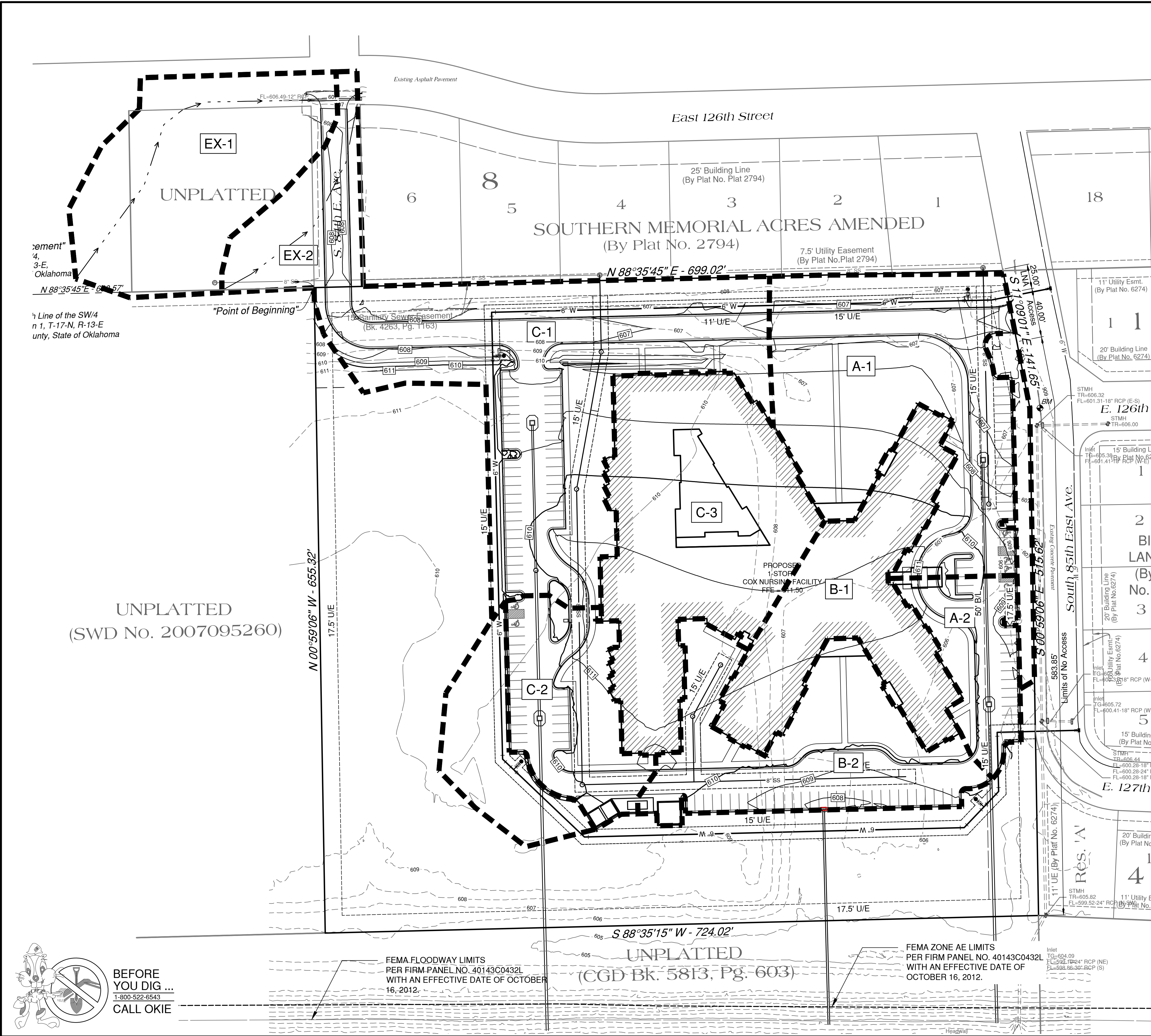
CITY OF BIXBY, OKLAHOMA

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PLAN SCALE 1" = 50'	PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A	Cox Nursing Facility
------------------------	---	-----------------------------

FILE: _____ DRAWING: _____ DATE: _____
ATLAS PAGE NO.: 2275 SHEET 11 OF 18 SHEETS

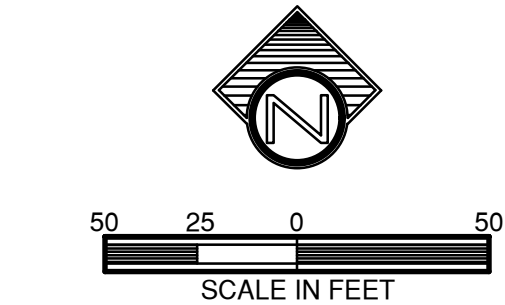
BEFORE YOU DIG ...
1-800-522-6543
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Legend

- Aa = Drainage Area Label
- = Drainage Boundary
- - - - - = Flow Path
- - - - - = Proposed Contour
- - - - - = Existing Contour
- - - - - = Section Line
- = Proposed Storm Pipe
- = Existing Storm Pipe

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POST-DEVELOPMENT DRAINAGE AREA MAP

CITY OF BIXBY, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:

tep Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
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Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

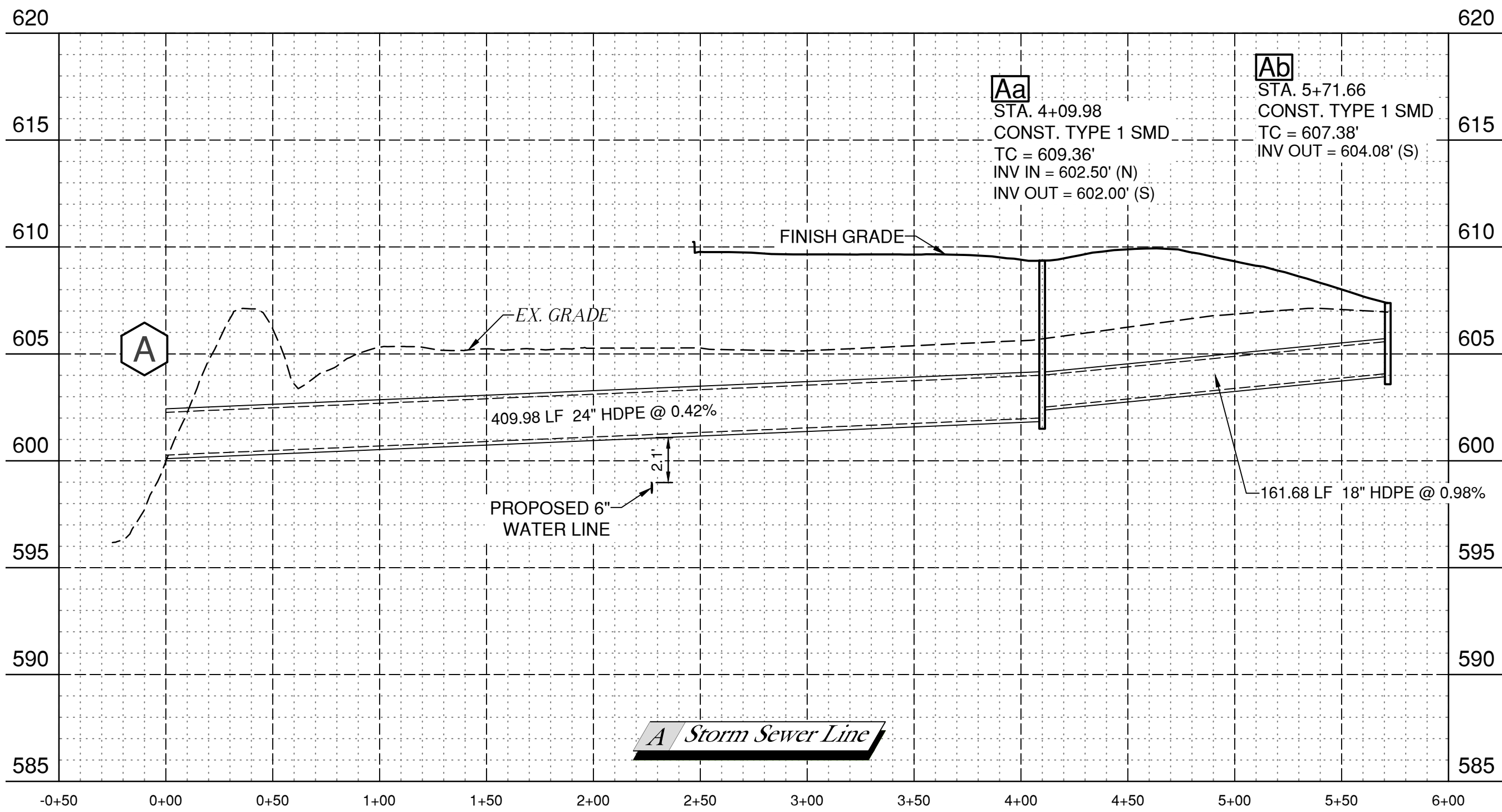
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FILE: _____	DRAWING: _____	DATE: _____
ATLAS PAGE NO.: 2275	SHEET 12 OF 18 SHEETS	



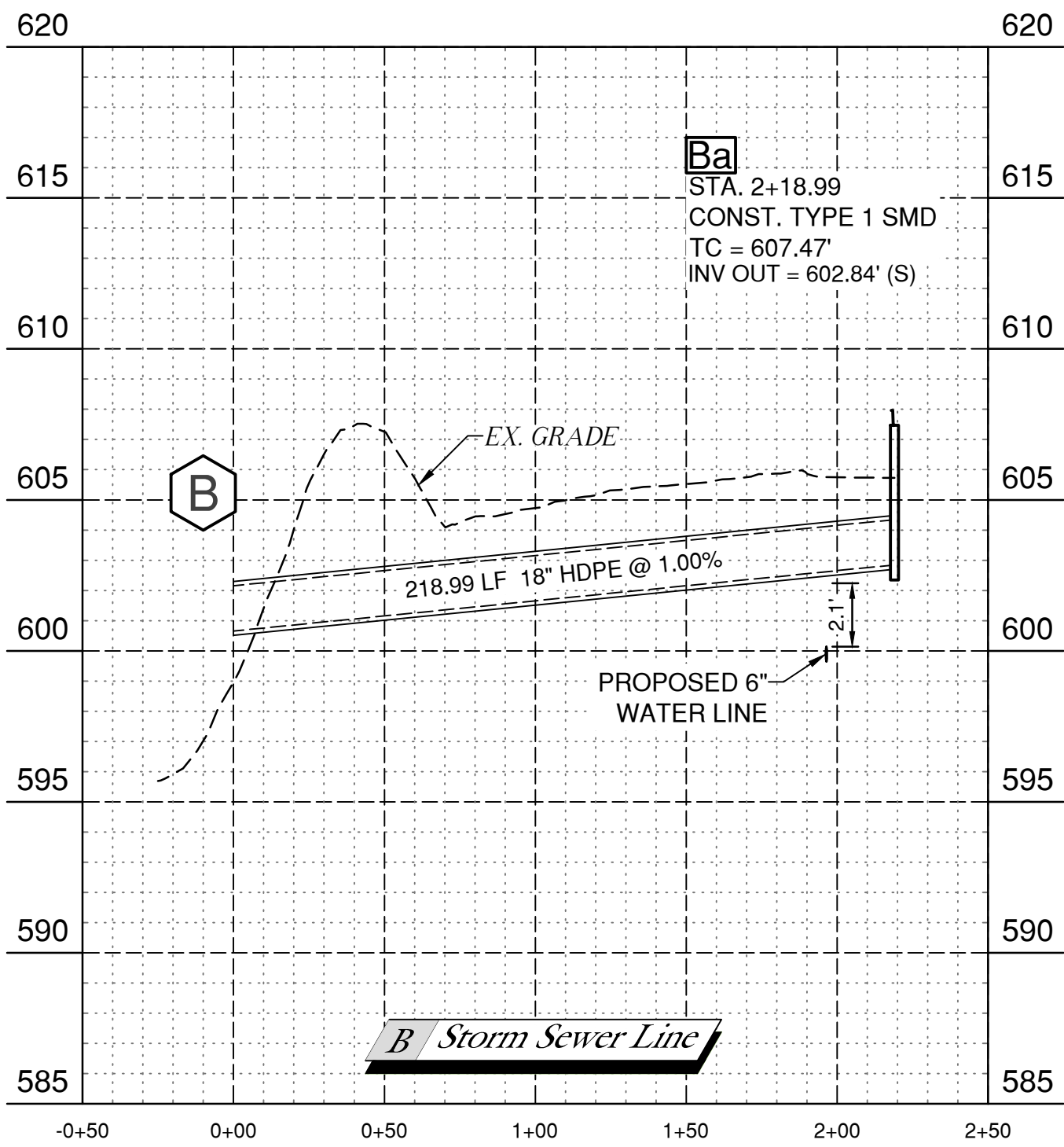
FEMA FLOODWAY LIMITS
PER FIRM PANEL NO. 40143C0432L
WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012.

FEMA ZONE AE LIMITS
PER FIRM PANEL NO. 40143C0432L
WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012.

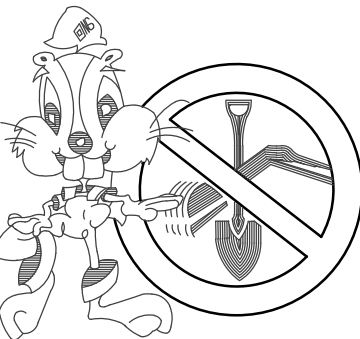
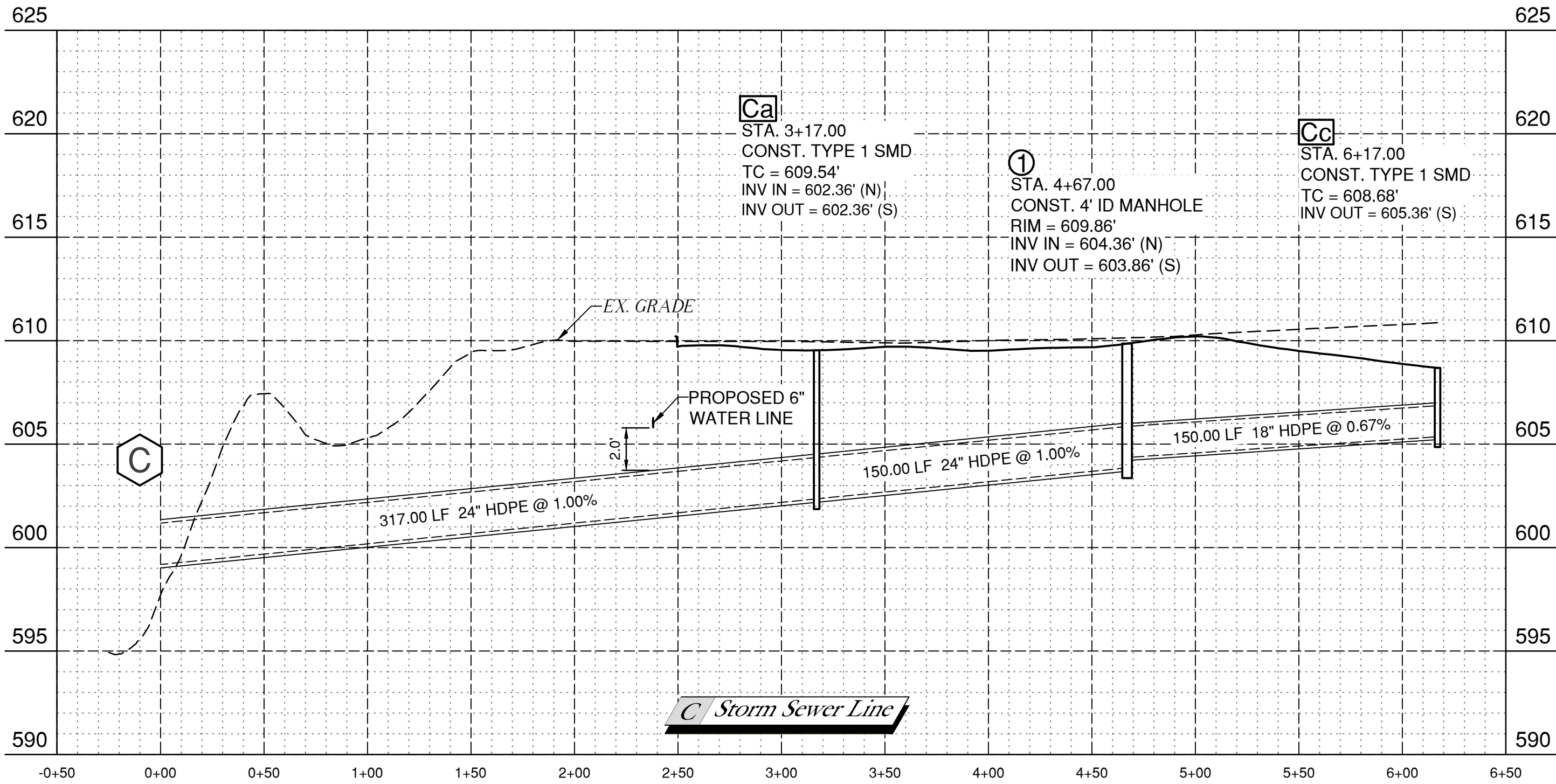
STM100



STM200



STM300



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NOTE: ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

Compact these areas to 95% Standard Proctor Density before constructing storm sewer lines.

Backfill with ODOT Type "A" Aggregate Base compacted to 95% Modified Proctor Density or Controlled Low-Strength Material (CLSM) per ODOT Spec 701.19. Cost to be included in price bid for Excavation and Backfill.

Storm Sewer Terms

CFS = Cubic Feet Per Second
CPP = Corrugated Polypropylene
EGL = Energy Grade Line
EX = Existing
FL = Flowline Elevation
FPS = Feet Per Second
HDPE = High Density Polyethylene Pipe
HGL = Hydraulic Grade Line
ID = Interior Diameter
RCB = Reinforced Concrete Box
RCP = Reinforced Concrete Pipe
SPWL = Slopewall
STD = Standard
TC = Top of Curb Elevation
TR = Top of Rim Elevation
WSEL = Water Surface Elevation



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STORM SEWER PROFILES

CITY OF BIXBY, OKLAHOMA

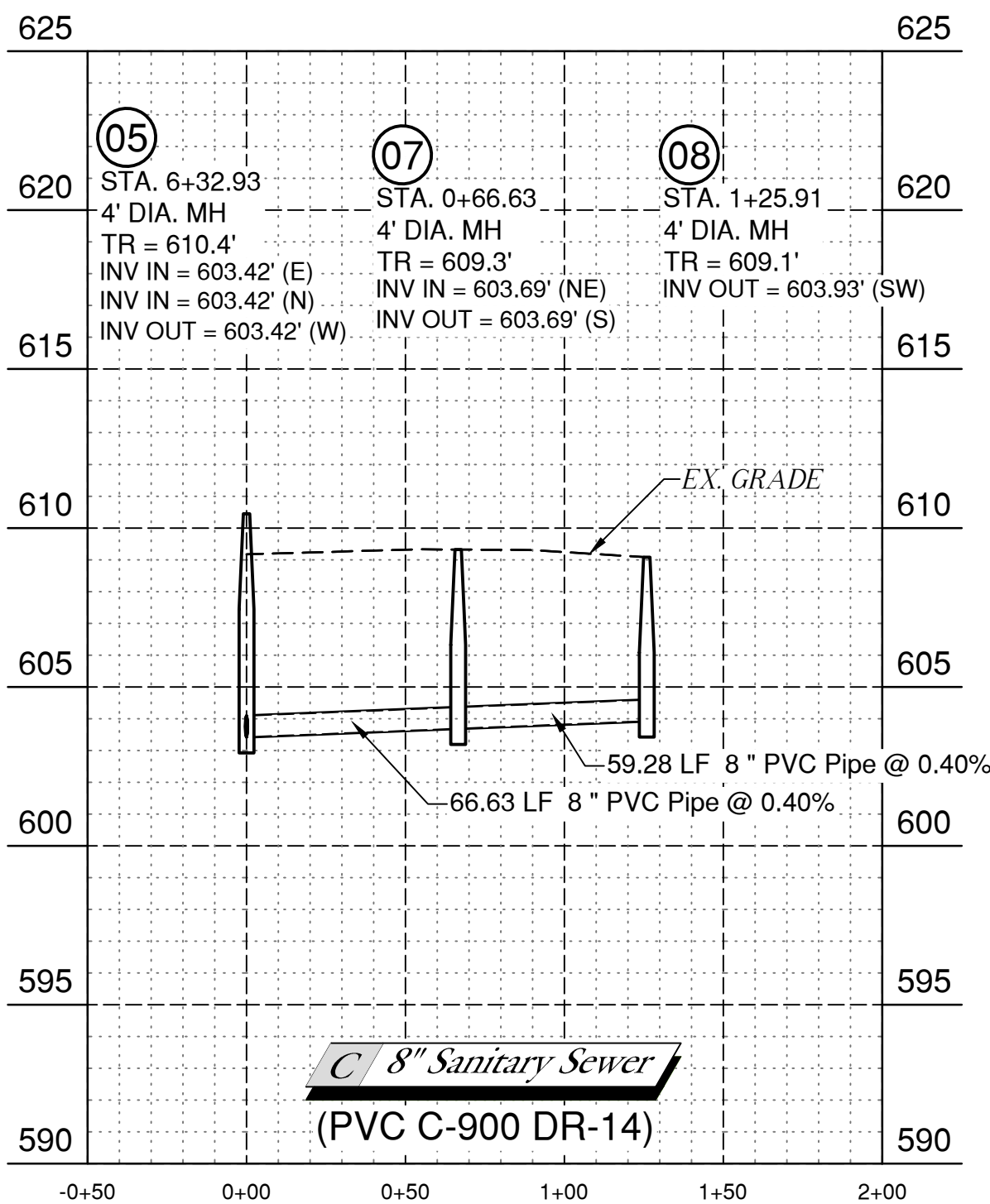
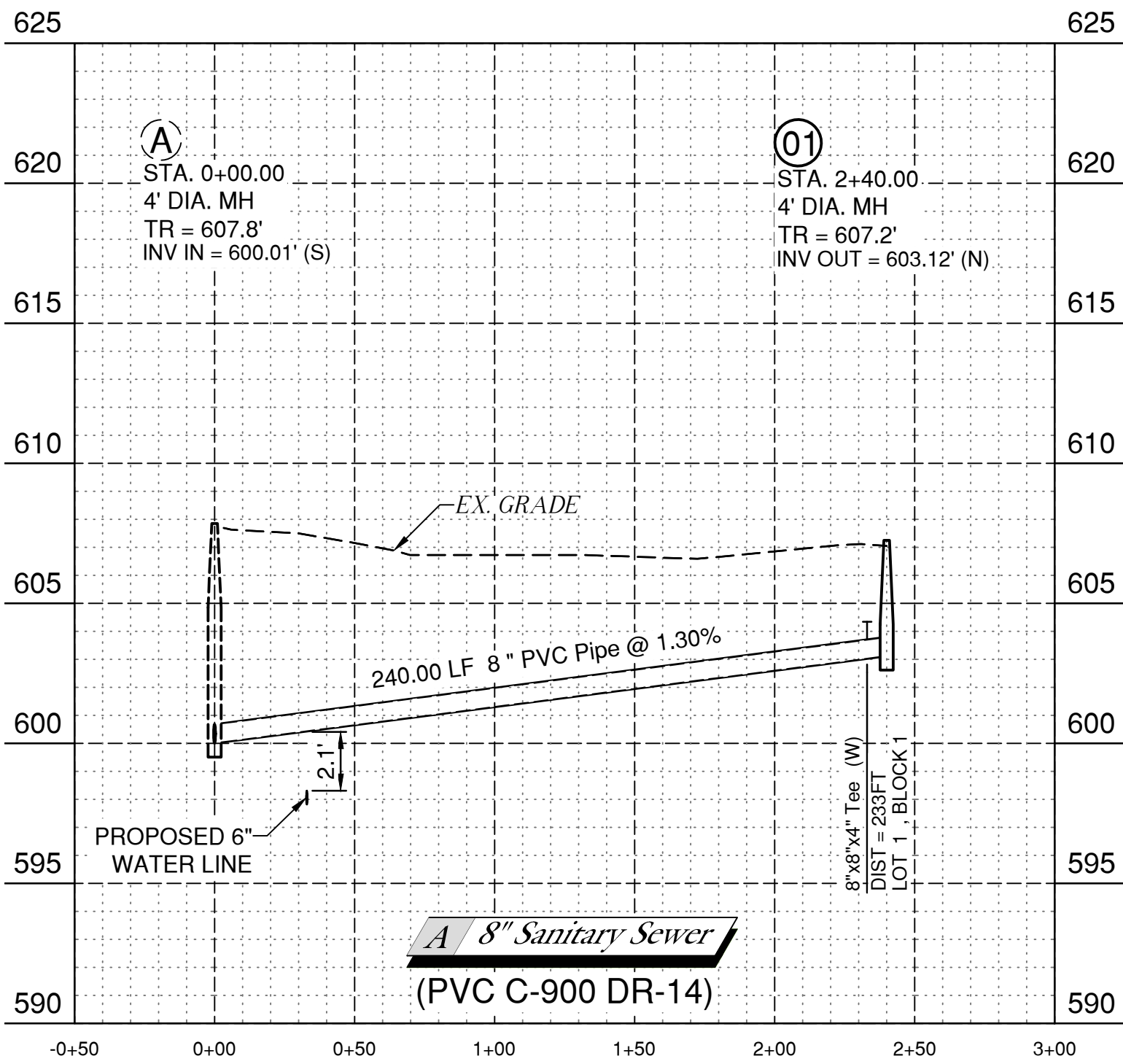
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PLAN SCALE: N/A
PROFILE SCALE: HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'
Cox Nursing Facility

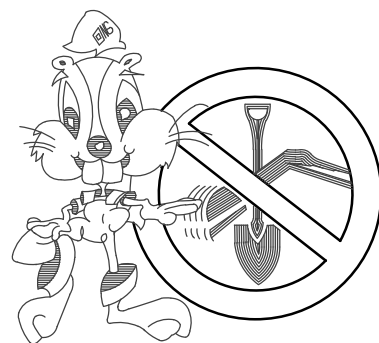
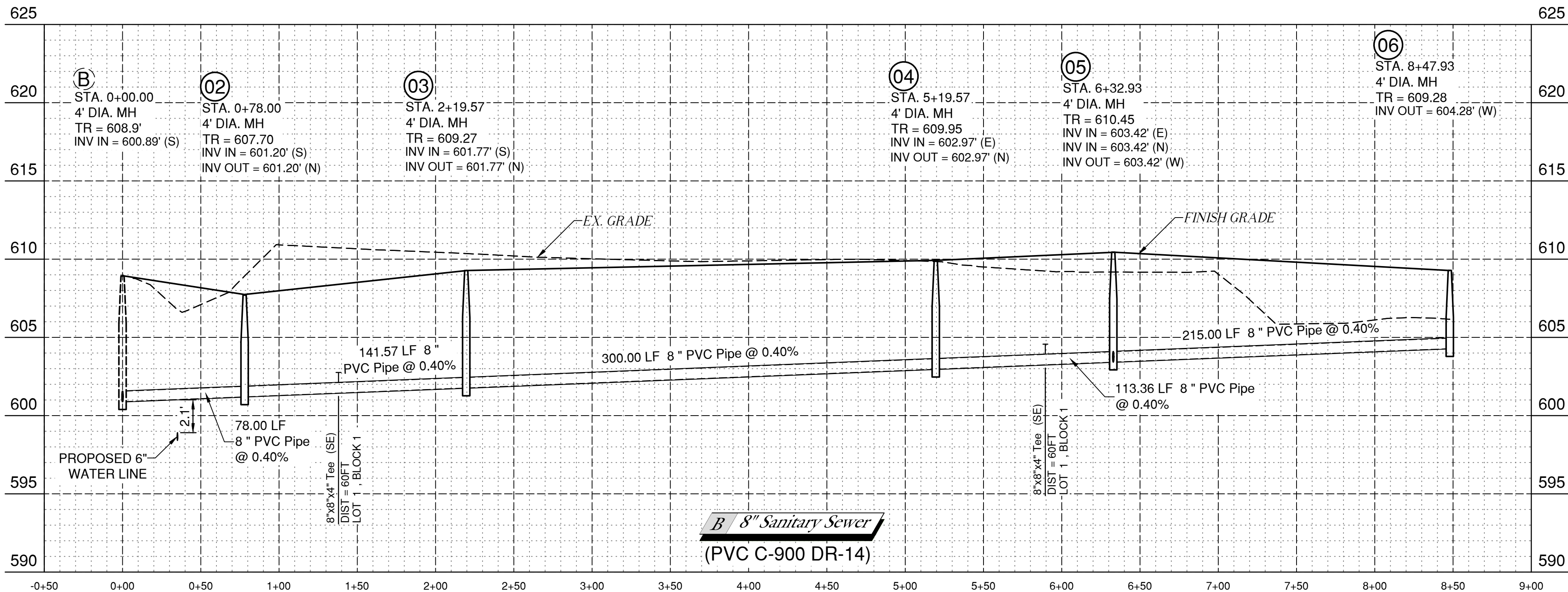
FILE: _____ DRAWING: _____ DATE: _____
ATLAS PAGE NO.: 2275 SHEET 14 OF 18 SHEETS

SAN100

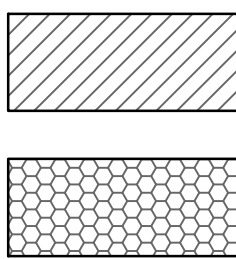
SAN201



SAN200



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Compact these areas to 95% Standard Proctor Density before constructing Water Lines.

Backfill with Type A Aggregate Base compacted to 98% Modified Proctor Density or Fill Concrete with 28 day strength of 65 P.S.I. Cost to be included in price bid for Excavation and Backfill.

Note:

All Pipe Shall Be PVC (C-900)
Unless Otherwise Noted.

Legend

DIP = Ductile Iron Pipe
EX = Existing
FF = Finish Floor Elevation
FL = Flowline Elevation
ID = Inside Diameter
LF = Lineal Feet
PVC = Polyvinyl Chloride Pipe
TR = Top of Rim

REVISION	BY	DATE

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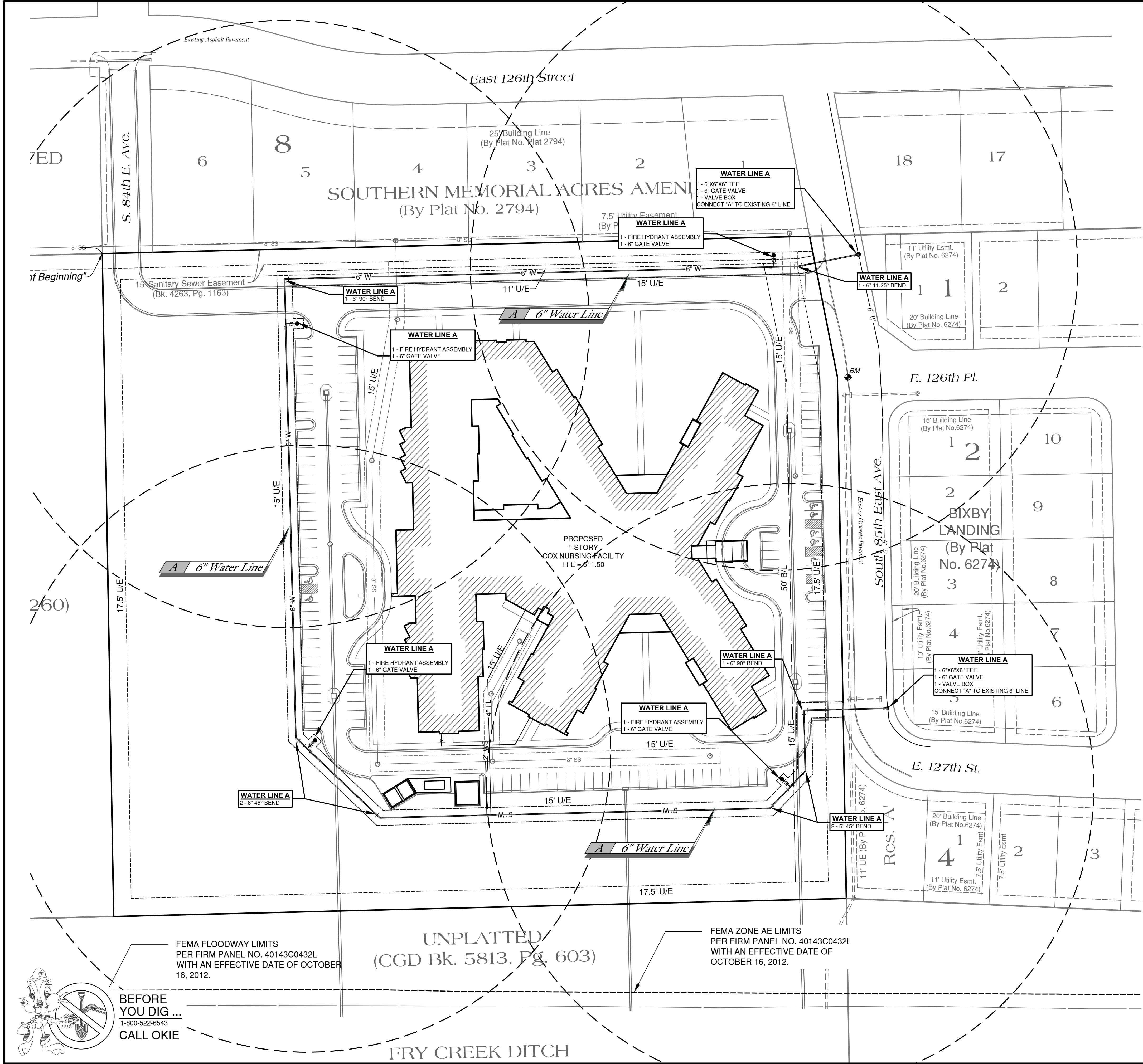
SANITARY SEWER PROFILES

CITY OF BIXBY, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:
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PLAN SCALE: N/A
PROFILE SCALE: HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'
Cox Nursing Facility

FILE: DRAWING: DATE:
ATLAS PAGE NO.: 2275 SHEET 16 OF 18 SHEETS



Water Legend

	= Cross		= Tee
	= Fire Hydrant		= Existing Tee
	= 3-Way Fire Hydrant		= Proposed Bend
	= Existing Fire Hydrant		= Existing Bend
	= Water Valve		= Reducer
	= Existing Water Valve		= Plug (Pipe Line Plug)
	= Water Meter		= Single Service Crossing
	= Solid Sleeve		= Dual Service Crossing
	= Proposed Waterline		= Existing Waterline

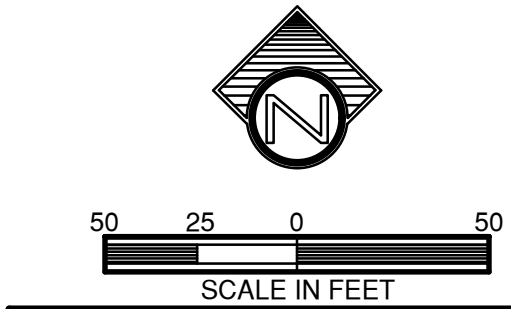
Sanitary Sewer

	= Existing Manhole
	= Proposed Manhole
	= Existing Lamphole
	= Proposed Lamphole
	= Lamphole
	= Manhole
	= Existing Manhole
	= In-Line Service Tap
	= In-Line long Service Tap
	= Proposed Sanitary Sewer
	= Existing Sanitary Sewer
	= Existing Contour
	= Proposed Contour

Storm Sewer

	= Proposed Manhole
	= Sloped wall
	= Curb Drop Inlet
	= Proposed Storm Pipe

FOR AGENCY REVIEW ONLY



REVISION	BY	DATE

WATER LINE PLAN

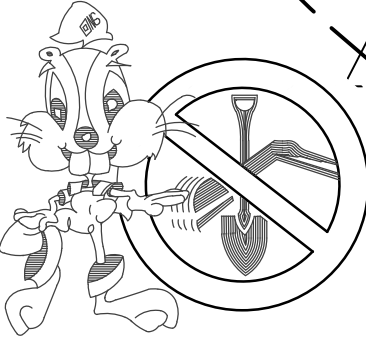
CITY OF BIXBY, OKLAHOMA

PLANS & ESTIMATES PREPARED BY:

tep Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

PLAN SCALE 1" = 30'	PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A	Cox Nursing Facility
------------------------	---	-----------------------------

FILE: _____	DRAWING: _____	DATE: _____
ATLAS PAGE NO.: 2275	SHEET 17 OF 18 SHEETS	

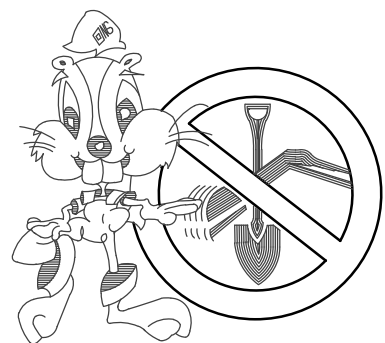
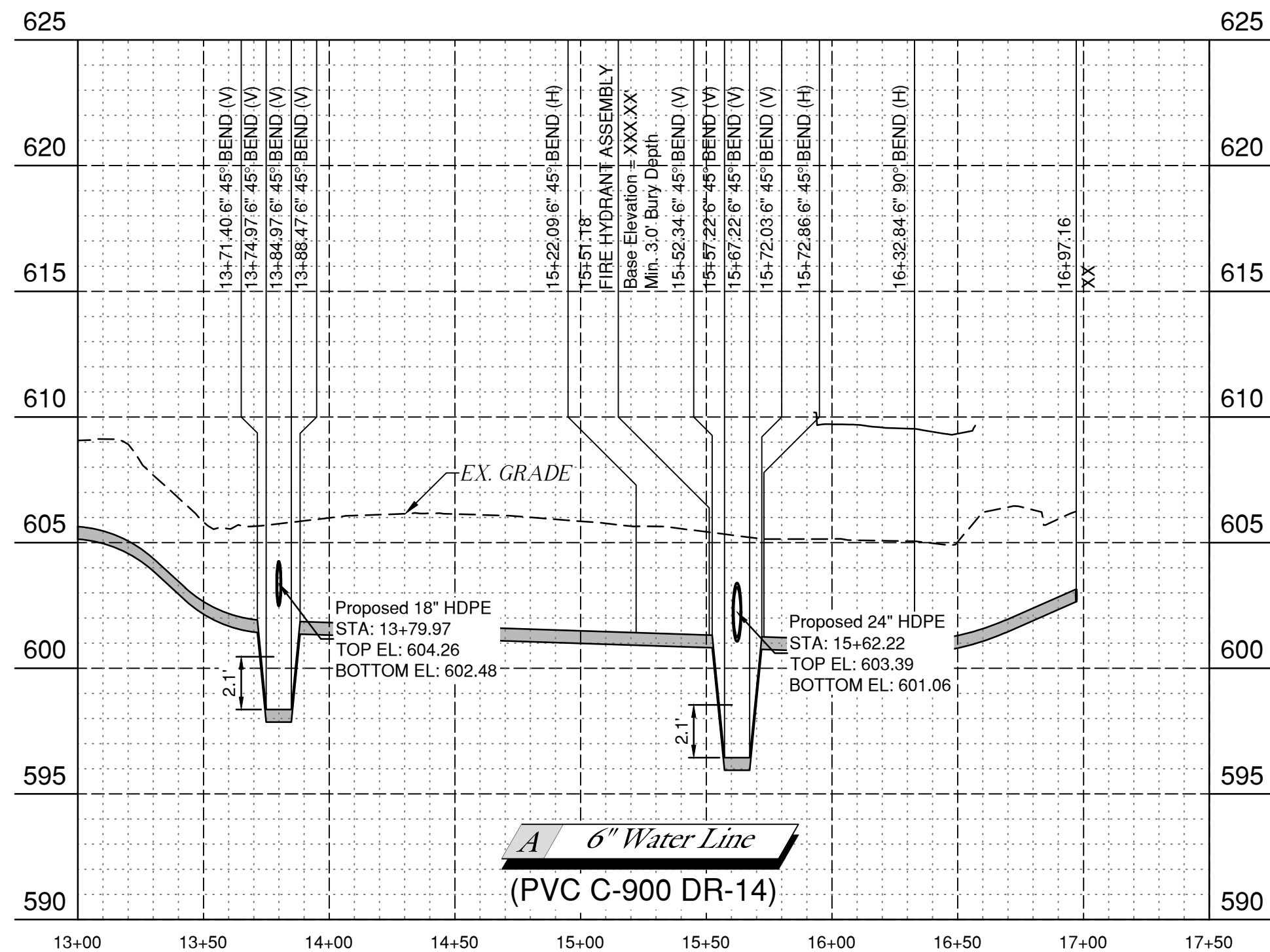
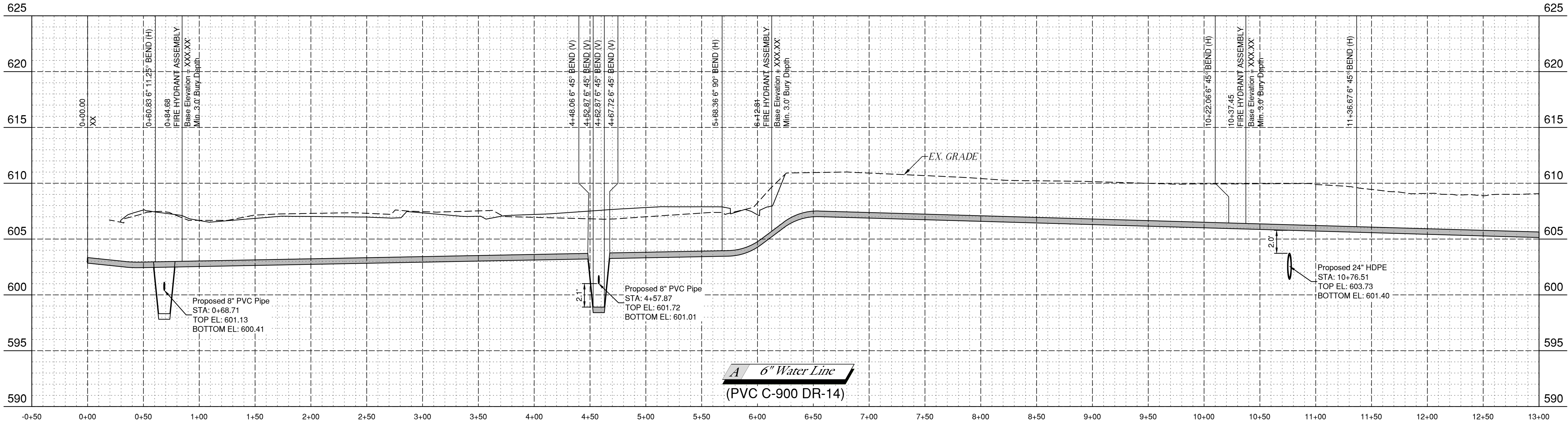


FEMA FLOODWAY LIMITS
PER FIRM PANEL NO. 40143C0432L
WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012.

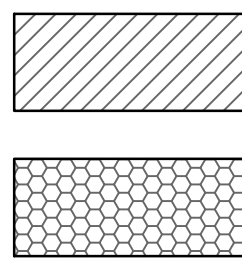
UNPLATTED
(CGD Bk. 5813, Pg. 603)

FEMA ZONE AE LIMITS
PER FIRM PANEL NO. 40143C0432L
WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012.





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



Compact these areas to 95% Standard Proctor Density
before constructing Water Lines.

Backfill with Type A Aggregate Base compacted to 98% Modified
Proctor Density or Fill Concrete with 28 day strength of 65 P.S.I.
Cost to be included in price bid for Excavation and Backfill.

Note:

All Pipe Shall Be PVC (C-900)
Unless Otherwise Noted.

Legend

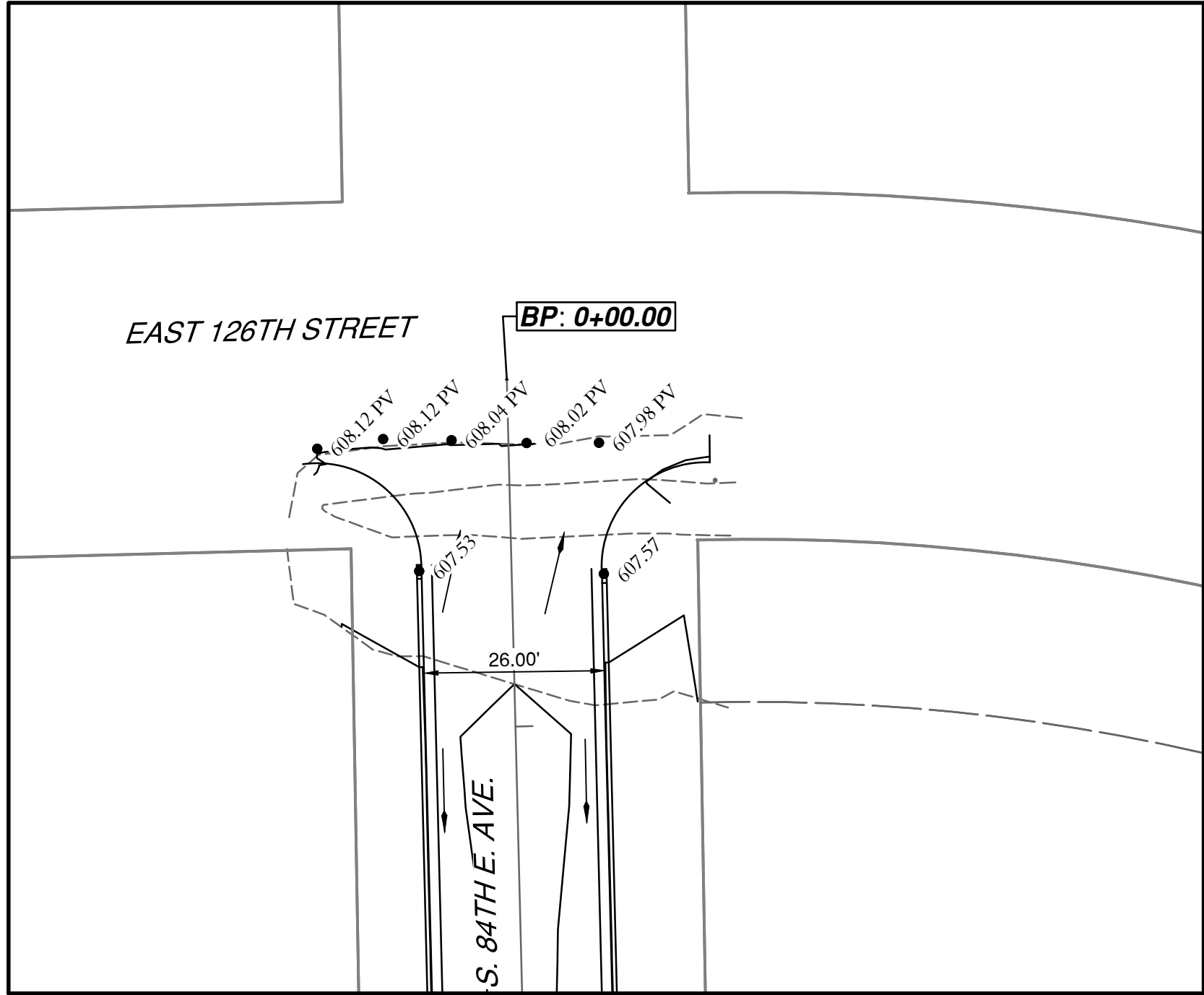
DIP = Ductile Iron Pipe
EX = Existing
FF = Finish Floor Elevation
FL = Flowline Elevation
ID = Inside Diameter
LF = Lineal Feet
PVC = Polyvinyl Chloride Pipe
TR = Top of Rim

REVISION	BY	DATE

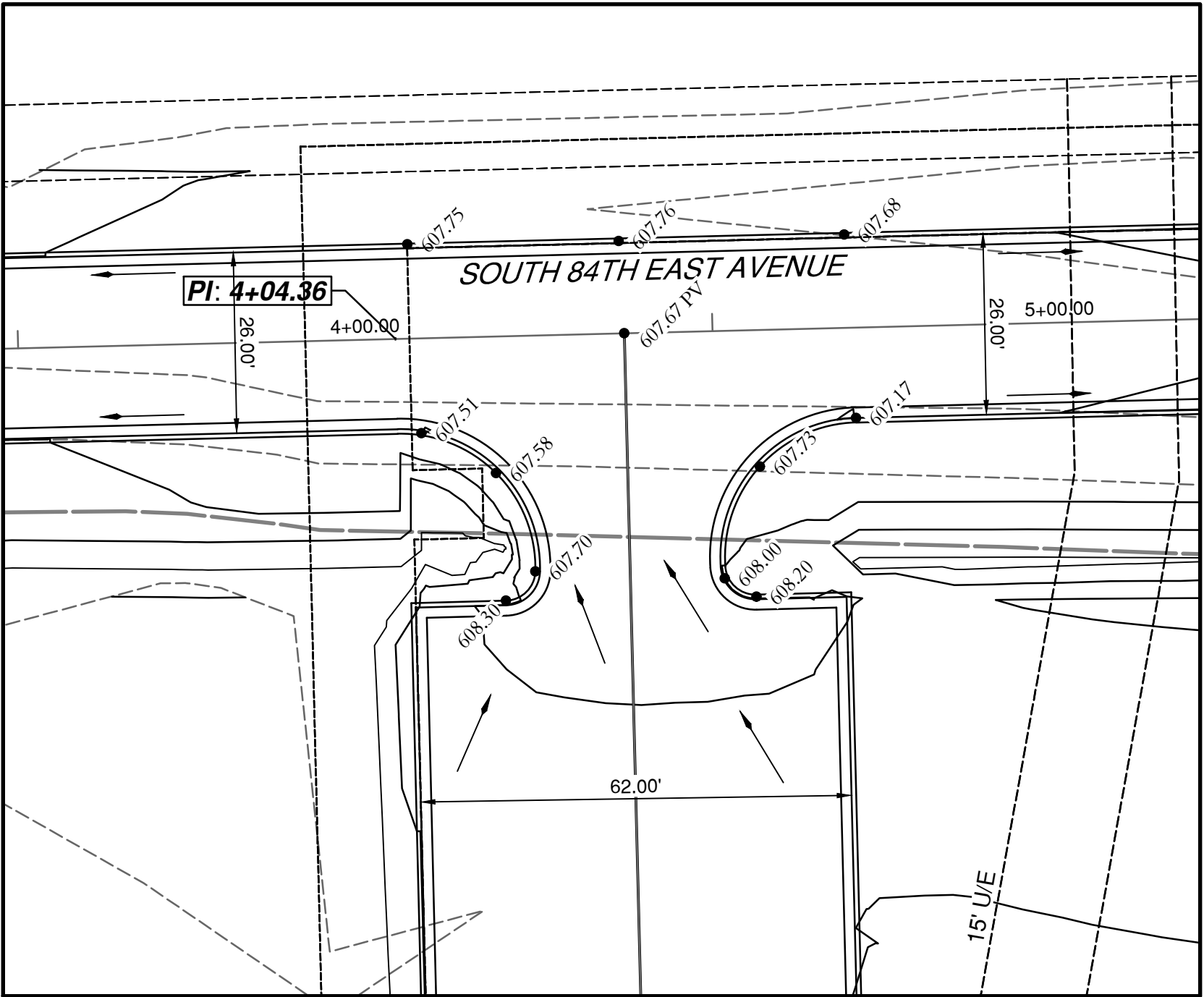
WATER LINE PROFILES		
CITY OF BIXBY, OKLAHOMA		
PLANS & ESTIMATES PREPARED BY: tep Tulsa Engineering & Planning Associates 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146 Phone: 918-252-9621 Fax: 918-340-5999 Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023		
PLAN SCALE N/A	PROFILE SCALE HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'	Cox Nursing Facility
FILE: _____	DRAWING: _____	DATE: _____
ATLAS PAGE NO.: 2275	SHEET 18 OF 18 SHEETS	



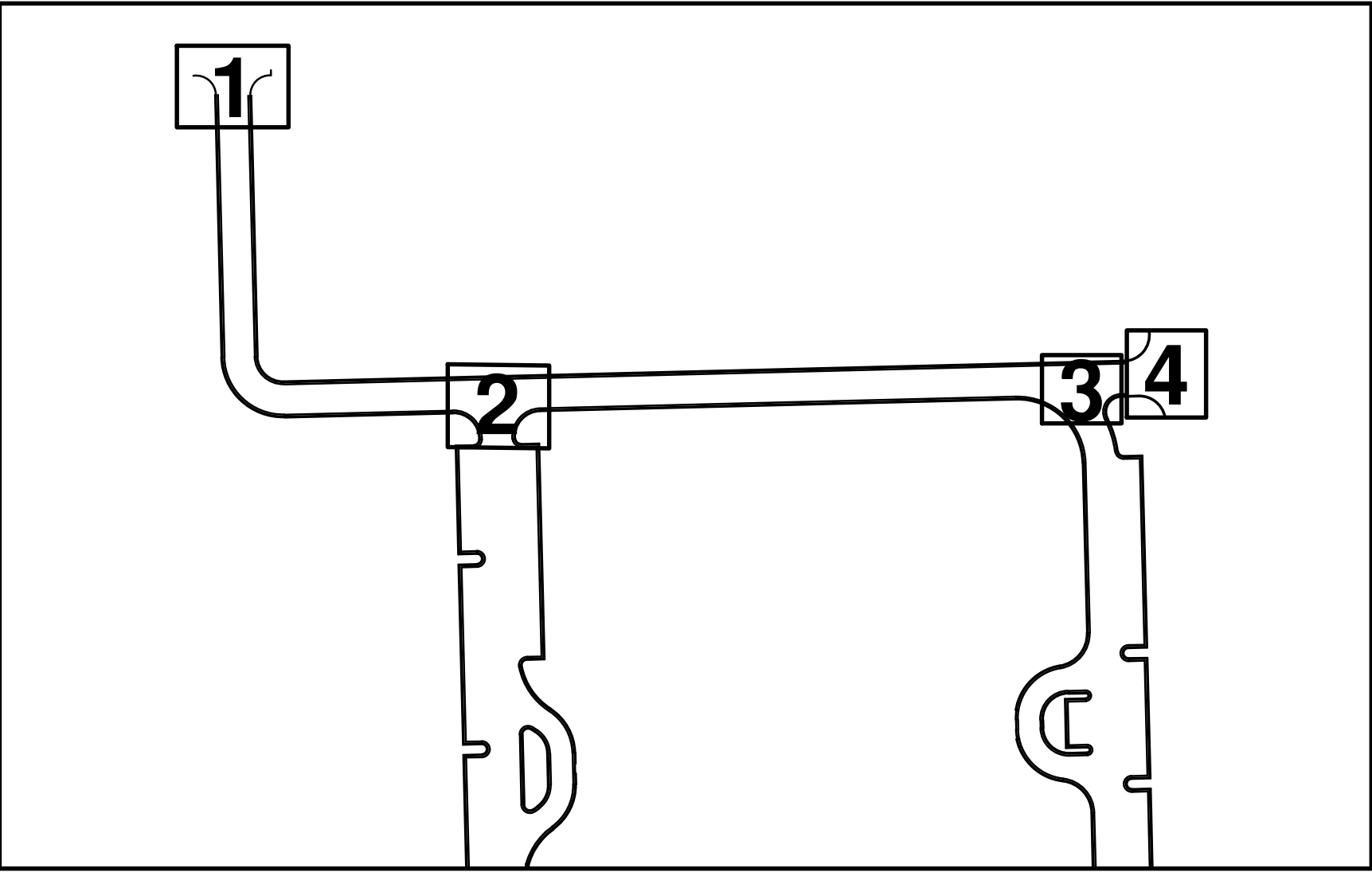
FOR AGENCY REVIEW ONLY



1 Intersection Detail
SCALE: 1" = 20'



2 Intersection Detail
SCALE: 1" = 20'



Keymap
NTS

Legend & Construction Notes

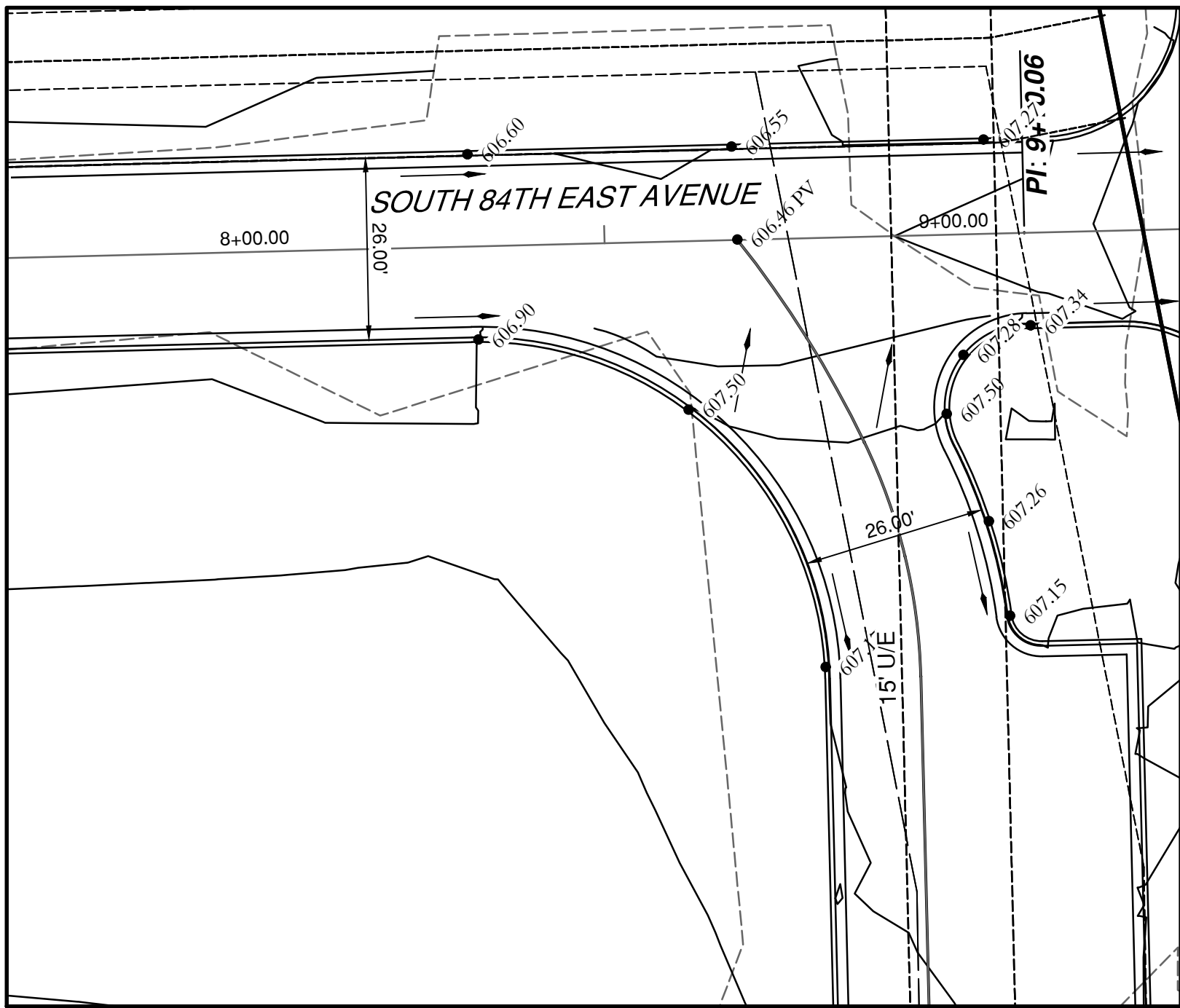
All elevations shown are top of paving, unless otherwise noted. All dimensions are to edge of asphalt, unless otherwise noted.

- ▲ Omit Crown and Provide a Smooth Transition of the Crown in the Street Return Area from no crown at the Gutter to the Standard Full Crown at the Street Return.
- Provide a smooth transition of the crown in the street from no crown to the standard full crown at the street return.

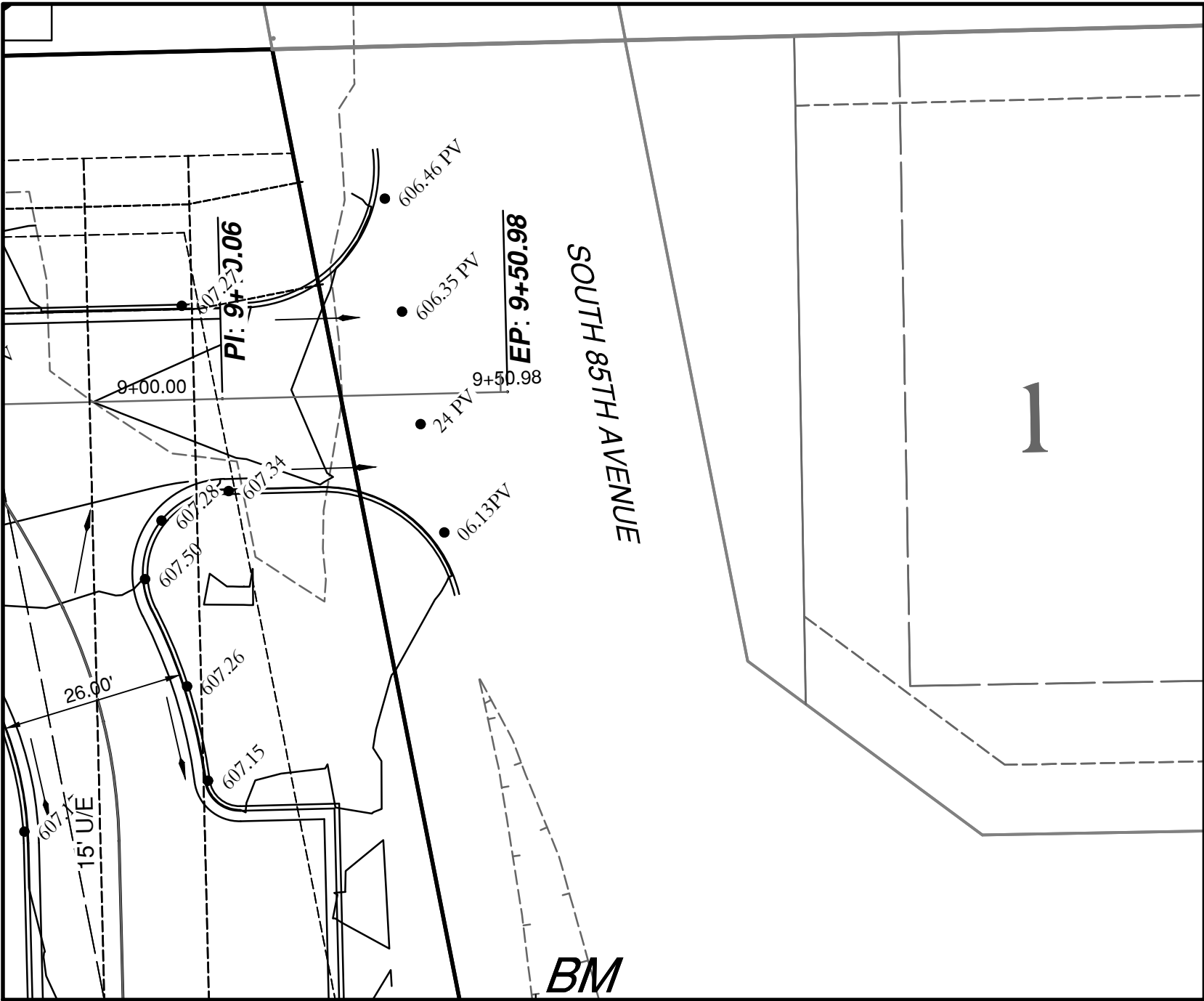
EX = Existing
FG = Finish Grade
HP = High Point
= Low Point
= Begin Point
= End Point

PV = Top of Paving Elevation
R/W = Right-of-Way
TC = Top of Curb
TTC = Theoretical Top of Curb
PI = Point of Intersection
PC = Point of Curvature

→ = Flow Direction
[Hatched Box] = Existing Paving
[Dashed Line] = Gutter Swale
[Stippled Box] = Sidewalk Constructed by Lot Owners
[Cross-hatched Box] = Sidewalk Constructed by Developer
[Curved Line] = Fall Away Gutter



3 Intersection Detail
SCALE: 1" = 20'



4 Intersection Detail
SCALE: 1" = 20'



SCALE IN FEET		
REVISION	BY	DATE

INTERSECTION DETAILS

CITY OF BIXBY, OKLAHOMA

tep Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Certificate of Authorization No. 531 PE/LS Renewal Date June 30, 2023

PLAN SCALE 1" = 50'	PROFILE SCALE HORIZONTAL: N/A VERTICAL: N/A	
FILE:	DRAWING:	DATE:
ATLAS PAGE NO.: 2275	SHEET 19 OF 19 SHEETS	

OWNER / DEVELOPER

BPP Memorial, L.L.C.
an Oklahoma Limited Liability Company
11801 South Sandusky Avenue
Tulsa, OK 74137
918.232.0305

Final Plat

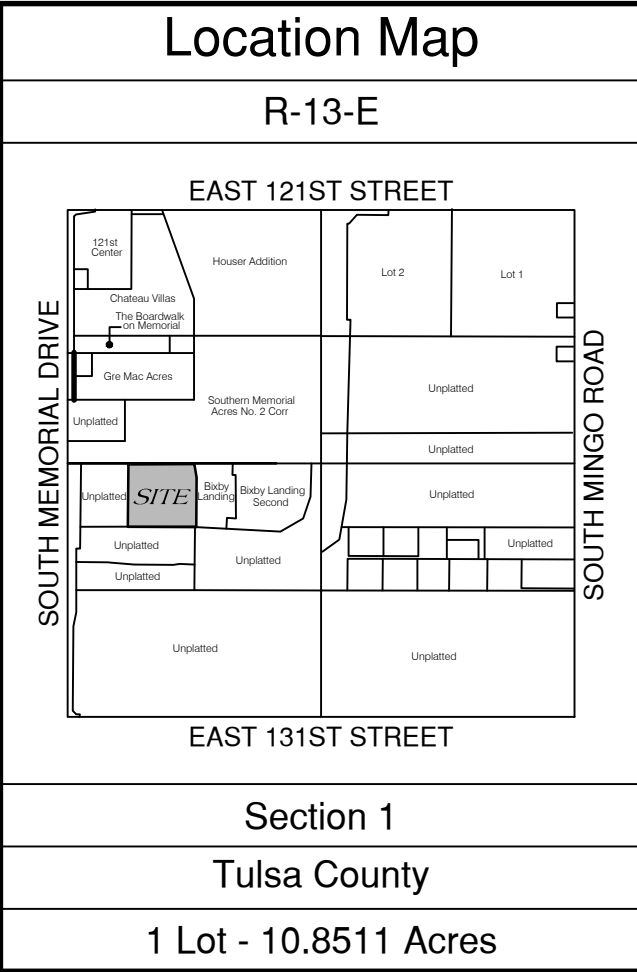
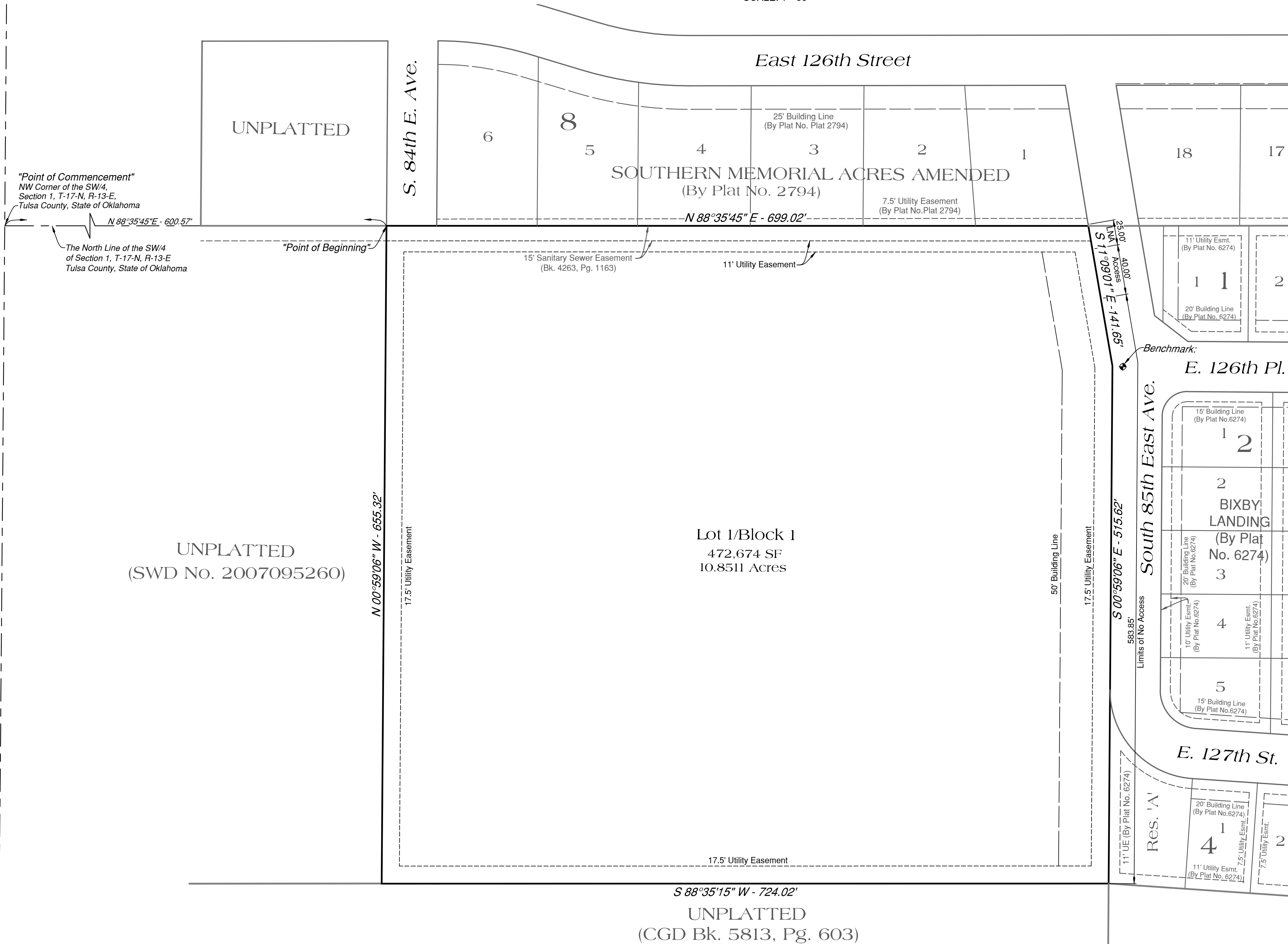
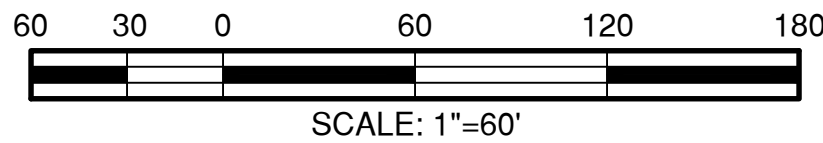
Cox Nursing Facility

A subdivision in the City of Bixby, being a part of the NW/4 of the SW/4 of
Section 1, Township 17 North, Range 13 East, Tulsa County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering &
Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2023



Legend

Esmt. = Easement ODE = Overland Drainage Easement

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for this plat are based on an assumed bearing of S 00°00'00"E along the East line of the SW/4 of Section 34, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

A MAG nail on top of curb 15' west of the center of the intersection of South 85th East Avenue and East 126th Place South.
Elevation = 606.12 Vertical Datum: NAVD83(GEOD 12B)

Addresses

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

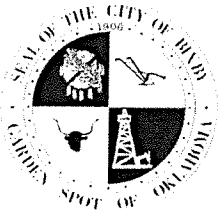
Backflow Preventer Valve

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Cox Nursing Facility

Date of Preparation: November 3, 2021

Sheet 1 of 2



City of Bixby

Application for Plat Approval

Applicant: Tim Terral, TEP
Address: 9810 E. 42nd St., Suite 100, Tulsa, OK 74146
Telephone: 918.252.9621 Cell Phone: _____ Email: t.terral@tulsaengineering.com

Property Owner: Memorial BPP, L.L.C.
Property Address: 610' east of South Memorial Dr., at East 126th Place
Legal Description: See Attached

Existing Zoning: AG (CS in process) Existing Use: Vacant Use Unit #: 8

APPROVAL REQUESTED: (Check all that apply)

- ☐ SKETCH PLAT: A sketch plat application is voluntary. Application review fee is \$150.00.
- ☐ PRELIMINARY PLAT: Application review fee is \$350.00.
- ☒ FINAL PLAT: Application review fee is \$350.00.

PROPOSED SUBDIVISION / PLAT NAME: Bixby Nursing Facility

ENGINEER'S NAME: TEP ADDRESS: 9810 E. 42nd St., Suite 100, Tulsa, OK 74146
PHONE NUMBER: 918.252.9621 EMAIL: t.terral@tulsaengineering.com
SURVEYOR'S NAME: TEP ADDRESS: 9810 E. 42nd St., Suite 100, Tulsa, OK 74146
PHONE NUMBER: 918.252.9621 EMAIL: _____

Area being platted: 10.8511 acres. Number of lots: 1 Average lot size: Acres Average lot width: 700'
Is property subject to a PUD? No PUD # _____ Other Case Number(s): BXZO-21.05/
BXSUP-21.03

Type of Water Supply: ☒ City Main ☐ Rural Water District ☐ Wells
Type of Sanitation: ☒ City Sewer ☐ Lagoon ☐ Septic System ☐ Other _____
Type of Street surfacing Proposed: ☐ Portland Cement ☒ Asphalt ☐ Other _____

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO

If Applicant is other than Owner, indicate interest: Engineer/Planner

Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO

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

Signature: Tim Terral Date: October 4, 2021

* FOR STAFF USE ONLY *

Application Received: _____ By: _____
Application Fee Amount: _____
Date Fee Paid: _____ Rept. #: _____
Planning Commission Approval Date: _____
City Council Approval Date: _____
Date City Signatures Issued: _____
Date Plat Recorded: _____ Plat # _____

APPROVAL LETTERS:
Electricity: _____
Natural Gas (ONG): _____
Telephone: _____
Cable: _____
Other: _____



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby Planning Commission

From: O.C. Walker, Development Services Director / City Planner

Date: Monday, January 17, 2023

RE: Scooter's Coffee

Location: 14801 South Memorial Drive, Bixby, Oklahoma

STR: Section 13, Township 17N, Range 13E

Applicant: Dixie Lou RE LLC

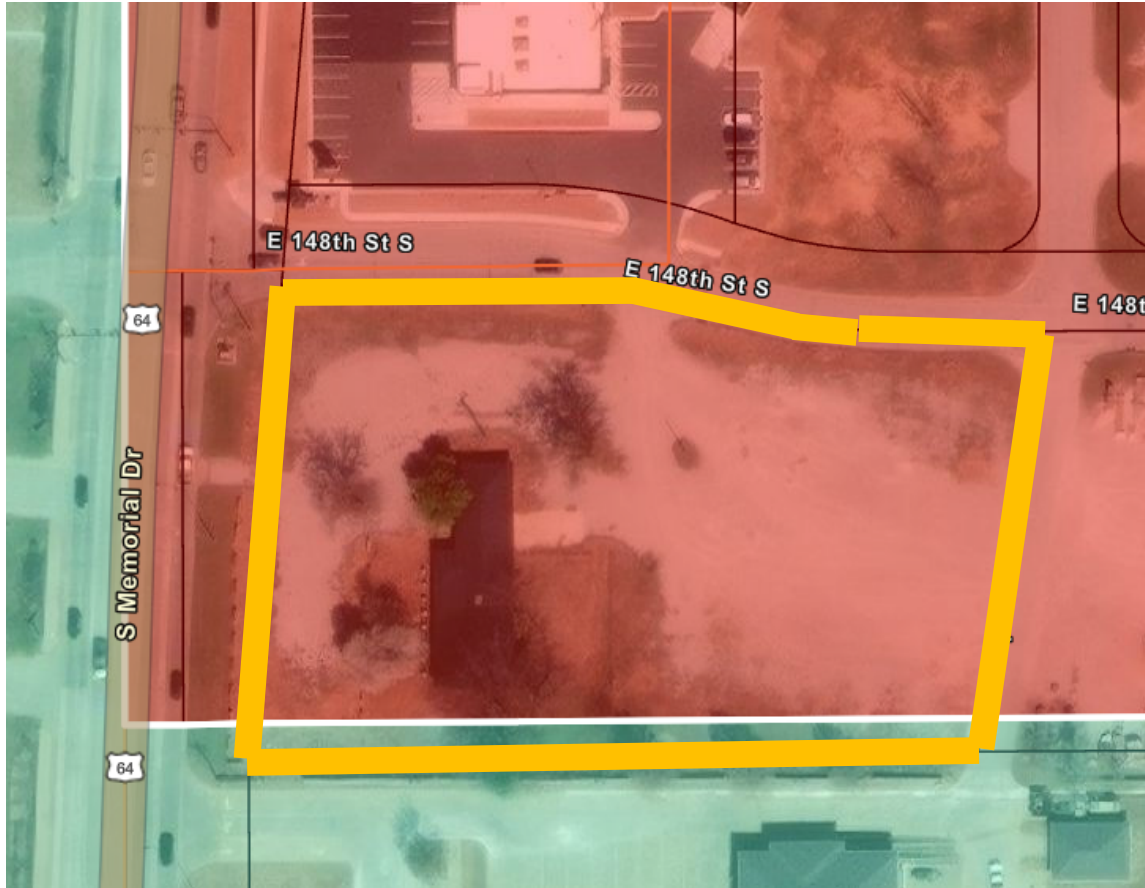
Request: The applicant requests approval of Site Plan BXSP-23.01 for Scooter's Coffee.

Staff Review: All lighting and landscape shall be by zoning regulations. Provide a mutual access easement to the North of the site.

Existing Zoning; Use: Development Area is currently zoned "CG" (Commercial General).

Proposed Use: Restaurant – Use Unit 12

Exhibit A: City of Bixby Zoning Map



Staff Comments:

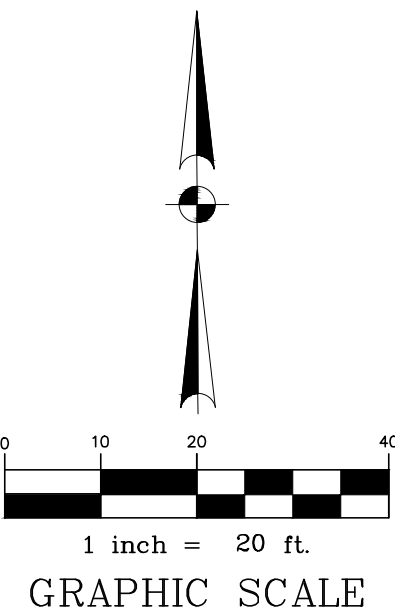
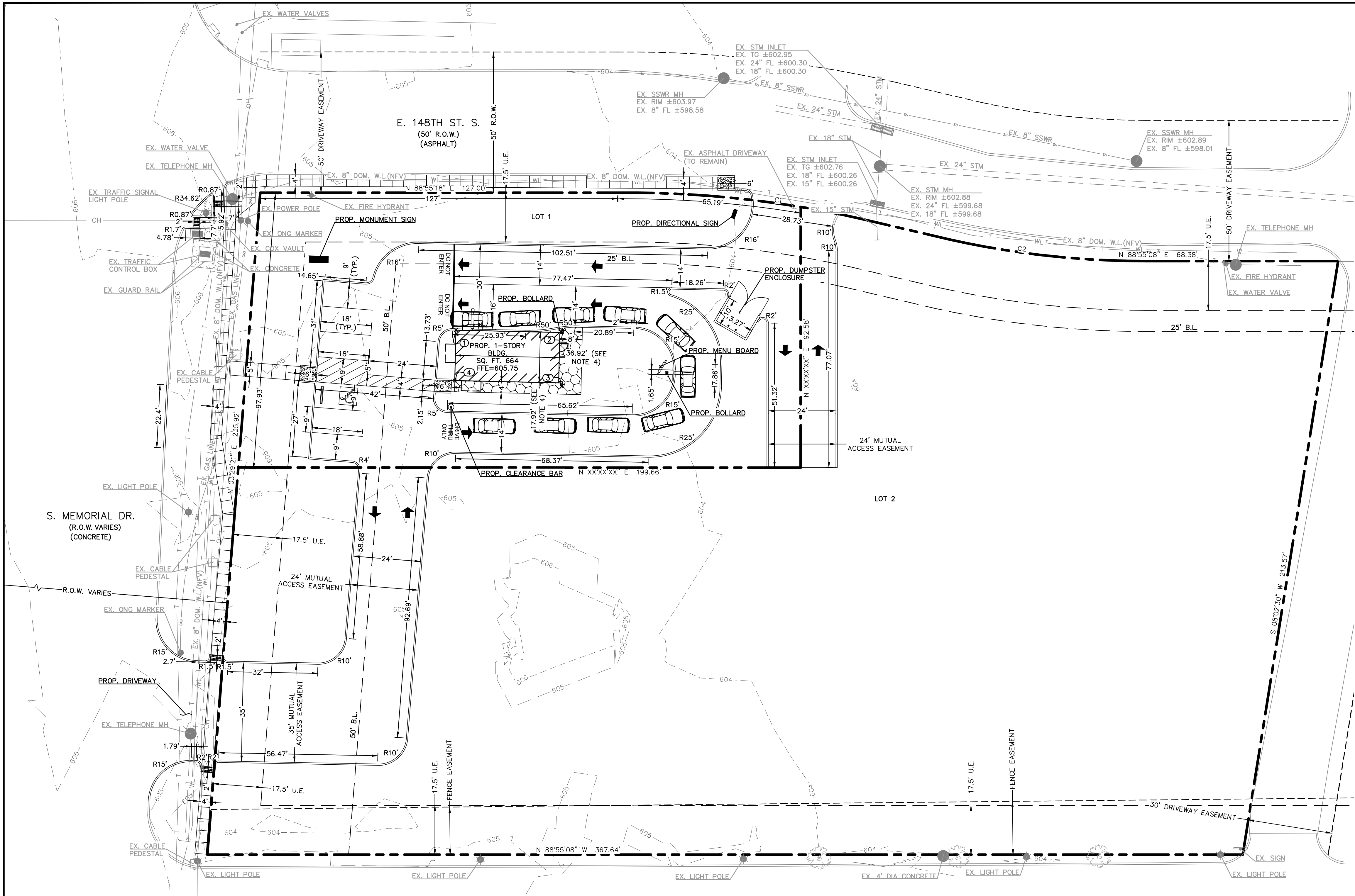
Planning Staff comments are as follows:

- By the Bixby Downtown Design Overlay Standards, this Redevelopment project is located within District 2.0, 2.2 District Descriptions. District 2, is designed to create pedestrian-friendly and attractive redevelopment, intensive landscaping and tree planting should be utilized to minimize the visual impact and reduce the heat island effect of large surface parking lots.

Engineering Comments: Staff has not received Engineering comments at this time.

Attachments:

Exhibit A: City of Bixby Zoning Map
Exhibit B: Site Plan



BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 352259.07
E: 2594119.06
ELEVATION = 605.15 FEET

BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION = 605.89 FEET

ADS MONUMENT TC01:
2" BRASS DISC SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION = 601.65 FEET

LEGEND

[Symbol]	PROPOSED BUILDING PERIMETER SIDEWALK
[Symbol]	PROPOSED CURB RAMP
[Symbol]	EX. MANHOLE
[Symbol]	EX. STORM SEWER
[Symbol]	EX. WATER LINE
[Symbol]	EX. SANITARY SEWER LINE
[Symbol]	EX. OVERHEAD POWER LINE
[Symbol]	EX. UNDERGROUND GAS LINE
[Symbol]	EX. MAJOR CONTOUR
[Symbol]	EX. MINOR CONTOUR

- GENERAL NOTES**
- PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - RADII ARE 3' UNLESS OTHERWISE NOTED.
 - REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

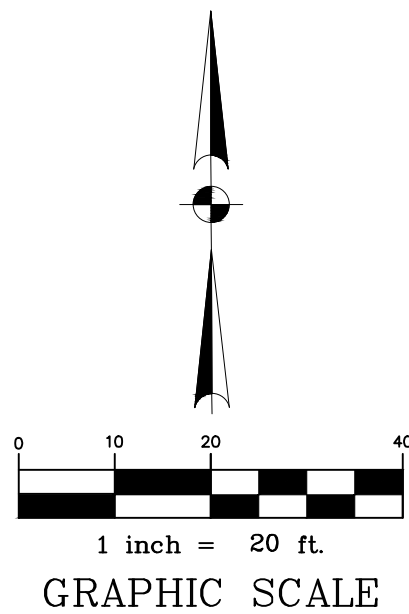
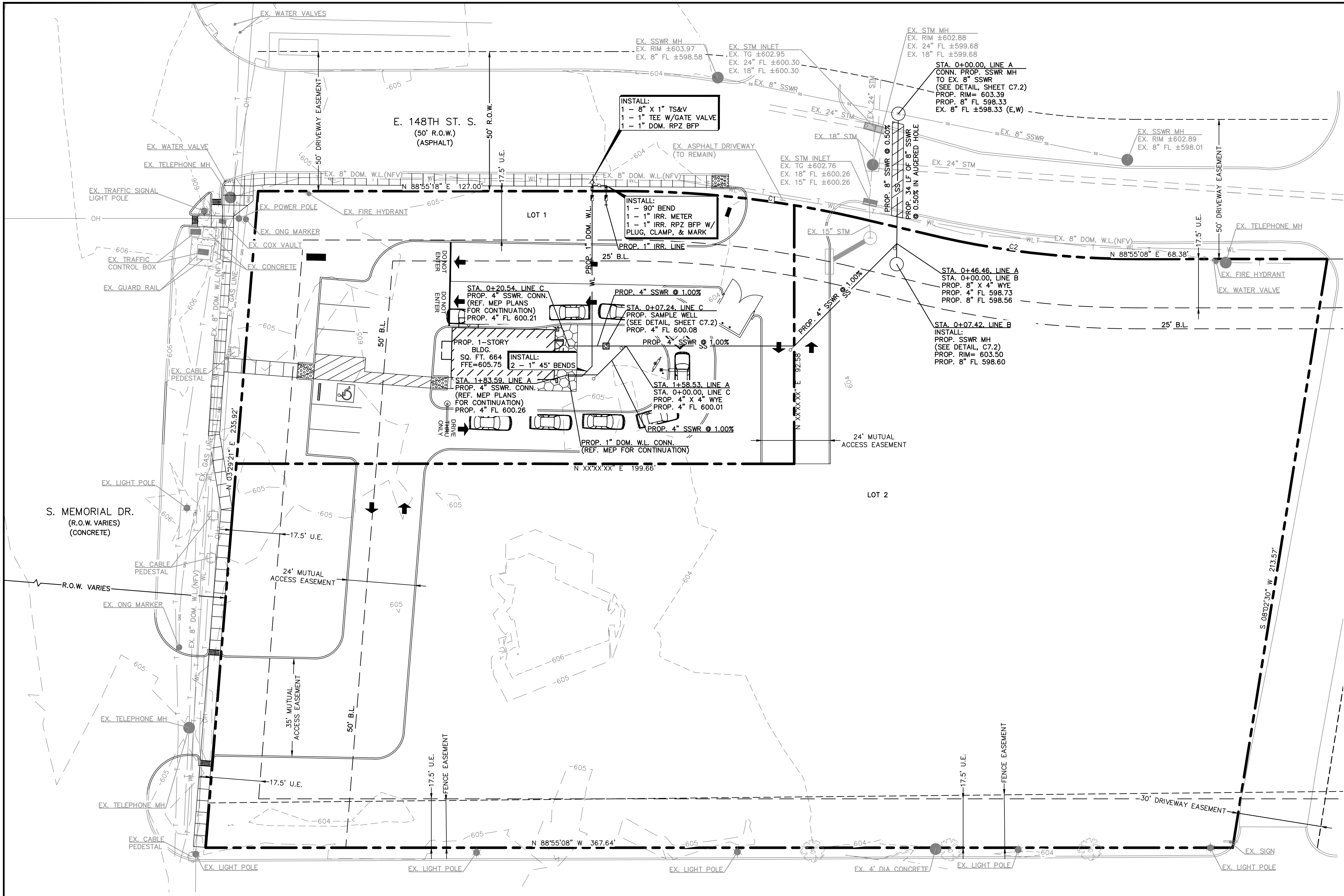
BUILDING POINT TABLE		
POINT #	NORTHING	EASTING
1	352,167.11	2,594,141.29
2	352,168.02	2,594,179.46
3	352,148.02	2,594,179.39
4	352,149.20	2,594,141.23

CURVE TABLE			
CURVE	RADIUS	BEARING	CHORD
C1	276.88'	S 84°54'02" E	84.54'
C2	320.00'	S 84°49'21" E	69.77'

CALL BEFORE YOU DIG
OKIE ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL

OKIE ONE CALL SYSTEM
1-800-522-OKIE
1-800-522-6543

DATE	
REVISIONS	
No.	
ALJLindsey Civil Engineers 8885 N. Exchange Pkwy, Suite 200 Tulsa, OK 74117 281.301.9925 FRN F-11526	
 01 DECEMBER 2022	
ALJ PROJECT NO. 617.22.CV.043	CHECKED BY: BTH
DATE: DEC. 2022	
SCALE: 1"=20'	
DRAWN BY: SAH	
DIMENSION CONTROL PLAN	
SCOOTER'S COFFEE #696 14801 SOUTH MEMORIAL ROAD BIXBY, OKLAHOMA 47008	
SHEET C1.1	



BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 352259.07
E: 2594119.06
ELEVATION = 605.15 FEET

BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION = 605.89 FEET

ADS MONUMENT TC01:
2" BRASS DISC SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION = 601.65 FEET

LEGEND	
SS	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
FIRE	PROPOSED FIRE LINE
	PROPOSED STORM SEWER
	EX. STORM SEWER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR

GENERAL NOTES

- REFERENCE SANITARY SEWER AND WATER LINE NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
- REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
- REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY AND WATER FACILITIES INSIDE BUILDING.
- ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
- CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
- CONTRACTOR TO FIELD VERIFY ALL UTILITIES AND OTHER APPURTENANCES FOR LOCATION, DEPTH, AND SIZE PRIOR TO COMMENCING WORK. SHOULD CONFLICT EXIST, CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY.

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD
C1	276.88'	S 84°54'02" E	84.54'
C2	320.00'	S 84°49'21" E	69.77'

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

DATE

REVISIONS

No.

ALJLindsey

Civil Engineers
1885 N. Exchange Pkwy, Suite 200
Tulsa, OK 74107
281.301.9925
Firm F-11526

Brett T. Hanrahan

LICENSED PROFESSIONAL ENGINEER
BRETT T. HANRAHAN
32096
OKLAHOMA
01 DECEMBER 2022

ALJ PROJECT NO.
617.22.CV.043

DATE: DEC. 2022

SCALE: 1"=20'

DRAWN BY: SAH

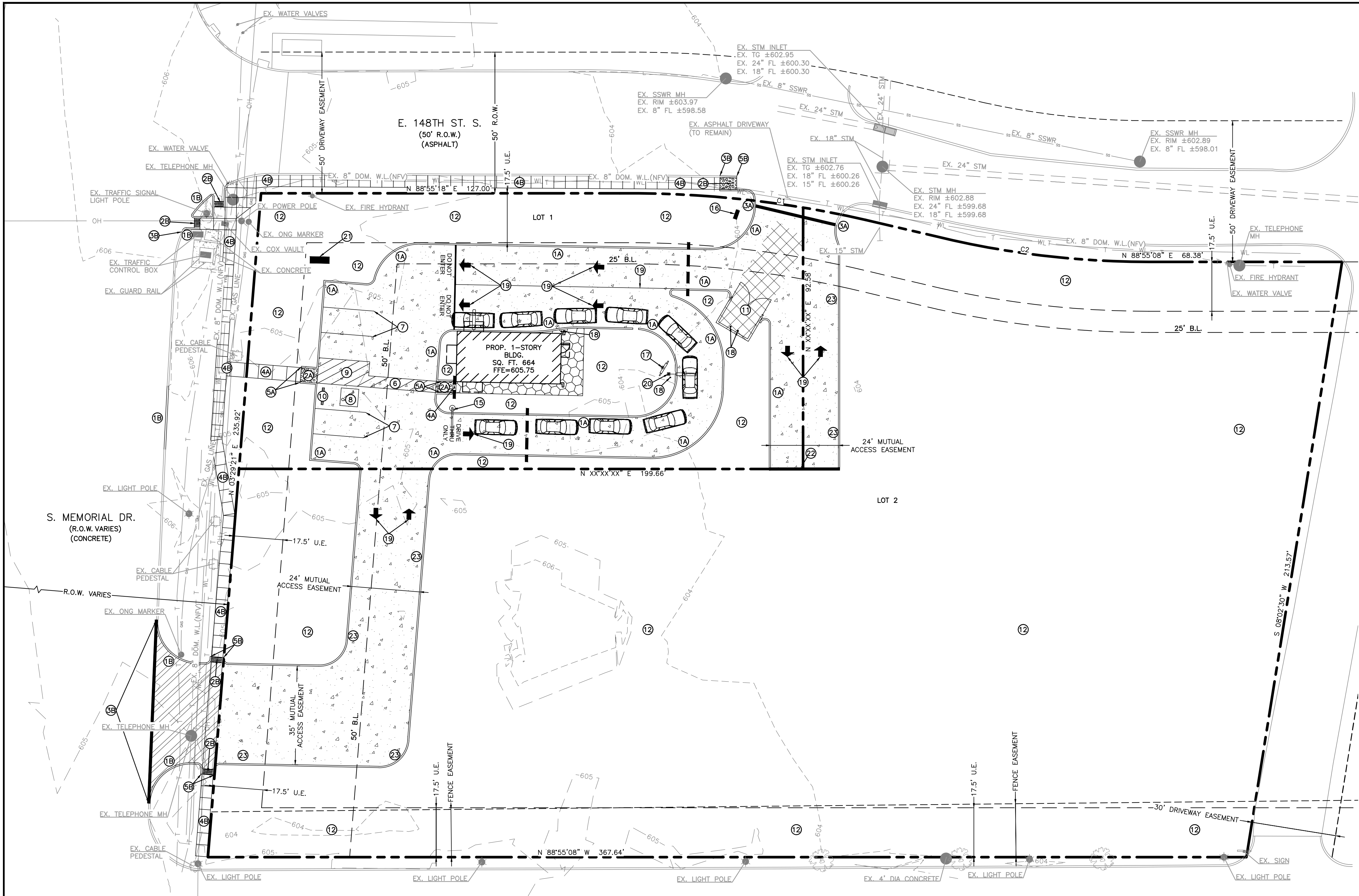
CHECKED BY: BTH

UTILITY PLAN

SCOOTER'S COFFEE #696
14801 SOUTH MEMORIAL ROAD
BIXBY, OKLAHOMA 47008

SHEET
C2.0

Page 29 of 83



CURVE TABLE

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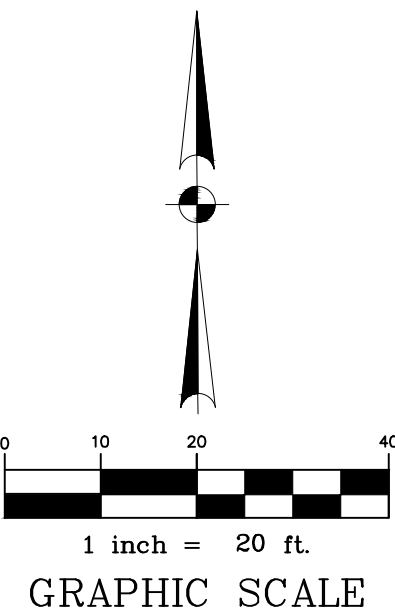
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GENERAL NOTES

1. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC CORPORATION, DATED APRIL 4, 2022 (PROJECT NO. B2201585.01).
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JOINT SPACING TO BE 15-FT AND EXPANSION JOINT SPACING TO BE 60-FT.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

CALL BEFORE YOU DIG
OKIE ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL

OKIE ONE CALL SYSTEM
1-800-522-OKIE
1-800-522-6543



BENCHMARK:
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N: 352259.07
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ELEVATION = 605.15 FEET

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ELEVATION = 605.89 FEET

ADS MONUMENT TC01:
2" BRASS DISC SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION = 601.65 FEET

KEYED NOTES

- 1A PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET #####)
- 1B PROPOSED 6" MONOLITHIC CONCRETE CURB TO CONCRETE PAVEMENT WITHIN COB R.O.W. (SEE DETAIL, SHEET #####)
- 2A CONSTRUCT PRIVATE CURB RAMP (SEE DETAIL, SHEET #####)
- 2B CONSTRUCT CURB RAMP WITHIN COB R.O.W. (SEE DETAIL, SHEET #####)
- 3A TIE PROPOSED CURB INTO EXISTING CURB
- 3B TIE PROPOSED CURB INTO EXISTING CURB WITHIN COB R.O.W.
- 4A PRIVATE CONCRETE SIDEWALK (WIDTH PER PLANS) (SEE DETAIL, SHEET #####)
- 4B CONCRETE SIDEWALK WITHIN COB R.O.W. (WIDTH PER PLANS) (SEE DETAIL, SHEET #####)
- 5A PRIVATE TRANSITION CURB (SEE DETAILS, SHEETS C7.0 & C7.1)
- 5B TRANSITION CURB WITHIN COB R.O.W. (SEE DETAIL, SHEET #####)
- 6 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
- 7 90° WHITE PARKING LOT STRIPING
- 8 HANDICAP PARKING SYMBOL W/ SIGNAGE (SEE DETAIL, SHEET #####)
- 9 HANDICAP ACCESSIBLE PARKING STALL STRIPING
- 10 WHEEL STOP (SEE DETAIL, SHEET #####)
- 11 DUMPSTER ENCLOSURE
- 12 LANDSCAPED AREA (REF. LANDSCAPE PLANS)
- 13 SWALES
- 14 2" CURB OPENING
- 15 HEIGHT CLEARANCE BAR (REF. ARCHITECTURAL PLANS)
- 16 ON-SITE DIRECTIONAL/THANK YOU SIGNAGE (REF. ARCHITECTURAL PLANS)
- 17 MENU BOARD (REF. ARCHITECTURAL PLANS)
- 18 BOLLARD (REF. ARCHITECTURAL PLANS)
- 19 DIRECTIONAL PAVEMENT MARKINGS (REF. ARCHITECTURAL PLANS)
- 20 SPEAKER POST (REF. ARCHITECTURAL PLANS)
- 21 MONUMENT SIGN (REF. ARCHITECTURAL PLANS)
- 22 TYPE 3 BARRICADE (SEE DETAIL, SHEET #####)
- 23 DOWELED-ON CURB (SEE DETAIL, SHEET #####)

- PROPOSED CONCRETE DRIVEWAY WITHIN COB R.O.W. (PER DETAIL, SHEET #####)
- PROPOSED 5" STANDARD DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- PROPOSED 7" TRASH DUMPSTER PADS WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- PROPOSED BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL PLANS FOR SURFACE FINISH, SEE GRADING ON SHEET C4.0)
- PROPOSED IRRIGATION SLEEVE (SEE NOTE 3)

- CONCRETE TO CONCRETE PAVEMENT CONNECTION (INCLUDING 2" SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)
- CONCRETE TO ASPHALT PAVEMENT CONNECTION (INCLUDING 2" SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)

- 100 EX. MAJOR CONTOUR
- 99 EX. MINOR CONTOUR

DATE

REVISIONS

No.

ALJLindsey

Civil Engineers
8885 N. Exempla Pkwy, Suite 200
Tulsa, Oklahoma 74117
T: 918.331.5955
F: 918.331.1526

Brett T. Hanrahan

LICENSED PROFESSIONAL ENGINEER
BRETT T. HANRAHAN
32096
OKLAHOMA
01 DECEMBER 2022

ALJ PROJECT NO.
617-22-CV1043

DATE: DEC. 2022

SCALE: 1"=20'

DRAWN BY: SAH

CHECKED BY: BTH

PAVING PLAN

SCOOTER'S COFFEE #696

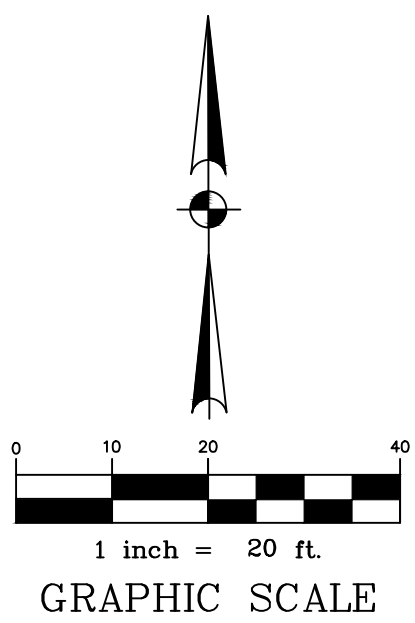
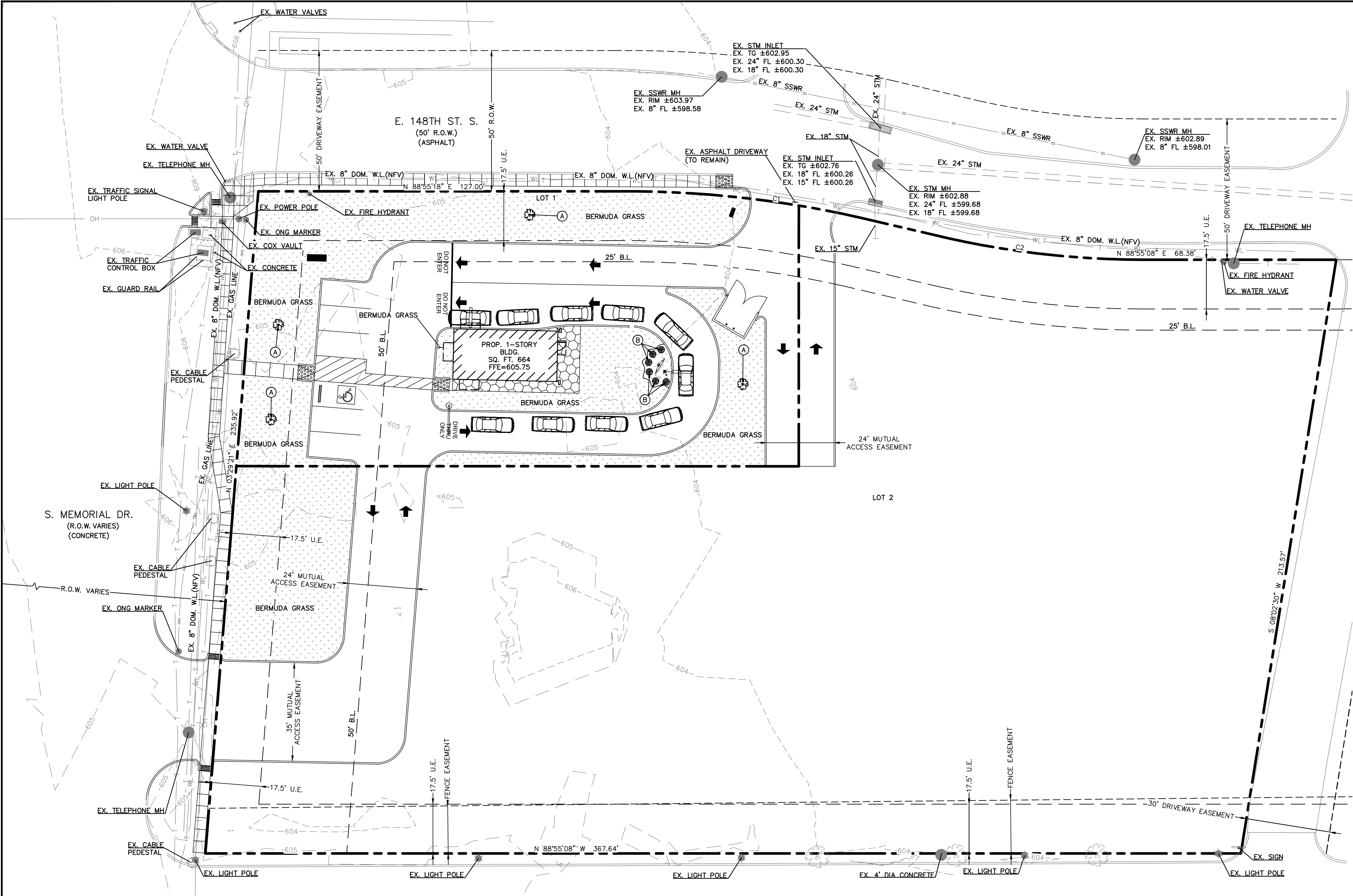
14801 SOUTH MEMORIAL ROAD

BIXBY, OKLAHOMA 47008

SHEET

C5.0

Page 30 of 83



LEGEND

- PROPOSED PARKING LOT /STREET TREES
- SHRUBS
- PROPOSED BERMUDA SOD

- LANDSCAPING NOTE:**
- IRRIGATION TO BE PROVIDED BY LANDSCAPING CONTRACTOR FOR ALL LANDSCAPED AREAS.
 - OWNER IS RESPONSIBLE FOR THE SURVIVAL OF ALL PLANT MATERIAL AND WILL REPLACE ANY DEAD PLANT MATERIAL.
 - ALL TREES SHALL BE INSTALLED AT LEAST 5 FEET FROM ANY WATER OR SANITARY SEWER LINE.
 - CONTRACTOR TO SEED ALL REMAINING DISTURBED AREAS AS PART OF THIS SCOPE. SEED MIXTURE OF METHOD OF ESTABLISHMENT PER CONTRACTOR. 95% GRASS COVERAGE REQUIRED.
 - CONTRACTOR TO COORDINATE WITH OWNER FOR COST EFFICIENT TREE PRESERVATION. IF ANY CONFLICT ARISES, CONTACT OWNER IMMEDIATELY.

CURVE TABLE			
CURVE	RADIUS	BEARING	CHORD
C1	276.88'	S 84°54'02" E	84.54'
C2	320.00'	S 84°49'21" E	69.77'

LARGE TREES					
MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
A		BALD CYPRESS	TAXODIUM DISTICHUM	4	65 GAL. - 100 GAL. 3" CAL. MIN.

SHRUBS					
MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
B		GREY OWL JUNIPER	JUNIPERS VIRGINIANA	6	5 GALLON MIN.

CALL BEFORE YOU DIG
OKIE ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL

OKIE ONE CALL SYSTEM
1-800-522-OKIE
1-800-522-6543

ALJLindsey
Civil Engineers
1885 N. Exchange Pkwy, Suite 200
Tulsa, OK 74107
281.301.5955
FRN F-11506

11 DECEMBER 2022

ALJ PROJECT NO.
617-22-CV-043
DATE: DEC. 2022
SCALE: 1"=20'
DRAWN BY: SAH
CHECKED BY: BTH

LANDSCAPE PLAN

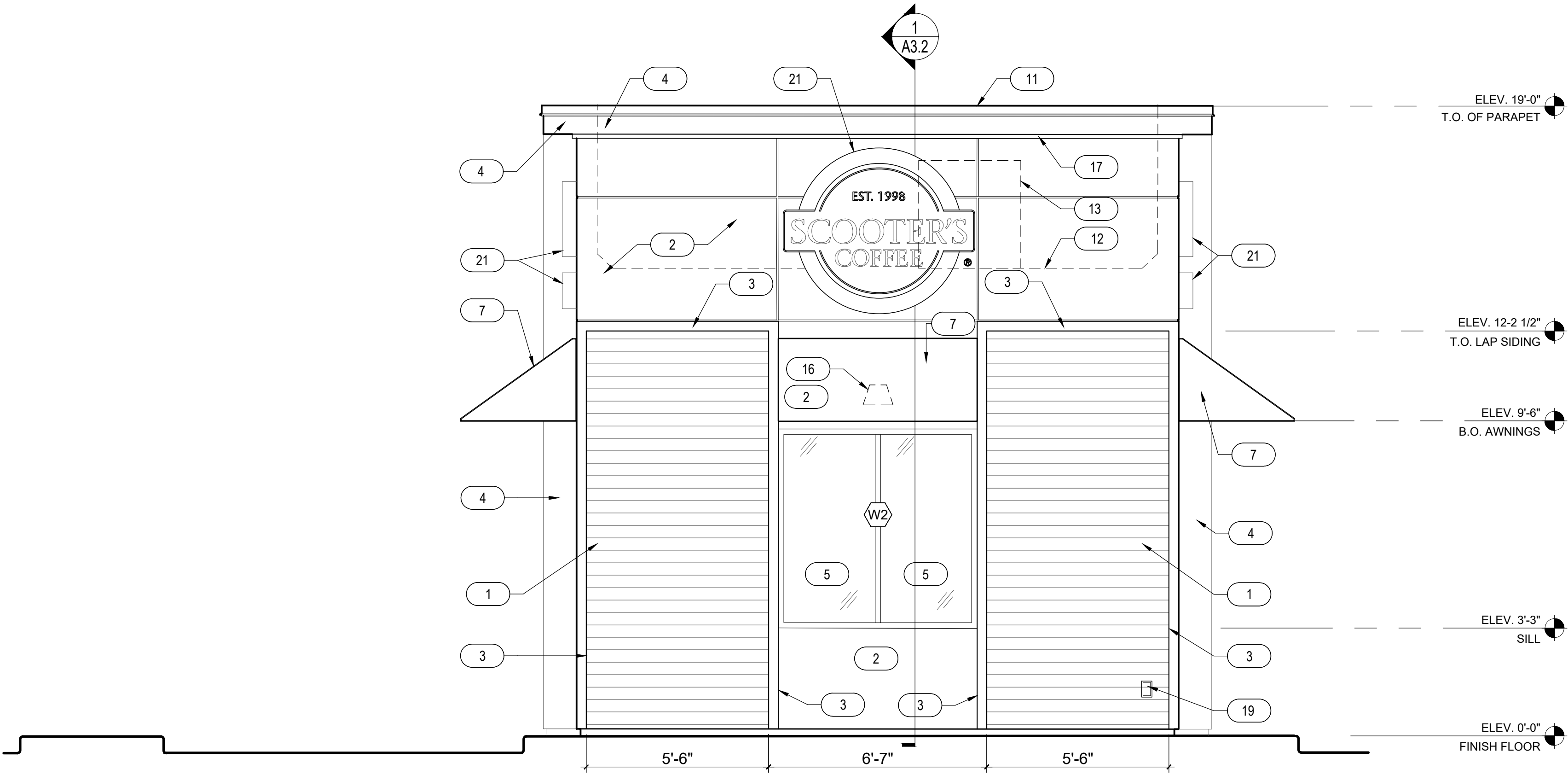
SCOOTER'S COFFEE #696
14801 SOUTH MEMORIAL ROAD
BIXBY, OKLAHOMA 47008

SHEET
L1.0

REVISIONS

DATE

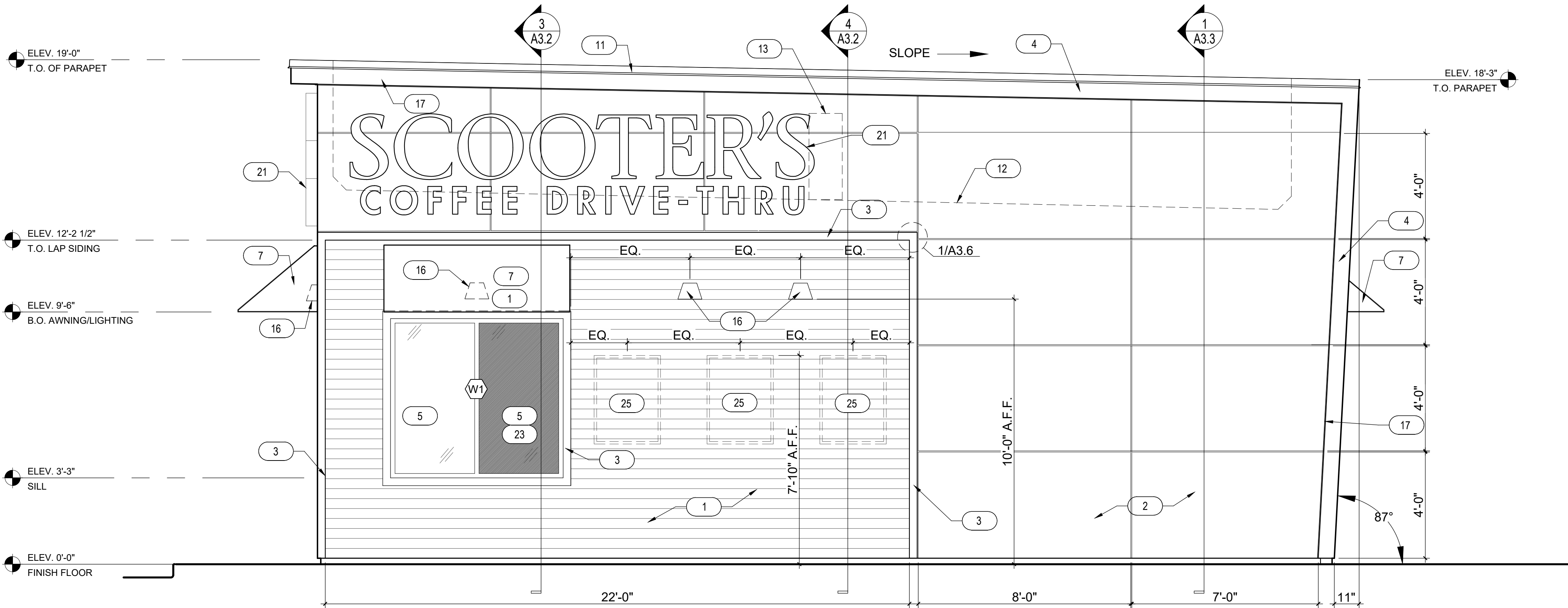
1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4". SEE HARDIE DETAIL SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM HZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A3.6 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. HARDIE BOARD TRIM ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. WIDE ANGLE PEEP HOLE, BY DOOR MANUFACTURER
10. NOT USED
11. 22 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. AIR CONDENSER, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY GC BLACK
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. PROPOSED SIGNAGE BY OTHERS, UNDER SEPARATE PERMIT
22. CONNECT DOWNSPOUTS TO UNDERGROUND PIPING, REF. CIVIL.
23. SPANDREL GLASS
24. NEW SECURITY CAMERA
25. CUSTOMER PROVIDED SIGN PANELS. PANELS TO BE MOUNTED TO FASCIA BY GC (WHEN PROVIDED) IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE)



1

FRONT EXTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



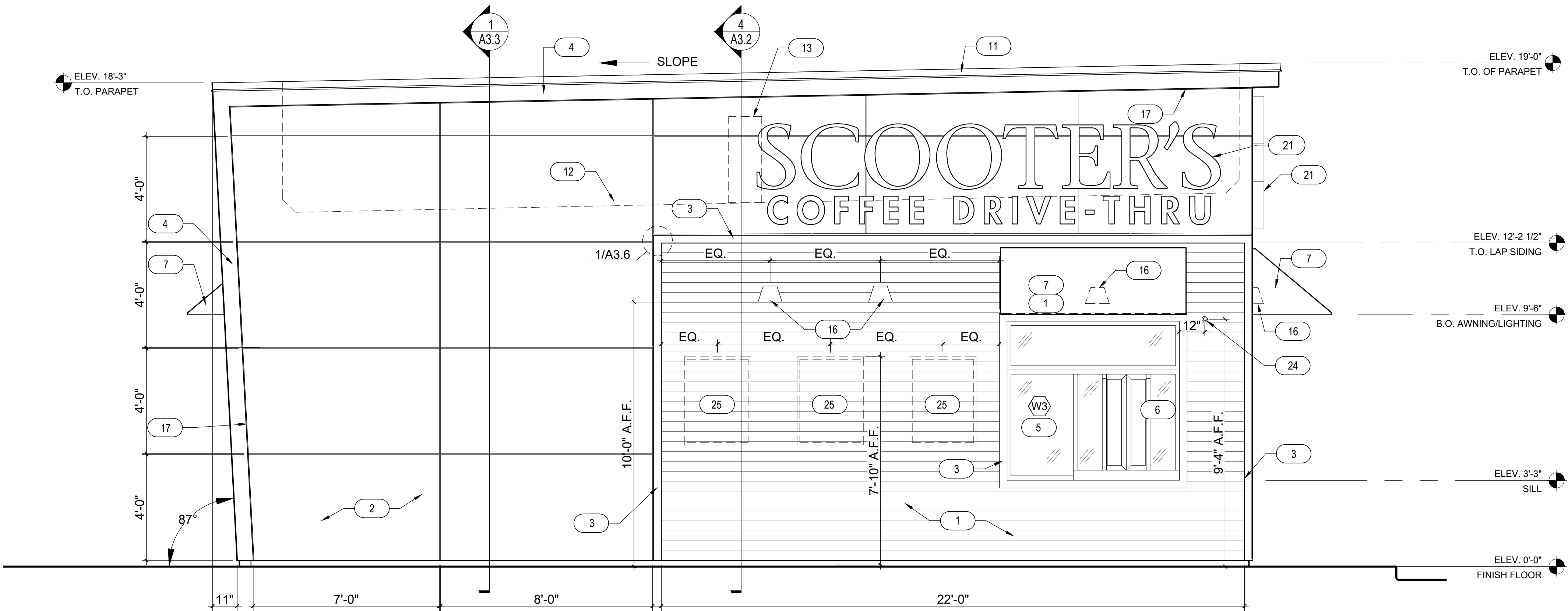
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SIDE EXTERIOR ELEVATIONS

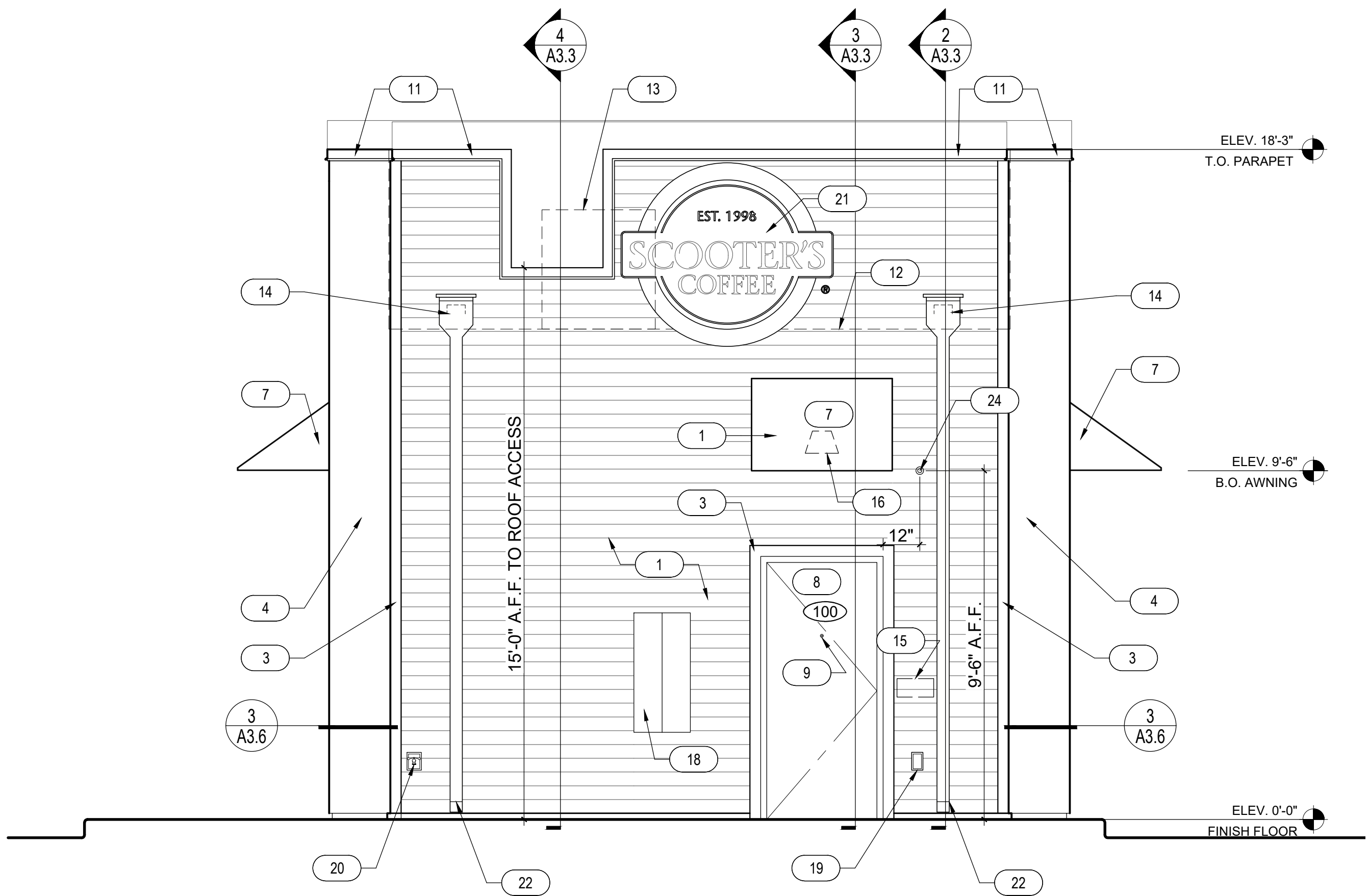
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KEYNOTES X

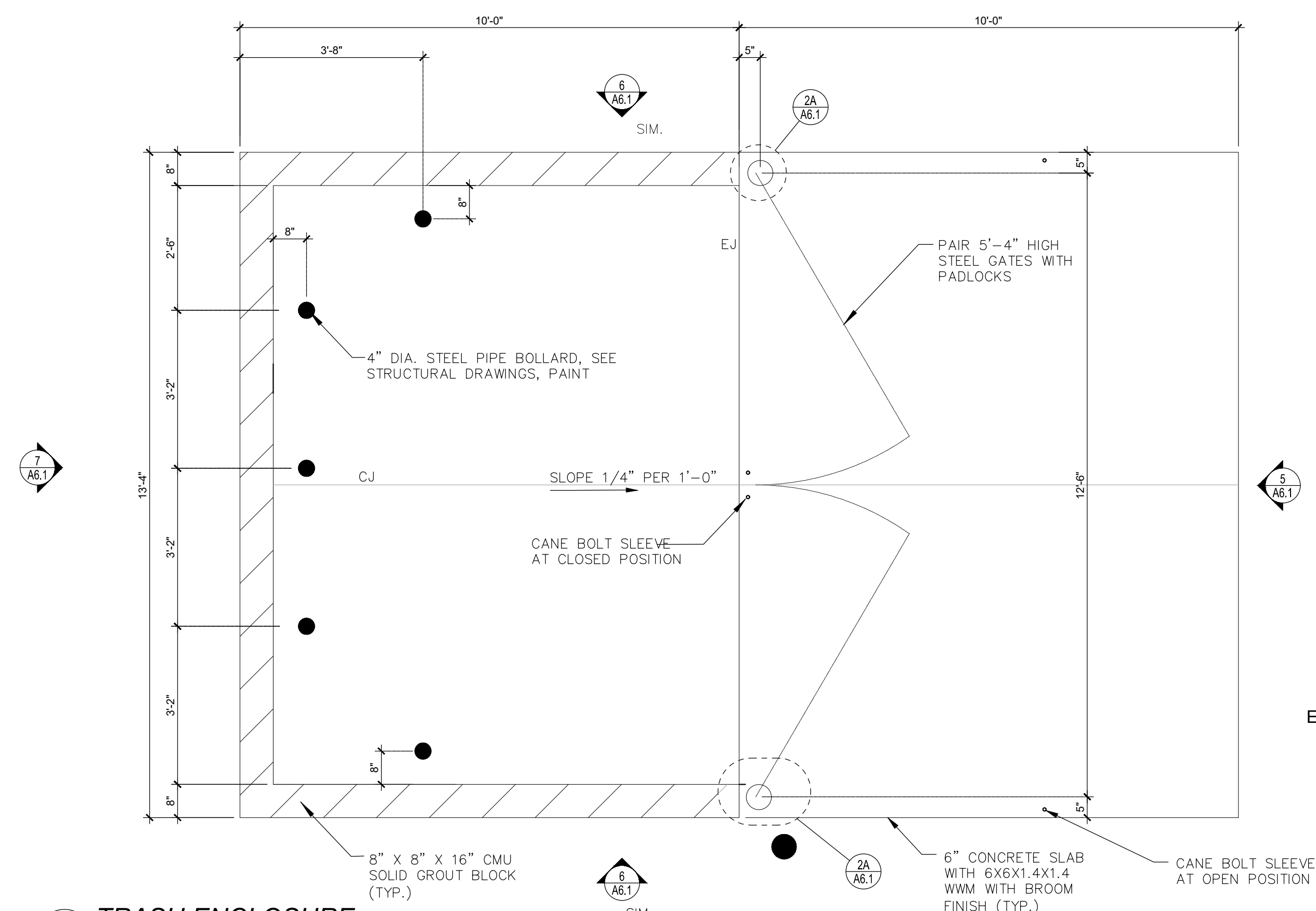
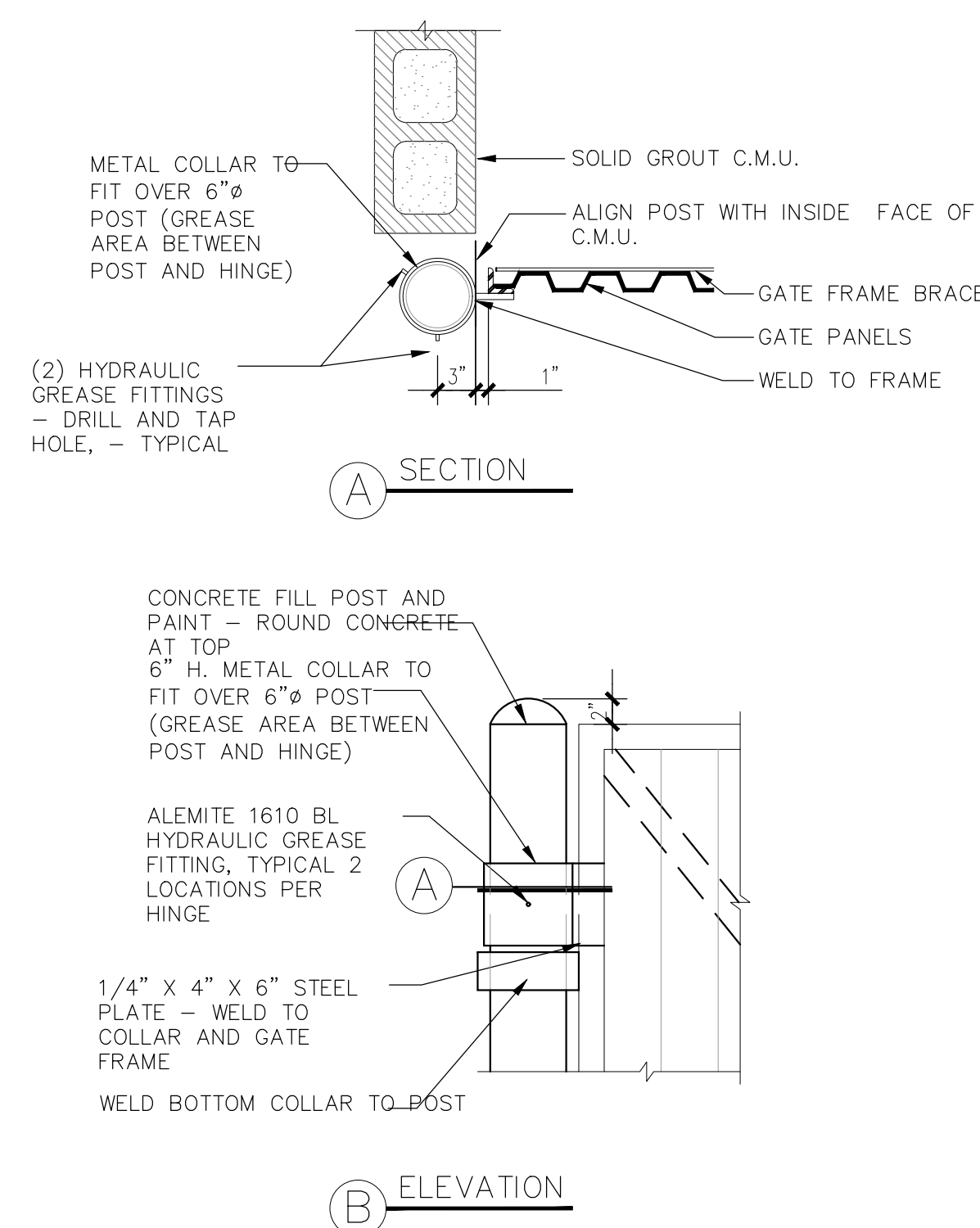
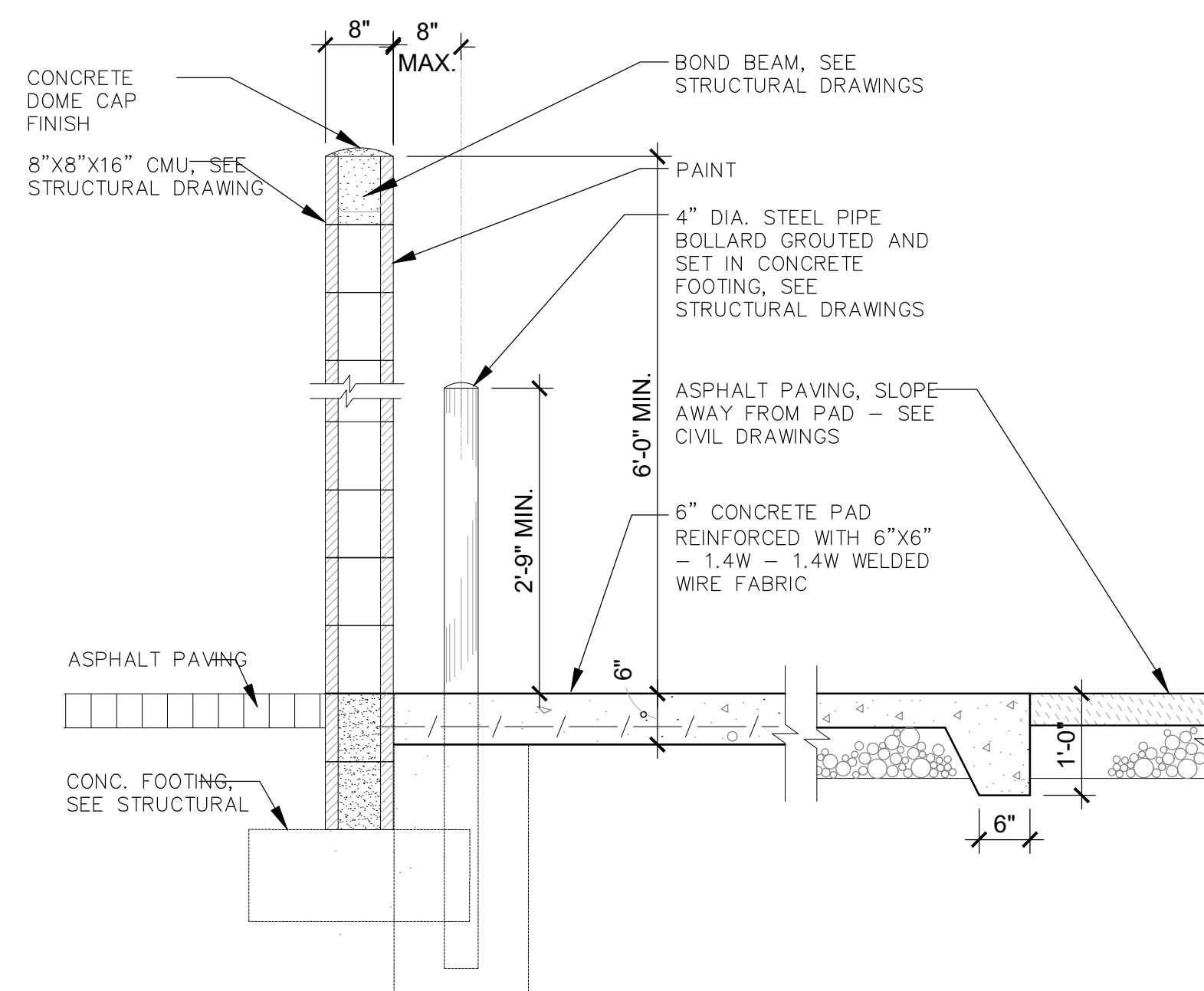
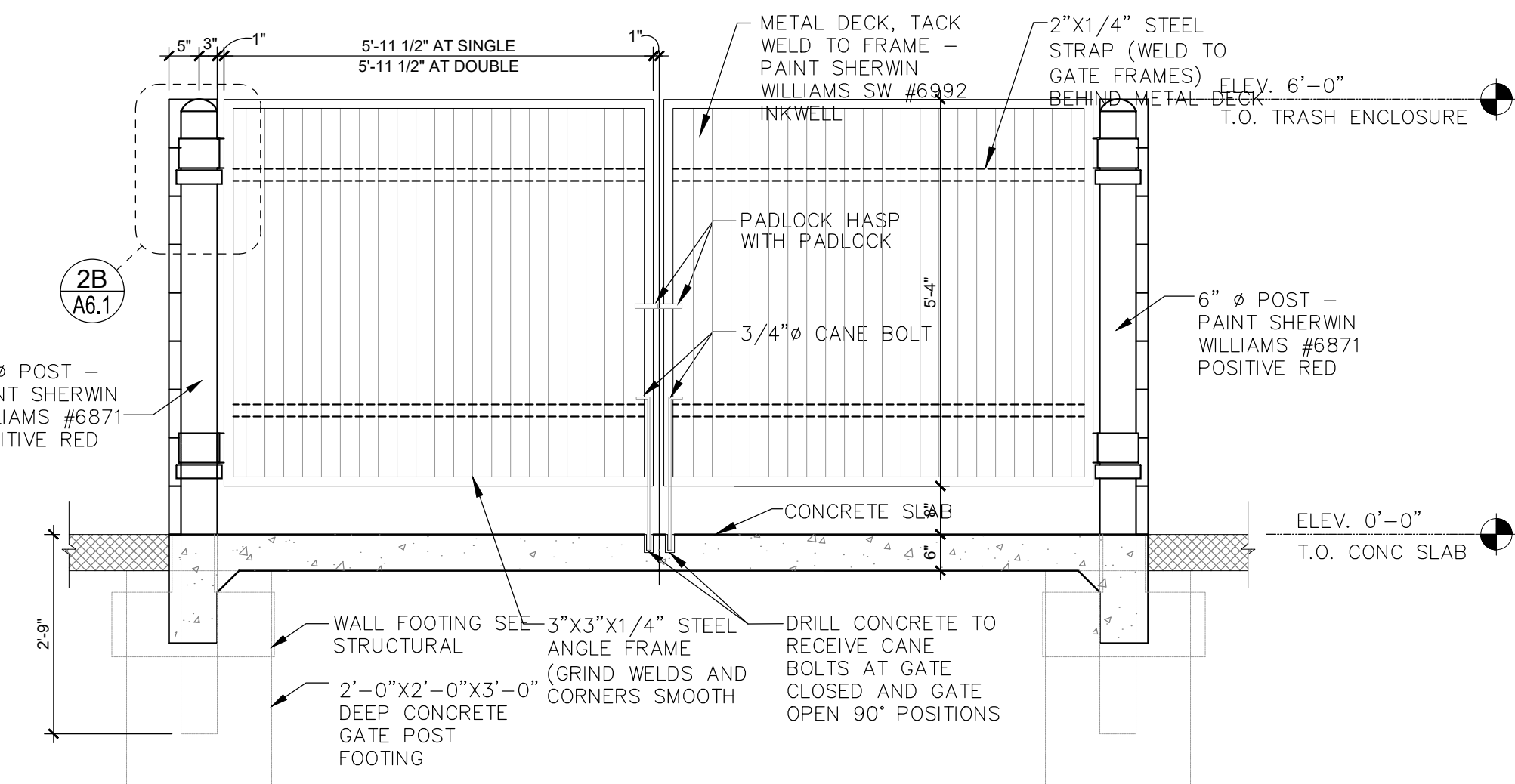
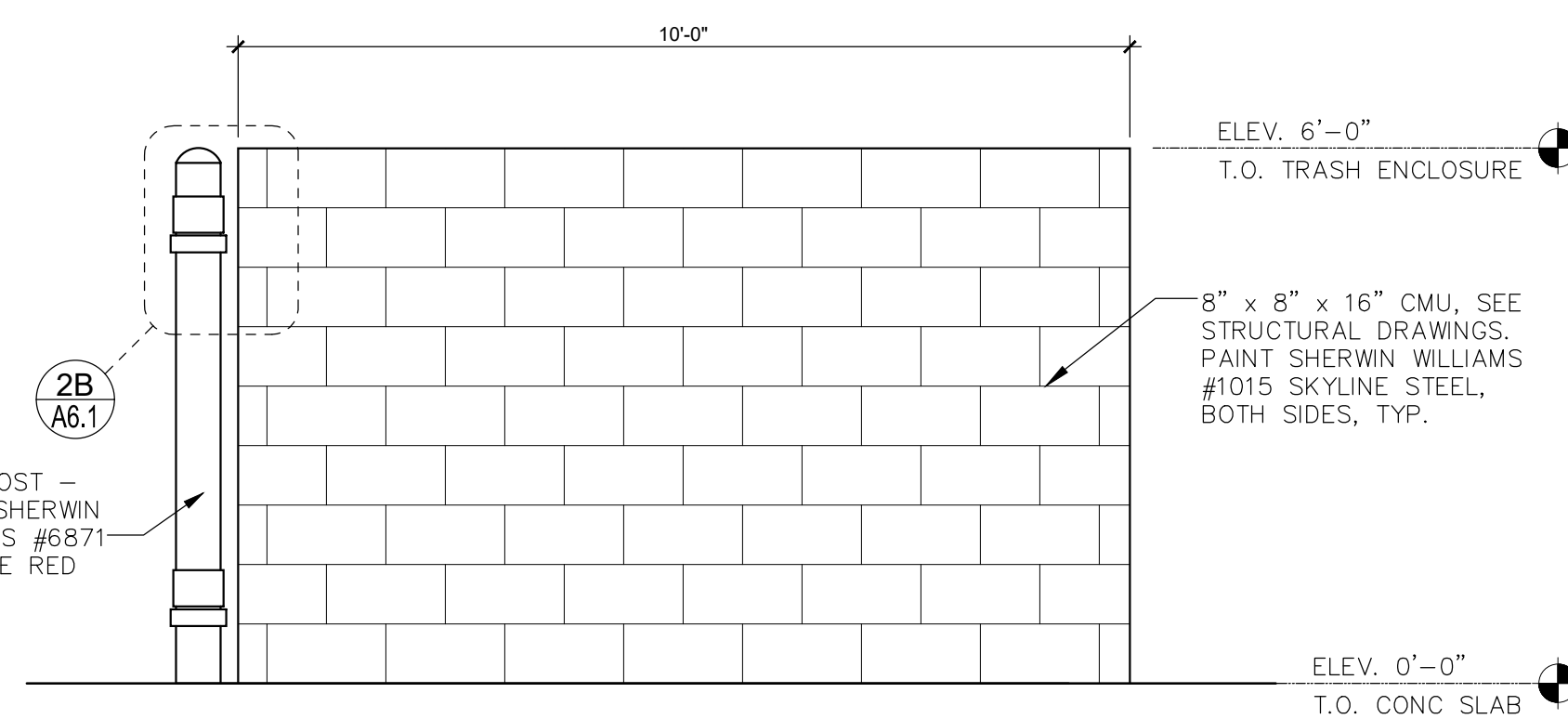
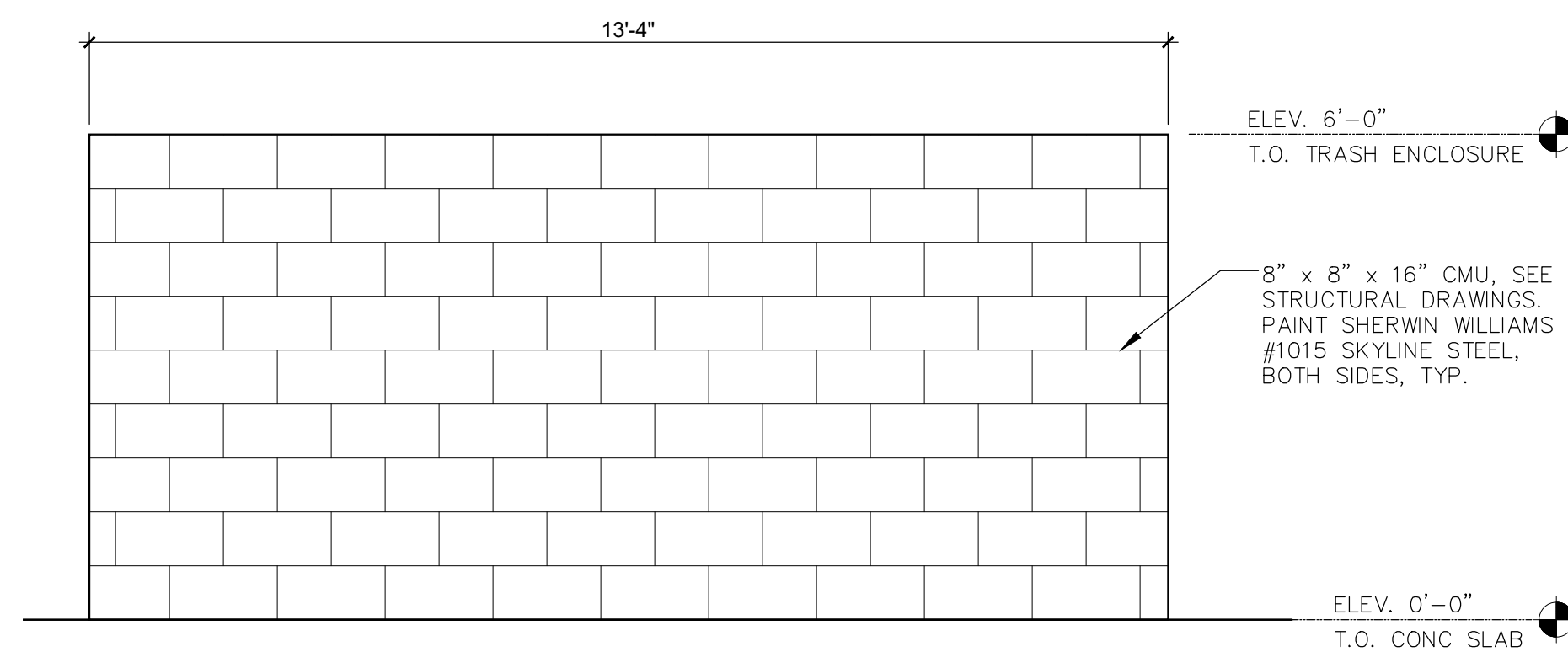
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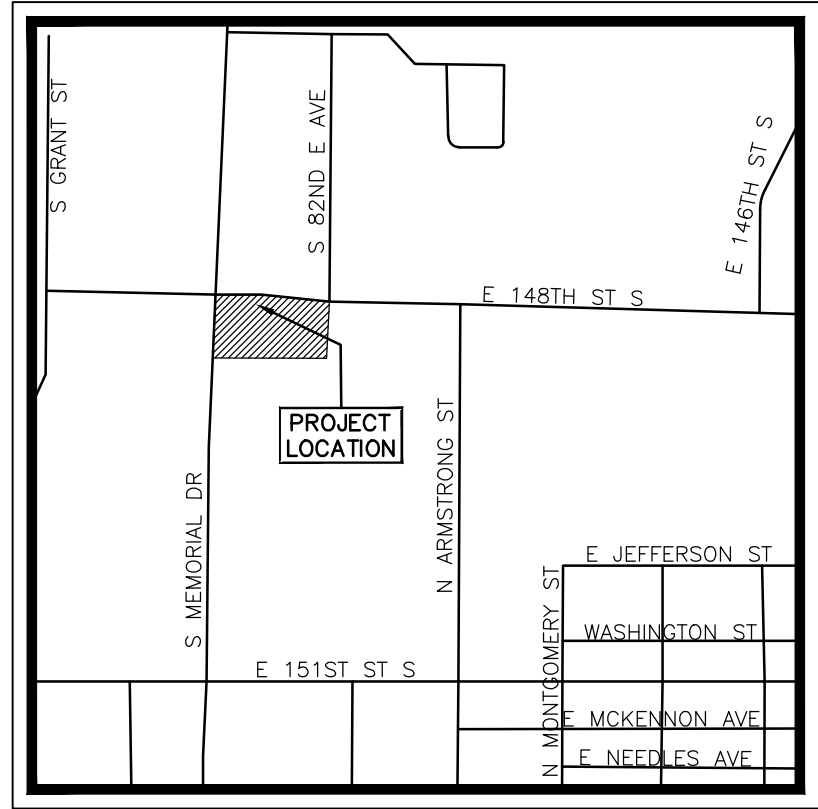
1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"







LOCATION MAP
N.T.S.

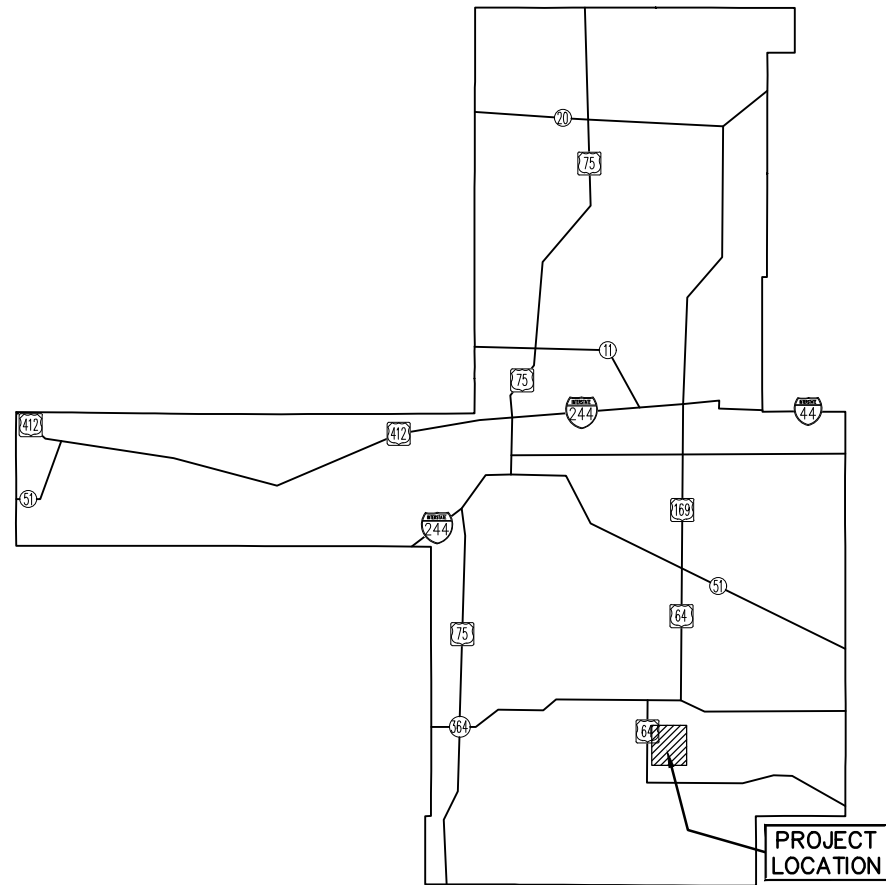
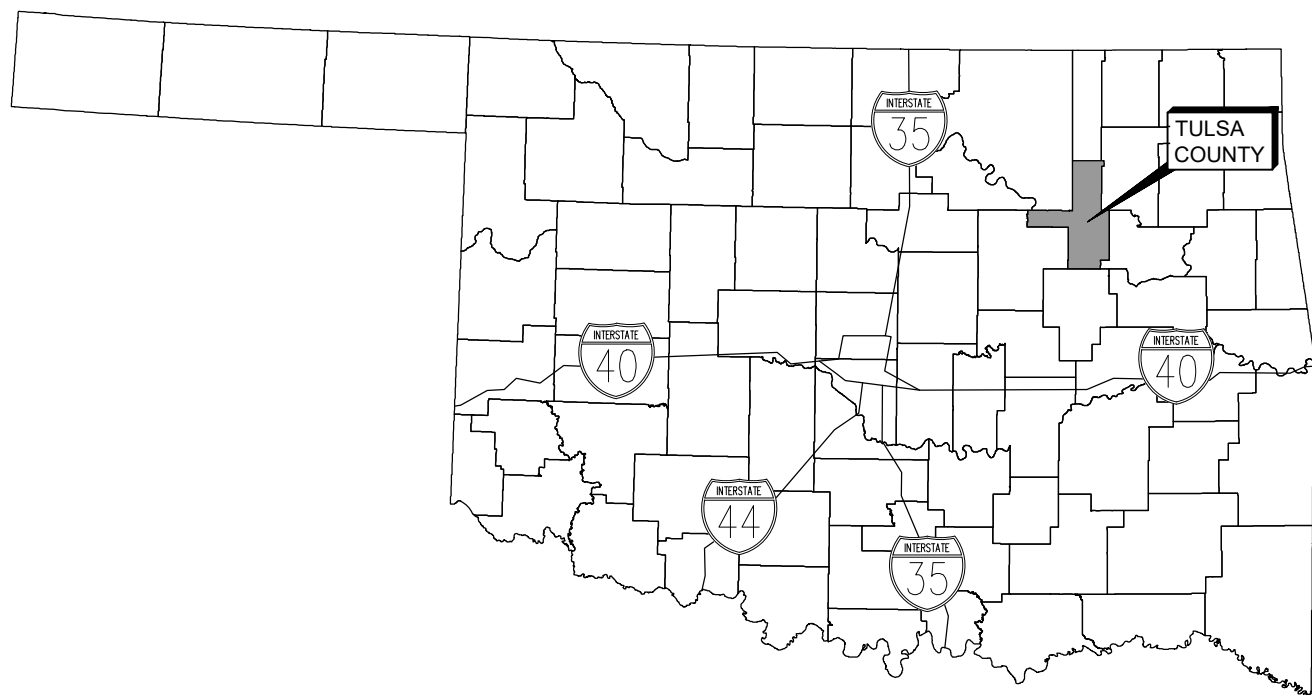
ZIP CODE: 74008

CIVIL PLANS FOR SCOOTER'S COFFEE #696

LOCATED AT

14801 SOUTH MEMORIAL ROAD

BIXBY, OKLAHOMA 74008



ACCORDING TO MAP NO. 40143C0434L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR TULSA COUNTY AND INCORPORATED AREAS, DATED OCTOBER 16, 2012, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X" & PARTIALLY SITUATED IN SHADED ZONE "AE"

PER LOMA CASE #21-06-1620A, DATED APRIL 23, 2021 SITE HAS BEEN REMOVED FROM SHADED ZONE "AE" AND SOLELY LIES WITHIN UNSHADED ZONE "X"

PLANS SUBMITTAL/REVIEW LOG

SUBMIT TO CITY OF BIXBY, ODOT
-ISSUE FOR PERMIT

12/01/2022

PROJECT TEAM:

ARCHITECT

CONQUEST DESIGN GROUP
ATTN: NITHU PHILLIP
14901 QUORUM DRIVE, SUITE 300
DALLAS, TEXAS 75254
972.239.8884

CIVIL ENGINEER

ALJ LINDSEY, LLC
18635 N. ELDRIDGE PKWY, SUITE 200
TOMBALL, TEXAS 77377
281.301.5955
CONTACT: BRETT HANRAHAN

DEVELOPER

SCOOTER'S COFFEE
10500 SAPP BROTHERS DR
OMAHA, NEBRASKA 68138
469.476.4750
CONTACT: ABBY HELI

INDEX OF SHEETS

CIVIL ENGINEERING (ALJ LINDSEY, LLC)

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	TOPOGRAPHIC SURVEY
C0.3	PLAT
C1.0	DEMOLITION PLAN
C1.1	DIMENSION CONTROL PLAN
C2.0	UTILITY PLAN
C2.1	8 INCH SSWR P&P
C3.0	DRAINAGE PLAN
C3.1	DRAINAGE CALCULATIONS
C4.0	GRADING PLAN
C5.0	PAVING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	CONSTRUCTION DETAILS (1 OF 5)
C7.1	CONSTRUCTION DETAILS (2 OF 5)
C7.2	CONSTRUCTION DETAILS (3 OF 5)
C7.3	CONSTRUCTION DETAILS (4 OF 5)
C7.4	CONSTRUCTION DETAILS (5 OF 5)
L1.0	LANDSCAPE PLAN



ALJ PROJECT NO.
617.22.C0403
DATE: DEC. 2022
SCALE: N/A
DRAWN BY: SAH
CHECKED BY: BTH

COVER SHEET

SCOOTER'S COFFEE #696
14801 SOUTH MEMORIAL ROAD
BIXBY, OKLAHOMA 74008

SHEET
C0.0

CALL BEFORE YOU DIG
OKIE ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
OKIE ONE CALL SYSTEM
1-800-522-OKIE
1-800-522-6543

- THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM AVAILABLE SURVEY INFORMATION AND/OR EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES MUST BE DETERMINED BY CONTRACTOR. IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A DISCREPANCY AND/OR CONFLICT IS DISCOVERED. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES. DURING CONSTRUCTION ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OWNING/OPERATING AUTHORITY, WITH NO COST TO THE CITY, COUNTY, PRIVATE UTILITY OWNERS, ENGINEER, OR THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES AND SHALL NOTIFY THE FOLLOWING AGENCIES 72 HOURS PRIOR TO EXCAVATING OR AUGERING NEAR EXISTING FACILITIES.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, CONTRACTOR IS TO ACQUIRE ALL REQUIRED CONSTRUCTION PERMITS FROM APPROPRIATE AUTHORITIES. CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITY LINES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
- THE ENGINEER AND THE CITY/COUNTY OR MUD SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING UTILITY LINES.
- NO CONNECTIONS SHALL BE MADE TO EXISTING PUBLIC WATER LINES OR PUBLIC SANITARY SEWERS UNTIL ALL PROPOSED WATER OR SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED (AS REQUIRED) AND APPROVED BY THE APPROPRIATE AUTHORITIES.
- HORIZONTAL AND VERTICAL INFORMATION REGARDING UTILITY CONNECTIONS TO PROPOSED BUILDINGS ON THIS SET OF PLANS TERMINATE AT FIVE (5) FEET FROM THE NEAREST BUILDING WALL.
- ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
- ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- OVERHEAD LINES EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.
- CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ALL REGULATIONS OF UTILITY COMPANIES CONCERNING SAFETY AND HEALTH PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY/COUNTY STANDARDS, OKLAHOMA STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
- PRIOR TO THE START OF CONSTRUCTION, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF INTENT" (N.O.I.) AND ANY ADDITIONAL INFORMATION REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). UPON COMPLETION OF THE PROJECT, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF TERMINATION" (N.O.T.).
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION
- CONTRACTOR SHALL REMOVE ALL MUD, DIRT, AND DEBRIS DEPOSITED OR DROPPED ON THE EXISTING ROADWAY AT THE END OF EACH WORK DAY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC OR OTHERWISE PRESENTS A SAFETY CONCERN, SHALL BE REMOVED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL REGULATIONS RELATED TO STORM WATER POLLUTION AND QUALITY. REFER TO EROSION CONTROL PLAN.
- CONTRACTOR SHALL REESTABLISH ALL TURF DISTURBED DURING CONSTRUCTION TO ACCEPTABLE OPERATING CONDITION, AS DETERMINED BY OWNER AND/OR REGULATORY AGENCIES.
- CONTRACTOR SHALL MAINTAIN A WORKSITE FREE OF TRASH AND DEBRIS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES. NO TREE SHALL BE REMOVED OR ALTERED WITHOUT WRITTEN PERMISSION FROM OWNER OR ENGINEER. EQUIPMENT OR MATERIALS SHALL NOT BE STAGED UNDER THE DRIP LINE OF EXISTING TREES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SET OF "AS BUILT" PLANS FOR ALL WORK PERFORMED ON AND OFF SITE. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM ORIGINAL PLANS TO THE OWNER AND THE ENGINEER.
- ALL TRAFFIC CONTROL AND WARNING SIGNS SHALL BE IN ACCORDANCE WITH OKLAHOMA SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL SIDEWALKS, RAMPS, AND HANDRAILS TO MEET OR EXCEED CITY/COUNTY AND ADA REQUIREMENTS.
- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY/COUNTY RULES AND REGULATIONS, CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DETAILS.
- ALL EXCESS SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.
- AT THE END OF ALL CONSTRUCTION PROJECTS, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES, TO EQUAL TO BETTER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING LANDSCAPING AND IRRIGATION. NO SEPARATE PAY.
- PRIOR TO SUBMITTAL OF BID OR PROPOSAL, CONTRACTOR SHALL VISIT PROJECT SITE AND BECOME FAMILIAR WITH THE PROJECT AND THE EXISTING CONDITIONS ON THE SITE. NO ADDITIONAL CONSIDERATION WILL BE GIVEN FOR ADDITIONAL WORK CAUSED BY FIELD CONDITIONS VISIBLE ON SITE DURING BIDDING BUT NOT SHOWN ON THESE PLANS.
- THERE WILL BE NO SEPARATE PAYMENT FOR WORK SHOWN ON THESE PLANS, UNLESS SPECIFICALLY ESTABLISHED IN THE BID SECTION OF THE CONTRACT DOCUMENTS. INCLUDE COST OF SAME TO WHICH THIS WORK IS A COMPONENT PART.
- IN THE EVENT OF A DISCREPANCY WITHIN THESE PLANS, OR BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE MOST CONSERVATIVE CRITERIA SHALL APPLY.
- ALL UTILITY TRENCHES BELOW PROPOSED OR FUTURE PAVING SHALL BE BACKFILLED WITH CEMENT SAND.
- UTILITY TRENCHES ARE A COMMON SOURCE OF WATER INFILTRATION AND MIGRATION. ALL UTILITY TRENCHES THAT PENETRATE BENEATH THE BUILDING SHOULD BE EFFECTIVELY SEALED TO PREVENT WATER INFILTRATION AND FLOW THROUGH THE TRENCHES THAT COULD MIGRATE BELOW THE BUILDING. WE RECOMMEND CONSTRUCTING AN EFFECTIVE CLAY "TRENCH PLUG" THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHOULD CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOILS OPTIMUM WATER CONTENT. THE CLAY FILL SHOULD BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS IN THIS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY TIE IN LOCATIONS FOR MATERIAL, SIZE, ELEVATION, AND FIELD CONDITIONS. IN THE EVENT THE PLANS DO NOT REPRESENT FIELD CONDITIONS, THE CONTRACTOR IS TO CONTACT THE ENGINEER AND OWNER IMMEDIATELY AND PRIOR TO PERFORMING ANY WORK.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO CONFIRM POSSESSION OF LATEST DRAWINGS, INCLUDING ANY REVISIONS. IF THE DRAWINGS ARE NOT LABELED AS "CONSTRUCTION SET" ON THE COVER PAGE, CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY.
- CONTRACTOR TO OBTAIN ALL PERMITS. OWNER WILL PROVIDE PAYMENT AS NECESSARY AND REQUESTED BY CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND OPERATION FOR ANY AND ALL TRAFFIC CONTROL MEASURES AS REQUIRED BY REGULATING AGENCIES OR FOR THE SAFE EXECUTION OF THE WORK SHOWN WITHIN THESE CONSTRUCTION DOCUMENTS. NO SEPARATE PAY.

1. STORM SEWER PIPE USED FOR CONNECTION TO STORM SEWER IN PUBLIC RIGHT-OF-WAY OR CONSTRUCTED WITHIN PUBLIC EASEMENTS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINTS PER ASTM C-443 AND SHALL EXTEND TO FIRST PRIVATE INLET OR MANHOLE. ALL OTHER PRIVATE STORM SEWER MAY BE SELECTED PER THE FOLLOWING CRITERIA:
 - A. CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) (4 INCHES TO 48 INCHES IN DIAMETER): AASHTO M 294, DUAL WALL WITH WATER TIGHT (ASTM D3212) BELL-TO-BELL COUPLER, TRADE NAME N-12 BY ADS OR EQUAL
 - B. POLYALLYL CHLORIDE (PVC) CORRUGATED PIPE WITH AN INTERIOR PER AASHTO M 2949 (4 INCHES TO 36 INCHES (102-MM TO 914-MM)) WITH ELASTOMERIC GASKET JOINTS, TRADE NAME A-2000 BY CONTECH OR EQUAL
 - C. STEEL REINFORCED HIGH-DENSITY POLYETHYLENE (HDPE) (24 INCHES TO 48 INCHES IN DIAMETER): AASHTO M 294, HIGH PERFORMANCE JOINTS (ASTM D3212), TRADE NAME DUREMAXX OR EQUAL
 - D. REINFORCED CONCRETE PIPE (RCP): ASTM C76, CLASS III WITH O-RING RUBBER GASKET JOINTS PER ASTM C-443
2. STORM SEWERS IN PUBLIC R.O.W. OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF BIXBY STANDARD CONSTRUCTION SPECIFICATIONS FOR STORM DRAINAGE INCLUDING ALL CURRENT AMENDMENTS THERETO. ALL STORM SEWER ON PRIVATE PROPERTY SHALL BE CONSTRUCTED PER SPECIFICATIONS AND DETAILS IN THESE DRAWINGS AND IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS.
3. ALL SEWERS UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1/2" SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. CEMENT STABILIZED SAND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C33, LATEST EDITION
4. TRENCH BACKFILL SHALL BE SUITABLE EARTH MATERIAL PLACED IN 8" HIFT LIFTS, WITH TESTS TAKEN AT 100 FOOT INTERVALS ON EACH LIFT. BACKFILL TO BE MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D-698/AASHTO 199). MOISTURE CONTENT OF BACKFILL SHALL BE WITHIN PARAMETERS ESTABLISHED BY THE PROCTOR TEST.
5. PROPOSED PIPE STUB-OUTS ARE TO BE PLUGGED WITH 8" BRICK WALLS, UNLESS OTHERWISE NOTED.

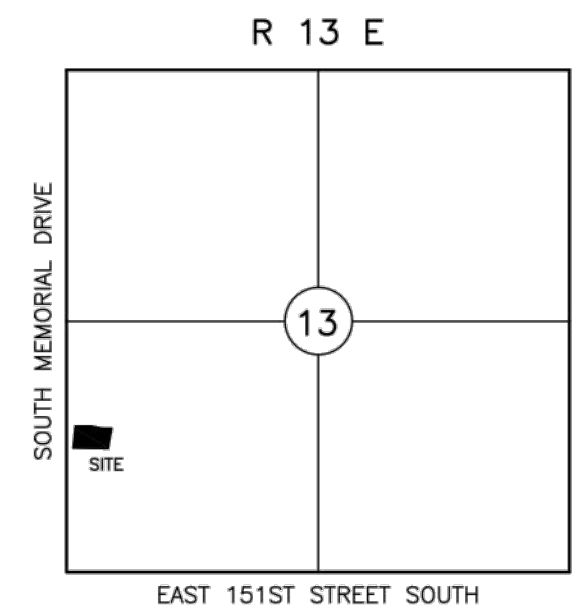
3. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF BIXBY AND DEQ REGULATIONS, STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
4. 4" THRU 12" WATER LINES SHALL BE P.V.C. CLASS 150, DR-18, AWWA C-900 AND 1" THRU 3" WATER LINES SHALL BE PVC SCHEDULE 40. 4" THRU 54" D.I.P. WATER LINES SHALL BE AWWA C151 (ANSI A21.51) AND DOUBLE WRAPPED IN 8-MIL POLYETHYLENE. PIPE SHALL BE LINED IN ACCORDANCE WITH AWWA C104 (ANSI A21.4).
5. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. WHERE PREVENTING MOVEMENT OF 16" OR GREATER PIPE IS NECESSARY DUE TO THRUST, USE RESTRAINED JOINTS.
6. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
7. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER DEQ REGULATIONS.
8. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
9. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C-651 AND THE OKLAHOMA STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EACH 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.
10. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.
11. 4" THRU 12" FITTINGS SHALL BE CEMENT MORTAR LINED COMPACT DUCTILE IRON PRESSURE FITTINGS PER ANSI A21.53, OR PUSH ON FITTINGS PER ANSI A21.10 PRESSURE RATED AT 250 PSIG.
12. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST CITY OF BIXBY AND DEQ REQUIREMENTS. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.
13. ALL WATER LINES TO HAVE 5' MINIMUM COVER TO FINISHED GRADE AND MINIMUM 12" CLEAR TO OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER 8" DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.
14. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAP (OR OTHERWISE EFFECTIVELY COVER) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.
15. ALL FIRE LINES TO BE DESIGNED, INSTALLED AND TESTED PER NPFA REGULATIONS.

1. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF BIXBY AND DEQ CRITERIA AND BE SUBJECT TO A REQUIRED FIELD TESTING. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF SEWER LINE INCLUDED IN THE PROJECT.
2. SANITARY SEWER PIPE USED FOR CONNECTION TO SEWER IN PUBLIC RIGHT-OF-WAY SHALL BE C900 P.V.C. PIPE MEETING ASTM SPECIFICATION D3034 WITH RUBBER GASKET JOINTS. ALL OTHER PRIVATE SANITARY SEWER PIPE MATERIAL SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - A) POLYVINYL CHLORIDE (PVC) SCHEDULE 40 TO BE USED FOR PIPE SIZES 6 INCHES AND SMALLER.
 - B) STANDARD DIMENSION RATIO (SDR) 35 PVC OR 26 PVC CAN BE USED FOR PIPE SIZES 8 INCHES AND LARGER. SEE NOTE 6 BELOW REGARDING SDR 26 FITTINGS.
3. ALL SANITARY SEWERS AND WATER LINES CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BIXBY AND DEQ REGULATIONS.
4. ALL SANITARY SEWER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE
5. SANITARY SEWER MANHOLE RIMS OUTSIDE OF PROPOSED PAVING WILL BE SET 3"- 6" ABOVE THE SURROUNDING LEVEL FINISHED GRADE AFTER PAVING AND GRADING OPERATIONS.
6. SDR 26 P.V.C. PIPE USES "FULL BODIED" SDR 26 P.V.C. FITTINGS OR D.I.P. FITTINGS WITH APPROPRIATE ADAPTERS. AWWA C-900 DR-18 P.V.C. PIPE USES EITHER AWWA C500 DR-18 P.V.C. FITTINGS OR D.I.P. FITTINGS.
7. DEFLECTION TEST: DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID SEWER PIPE BETWEEN MANHOLES. SERVICE LEADS SHALL NOT BE TESTED. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. THE DEFLECTION TEST SHALL USE A RIGID 7-SIDED MANDEREL, WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING IS ALLOWED.
8. NO CONNECTIONS SHALL BE MADE TO THE EXISTING SANITARY SEWER LINES UNTIL ALL PROPOSED SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED AND APPROVED BY THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING SEWER LINES.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COUNTY AT LEAST 48 HOURS PRIOR TO PRESSURE AND DEFLECTION TEST ON ALL SANITARY LINES.
10. ALL SEWER LINES ENTERING A MANHOLE AT A FLOWLINE HIGHER THAN 3.0' OR 36" ABOVE THE MANHOLE INVERT MUST BE PROVIDED WITH A DROP PIPE OUTSIDE OF THE MANHOLE.

1. CONTRACTOR SHALL CALL THE KLAHOMA OKIE811 AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE TO THESE FACILITIES.
2. CONTRACTOR SHALL INSTALL LONG SWEEPS FOR DRY UTILITY CONDUITS WHERE A BEND IS GRAPHICALLY SHOWN.

SHEET C0.1	SCOOTER'S COFFEE #696 14801 SOUTH MEMORIAL ROAD BIXBY, OKLAHOMA 47008	GENERAL NOTES	ALJ PROJECT NO: 617-22-CV-043 DATE: DEC. 2022 SCALE: N/A DRAWN BY: SAH CHECKED BY: BTH	 Brett T. Hanrahan ALJLindsey Civil Engineers 14801 South Memorial Hwy., Suite 200 Tomball, TX 77375 281.301.6595 P/N F-11266	No.	REVISIONS	DATE
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TOPOGRAPHIC SURVEY
C0.2



NTS

LEGEND

- U/E UTILITY EASEMENT
CB CHORD BEARING
RCB REINFORCED CONCRETE BOX
RCP REINFORCED CONCRETE PIPE
M/P METER POINT
GUY ANCHOR
FIRE HYDRANT
GAS METER
GAS SERVICE
GAS VALVE
TELEPHONE PEDESTAL
TELEPHONE SERVICE
CABLE PEDESTAL
ELECTRIC SERVICE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER
TC TOP OF CURB
G GUTTER
TR TOP OF RIM
TG TOP OF GRATE
FL FLOWLINE
- IRRIGATION CONTROL BOX
TRAFFIC SIGNAL BOX
AIR CONDITIONER UNIT
CLEAN OUT
SEWER MANHOLE
GUARD POST
ROOF DRAIN
SIGN
CONCRETE
ASPHALT
SINGLE GRATE DROP INLET
DOUBLE GRATE DROP INLET
FENCE LINE
GUY ANCHOR
OVERHEAD UTILITIES
SANITARY SEWER LINE
STORM SEWER LINE
BENCHMARK
- BEFORE YOU DIG,
CALL OKIE FOR
LOCATION OF
UNDERGROUND UTILITIES.
DIAL 811

ALTA/NSPS LAND TITLE
& TOPOGRAPHIC SURVEY

OF:

LOT ONE (1), BLOCK THREE (3), BISHOP MARKET SQUARE ADDITION, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6896.

INSTRUMENT NOTES

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AMERICAN SECURITY TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 2201766, DATED MARCH 02, 2022 THE ITEMS FROM SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- (8) ALL MATTERS SET FORTH IN PLAT OF BISHOP MARKET SQUARE RECORDED IN PLAT #6896 DO AFFECT THE SUBJECT PROPERTY AS SHOWN.
- (9) BUILDING LINES AND UTILITY EASEMENTS ACROSS SUBJECT PROPERTY AS SHOWN ON PLAT DO AFFECT THE SUBJECT PROPERTY AS SHOWN.
10. EASEMENT IN FAVOR OF STATE OF OKLAHOMA RECORDED IN BOOK 1284, PAGE 576 DO NOT AFFECT THE SUBJECT PROPERTY.
11. UTILITY EASEMENT IN FAVOR OF THE PUBLIC RECORDED IN BOOK 4732, PAGE 30 DO NOT AFFECT THE SUBJECT PROPERTY.
12. UTILITY EASEMENT IN FAVOR OF THE PUBLIC RECORDED IN BOOK 5840, PAGE 692 DOES NOT AFFECT THE SUBJECT PROPERTY.
13. EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA RECORDED IN BOOK 1311, PAGE 445 DO NOT AFFECT THE SUBJECT PROPERTY.
- (14) UTILITY EASEMENT IN FAVOR OF CITIZENS SECURITY BANK & TRUST COMPANY RECORDED IN DOC. #2007139733 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
15. CONSERVANCY DISTRICT NO. 25 CREATED IN THE DISTRICT COURT OF TULSA COUNTY CASE NO. 98918 IN DECREE RECORDED IN BOOK 3053, PAGE 467 INCLUDES THE SUBJECT PROPERTY, IS BLANKET IN NATURE.
16. CONSERVANCY DISTRICT NO. 23 CREATED IN THE DISTRICT COURT OF TULSA COUNTY CASE NO. 98272 IN DECREE RECORDED IN BOOK 3103, PAGE 610 DOES COVER THE SUBJECT PROPERTY, IS BLANKET IN NATURE.
- (17) FENCE EASEMENT IN FAVOR OF CITIZENS SECURITY BANK & TRUST COMPANY RECORDED IN DOC. # 2007139734 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- (18) EASEMENT FOR ROADWAY RECORDED IN DOC. # 2007139735 DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS SHOWN FOR INFORMATION PURPOSES ONLY.
- (19) EASEMENT AGREEMENT IN FAVOR OF CITY OF BIXBY RECORDED IN DOC. 03068295 DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS SHOWN FOR INFORMATION PURPOSES ONLY.
20. GENERAL UTILITY EASEMENT IN FAVOR OF THE PUBLIC RECORDED IN DOC. # 2008079931 DO NOT AFFECT THE SUBJECT PROPERTY.
21. DEED OF DEDICATION RECORDED IN DOC. # 2008079932 DO NOT AFFECT THE SUBJECT PROPERTY.
22. EASEMENT IN FAVOR OF CITY OF BIXBY RECORDED IN DOC. # 2011033417 DO NOT AFFECT THE SUBJECT PROPERTY.

GENERAL NOTES

INVOICE NO. STK 22-108337

BASIS OF BEARINGS ARE THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011).

PLAT = RECORDED PLAT COURSE.
CALC = CALCULATED COURSE.

THE PROPERTY DESCRIBED HEREON CONTAINS 1.95 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON CONTAINS 0 MARKED PARKING SPACES.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE SUBJECT TRACT LIE WITHIN ZONE X SHADED DEFINED AS 'AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD'; AND ZONE AE DEFINED AS 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.'; ALL AS SHOWN ON FIRM MAP PANEL NUMBER 401430434L WITH AN EFFECTIVE DATE OF 10/16/2012.

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM BASED ON ADS MONUMENT TC01 A 2-INCH BRASS DISK SET IN BRIDGE ABUTMENT. ESTABLISHED USING A TRIMBLE R10 ON RTK NETWORK.

THE PROPERTY DESCRIBED HEREON HAS INGRESS/EGRESS FROM SOUTH MEMORIAL DRIVE AND EAST 148TH STREET SOUTH (DEDICATED PUBLIC RIGHTS-OF-WAY) AND A DRIVEWAY EASEMENT ON THE EAST PROPERTY LINE.

VISIBLE UTILITIES ARE SHOWN. THERE MAY BE OTHERS THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN. BEFORE DIGGING, CONTACT OKIE811 NO MORE THAN TEN (10) DAYS NOR LESS THAN FORTY-EIGHT (48) HOURS, EXCLUDING THE DATE OF NOTIFICATION, SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS.

SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE DATE SHOWN HEREON.

SURVEYOR DID NOT OBSERVE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ADDRESS: 14801 S MEMORIAL DR., BIXBY, OK

BENCHMARKS

1. BENCHMARK DESC: MAG NAIL W/WASHER TOP OF CURB
N: 352259.07
E: 2594119.08
ELEVATION: 605.15
2. BENCHMARK DESC: MAG NAIL W/WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION: 605.89
3. ADS MONUMENT TC01: 2" BRASS DISK SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION: 601.85

REVISIONS

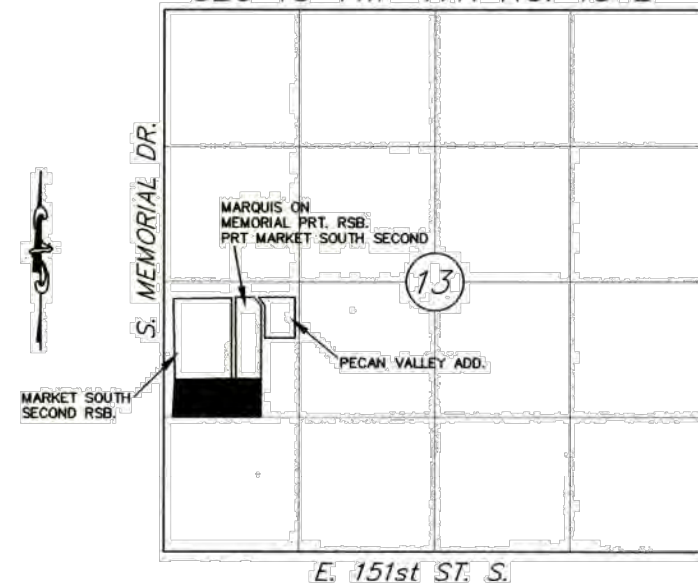
NO.	DATE	BY	DESCRIPTION
1.	3/24/22	AJS	ADDED TITLE COMMITMENT
2.	4/1/22	MDA	REVISED CERTIFICATE, INSTRUMENTS NOTES AND GENERAL NOTES



Tulsa County Clerk - Michael Willis
Doc # 6896 Page(s): 2
01/14/2020 03:53:40 PM
Receipt # 20-2497
Fee: \$ 35.00

LOCATION MAP

SEC 13 TWP 17N RG. 13 E



NTS

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$17,469.00 per trust receipt no.16224 to be applied to 2020 taxes. This certificate is NOT to be construed as payment of 2020 taxes in full but is given in order that this plat may be recorded. 2020 taxes may exceed the amount of the security deposit.

Dated: 01/14/20

Dennis Samler

Tulsa County Treasurer

By: Deputy

TULSA COUNTY

NTS

SUBDIVISION CONTAINS 7.35 ACRES.
NO. OF BLOCKS 3, NO. OF LOTS 7

ZONING: COMMERCIAL GENERAL, RESIDENTIAL MULTI-FAMILY

BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE

3 INCH IRON PINS WITH SURV-CAP AT ALL EXTERIOR BOUNDARY CORNERS AND LOT CORNERS.

LEGEND

- ACC ACCESS PERMITTED
- LNA LIMITS OF NO ACCESS
- U/E UTILITY EASEMENT
- R/W RIGHT OF WAY
- IRON PIN FOUND
- IRON PIN SET

FLOOD STATEMENT

FIRM PANEL NO. 40143C0434L DATED OCTOBER 16, 2012 SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND ZONE AE.

THE BASE FLOOD ELEVATION (BFE) IS 602. THEREFORE THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL STRUCTURES WITHIN THE PLATTED AREA SHALL BE 603, PER CITY ORDINANCE.

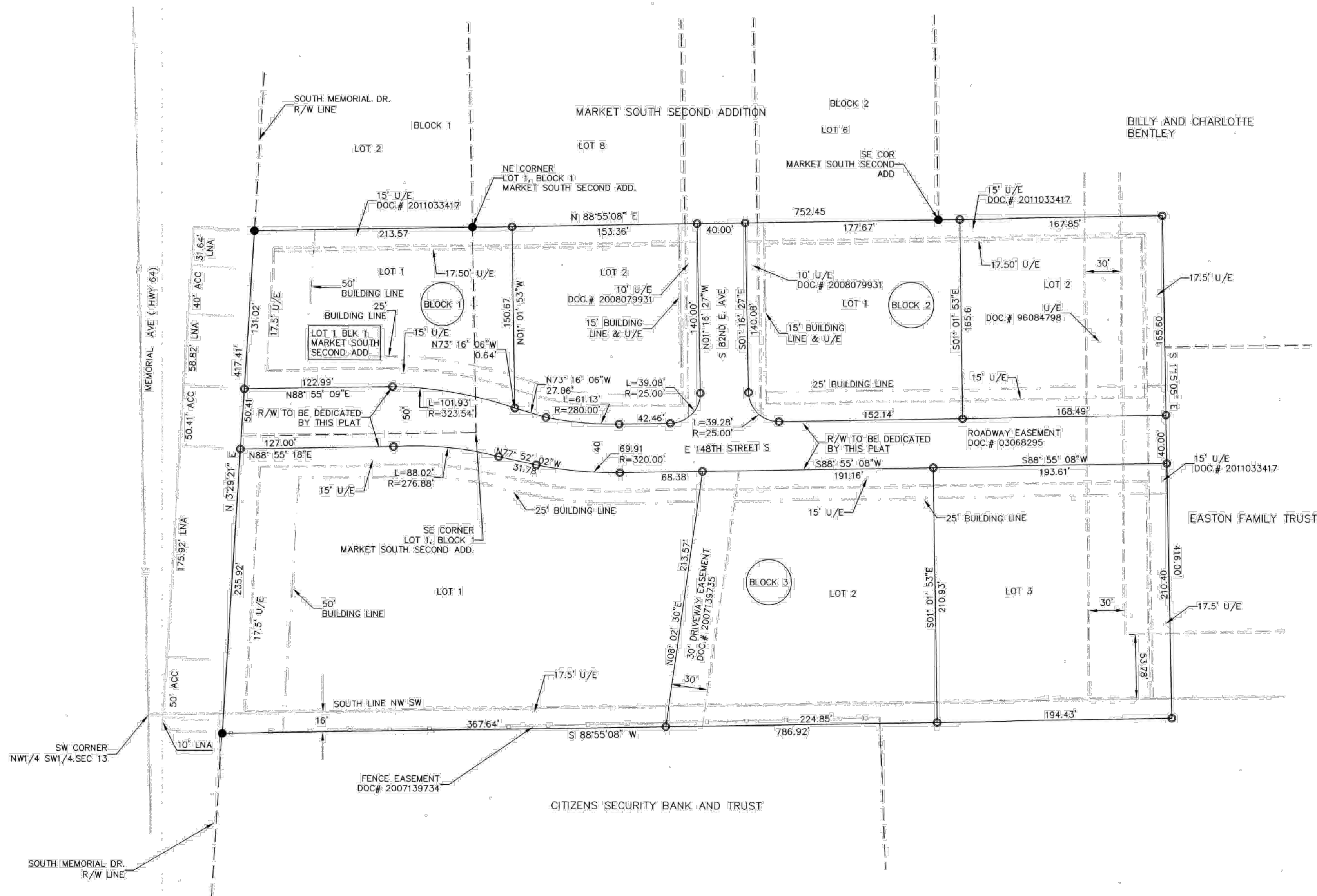
BEST AVAILABLE INFORMATION INDICATES THAT THE EXISTING VERTICAL GROUND ELEVATION WITHIN THE PLATTED AREA IS 602 OR HIGHER AT THE TIME OF PLATTING. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT AN ELEVATION CERTIFICATE OR TOPOGRAPHIC SURVEY CONFIRMING THE EXISTING GROUND ELEVATION ON THE SITE PRIOR TO DEVELOPMENT.

FOR EACH INDIVIDUAL LOT, A LETTER OF MAP AMENDMENT (LOMA), LETTER OF MAP REVISION (LOMR) OR LETTER OF MAP REVISION BASED ON FILL (LOMR-F) MAY BE REQUIRED BY A LENDING INSTITUTION, IF REQUIRED, THE LOT OWNER IS RESPONSIBLE FOR COMPLIANCE WITH LENDER AND/OR FEMA REQUIREMENTS.

FINAL PLAT OF

BISHOP MARKET SQUARE

A RESUBDIVISION OF A PART OF LOT 1 OF BLOCK 1 OF MARKET SOUTH SECOND ADDITION
PLAT NO. 3581 AND PART OF THE SW¹/₄ OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 EAST,
TULSA COUNTY, OKLAHOMA



RECORD OWNER
RYDER BRICK INC.
14801 S. MEMORIAL DR.
BIXBY, OK 74008

PLAT PREPARED BY
HOLLOWAY, UPDIKE AND BELLEN

818 E. S. BLVD
MUSKOGEE OKLAHOMA 74402
JUNE 2019

ph. 918 682 7811
CA 219 EXPIRES 06-2021

ASSIGNED ADDRESSES FOR THE PLAT LOTS

- | | |
|-----------------------|----------------|
| 14777 S MEMORIAL DR E | Lot 1, Block 1 |
| 14790 S 82ND E AVE | Lot 2, Block 1 |
| or 8150 E 148TH ST S | Lot 2, Block 1 |
| 14797 S 82ND E AVE | Lot 1, Block 2 |
| or 8221 E 148TH ST S | Lot 1, Block 2 |
| 8291 E 148TH ST S | Lot 2, Block 2 |
| 14801 S MEMORIAL DR E | Lot 1, Block 3 |
| 8210 E 148TH ST S | Lot 2, Block 3 |
| 8290 E 148TH ST S | Lot 3, Block 3 |

FINAL PLAT CERTIFICATE OF APPROVAL

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

ON October 14, 2019

BY B. D. H.

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK.

BY David C. H.
CITY MANAGER OR CITY CLERK

TREASURER'S CERTIFICATE

I, _____, Treasurer of TULSA County, Oklahoma, do hereby certify that all taxes on the property hereon platted and described have been paid or cash bond placed to secure the same.

Dated the _____ day of _____, 20____.

COUNTY TREASURER

STATE OF OKLAHOMA
COUNTY OF TULSA
I, MICHAEL WILLIS, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.
Dated the 14 day of January 2020
MICHAEL WILLIS, Tulsa County Clerk

Williams Deputy

CERTIFICATE OF COUNTY CLERK

This Plat has been filed in the office of the County Clerk, TULSA County, State of Oklahoma on this the _____ day of _____, 20____ in Book _____ Page _____.

CITY OF BIXBY PLANNING AND ZONING COMMISSIONER APPROVAL

Chairman, Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

I, Charles Warren Chastain, a Professional Land Surveyor do hereby certify that I have carefully and accurately surveyed and staked the tract of land located in Section 13, as described on the plat and that iron pins have been placed at all property corners and that the described plat is a true representation of said survey.

Certificate of Authorization: No 219; Expires 6-30-2021

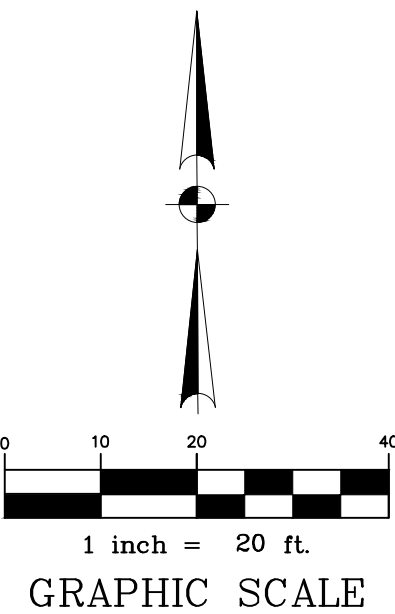
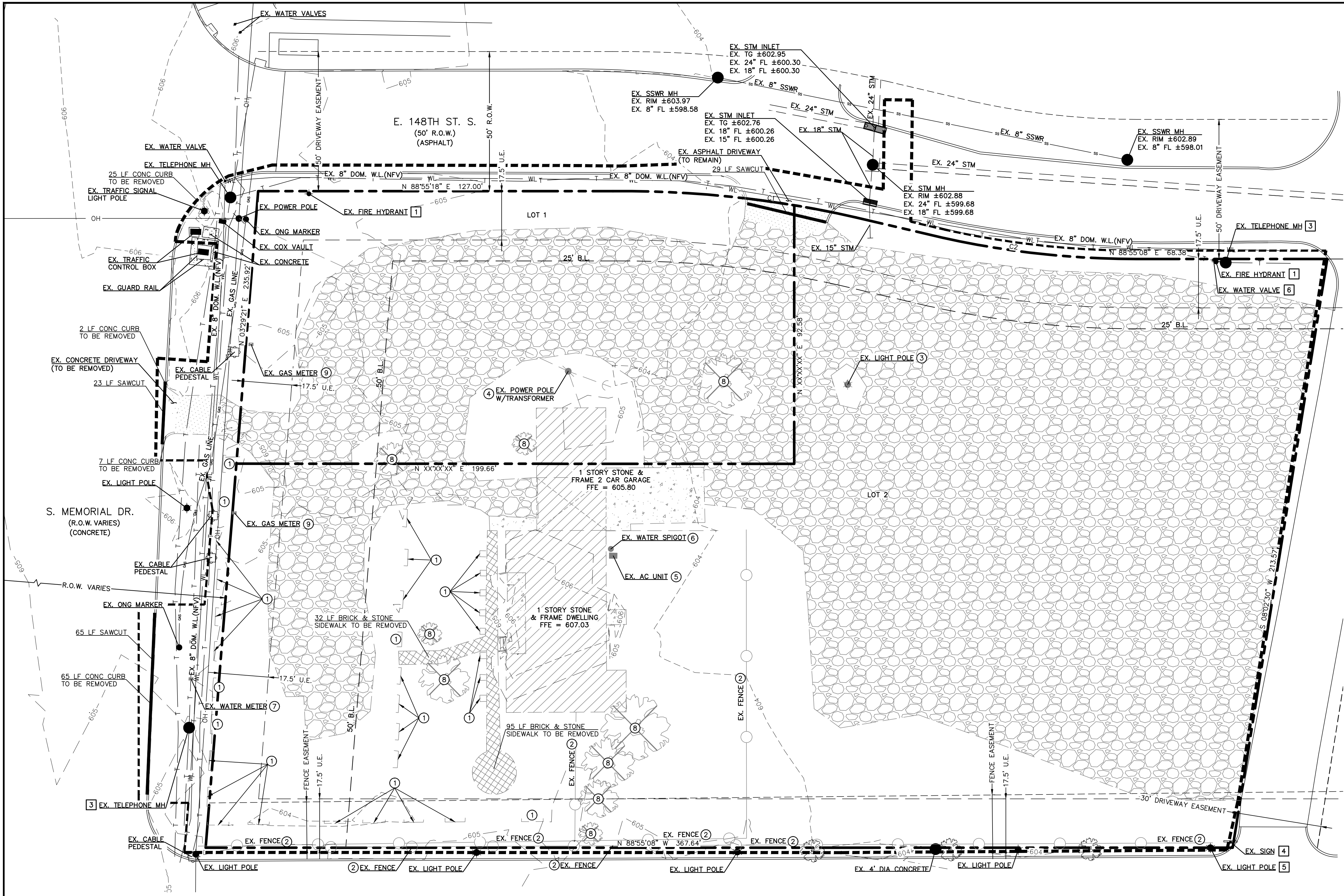
Witness my hand this the 17th day of December, 2019.

Charles Warren Chastain
Charles Warren Chastain, P.L.S. 1352 Oklahoma



SHEET 1 OF 2

PLAT
C0.3



BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 352259.07
E: 2594119.06
ELEVATION = 605.15 FEET

BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION = 605.89 FEET

ADS MONUMENT TC01:
2" BRASS DISC SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION = 601.65 FEET

KEYED NOTES	
EXISTING FEATURES TO BE REMOVED	EXISTING FEATURES TO REMAIN
1 BRICK & STONE DISPLAY	1 FIRE HYDRANT
2 FENCE	2 WATER METER
3 LIGHT POLE	3 TELEPHONE MH
4 POWER POLE W/TRANSFORMER	4 SIGN
5 AC UNIT	5 LIGHT POLE
6 WATER SPIGOT	6 WATER VALVE
7 WATER METER	
8 TREE	
9 GAS METER	

	EXISTING BUILDING TO BE REMOVED
	EXISTING GRAVEL PAVEMENT TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING SIDEWALK TO BE REMOVED
	LIMITS OF DISTURBED AREA
	SAWCUT (FULL DEPTH)

LEGEND	
	GAS
	EXISTING GAS LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING OH POWER LINE
	EXISTING MANHOLE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

- GENERAL NOTES**
- ALL SAWCUTS TO EXTEND FULL DEPTH OF EXISTING PAVEMENT, AND IN NO CASE SHALL THE PROPOSED CONCRETE PAVEMENT SECTION BE LESS THAN 24 INCHES IN WIDTH. CONTRACTOR TO SAWCUT ALONG GUTTER OF EXISTING PAVEMENT AND ADJUST LOCATION OF SAWCUT TO ENSURE ADEQUATE WIDTH OF PROPOSED PAVEMENT.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL FOR ALL WORK TO BE DONE IN RIGHT-OF-WAY ACCORDING TO THE LATEST MUTCD REQUIREMENTS.
 - CONTRACTOR TO CLEAR AND GRUB PROJECT SITE AS NECESSARY FOR INSTALLATION OF PROPOSED FACILITIES. CLEARING AND GRUBBING CONSISTS OF REMOVAL AND DISPOSAL OF TREES, STUMPS, BRUSH, ROOTS, VEGETATION, LOGS, RUBBISH AND OTHER OBJECTIONABLE MATTER WITHIN THE DESIGNATED AREA. CONTRACTOR TO REMOVE STUMPS AND ROOTS WITHIN CLEARING LIMITS TO MINIMUM DEPTH OF TWO (2') FEET BELOW NATURAL GROUND ELEVATION. CLEARED AND GRUBBED MATERIAL BECOMES PROPERTY OF THE CONTRACTOR, TO BE REMOVED FROM THE WORK SITE OR DISPOSED OF AT NO EXTRA COST TO THE OWNER.
 - CONTRACTOR RESPONSIBLE TO CLEAR AND DEMO ALL WITHIN LIMITS OF DISTURBANCE LINE.
 - CONTRACTOR TO REMOVE CONCRETE SLAB AND GRADE BEAMS IN THEIR ENTIRETY. CONTRACTOR TO NOTE ALL CONCRETE FOOTINGS LEFT IN PLACE ON A SURVEY AND PROVIDE THAT INFORMATION TO THE OWNER.

CURVE TABLE			
CURVE	RADIUS	BEARING	CHORD
C1	276.88'	S 84°54'02" E	84.54'
C2	320.00'	S 84°49'21" E	69.77'

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
OKIE ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL

OKIE ONE CALL SYSTEM
1-800-522-OKIE
1-800-522-6543

DATE	
REVISIONS	
Nº	

ALJLindsey
Civil Engineers
1885 N. Exchange Pkwy, Suite 200
Tulsa, OK 74107
281.301.5925
FNN F-11526

Brett T. Hanrahan
LICENSED PROFESSIONAL ENGINEER
BRETT T. HANRAHAN
32096
OKLAHOMA

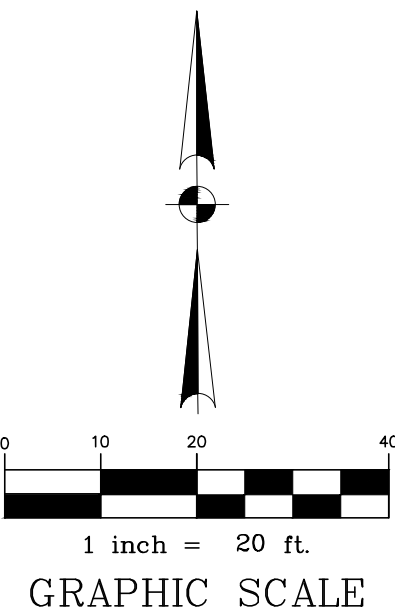
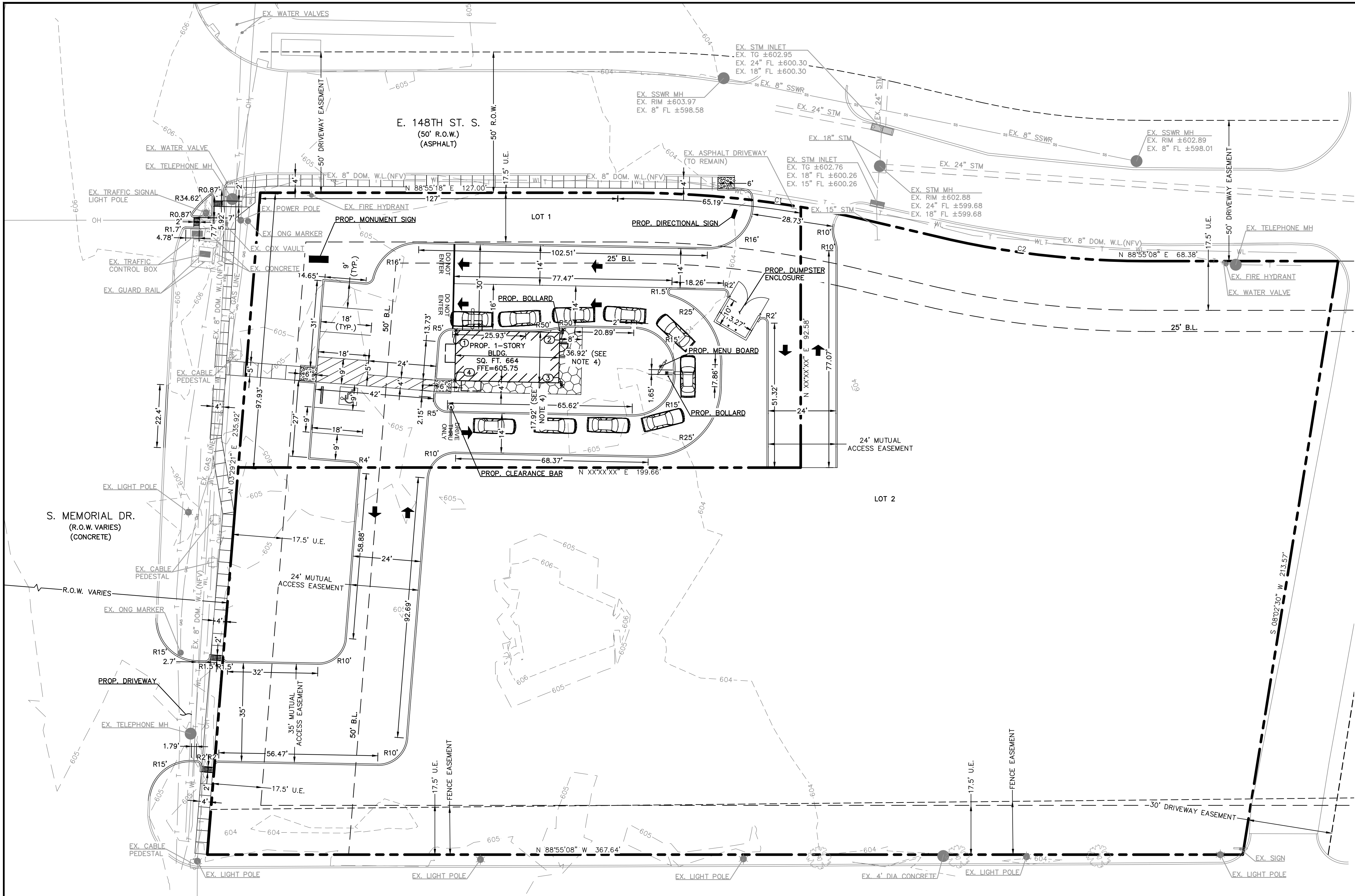
01 DECEMBER 2022

ALJ PROJECT NO. 617-22-CV-043	DATE: DEC. 2022	SCALE: 1"=20'	DRAWN BY: SAH	CHECKED BY: BTH
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DEMOLITION PLAN

SCOOTER'S COFFEE #696
14801 SOUTH MEMORIAL ROAD
BIXBY, OKLAHOMA 47008

SHEET
C1.0



BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 352259.07
E: 2594119.06
ELEVATION = 605.15 FEET

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E: 2594069.650
ELEVATION = 601.65 FEET

LEGEND

[Symbol]	PROPOSED BUILDING PERIMETER SIDEWALK
[Symbol]	PROPOSED CURB RAMP
[Symbol]	EX. MANHOLE
[Symbol]	EX. STORM SEWER
[Symbol]	EX. WATER LINE
[Symbol]	EX. SANITARY SEWER LINE
[Symbol]	EX. OVERHEAD POWER LINE
[Symbol]	EX. UNDERGROUND GAS LINE
[Symbol]	EX. MAJOR CONTOUR
[Symbol]	EX. MINOR CONTOUR

GENERAL NOTES

- PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- RADII ARE 3' UNLESS OTHERWISE NOTED.
- REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

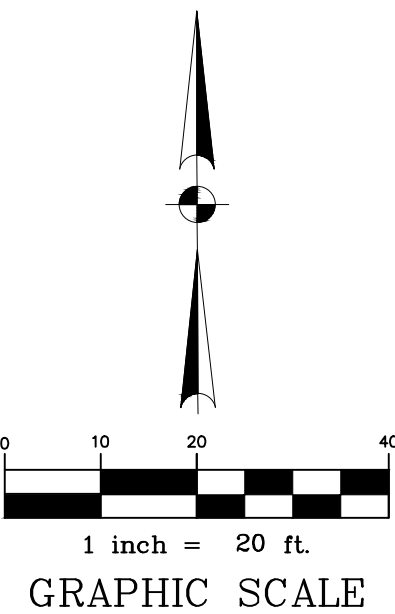
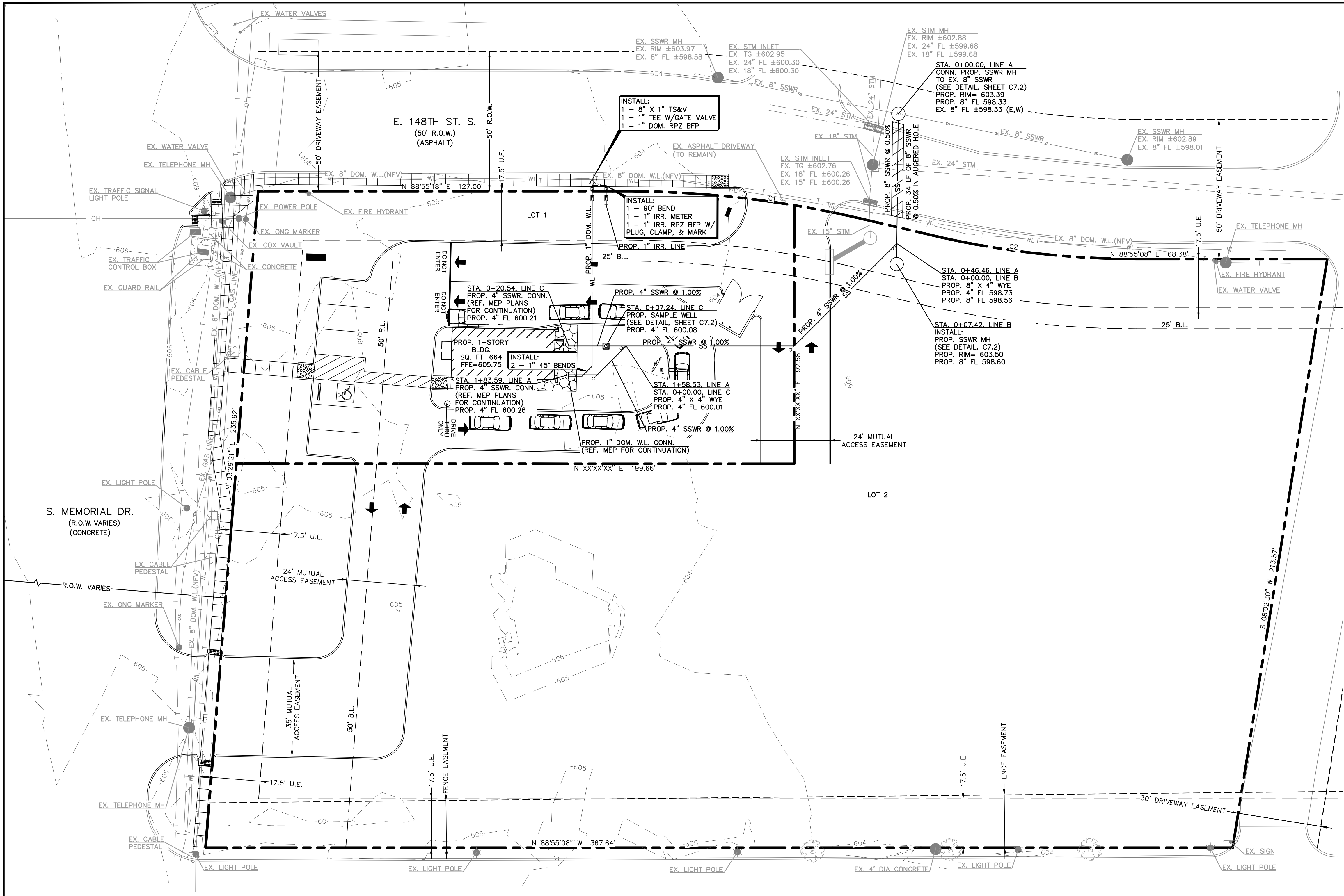
BUILDING POINT TABLE		
POINT #	NORTHING	EASTING
1	352,167.11	2,594,141.29
2	352,168.02	2,594,179.46
3	352,148.02	2,594,179.39
4	352,149.20	2,594,141.23

CURVE TABLE			
CURVE	RADIUS	BEARING	CHORD
C1	276.88'	S 84°54'02" E	84.54'
C2	320.00'	S 84°49'21" E	69.77'

CALL BEFORE YOU DIG
OKIE ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL

OKIE ONE CALL SYSTEM
1-800-522-OKIE
1-800-522-6543

DATE	
REVISIONS	
No.	
ALJLindsey Civil Engineers 8885 N. Exchange Pkwy, Suite 200 Tulsa, OK 74117 281.301.9925 FRN F-11526	
 01 DECEMBER 2022	
ALJ PROJECT NO. 617.22.CV.043	CHECKED BY: BTH
DATE: DEC. 2022	
SCALE: 1"=20'	
DRAWN BY: SAH	
DIMENSION CONTROL PLAN	
SCOOTER'S COFFEE #696 14801 SOUTH MEMORIAL ROAD BIXBY, OKLAHOMA 47008	
SHEET C1.1	



BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 352259.07
E: 2594119.06
ELEVATION = 605.15 FEET

BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION = 605.89 FEET

ADS MONUMENT TC01:
2" BRASS DISC SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION = 601.65 FEET

LEGEND	
SS	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
FIRE	PROPOSED FIRE LINE
	PROPOSED STORM SEWER
	EX. STORM SEWER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR

GENERAL NOTES

- REFERENCE SANITARY SEWER AND WATER LINE NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
- REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
- REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY AND WATER FACILITIES INSIDE BUILDING.
- ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
- CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
- CONTRACTOR TO FIELD VERIFY ALL UTILITIES AND OTHER APPURTENANCES FOR LOCATION, DEPTH, AND SIZE PRIOR TO COMMENCING WORK. SHOULD CONFLICT EXIST, CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY.

CURVE TABLE

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C2	320.00'	S 84°49'21" E	69.77'

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1-800-522-OKIE
1-800-522-6543

DATE

REVISIONS

No.

ALJLindsey

Civil Engineers
1885 N. Exchange Pkwy, Suite 200
Tulsa, Oklahoma 74107
281.301.9925
FIRM F-11526

Brett T. Hanrahan

LICENSED PROFESSIONAL ENGINEER
BRETT T. HANRAHAN
32096
OKLAHOMA
01 DECEMBER 2022

ALJ PROJECT NO.
617.22.CV.043

DATE: DEC. 2022

SCALE: 1"=20'

DRAWN BY: SAH

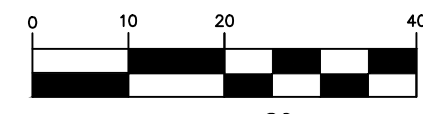
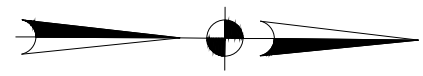
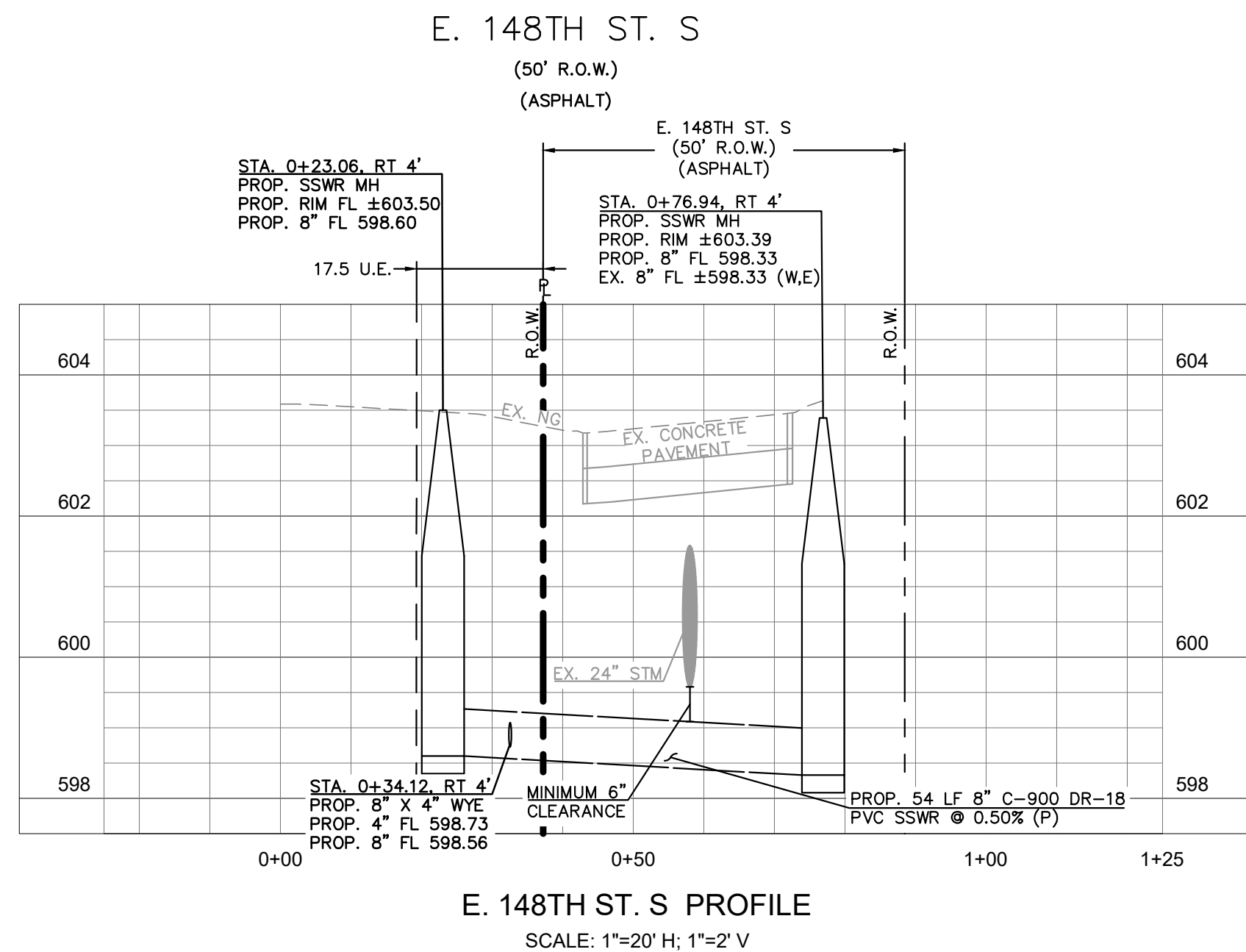
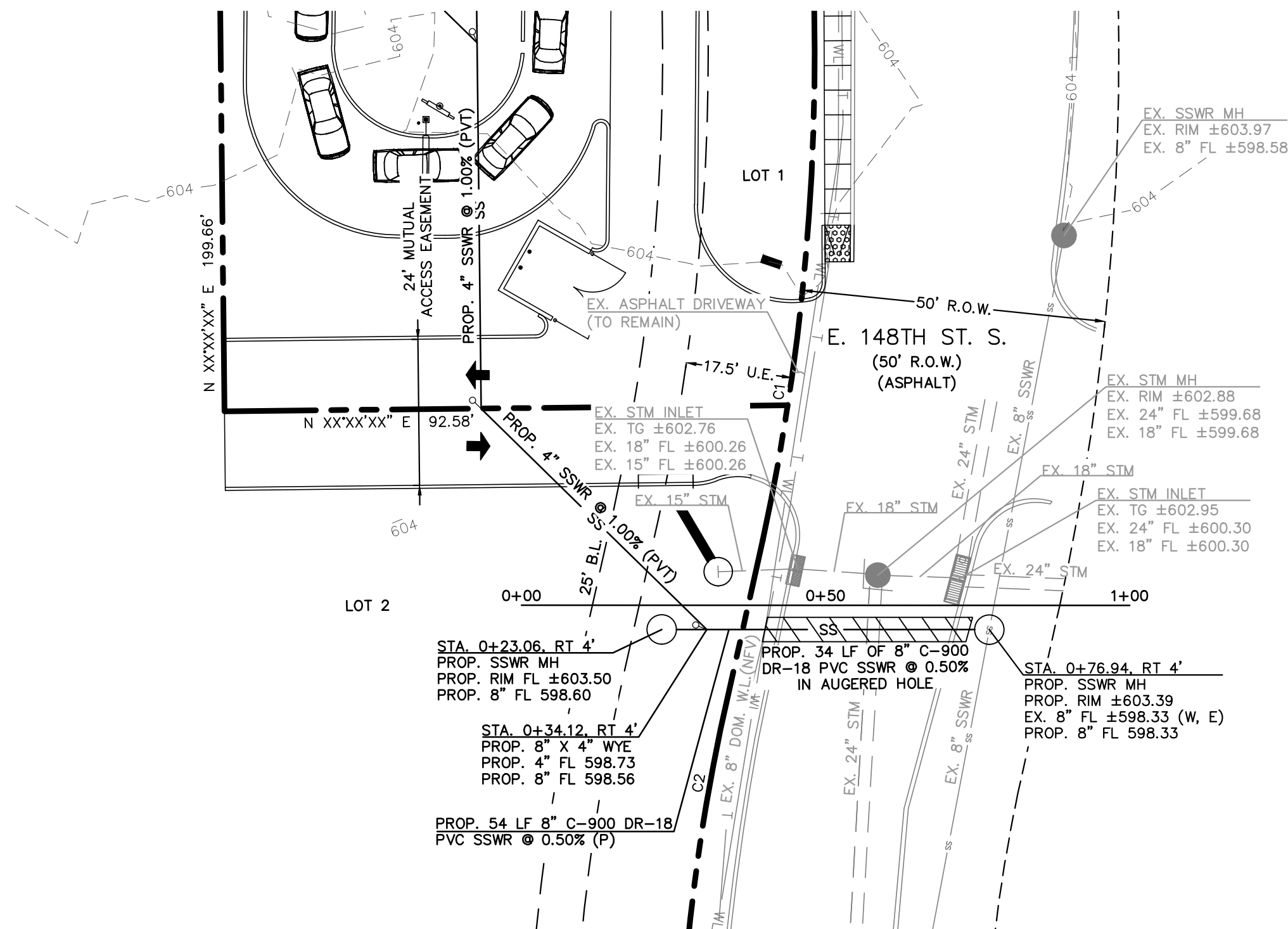
CHECKED BY: BTH

UTILITY PLAN

SCOOTER'S COFFEE #696
14801 SOUTH MEMORIAL ROAD
BIXBY, OKLAHOMA 47008

SHEET
C2.0

Page 42 of 83



1 inch = 20 ft.
GRAPHIC SCALE

LEGEND

●	EX. MANHOLE
○	PROP. MANHOLE
---	EX. STORM SEWER
---	EX. WATER LINE
---	EX. SANITARY SEWER LINE
---	EX. OVERHEAD POWER LINE
---	EX. UNDERGROUND GAS LINE
---	PROP. SANITARY SEWER LINE
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR

GENERAL NOTES

- REFERENCE SANITARY SEWER AND WATER LINE NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
- REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
- REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY AND WATER FACILITIES INSIDE BUILDING.
- ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
- CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
- CONTRACTOR TO FIELD VERIFY ALL UTILITIES AND OTHER APPURTENANCES FOR LOCATION, DEPTH, AND SIZE PRIOR TO COMMENCING WORK. SHOULD CONFLICT EXIST, CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY.

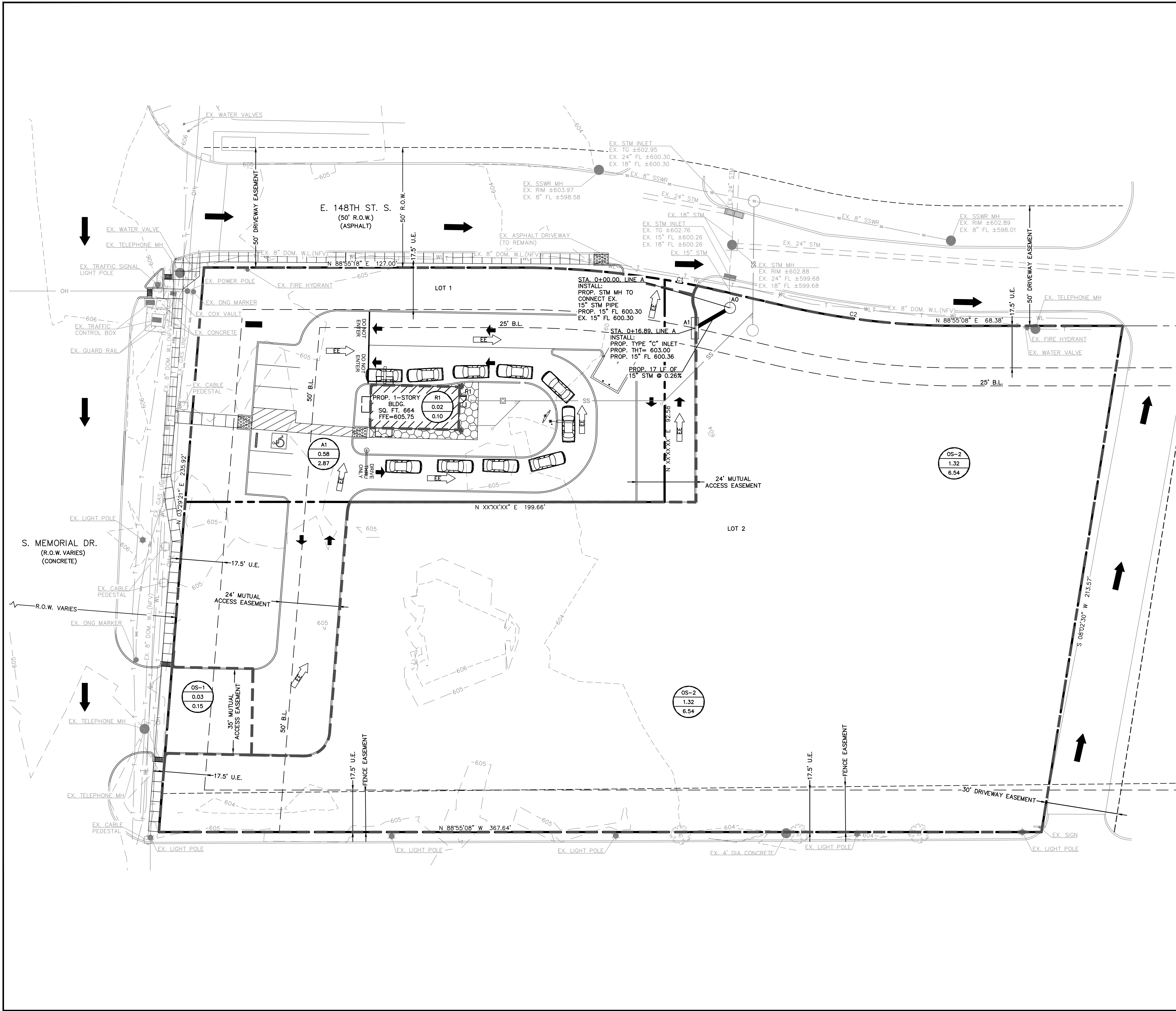
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OR BLAST - STOP CALL

OKIE ONE CALL SYSTEM
1-800-522-OKIE
1-800-522-6543

ALJLindsey Civil Engineers 5885 N. Exchange Pkwy, Suite 200 Tulsa, OK 74117 281.301.5955 FRN F-11526	
Brett T. Hanrahan LICENSED PROFESSIONAL ENGINEER BRETT T. HANRAHAN 32096 OKLAHOMA	
01 DECEMBER 2022	
ALJ PROJECT NO. 617-22-CV1043	DATE: DEC. 2022 SCALE: 1"=20' H 1"=2' V DRAWN BY: SAH CHECKED BY: BTH
8 INCH SSWR P&P	
SCOOTER'S COFFEE #696 14801 SOUTH MEMORIAL ROAD BIXBY, OKLAHOMA 47008	
SHEET C2.1	



LEGEND

D-A DRAINAGE AREA NUMBER
AC ACREAGE (AC)
CFS 10-YR DRAINAGE AREA FLOW (CFS)

--- PROP. DRAINAGE AREA BOUNDARY

→ EXISTING OFFSITE DRAINAGE FLOW DIRECTION

→ 100-YR EXTREME EVENT OVERLAND FLOW

SS PROPOSED STORM SEWER
--- PROPOSED SANITARY SEWER LINE
--- PROPOSED TYPE "C" INLET

EX. STORM SEWER
EX. WATER LINE
EX. SANITARY SEWER LINE
EX. MAJOR CONTOUR
EX. MINOR CONTOUR

- GENERAL NOTES**
- REFERENCE STORM SEWER NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
 - REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
 - FOR TYPE "C" INLET AND BACKFILL DETAILS, SEE SHEET C7.4.
 - CONTRACTOR TO VERIFY STORM SEWER CONNECTION FOR LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
 - TOP OF GRATE ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. SEE GRADING ON SHEET C4.0 FOR FINAL TOP OF GRATE ELEVATIONS.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CURVE TABLE

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OR BLAST - STOP CALL

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1-800-522-6543

BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 352259.07
E: 2594119.06
ELEVATION = 605.15 FEET

BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION = 605.89 FEET

ADS MONUMENT TC01:
2" BRASS DISC SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION = 601.65 FEET

0 10 20 40
1 inch = 20 ft.
GRAPHIC SCALE

ALJLindsey
Civil Engineers
1885 N. Exchange Pkwy, Suite 200
Tulsa, OK 74107
281.301.9955
FRN F-11506

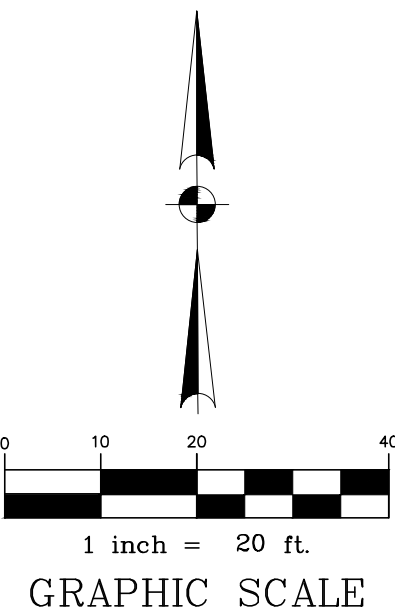
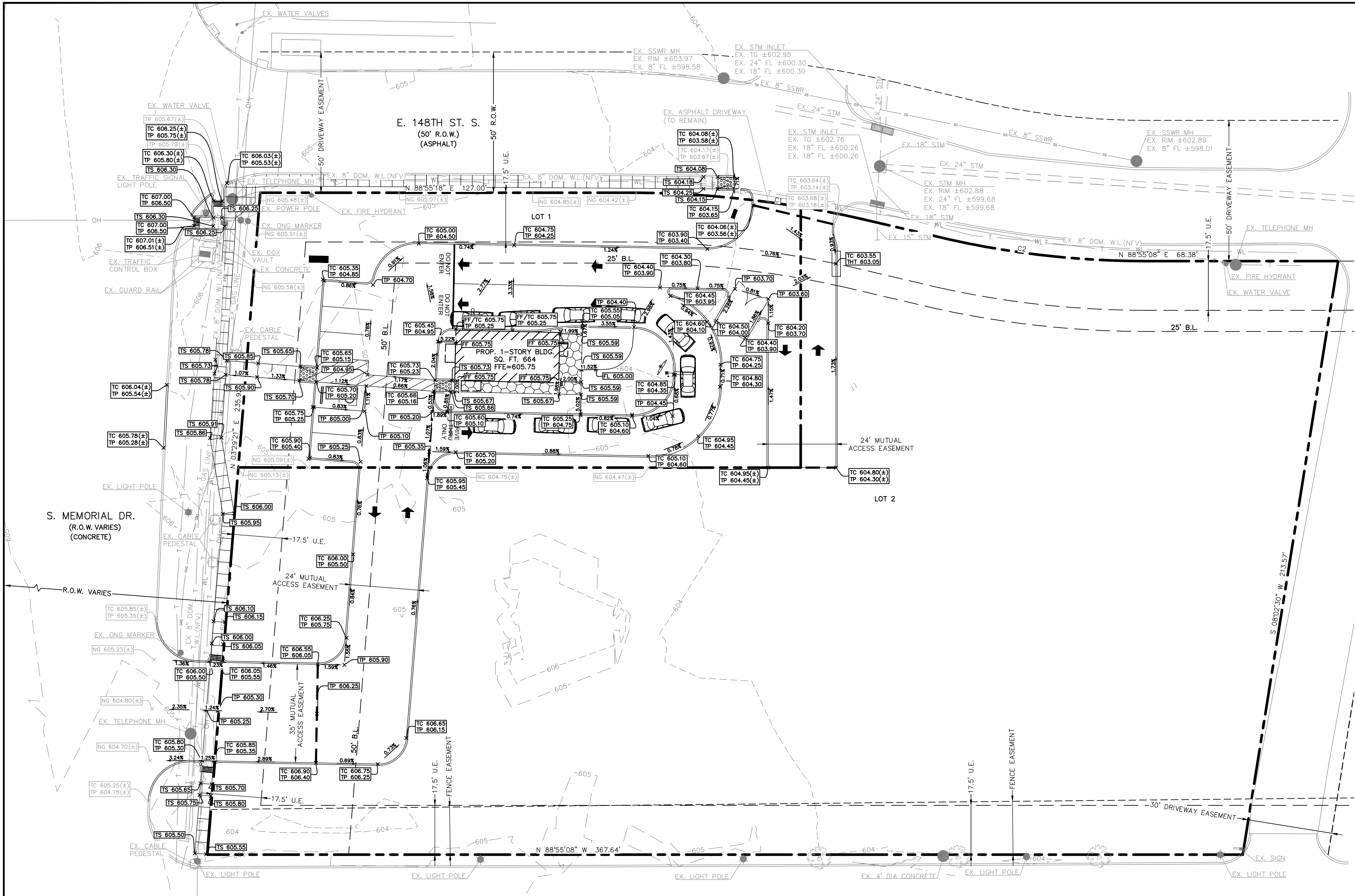
Brett T. Hanrahan
LICENSED PROFESSIONAL ENGINEER
BRETT T. HANRAHAN
32096
OKLAHOMA
01 DECEMBER 2022

AL PROJECT NO. 617-22-CV1043
DATE: DEC. 2022
SCALE: 1"=20'
DRAWN BY: SAH
CHECKED BY: BTH

DRAINAGE PLAN

SCOOTER'S COFFEE #696
14801 SOUTH MEMORIAL ROAD
BIXBY, OKLAHOMA 47008

SHEET
C3.0



BENCHMARK:
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N: 352259.07
E: 2594119.06
ELEVATION = 605.15 FEET

BENCHMARK:
MAG NAIL W/ WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION = 605.89 FEET

ADS MONUMENT TC01:
2\"/>

LEGEND

	PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET C7.3)
— TG —	TOP OF GRATE
— TP —	TOP OF PAVEMENT
— TC —	TOP OF CURB
— TS —	TOP OF SIDEWALK
— FG —	FINISHED GROUND
— FF —	FINISHED FLOOR
— TR —	TOP OF RAMP
	EXISTING SANITARY OR STORM SEWER MANHOLE
— — — — —	PROPOSED HIGH POINT OF PAVEMENT
	DRAINAGE FLOW ARROWS
— 100 —	EXISTING MAJOR CONTOUR
— 99 —	EXISTING MINOR CONTOUR

- GENERAL NOTES**
- REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
 - PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
 - CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
 - CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.

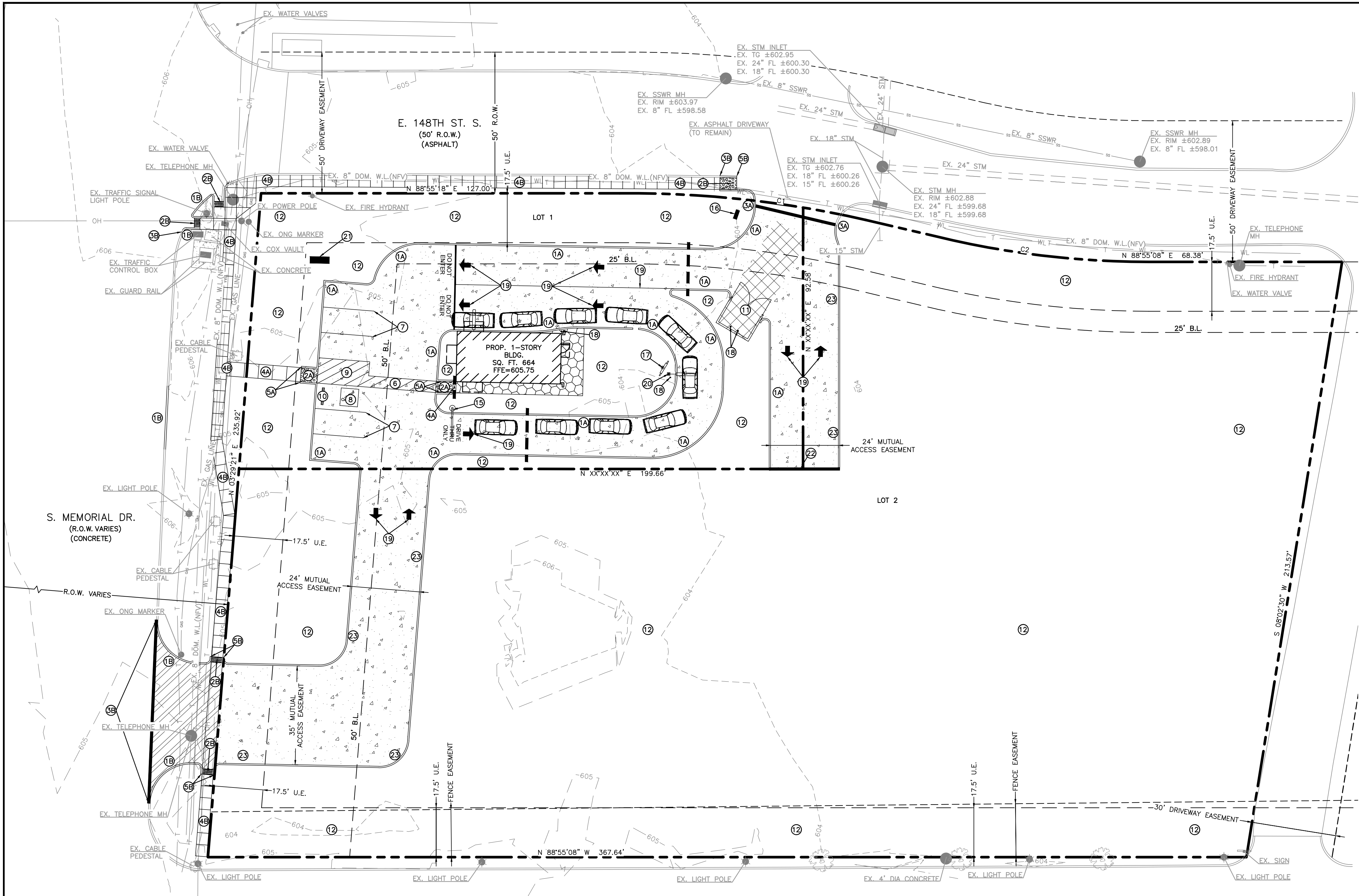
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1-800-522-OKIE
1-800-522-6543

DATE	
REVISIONS	
NO.	
01 DECEMBER 2022	
ALJ PROJECT NO. 617-22-CV1043	DATE: DEC. 2022
SCALE: 1:20	DRAWN BY: SAH
CHECKED BY: BTH	
GRADING PLAN	
SCOOTER'S COFFEE #696 14801 SOUTH MEMORIAL ROAD BIXBY, OKLAHOMA 47008	
SHEET C4.0	



CURVE TABLE

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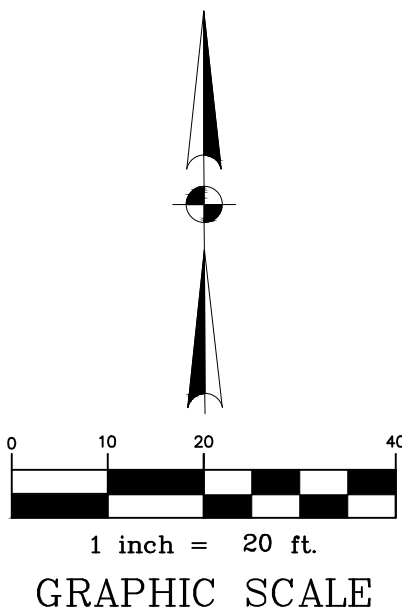
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GENERAL NOTES

1. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC CORPORATION, DATED APRIL 4, 2022 (PROJECT NO. B2201585.01).
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JOINT SPACING TO BE 15-FT AND EXPANSION JOINT SPACING TO BE 60-FT.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

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ELEVATION = 605.15 FEET

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MAG NAIL W/ WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION = 605.89 FEET

ADS MONUMENT TC01:
2" BRASS DISC SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION = 601.65 FEET

KEYED NOTES

- 1A PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET #####)
- 1B PROPOSED 6" MONOLITHIC CONCRETE CURB TO CONCRETE PAVEMENT WITHIN COB R.O.W. (SEE DETAIL, SHEET #####)
- 2A CONSTRUCT PRIVATE CURB RAMP (SEE DETAIL, SHEET #####)
- 2B CONSTRUCT CURB RAMP WITHIN COB R.O.W. (SEE DETAIL, SHEET #####)
- 3A TIE PROPOSED CURB INTO EXISTING CURB
- 3B TIE PROPOSED CURB INTO EXISTING CURB WITHIN COB R.O.W.
- 4A PRIVATE CONCRETE SIDEWALK (WIDTH PER PLANS) (SEE DETAIL, SHEET #####)
- 4B CONCRETE SIDEWALK WITHIN COB R.O.W. (WIDTH PER PLANS) (SEE DETAIL, SHEET #####)
- 5A PRIVATE TRANSITION CURB (SEE DETAILS, SHEETS C7.0 & C7.1)
- 5B TRANSITION CURB WITHIN COB R.O.W. (SEE DETAIL, SHEET #####)
- 6 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
- 7 90° WHITE PARKING LOT STRIPING
- 8 HANDICAP PARKING SYMBOL W/ SIGNAGE (SEE DETAIL, SHEET #####)
- 9 HANDICAP ACCESSIBLE PARKING STALL STRIPING
- 10 WHEEL STOP (SEE DETAIL, SHEET #####)
- 11 DUMPSTER ENCLOSURE
- 12 LANDSCAPED AREA (REF. LANDSCAPE PLANS)
- 13 SWALES
- 14 2" CURB OPENING
- 15 HEIGHT CLEARANCE BAR (REF. ARCHITECTURAL PLANS)
- 16 ON-SITE DIRECTIONAL/THANK YOU SIGNAGE (REF. ARCHITECTURAL PLANS)
- 17 MENU BOARD (REF. ARCHITECTURAL PLANS)
- 18 BOLLARD (REF. ARCHITECTURAL PLANS)
- 19 DIRECTIONAL PAVEMENT MARKINGS (REF. ARCHITECTURAL PLANS)
- 20 SPEAKER POST (REF. ARCHITECTURAL PLANS)
- 21 MONUMENT SIGN (REF. ARCHITECTURAL PLANS)
- 22 TYPE 3 BARRICADE (SEE DETAIL, SHEET #####)
- 23 DOWELED-ON CURB (SEE DETAIL, SHEET #####)

- PROPOSED CONCRETE DRIVEWAY WITHIN COB R.O.W. (PER DETAIL, SHEET #####)
- PROPOSED 5" STANDARD DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- PROPOSED 7" TRASH DUMPSTER PADS WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- PROPOSED BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL PLANS FOR SURFACE FINISH, SEE GRADING ON SHEET C4.0)
- PROPOSED IRRIGATION SLEEVE (SEE NOTE 3)
- CONCRETE TO CONCRETE PAVEMENT CONNECTION (INCLUDING 2" SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)
- CONCRETE TO ASPHALT PAVEMENT CONNECTION (INCLUDING 2" SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)

--- 100 --- EX. MAJOR CONTOUR
--- 99 --- EX. MINOR CONTOUR

DATE

REVISIONS

No.

ALJLindsey

Civil Engineers
8885 N. Exempla Pkwy, Suite 200
Tulsa, Oklahoma 74117
T: 918.331.5955
F: 918.331.1526

Brett T. Hanrahan

LICENSED PROFESSIONAL ENGINEER
BRETT T. HANRAHAN
32096
OKLAHOMA
01 DECEMBER 2022

ALJ PROJECT NO.
617-22-CV1043

DATE: DEC. 2022

SCALE: 1"=20'

DRAWN BY: SAH

CHECKED BY: BTH

PAVING PLAN

SCOOTER'S COFFEE #696

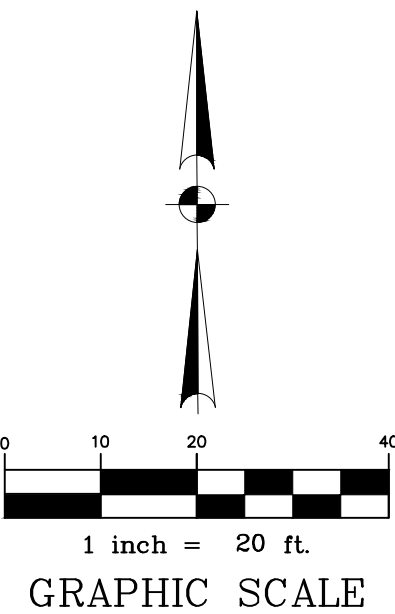
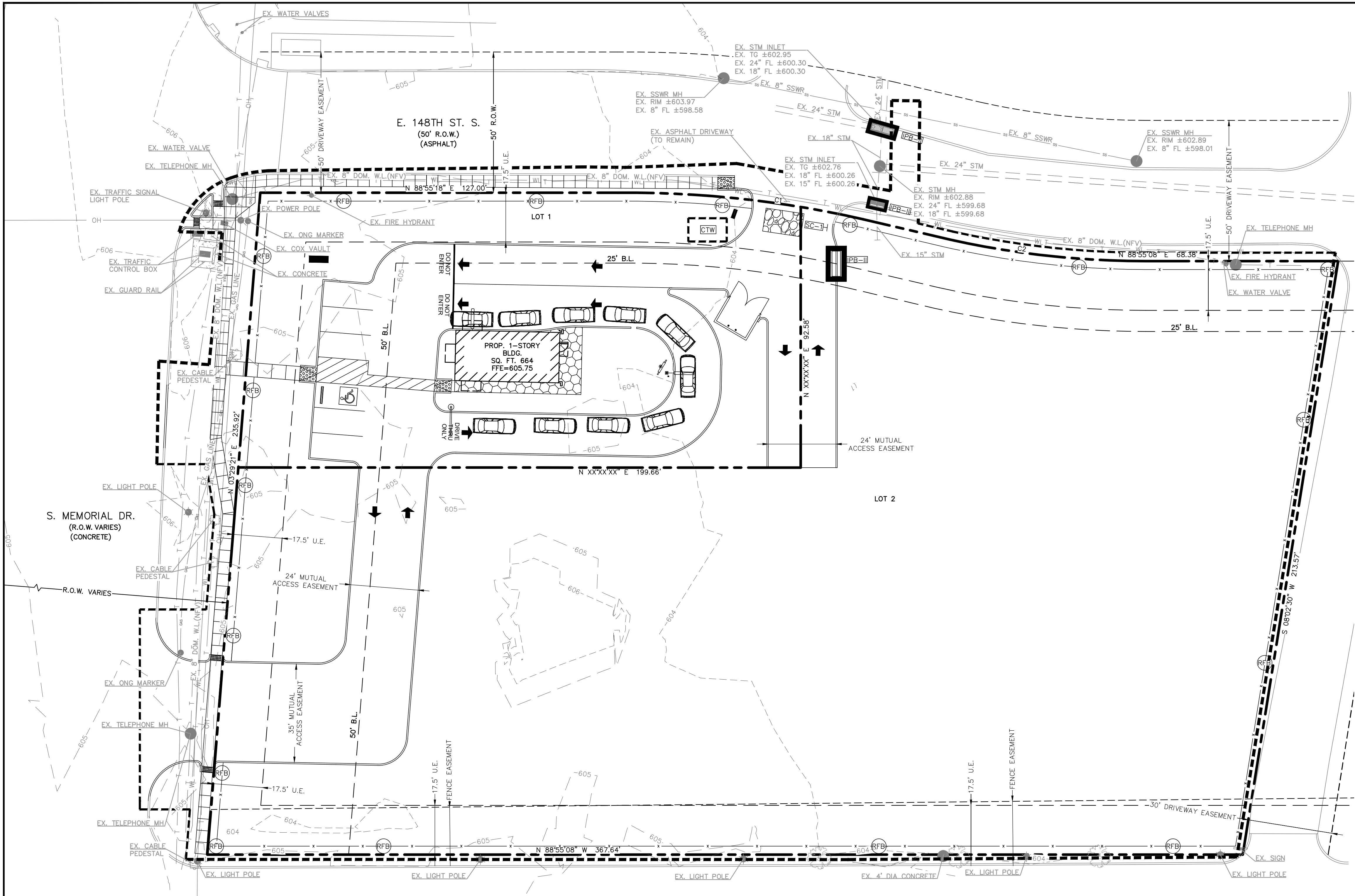
14801 SOUTH MEMORIAL ROAD

BIXBY, OKLAHOMA 47008

SHEET

C5.0

Page 47 of 83



- LEGEND**
- STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET C7.4)
 - CONCRETE TRUCK WASHOUT (SEE DETAIL, SHEET C7.4)
 - SILT FENCE (SEE DETAIL, SHEET C7.4)
 - INLET PROTECTION BARRIER - STAGE II (SEE DETAIL, SHEET C7.4)
 - LIMITS OF DISTURBED AREA
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR

SITE DATA

TOTAL LOT AREA	1.95 AC
TOTAL AREA DISTURBED	2.17 AC
PAVED AREA AT COMPLETION	0.29 AC
ROOFED AREA AT COMPLETION	0.02 AC
LANDSCAPED AREA AT COMPLETION	1.64 AC

GENERAL NOTES

- CONTRACTOR TO MAINTAIN A CLEAN PROJECT SITE AND ENSURE THAT ALL DEBRIS IS PLACED IN DESIGNATED AREA PER PLANS. ALL SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE, AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.

CURVE TABLE

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ALJLindsey
Civil Engineers
8885 N. Exchange Pkwy, Suite 200
Tulsa, OK 74117
281.301.9925
FAX 281.301.1526

01 DECEMBER 2022

ALJ PROJECT NO. 617.22.CV.043	DATE: DEC. 2022	SCALE: 1"=20'	DRAWN BY: SAH	CHECKED BY: BTH
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EROSION CONTROL
PLAN

SCOOTER'S COFFEE #696
14801 SOUTH MEMORIAL ROAD
BIXBY, OKLAHOMA 47008

SHEET
C6.0



1. SEE GEOTECH REPORT PREPARED BY BRAUN INTERTEC CORPORATION, DATED APRIL 4, 2022 (PROJECT NUMBER B2201585.01), FOR ALL RECOMMENDATIONS. THIS IS PROVIDED FOR PICTORIAL REPRESENTATION ONLY.
2. IN THE EVENT THE GEOTECHNICAL REPORT DOES NOT SPECIFY, THE FOLLOWING CRITERIA SHALL BE APPLIED:

A. LONGITUDINAL & TRANSVERSE STEEL:

LIGHT DUTY: #4 @ 24" O.C.E.W. OR #3 @ 18" O.C.E.W.
MEDIUM DUTY: #4 @ 18" O.C.E.W. OR #3 @ 12" O.C.E.W.
HEAVY DUTY: #4 @ 18" O.C.E.W.

B. SUBGRADE SHALL BE LIME/FLY ASH STABILIZED TO A MIN. DEPTH OF 6" IN CONFORMANCE WITH TXDOT 2004 STANDARD SPECIFICATIONS
ITEM 260

CONCRETE PAVING SECTION
N.T.S.

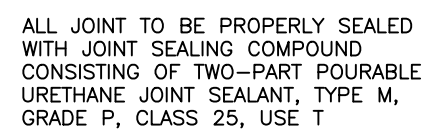


TABLE 1

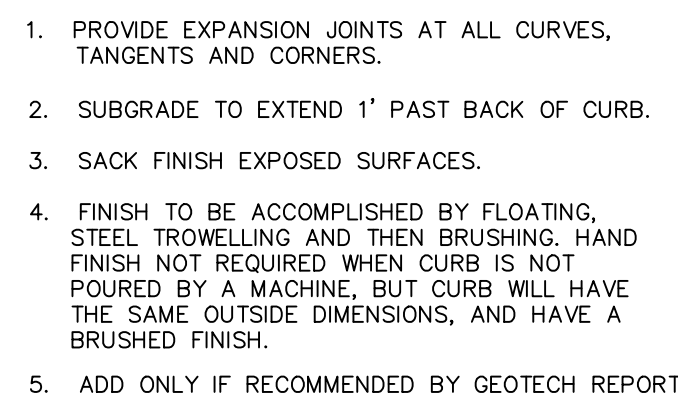
PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
6	3/4	18	12
7	1	18	12
8	1	18	12
9	1 1/4	18	12
10	1 1/4	18	12
11	1 1/4	18	12
12	1 1/4	18	12



- NOTES:
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS. SPACING AND BAR SIZE MAY BE REDUCED IF GEOTECHNICAL REPORT PROVIDES RECOMMENDATIONS.
 2. CENTER DOWEL HORIZONTALLY ON JOINT.
 3. CENTER DOWEL VERTICALLY IN CONCRETE BASE. EXTEND THICKENED CONCRETE AS NEEDED TO MAINTAIN 3" MIN COVER.
 4. THE LOCATION OF CONSTRUCTION JOINTS MAY BE VARIED WITH THE APPROVAL OF THE COUNTY ENGINEER.
 5. JOINT SEALANT TO BE TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T



CONTROL JOINT
N.T.S.



6" MONOLITHIC CONCRETE CURB
N.T.S.



1. PROVIDE EXPANSION JOINTS AT ALL CURVES, TANGENTS AND CORNERS.
2. SUBGRADE TO EXTEND 1' PAST BACK OF CURB
3. SACK FINISH EXPOSED SURFACES.
4. FINISH TO BE ACCOMPLISHED BY FLOATING, STEEL TROWELLING AND THEN BRUSHING. HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.

NOTE:

1. CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.



NOTE:

1. CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.



THRUST-BLOCKING
N.T.S.

PIPE OFFSET ALTERNATIVES

1. DUCTILE IRON PIPE PRESSURE 250 PSI WITH APPROVED RESTRAINED JOINTS
2. PVC PIPE WITH INTEGRAL RESTRAINED JOINT SYSTEM, OR DUCTILE – IRON RESTRAINED JOINT FITTINGS, EPOXY LINED AND COATED, USE 250 PSI AWWA C900 OR 14 FOR PVC RESTRAINED JOINTS.
3. PVC NOT ALLOWED FOR GREATER THAN 20 FT OF COVER OR FOR DIAMETER LARGER THAN 20 IN.
4. USE ONLY DUCTILE IRON AND PVC PRODUCTS LISTEN ON OCE DIVISION APPROVED PRODUCTS LIST AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

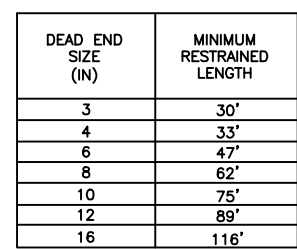
STANDARD: 4" plain end inlet/outlet | Highway traffic load rated, bolted, gas/water tight composite covers. (16,000 lbs.)

- OPTIONS:**
- ☐ -L Level Connections
 - ☐ -O Offset Connections
 - ☐ **4M** 4" Male pipe thread connection
 - ☐ **6P** 6" Plain End SCH. 40 Inlet/Outlet
 - ☐ **C24M** Pedestrian rated cover (2,000 lbs.)
 - ☐ **C24HP** H2O Load Rated Pickable Cast Iron Covers

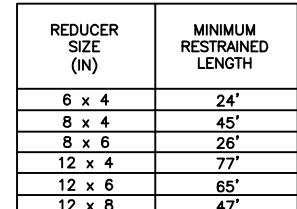
TeleGlide Risers

- ☐ **SR24** (x1) $4\text{'-}1\frac{1}{2}" - 23"$
- ☐ **LR24** (x1) $\geq 23" - 37\text{'-}3\frac{3}{4}"$
- ☐ **SR24** (x2) $\geq 37\text{'-}3\frac{3}{4}" - 42\text{'-}0"$
- ☐ **SR24** (x1) + **LR24** (x1) $> 42\text{'-}0"$
- ☐ **LR24** (x2) $\geq 57\text{'-}1\frac{1}{2}" - 72\text{'-}0"$

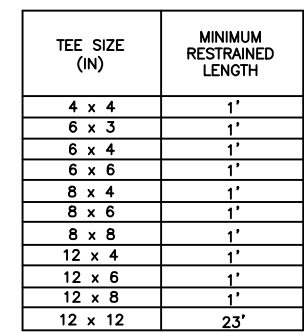
Signature:
Date:
Company:
Specifying Engineer:
Engineering Firm:



DEAD END
NTS



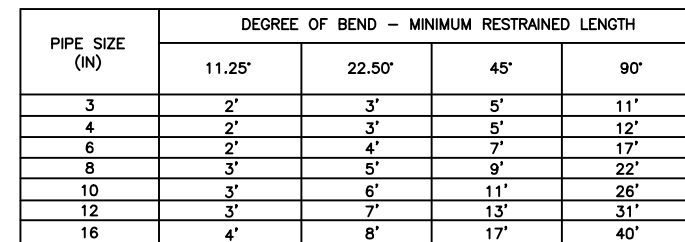
REDUCER



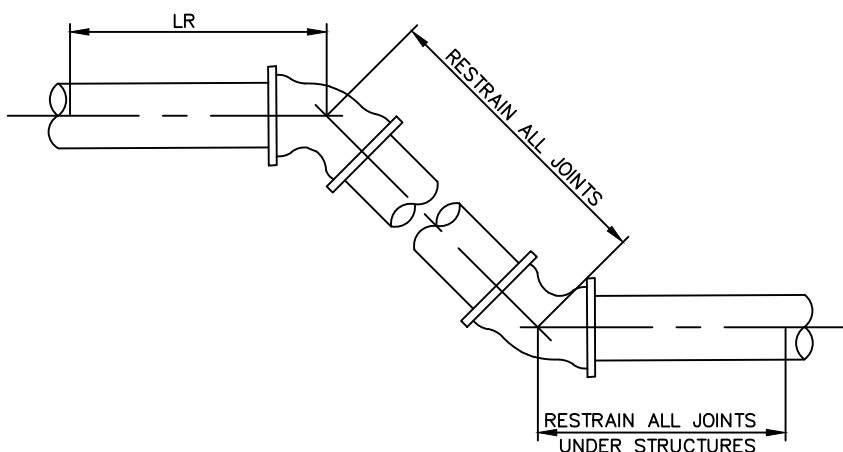
TEE

GENERAL NOTES:

1. THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:
 - A. ALL PIPES ARE PVC 2000.
 - B. PIPE IS TYPE "C" AS DEFINED BY THE UNIFIED SOL. CLASSIFICATIONS.
 - C. THE TEST PRESSURE OF THE WATER SYSTEM IS TWO HUNDRED POUNDS PER SQUARE INCH (200 PSI).
 - D. THE TRENCH IS TYPE "S" AND PER AWWA 21.5 TRENCH CONDITIONS.
 - E. THE DEPTH OF COVER IS FIVE FEET (5').
 - F. SAFETY FACTOR SHALL BE 1.5.
2. IF FIELD CONDITIONS VARYING SIGNIFICANTLY FROM THESE PARAMETERS ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER. THE ENGINEERS WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OF RESTRAINED PIPE NECESSARY TO MEET EXISTING CONDITIONS.



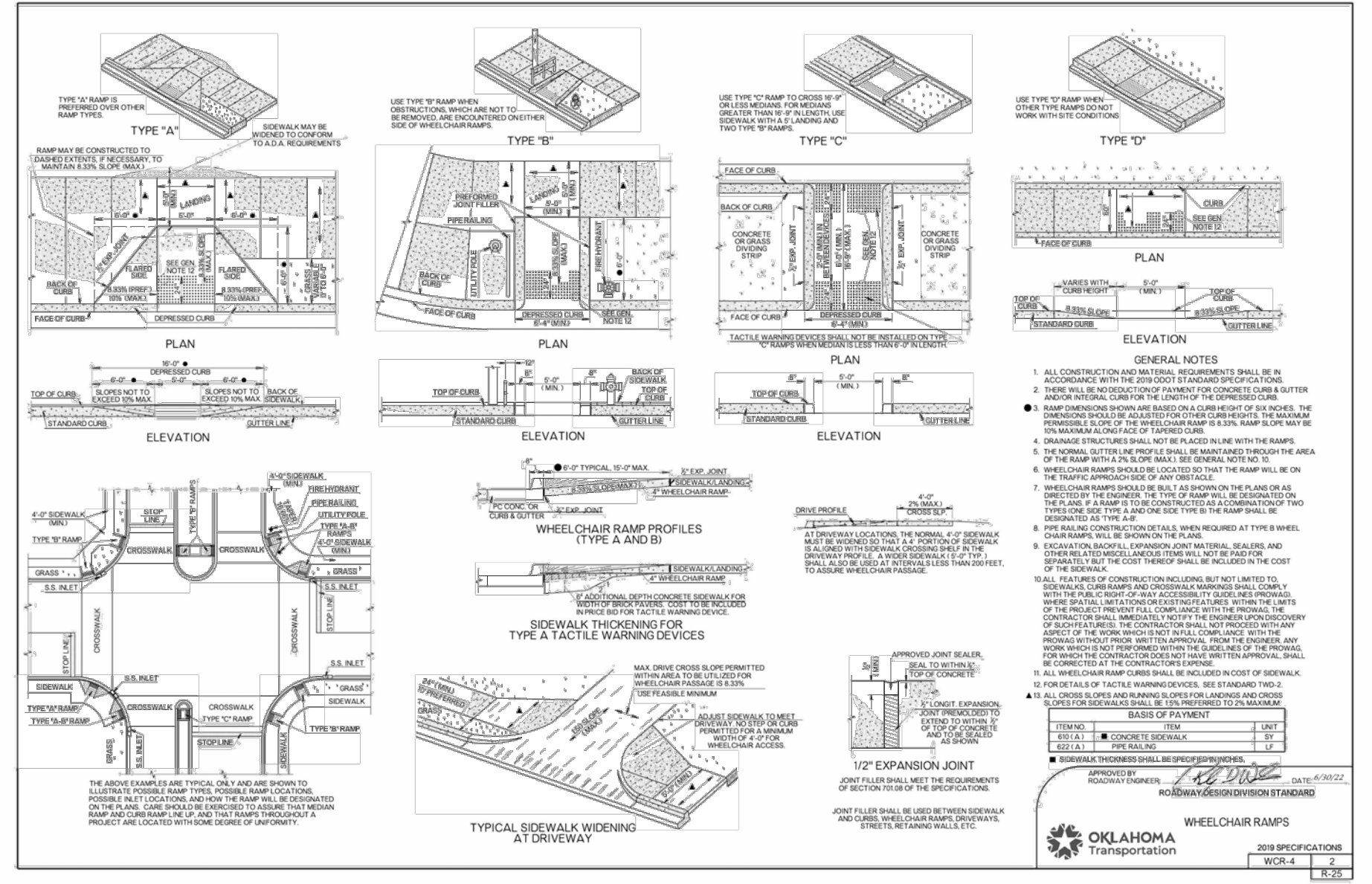
HORIZONTAL BEND



TRAINED LENGTH

PIPE SIZE (N)	DEGREE OF BEND ~ MINIMUM RESTRAINED LENGTH			
	11.25°	22.50°	45°	90°
3	5'	9'	18'	N/A
4	5'	10'	19'	N/A
6	7'	13'	27'	N/A
8	9'	18'	36'	N/A
10	11'	21'	43'	N/A
12	13'	25'	51'	N/A
16	16'	32'	67'	N/A

VERTICAL BEND



NON-PAVED AREAS			
P	V	C	
	EXCAVATED MATERIAL	DUCTILE IRON	CONCRETE
	EXCAVATED MATERIAL	EXCAVATED MATERIAL	EXCAVATED MATERIAL
	SELECT FILL	SELECT FILL	SELECT FILL
	SAND	SAND	SAND
	SAND	SAND	SAND
	3/8" CHIPS	3/8" CHIPS	3/8" CHIPS

ITEMS:

SELECT FILL CONSISTS OF EXCAVATED MATERIALS CONTAINING NO ROCKS LARGER THAN 2 INCHES DIAMETER AND NOT MORE THAN 10 PERCENT BY WEIGHT OF MATERIALS FINER THAN NO. 60 SIEVE. SELECT FILL SHALL BE SUBSTITUTED FOR ALL MATERIALS IN ROAD CROSSING.

LEAVING BEDDING REQUIRED FOR ALL SANITARY SEWER REPLACEMENT PROJECTS IN ROCK EXCAVATION AND FILLING REQUIRED FOR NEW INSTALLATION.

LEAVING BEDDING IN NEW INSTALLATION.

NON-PAVED AREAS 90% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS.

PAVED AREAS 98% MAXIMUM STANDARD PROCTOR DENSITY FOR COHESIONLESS SOILS.

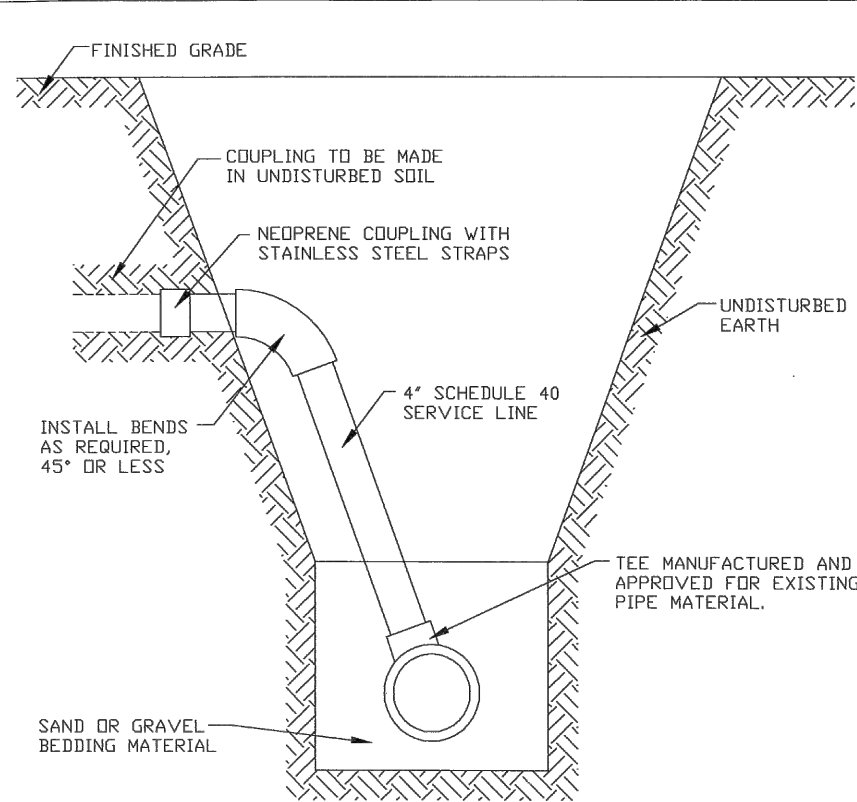
FILLS OVER 10 FEET DEEP - MATERIAL IN THE AREA FROM SELECT FILL TO BEDDING SHALL BE SUBSTITUTED FOR ALL MATERIALS IN ROAD CROSSING.

FILLS OVER 10 FEET DEEP - MATERIAL IN THE AREA FROM SELECT FILL TO BEDDING SHALL BE SUBSTITUTED FOR ALL MATERIALS IN ROAD CROSSING.

LOCATION/DEPTH	SIZE	PIPE TYPE	NOTES
≤ 3' cover	8"-12"	C-900 PVC IRIG	Conc. Encase
3' cover	8"-12"	C-900 PVC IRIG	Conc. Encase
10' to 15'3"	8"-12"	SBR 25 IRIG SBR 26 PVC	
10' to 25'	8"-15"	SBR 26 PVC	
10' to 25'	8"-15"	C-900 PVC IRIG	
25' or deeper	8"-15"	C-900 PVC IRIG	
25' or deeper	8"-15"	C-900 PVC IRIG	
Under Streets (open cut)	8"-12"	C-900 PVC IRIG	
Under Streets (trench)	8"-12"	C-900 PVC IRIG	
Creek Crossings	8"-12"	C-900 PVC IRIG	Conc. Encase
Creek Crossings	12"	C-900 PVC IRIG	Conc. Encase
W.L. within 3' vertical	8"-12"	C-900 PVC IRIG	
W.L. within 3' vertical	8"-12"	C-900 PVC IRIG	
Service lines 15' deep	8"-12"	Schedule 40	
Riser 15' deep	4"-6"	Schedule 40	Schedule 40 as main line

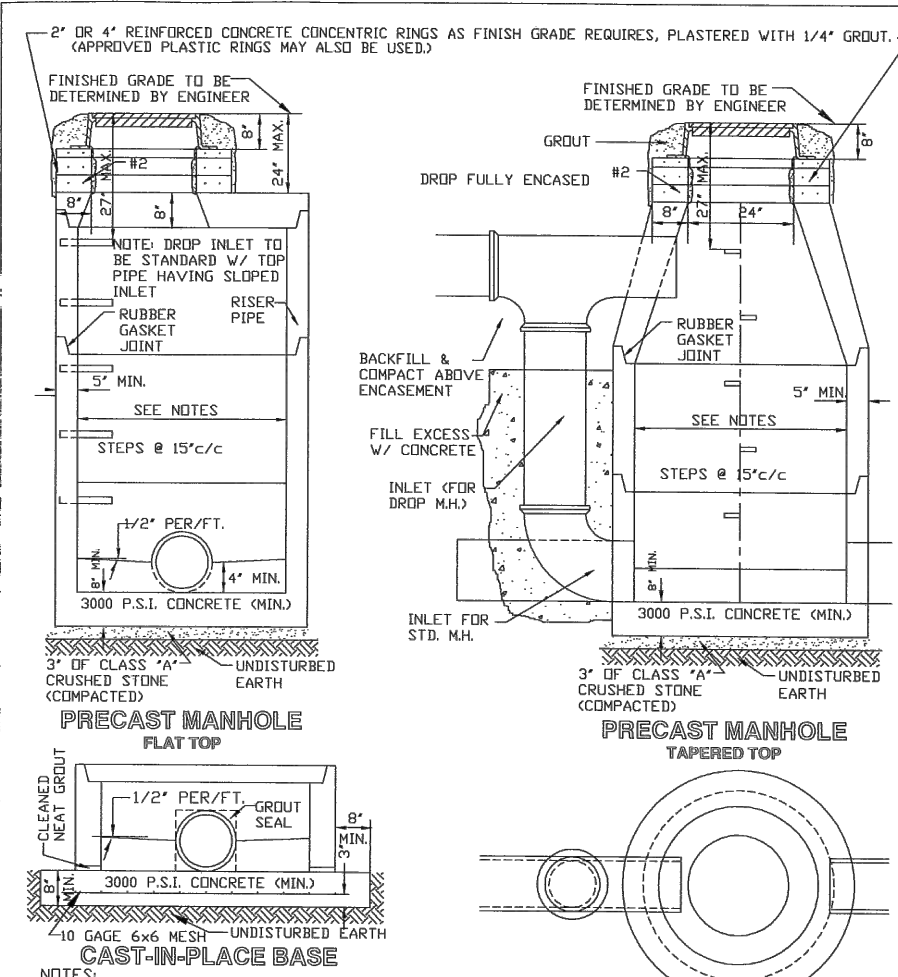
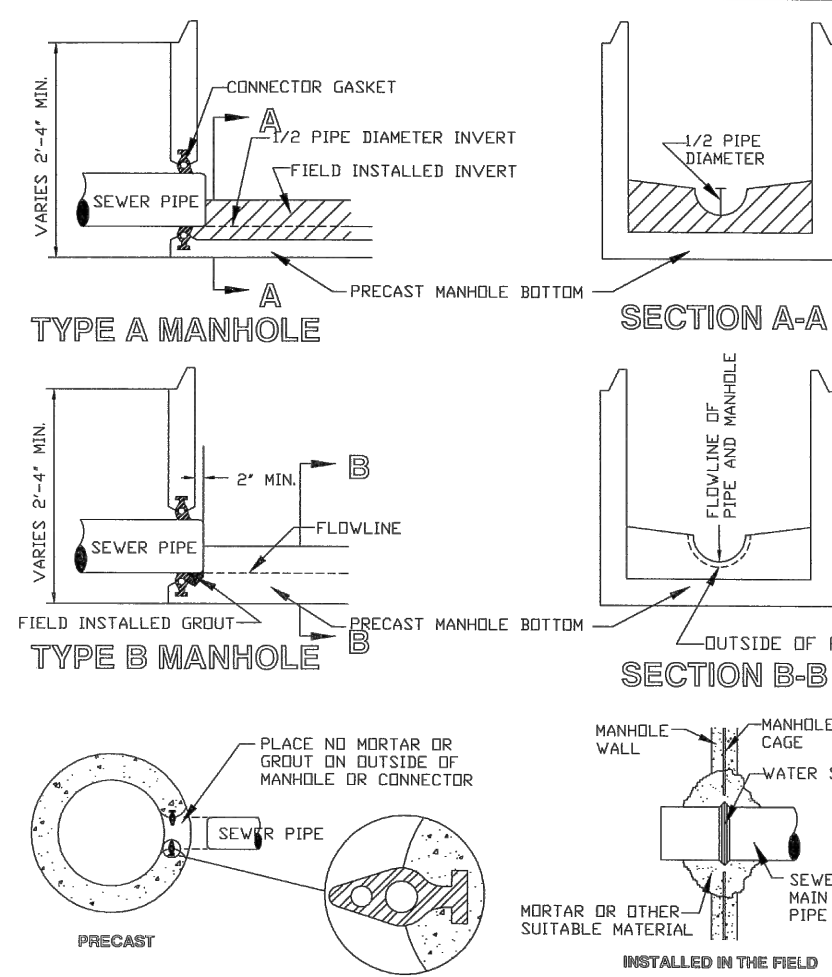
NOTES

1. ULTRA-RIB PIPE CAN BE SUBSTITUTED FOR SDR 35 ON SIZES 15' OR LARGER.
2. SANITARY SEWER LINES UNDER RESIDENTIAL STREETS DO NOT REQUIRE SLEEVES. HOWEVER, SANITARY SEWER LINES UNDER RESIDENTIAL STREETS SHALL BE CONSTRUCTED OF AWWA C-900 PVC, DR 14 FOR THE ENTIRE RUN OF PIPE BETWEEN MANHOLES LOCATED ON EITHER SIDE OF THE STREET CROSSING.

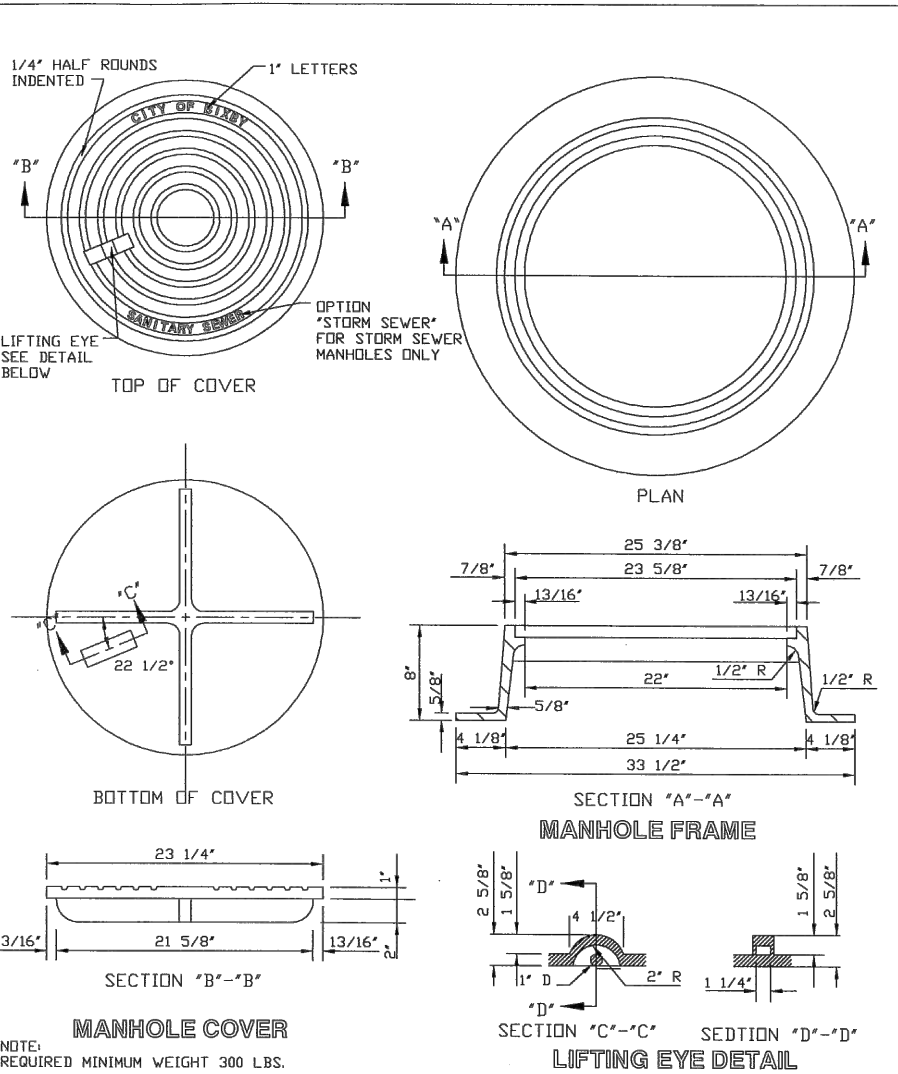


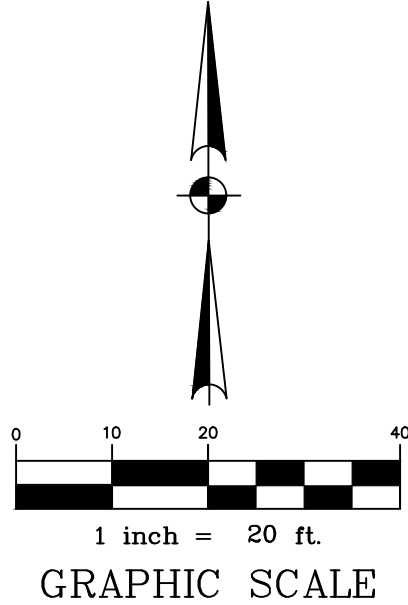
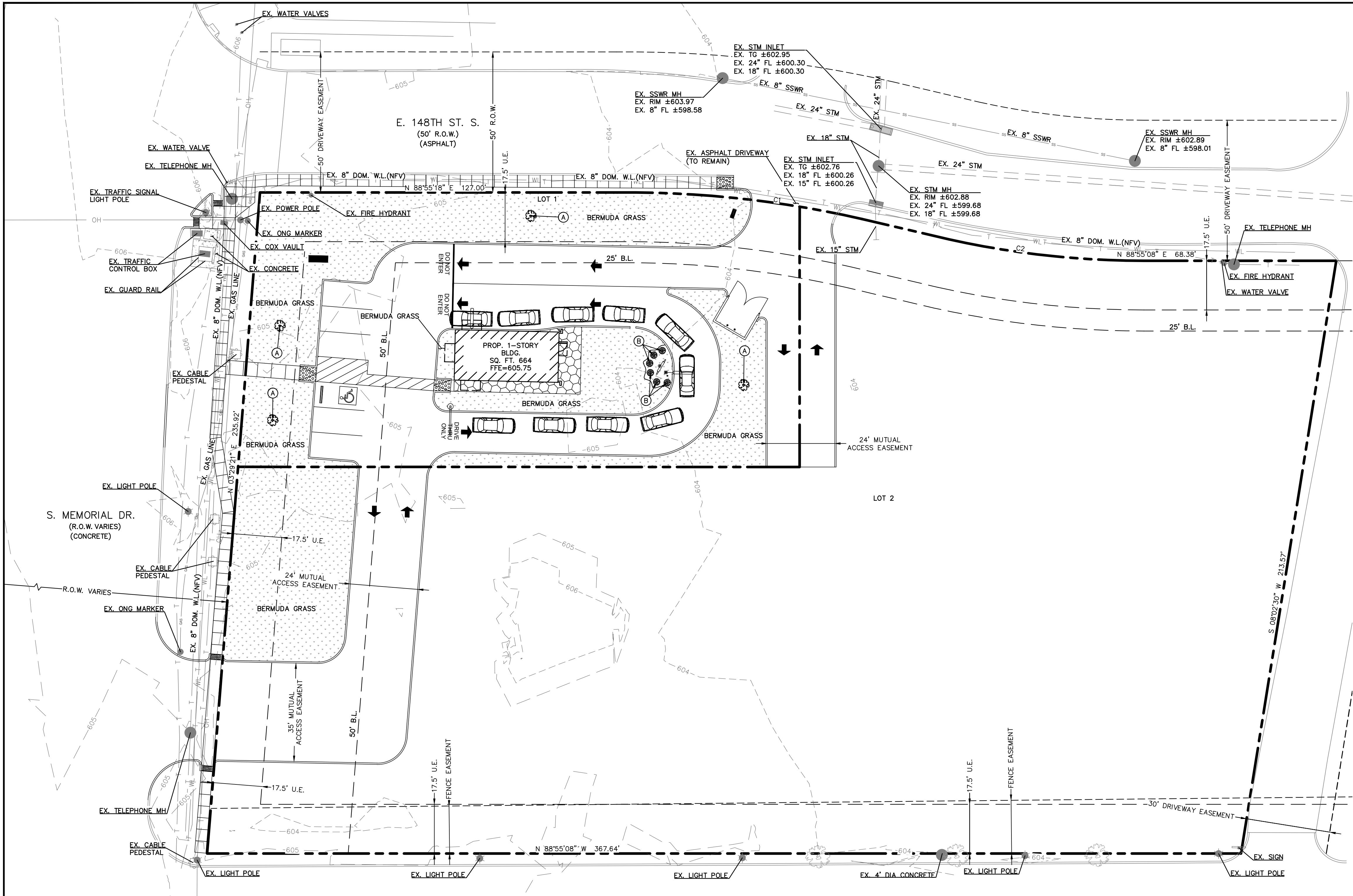
NOTES:

1. PVC SHOWN, HOWEVER, CLAY TILE, CONCRETE, AND DUCTILE IRON SHALL BE INSTALLED IN SAME MANNER WITH CHANGE OF TAPPING SADDLE AND EXPANDING POLYURETHANE IN PLACE OF SEVENT WELDING.
2. ALL MAIN LINE HOLES TO BE SAVED OR DRILLED AND COUPON PRESENTED AT TIME OF INSPECTION.
3. TAPS SHALL BE LEFT UNCOVERED FOR ONE (1) FOOT ON EACH SIDE OF SADDLE, UNTIL TAP IS INSPECTED.

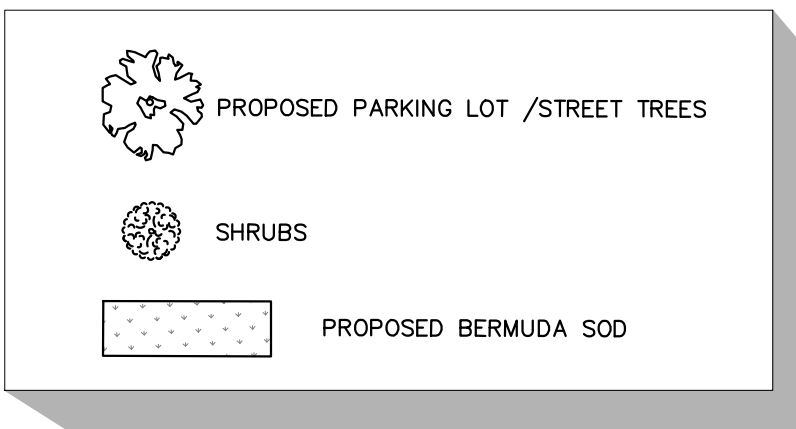


STANDARD & DROP MANHOLE





LEGEND



LANDSCAPING NOTE:

- IRRIGATION TO BE PROVIDED BY LANDSCAPING CONTRACTOR FOR ALL LANDSCAPED AREAS.
- OWNER IS RESPONSIBLE FOR THE SURVIVAL OF ALL PLANT MATERIAL AND WILL REPLACE ANY DEAD PLANT MATERIAL.
- ALL TREES SHALL BE INSTALLED AT LEAST 5 FEET FROM ANY WATER OR SANITARY SEWER LINE.
- CONTRACTOR TO SEED ALL REMAINING DISTURBED AREAS AS PART OF THIS SCOPE. SEED MIXTURE OF METHOD OF ESTABLISHMENT PER CONTRACTOR. 95% GRASS COVERAGE REQUIRED.
- CONTRACTOR TO COORDINATE WITH OWNER FOR COST EFFICIENT TREE PRESERVATION. IF ANY CONFLICT ARISES, CONTACT OWNER IMMEDIATELY.

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD
C1	276.88'	S 84°54'02" E	84.54'
C2	320.00'	S 84°49'21" E	69.77'

LARGE TREES

MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
A		BALD CYPRESS	TAXODIUM DISTICHUM	4	65 GAL. - 100 GAL. 3" CAL. MIN.

SHRUBS

MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
B		GREY OWL JUNIPER	JUNIPERS VIRGINIANA	6	5 GALLON MIN.

CALL BEFORE YOU DIG
OKIE ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL

OKIE ONE CALL SYSTEM
1-800-522-OKIE
1-800-522-6543

ALJLindsey
Civil Engineers
1885 N. Eldridge Pkwy, Suite 200
Tulsa, OK 74117
281.301.5955
FRN F-11526

11 DECEMBER 2022

PROJECT NO.
617-22-01043
DATE: DEC. 2022
SCALE: 1"=20'
DRAWN BY: SAH
CHECKED BY: BTH

LANDSCAPE PLAN

SCOOTER'S COFFEE #696
14801 SOUTH MEMORIAL ROAD
BIXBY, OKLAHOMA 47008

SHEET
L1.0

REVISIONS

DATE



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission
From: O.C. Walker, Development Services Director/City Planner
Date: Monday, January 17, 2023
Name: Scooter's at Market Square
RE: Scooter's at Market Square – Preliminary & Final Plat BXPT-23.01
Location: 14801 South Memorial Drive, Bixby, Oklahoma
STR: Section 13, Township 17N, Range 13E
Applicant: White Surveying Company, John Libby

Site Stats:

Acres: 1.95 +/-	Min. Lot Width: Varies	DU/acre: N/A
Number of Lots: 2	Number of Blocks: 1	Reserve Areas: N/A

Request:

White Surveying Company, John Libby, is requesting Preliminary Plat and Final Plat approval for the final phase of the Market Square project.

Existing Zoning; Use:

Commercial Shopping (CS); Existing house to be demolished

Abutting Zoning; Use:

North: (CS) Commercial Shopping; Med Wise Urgent Care
East: (CS) Commercial Shopping; Brick storage yard; Vacant
South: (CS) Commercial Shopping; Mabrey Bank
West: (CS) Commercial Shopping, Carmichael's Produce; Residential Essentials

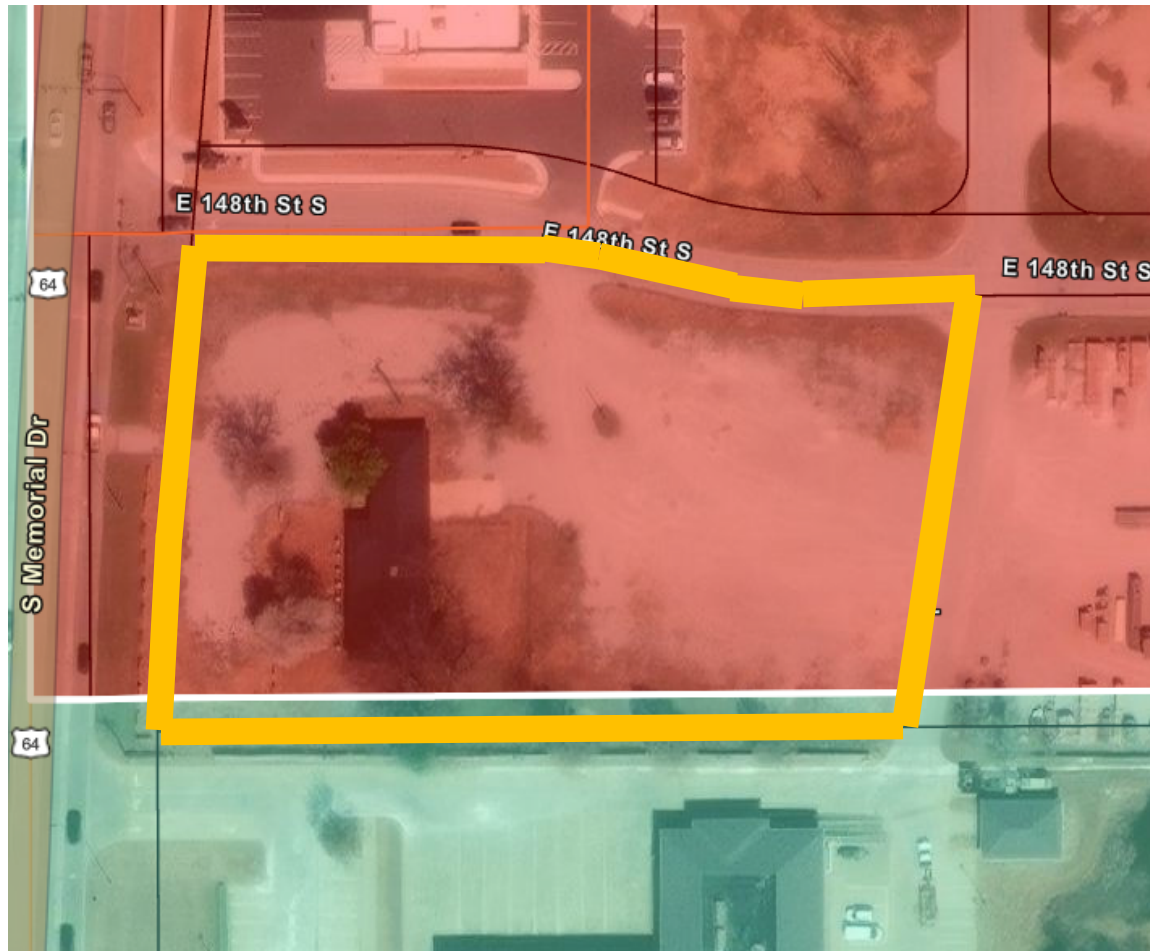


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Preliminary Plat and Final Plat. The proposed development is consistent with development patterns on adjacent and surrounding properties and this development.

Utilities/Site Area: There is an existing 12” waterline that runs North/South along the West side of South Memorial Drive. There is also an 8” water line that runs East and West along East 148th Street South. Sanitary Sewer lines East and West along East 148th Street South on the west side of South Memorial Drive.

Planning Review Comments:

- Provide copies of Letters of Release from utility companies/Oklahoma Corporation Commission or others
- Add adjacent subdivisions shown
- All phases represented if a phase development
- Line of sight triangles for corner lots
- Existing utilities on or adjacent property, showing type/location/size

Staff Report: [BXPT-23.016](#) | [SCOOTER'S AT MARKET SQUARE](#) | 1.17.2023 | [Page 2 of 3](#)

Engineering Review Comments: None received at the time of writing this report.

Public Comments: No comments have been received at the time of writing. Plats are not noticed.

Staff Comments:

1. Staff recommends this item be approved subject to Preliminary Plat and Final Plat with Planning and Engineering comments implemented to the Plat before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary Plat by White Surveying Company
Exhibit B: Final Plat with Deed of Dedication by White Surveying Company

PRELIMINARY PLAT
SCOOTER'S at MARKET SQUARE

A RE-SUBDIVISION OF LOT 1, BLOCK 3, BISHOP MARKET SQUARE, PLAT NO. 6896
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA,
SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 EAST.

OWNER/DEVELOPER:
DIXIELOU RE, LLC
7300 SOUTH YALE AVENUE, SUITE 800
TULSA, OK 74136
PHONE: 405-612-5419

ENGINEER:
ALJ LINDSEY
CERTIFICATE OF AUTHORIZATION NO. 8548
18635 NORTH ELDRIDGE PARKWAY, SUITE 200
TOMBALL, TEXAS 77377
PHONE: 281-301-5955

SURVEYOR:
WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. 1098
9936 EAST 55TH PLACE
TULSA, OKLAHOMA 74146
PHONE: 918-663-6924
whitesurvey.com email: info@whitesurvey.com

SUBDIVISION CONTAINS
TWO (2) LOTS IN BLOCK ONE (1)
GROSS SUBDIVISION AREA: 1.95 ACRES
LOT 1A AREA: 0.44 ACRE (19,014 Sq.Ft.)
LOT 1B AREA: 1.51 ACRES (65,787 Sq.Ft.)

FINAL PLAT CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the City of Bixby.

ON _____

BY _____

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK.

BY _____
CITY MANAGER OR CITY CLERK

TREASURER'S CERTIFICATE

I _____, Treasurer of Tulsa County, Oklahoma, do hereby certify that all taxes on the property hereon platted and described have been paid or cash bond placed to secure the same.

Dated the _____ day of _____, 20____

COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK

This Plat has been filed in the office of the County Clerk, Tulsa County, State of Oklahoma on the _____ day of _____, 20____

CITY OF BIXBY PLANNING AND ZONING COMMISSIONER APPROVAL

Chairman, Planning and Zoning Commission, Date: _____

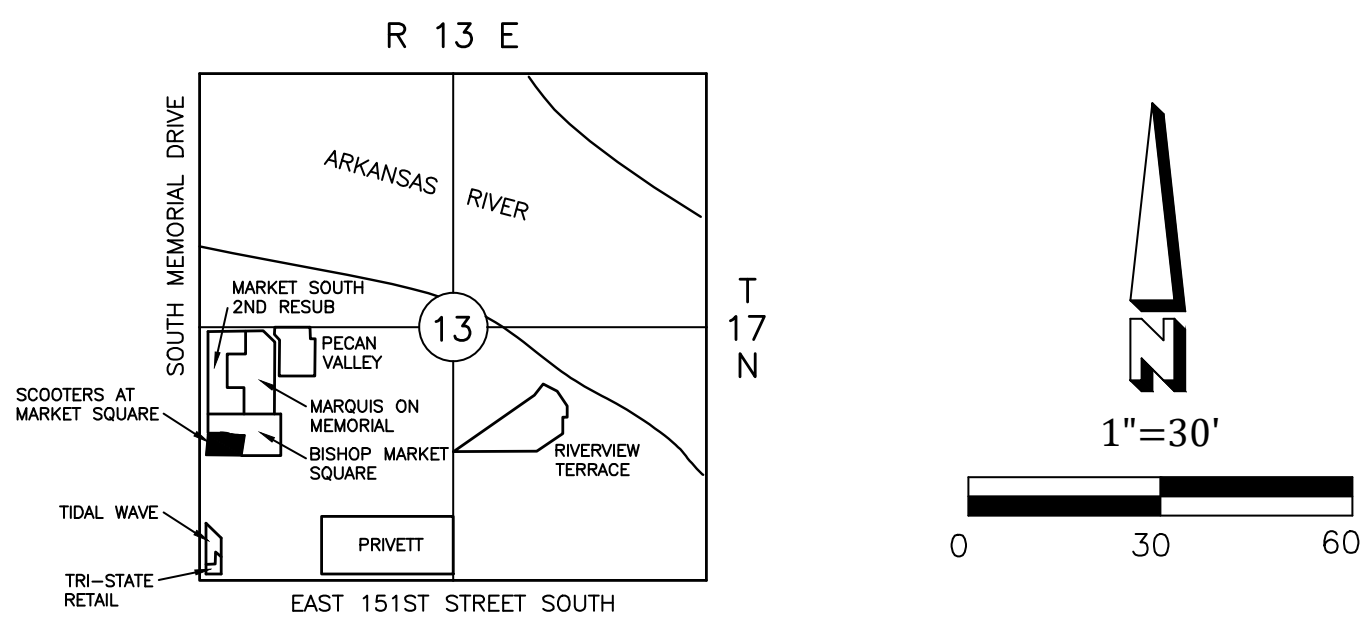
SURVEYOR'S CERTIFICATE

I, John L. Libby Jr., a Professional Land Surveyor do hereby certify that I have carefully and accurately surveyed and staked the tract of land as described on the plat and that monuments have been found or set at all lot corner and that the described plat is a true representation of said survey.

Certificate of Authorization: No. CA 1098.

Witness my hand and seal this 1ST day of DECEMBER, 2022


John L. Libby Jr., R.P.L.S. 1806



LOCATION MAP

SCALE: 1"=2000'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.44	N03°29'21"E
L2	35.06	N03°29'21"E
L3	33.79	S89°58'04"E
L4	127.80	N03°29'21"E
L5	103.20	N90°00'00"E
L6	90.41	S01°03'48"E
L7	24.00	S88°56'12"W
L8	53.25	N01°03'48"W
L9	115.96	N90°00'00"W
L10	151.54	S03°29'21"W
L11	57.36	N89°58'04"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	15.10	10.00	13.71	N46°45'38"E
C2	21.14	14.00	19.19	N46°44'41"E
C3	23.49	16.00	21.44	N47°56'13"E
C4	29.51	380.48	29.50	S82°04'31"E
C5	15.86	10.50	14.39	S46°45'38"W
C6	65.19	380.48	65.11	S86°35'54"E
C7	22.55	380.48	22.54	S79°59'33"E

BENCHMARKS

1. ONSITE BENCHMARK:
 BENCHMARK DESC: MAG NAIL W/WASHER TOP OF CURB
 N: 352329.07
 E: 2594119.06
 ELEVATION: 605.15
2. ONSITE BENCHMARK:
 BENCHMARK DESC: MAG NAIL W/WASHER TOP OF CURB
 N: 351975.28
 E: 2594003.81
 ELEVATION: 605.89
- SOURCE BENCHMARK:
ADJ MONUMENT TC01: 2" BRASS DISK SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594009.650
ELEVATION: 601.65

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE
PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE EAST
RIGHT-OF-WAY LINE OF MEMORIAL DRIVE BEING NORTH 03°29'21" EAST.

FLOOD STATEMENT

FIRM PANEL NO. 40143C0434L DATED OCTOBER 16, 2012 SHOWS
THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND
ZONE AE.

THE BASE FLOOD ELEVATION (BFE) IS 602. THEREFORE THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL STRUCTURES WITHIN THE PLATTED AREA SHALL BE 603, PER CITY ORDINANCE.

BEST AVAILABLE INFORMATION INDICATES THAT THE EXISTING VERTICAL GROUND ELEVATION WITHIN THE PLATTED AREA IS 602 OR HIGHER AT THE TIME OF PLATTING. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT AN ELEVATION CERTIFICATE OR TOPOGRAPHIC SURVEY CONFIRMING THE EXISTING GROUND ELEVATION ON THE SITE PRIOR TO DEVELOPMENT.

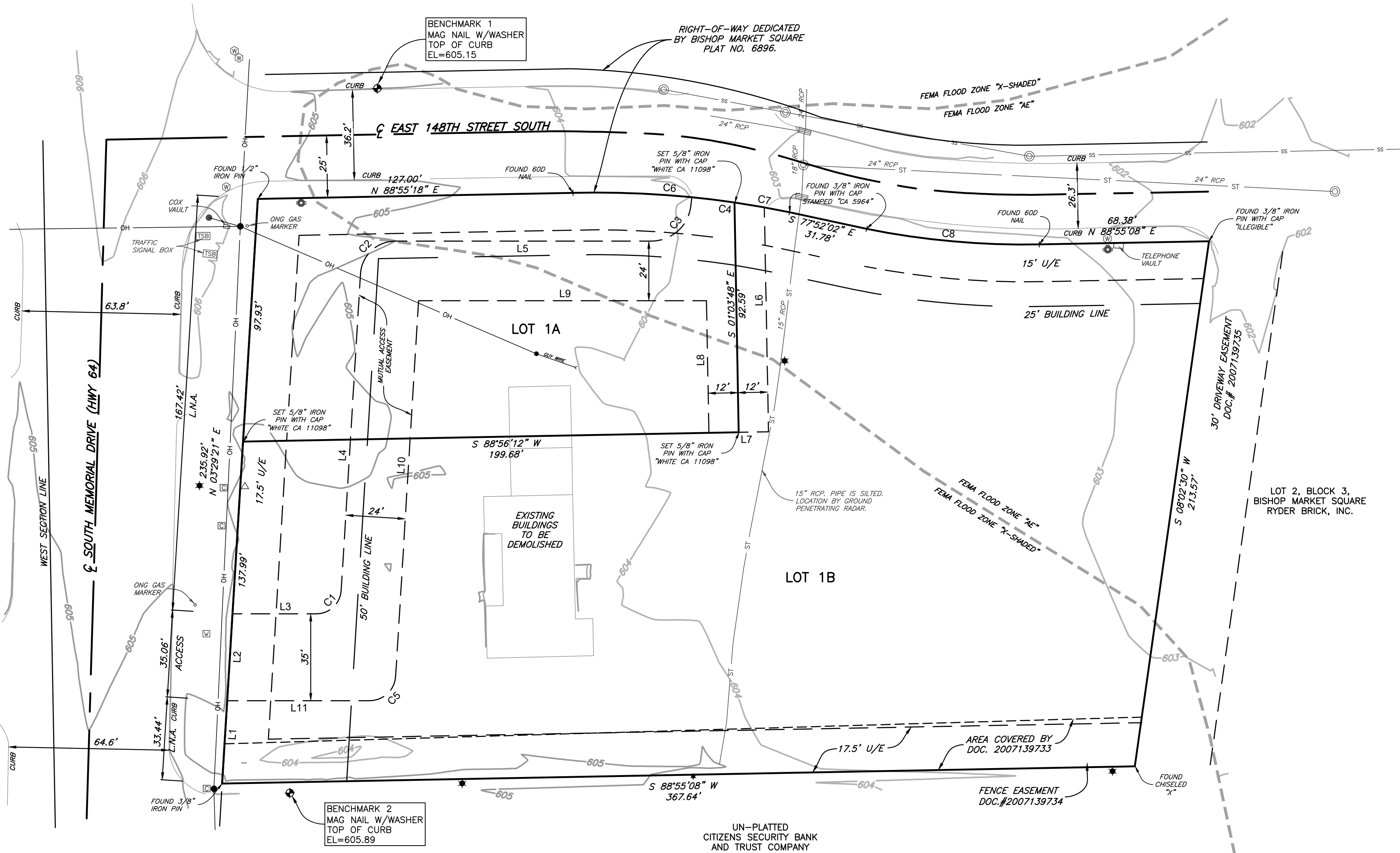
FOR EACH INDIVIDUAL LOT, A LETTER OF MAP AMENDMENT (LOMA), LETTER OF MAP REVISION (LOMR) OR LETTER OF MAP REVISION BASED ON FILL (LOMR-F) MAY BE REQUIRED BY A LENDING INSTITUTION. IF REQUIRED, THE LOT OWNER IS RESPONSIBLE FOR COMPLIANCE WITH LENDER AND/OR FEMA REQUIREMENTS.

LEGEND

U/E UTILITY EASEMENT

L.N.A. LIMITS OF NO ACCESS

- | | |
|---|--------------|
|  | WATER METER |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | CABLE TV |
|  | POWER POLE |
|  | LIGHT POLE |
|  | GAS METER |
|  | STORM INLET |



PRELIMINARY PLAT
SCOOTER'S at MARKET SQUARE

A RE-SUBDIVISION OF LOT 1, BLOCK 3, BISHOP MARKET SQUARE, PLAT NO. 6896,
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA,
SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 EAST.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT DIXIELOU RE, LLC, BEING THE SOLE OWNER OF THE FEE SIMPLE AND TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF TULSA, STATE OF OKLAHOMA, TO-WIT:

LOT ONE (1), BLOCK THREE (3), BISHOP MARKET SQUARE, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6896.

HAS CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS AND ALLEYS AND HAVE CAUSED THIS PLAT TO BE MADE OF SAID TRACT SHOWING ACCURATE DIMENSIONS OF THE LOTS AND STREETS AND ALLEYS AND HEREBY DEDICATE SAID PLAT AS BISHOP MARKET SQUARE ADDITION, BIXBY, OKLAHOMA AND DEDICATE TO PUBLIC USE ALL STREETS, EASEMENTS AND ALLEYS AS SHOWN ON THIS PLAT

SECTION 1. PUBLIC COVENANTS

A. STREETS AND UTILITY EASEMENTS

THE UNDERSIGNED OWNER DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, STREETS RIGHTS-OF-WAY AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING, REPLACING ANY AND ALL UTILITIES INCLUDING STORM SEWER, SANITARY SEWER, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FAR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO WITH THE RIGHTS OF INGRESS AND EGRESS INTO AND UPON SAID UTILITY EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES AFORESAID. NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT WILL INTERFERE WITH THE PURPOSES AFORESAID, WILL BE PLACED, ERECTED, INSTALLED OR PERMITTED UPON THE EASEMENTS OR RIGHTS-OF-WAY AS SHOWN, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SANITARY SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL PUBLIC STREETS, ALLEYS, AND UTILITY EASEMENTS, SHOWN ON SAID PLAT FOR THE PURPOSES OF FURNISHING WATER AND/OR SANITARY SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT.

B. WATER AND SANITARY SEWER SERVICE:

IN CONNECTION WITH THE PROVISION OF WATER AND SANITARY SEWER SERVICE, ALL LOTS ARE SUBJECT TO THE FOLLOWING PROVISIONS, TO-WIT:

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND THE PUBLIC SANITARY SEWER FACILITIES LOCATED ON HIS LOT AND WITHIN THE DEPICTED STREET RIGHT-OF WAY AND UTILITY EASEMENT AREAS, IF 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, TO INCLUDE: VALVE BOXES, FIRE HYDRANTS AND MANHOLES WILL BE ADJUSTED TO THE NEW GRADE BY THE OWNER OR AT THE OWNER'S EXPENSE.

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

THE CITY OF BIXBY OR ITS SUCCESSORS THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HOVE THE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER AND SEWER FACILITIES.

THE FOREGOING COVENANTS CONCERNING WATER AND SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA), AND SHOWN ON THE PLAT, EXCEPT AS MAY BE HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE CITY OF BIXBY AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE FOREGOING COVENANT SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

D. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE LINES, THE LOT IS SUBJECT TO THE FOLLOWING:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT SAID ADDITION. ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR THE GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY OF SECONDARY VOLTAGES MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAN OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES. MAY ALSO BE LOCATED IN SAID EASEMENTS.

3. EXCEPT FOR BUILDINGS ON LOTS DESCRIBED IN PARAGRAPH ABOVE, WHICH MAY BE SERVED FROM OVERHEAD ELECTRIC SERVICE LINES, UNDERGROUND SERVICE CABLES AND NATURAL GAS SERVICE LINES TO ALL BUILDINGS WHICH MAY BE LOCATED IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST NATURAL GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH BUILDING AS MAY BE LOCATED UPON SAID LOT:

PROVIDED THAT UPON THAT THE INSTALLATION OF SUCH A SERVICE CABLE OR A NATURAL GAS SERVICE LINE TO A PARTICULAR BUILDING, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR NATURAL GAS MAIN TO THE SERVICE ENTRANCE ON THE BUILDING.

4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE SUBDIVISION OR 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 NATURAL GAS SERVICE FACILITIES SO INSTALLED BY IT.

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

E. SURFACE DRAINAGE

1. SURFACE DRAINAGE. EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS.

2. NO PROPERTY OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. NO PROPERTY OWNER SHALL MODIFY OR CHANGE THE DIRECTION OF DRAINAGE OF SURFACE STORMWATER FROM THE ORIGINAL APPROVED CONSTRUCTION PLANS ON FILE AT THE CITY OF BIXBY.

3. THE PROPERTY OWNER SHALL PREVENT THE ALTERATION OF GRADE WITHIN ALL EASEMENT AREAS FROM THE ORIGINAL CONTOURS (FINISH GRADE) OR ALLOW ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SUCH PUBLIC WATER MAINS, VALVES, STORM SEWERS, AND OR PUBLIC SANITARY SEWER FACILITIES.

4. THE COVENANTS SET FORTH IN THIS SECTION SHALL BE ENFORCEABLE BY ANY AFFECTED PROPERTY OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

F. LAND USE

ALL CONSTRUCTION SHALL BE STRICTLY ACCORDING TO THE ORDINANCES OF THE CITY OF BIXBY, OKLAHOMA.

DEVELOPMENT STANDARDS FOR ALL LOTS

LANDSCAPED AREA AND SCREENING

(1) OWNER/DEVELOPER SHALL SUBMIT A DETAILED LANDSCAPE AND SCREENING PLAN AS REQUIRED BY THE CITY OF BIXBY PURSUANT TO LANDSCAPE REQUIREMENTS CHAPTERS OF THE BIXBY ZONING CODE.

(2) A DETAIL LANDSCAPE PLAN FOR THE DEVELOPMENTAREAS SHALL BE APPROVED BY CITY STAFF OR CITY COUNCIL AS NEEDED.

SIGNS

(1) SIGNAGE SHALL COMPLY WITH THE CITY OF BIXBY ZONING CODE.

LIGHTING

(1) FLASHING SIGNS, RUNNING LIGHT OR TWINKLE SIGNS, ANIMATED SIGNS, REVOLVING OR ROTATING SIGNS WITH MOVEMENT SHALL BE PROHIBITED, EXCEPT AS MAY BE PERMITTED BY THE BIXBY PLANNING COMMISSION AS PART OF THE APPROVED DETAIL SIGN PLAN.

(2) LIGHTING USED TO ILLUMINATE THE DEVELOPMENT AREA SHALL BE SO ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. EXTERIOR LIGHTING MOUNTED ON BUILDING WALLS SHALL BE PERMITTED.

TRASH, MECHANICAL AND EQUIPMENT AREAS

(1) THERE SHALL BE NO STORAGE OF RECYCLABLE MATERIALS, TRASH OR SIMILAR MATERIAL OUTSIDE A SCREENED RECEPTACLE. AN OPAQUE FENCE OF AT LEAST 8 FEET IN HEIGHT SHALL BE PLACED AROUND ALL DUMPSTERS.

DRAINAGE

DRAINAGE. ALL STORMWATER DRAINAGE STRUCTURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY OF BIXBY ORDINANCES AND REGULATIONS, AND AS SHALL BE MORE PARTICULARLY DESCRIBED IN RESTRICTIVE COVENANTS INCLUDED IN THE PLAT OF THE SITE.

A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA SHALL CERTIFY TO THE APPROPRIATE CITY OFFICIAL THAT ALL REQUIRED STORMWATER DRAINAGE STRUCTURES SERVING THE SITE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT ON THAT LOT. DURING CONSTRUCTION ON THE PROPERTY, THE OWNERS OF THE DEVELOPMENT AREAS, AND ANY PLATTED LOTS WITHIN THE DEVELOPMENT AREAS, WILL PROVIDE ADEQUATE AND REASONABLE EROSION CONTROL, AND, AFTER CONSTRUCTION, THEY WILL PROVIDE AND MAINTAIN VEGETATIVE, LANDSCAPED GROUND COVER SO THAT SOIL DOES NOT ERODE ON OR FROM THE PROPERTY

FLOOD STATEMENT

FIRM PANEL NO. 40143C0434L DATED OCTOBER 16, 2012 SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND ZONE AE.

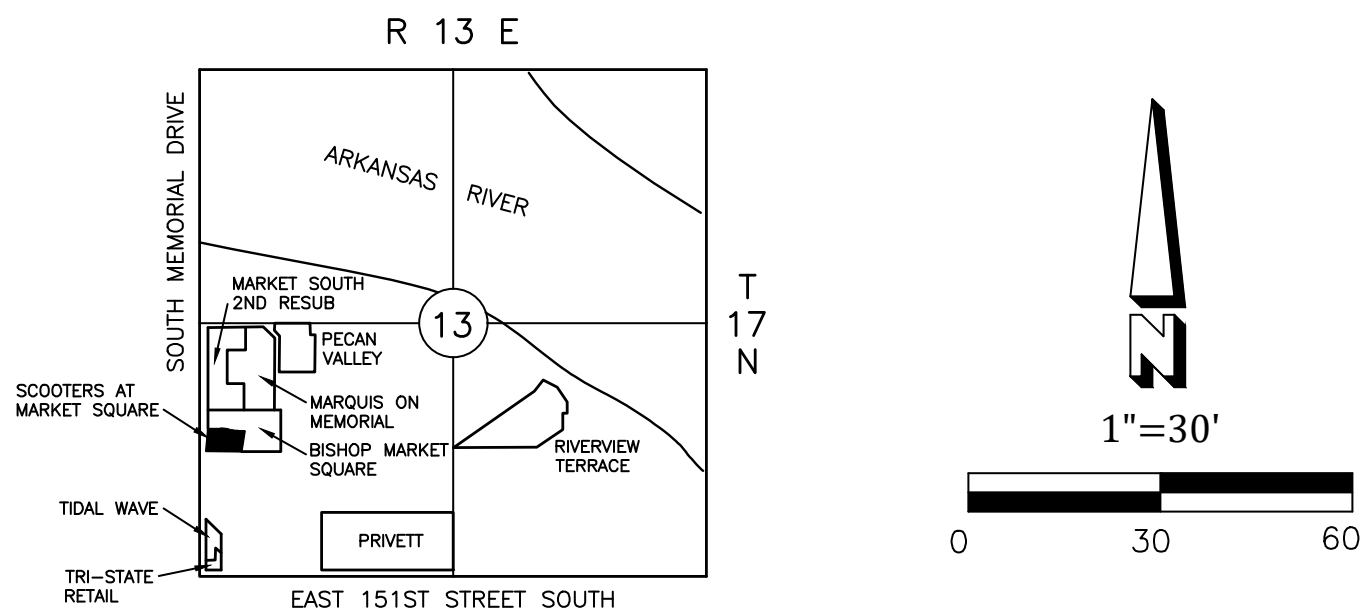
THE BASE FLOOD ELEVATION (BFE) IS 602. THEREFORE, THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL STRUCTURES WITHIN THE PLATTED AREA SHALL BE 603, PER CITY ORDINANCE.

BEST AVAILABLE INFORMATION INDICATES THAT THE EXISTING VERTICAL GROUND ELEVATION WITHIN THE PLATTED AREA IS 602 OR HIGHER AT THE TIME OF PLATING. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT AN ELEVATION CERTIFICATE OR TOPOGRAPHIC SURVEY CONFIRMING THE EXISTING GROUND ELEVATION ON THE SITE PRIOR TO DEVELOPMENT.

FOR EACH INDIVIDUAL LOT, A LETTER OF MAP AMENDMENT (LOMA), LETTER OF MAP REVISION (LOMR) OR LETTER OF MAP REVISION BASED ON FILL (LOMR-F) MAY BE REQUIRED BY A LENDING INSTITUTION. IF REQUIRED, THE LOT OWNER IS RESPONSIBLE FOR COMPLIANCE WITH LENDER AND/OR FEMA REQUIREMENTS.

SCOOTER'S at MARKET SQUARE

A RE-SUBDIVISION OF LOT 1, BLOCK 3, BISHOP MARKET SQUARE, PLAT NO. 6896,
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA,
SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 EAST.



LOCATION MAP

SCALE: 1"=2000'

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	33.44	N03°29'21"E	
L2	35.06	N03°29'21"E	
L3	33.79	S89°58'04"E	
L4	127.80	N03°29'21"E	
L5	103.20	N90°00'00"E	
L6	90.41	S01°03'48"E	
L7	24.00	S88°56'12"W	
L8	53.25	N01°03'48"W	
L9	115.96	N90°00'00"W	
L10	151.54	S03°29'21"W	
L11	57.36	N89°58'04"W	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	15.10	10.00	13.71	N46°45'38"E
C2	21.14	14.00	19.19	N46°44'41"E
C3	23.49	16.00	21.44	N47°56'13"E
C4	29.51	380.48	29.50	S82°04'31"E
C5	15.86	10.50	14.39	S46°45'38"W
C6	65.19	380.48	65.11	S86°35'54"E
C7	22.55	380.48	22.54	S79°59'33"E

BENCHMARKS

1. ONSITE BENCHMARK:
BENCHMARK DESC: MAG NAIL W/WASHER TOP OF CURB
N: 352259.07
E: 2594119.06
ELEVATION: 605.15
2. ONSITE BENCHMARK:
BENCHMARK DESC: MAG NAIL W/WASHER TOP OF CURB
N: 351975.28
E: 2594083.81
ELEVATION: 605.89
- SOURCE BENCHMARK:
ADS MONUMENT TC01: 2" BRASS DISK SET IN BRIDGE ABUTMENT
N: 346825.375
E: 2594069.650
ELEVATION: 601.65

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE
PLANE COORDINATE SYSTEM NAD 83 (2011) AND THE EAST
RIGHT-OF-WAY LINE OF MEMORIAL DRIVE BEING NORTH 03°29'21" EAST.

FLOOD STATEMENT

FIRM PANEL NO. 40143C0434L DATED OCTOBER 16, 2012 SHOWS
THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND
ZONE AE.

THE BASE FLOOD ELEVATION (BFE) IS 602. THEREFORE THE
MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL STRUCTURES
WITHIN THE PLATTED AREA SHALL BE 603, PER CITY
ORDINANCE.

BEST AVAILABLE INFORMATION INDICATES THAT THE EXISTING
VERTICAL GROUND ELEVATION WITHIN THE PLATTED AREA IS 602
OR HIGHER AT THE TIME OF PLATTING. PRIOR TO ISSUANCE OF A
BUILDING PERMIT, THE APPLICANT SHALL SUBMIT AN ELEVATION
CERTIFICATE OR TOPOGRAPHIC SURVEY CONFIRMING THE EXISTING
GROUND ELEVATION ON THE SITE PRIOR TO DEVELOPMENT.

FOR EACH INDIVIDUAL LOT, A LETTER OF MAP AMENDMENT (LOMA),
LETTER OF MAP REVISION (LOMR) OR LETTER OF MAP REVISION
BASED ON FILL (LOMR-F) MAY BE REQUIRED BY A LENDING
INSTITUTION. IF REQUIRED, THE LOT OWNER IS RESPONSIBLE FOR
COMPLIANCE WITH LENDER AND/OR FEMA REQUIREMENTS.

OWNER/DEVELOPER:
DIXIELOU RE, LLC
7300 SOUTH YALE AVENUE, SUITE 800
TULSA, OK 74136
PHONE: 405-612-5419

ENGINEER:
ALJ LINDSEY
CERTIFICATE OF AUTHORIZATION NO. 8548
18635 NORTH ELDRIDGE PARKWAY, SUITE 200
TOMBALL, TEXAS 77377
PHONE: 281-301-5955

SURVEYOR:
WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. 1098
9936 EAST 55TH PLACE
TULSA, OKLAHOMA 74146
PHONE: 918-663-6924
whitesurvey.com email: info@whitesurvey.com

SUBDIVISION CONTAINS
TWO (2) LOTS IN BLOCK ONE (1)
GROSS SUBDIVISION AREA: 1.95 ACRES
LOT 1A AREA: 0.44 ACRE (19,014 Sq.Ft.)
LOT 1B AREA: 1.51 ACRES (65,787 Sq.Ft.)

FINAL PLAT CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the City of Bixby.

ON _____

BY _____

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED
BY THE CITY MANAGER OR CITY CLERK.

BY _____
CITY MANAGER OT CITY CLERK

TREASURER'S CERTIFICATE

I, _____, Treasurer of Tulsa County, Oklahoma, do
herby certify that all taxes on the proeprty hereon platted and
described have been paid of cash bond placed to secure the same.

Dated the _____ day of _____, 20 ____

COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK

This Plat has been filed in the office of the County Clerk, Tulsa
County, State of Oklahoma on the _____ day of _____, 20 ____

CITY OF BIXBY PLANNING AND ZONING COMMISSIONER APPROVAL

Chairman, Planning and Zoning Commission, Date: _____

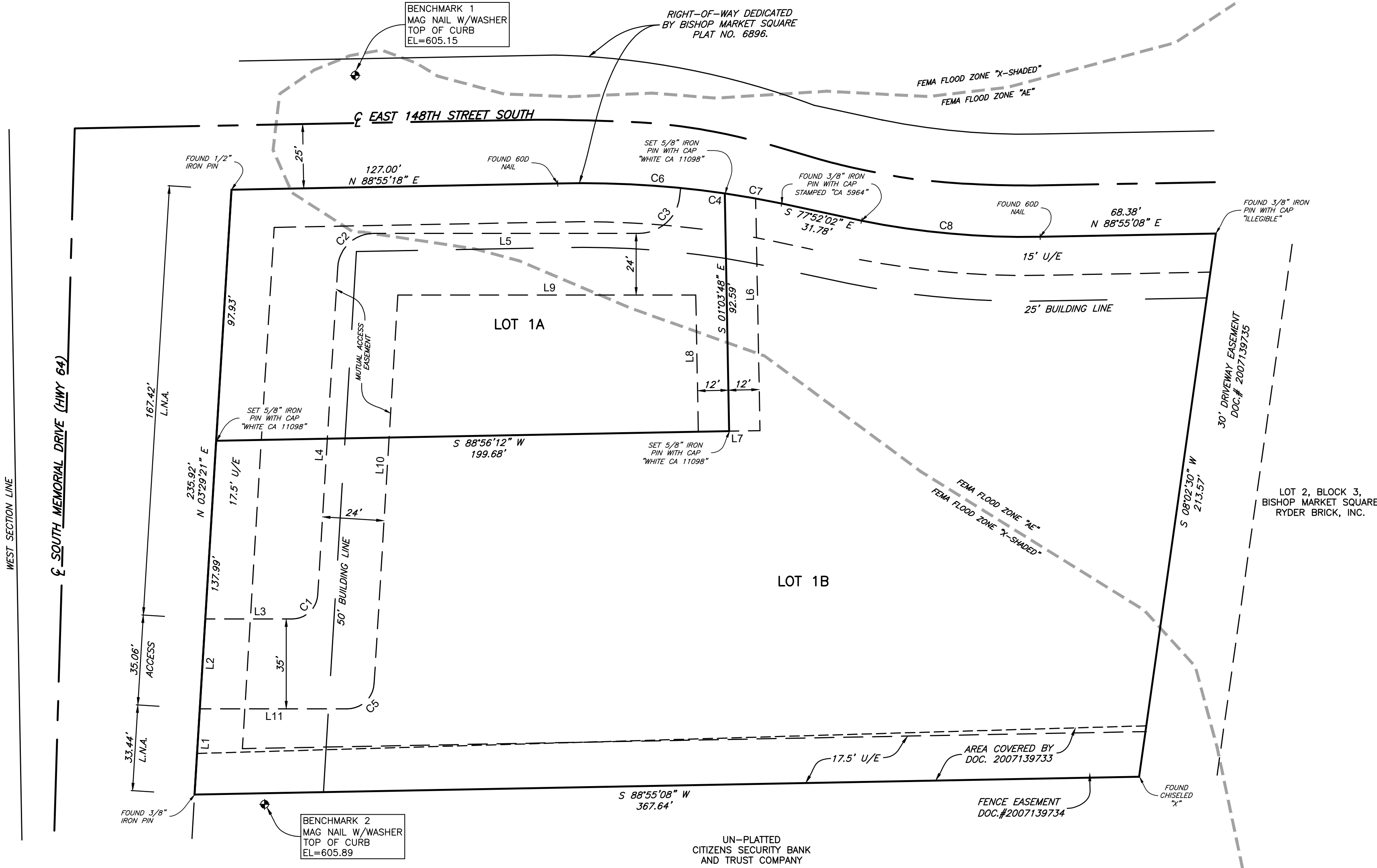
SURVEYOR'S CERTIFICATE

I, John L. Libby Jr., a Professional Land Surveyor do hereby certify
that I have carefully and accurately surveyed and staked the tract of
land as described on the plat and that monuments have been found
or set at all lot corner and that the described plat is a true
representation of said survey.

Certificate of Authorization: No. CA 1098.

Witness my hand and seal this 1ST day of DECEMBER, 2022

John L. Libby Jr., R.P.L.S. 1806



LEGEND

U/E UTILITY EASEMENT

L.N.A. LIMITS OF NO ACCESS

SCOOTER'S at MARKET SQUARE

A RE--SUBDIVISION OF LOT 1, BLOCK 3, BISHOP MARKET SQUARE, PLAT NO. 6896,
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA,
SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 EAST.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT DIXIELOU RE, LLC, BEING THE SOLE OWNER OF THE FEE SIMPLE AND TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF TULSA, STATE OF OKLAHOMA, TO--WIT:

LOT ONE (1), BLOCK THREE (3), BISHOP MARKET SQUARE, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6896.

HAS CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS AND ALLEYS AND HAVE CAUSED THIS PLAT TO BE MADE OF SAID TRACT SHOWING ACCURATE DIMENSIONS OF THE LOTS AND STREETS AND ALLEYS AND HEREBY DEDICATE SAID PLAT AS BISHOP MARKET SQUARE ADDITION, BIXBY, OKLAHOMA AND DEDICATE TO PUBLIC USE ALL STREETS, EASEMENTS AND ALLEYS AS SHOWN ON THIS PLAT

SECTION 1. PUBLIC COVENANTS

A. STREETS AND UTILITY EASEMENTS

THE UNDERSIGNED OWNER DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, STREETS RIGHTS--OF--WAY AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING, REPLACING ANY AND ALL UTILITIES INCLUDING STORM SEWER, SANITARY SEWER, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FAR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO WITH THE RIGHTS OF INGRESS AND EGRESS INTO AND UPON SAID UTILITY EASEMENTS AND RIGHTS--OF--WAY FOR THE USES AND PURPOSES AFORESAID. NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT WILL INTERFERE WITH THE PURPOSES AFORESAID, WILL BE PLACED, ERECTED, INSTALLED OR PERMITTED UPON THE EASEMENTS OR RIGHTS--OF--WAY AS SHOWN, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SANITARY SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL PUBLIC STREETS, ALLEYS, AND UTILITY EASEMENTS, SHOWN ON SAID PLAT FOR THE PURPOSES OF FURNISHING WATER AND/OR SANITARY SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT.

B. WATER AND SANITARY SEWER SERVICE:

IN CONNECTION WITH THE PROVISION OF WATER AND SANITARY SEWER SERVICE, ALL LOTS ARE SUBJECT TO THE FOLLOWING PROVISIONS, TO--WIT:

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND THE PUBLIC SANITARY SEWER FACILITIES LOCATED ON HIS LOT AND WITHIN THE DEPICTED STREET RIGHT--OF WAY AND UTILITY EASEMENT AREAS, IF 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, TO INCLUDE: VALVE BOXES, FIRE HYDRANTS AND MANHOLES WILL BE ADJUSTED TO THE NEW GRADE BY THE OWNER OR AT THE OWNER'S EXPENSE.

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

THE CITY OF BIXBY OR ITS SUCCESSORS THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HOVE THE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT--WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER AND SEWER FACILITIES.

THE FOREGOING COVENANTS CONCERNING WATER AND SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

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THE OWNER HEREBY RELINQUISHES RIGHTS OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA), AND SHOWN ON THE PLAT, EXCEPT AS MAY BE HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE CITY OF BIXBY AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE FOREGOING COVENANT SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

D. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE LINES, THE LOT IS SUBJECT TO THE FOLLOWING:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT SAID ADDITION. ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT--WAYS RESERVED FOR THE GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY OF SECONDARY VOLTAGES MAY ALSO BE LOCATED IN SAID EASEMENT--WAYS.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAN OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES. MAY ALSO BE LOCATED IN SAID EASEMENTS.

3. EXCEPT FOR BUILDINGS ON LOTS DESCRIBED IN PARAGRAPH ABOVE, WHICH MAY BE SERVED FROM OVERHEAD ELECTRIC SERVICE LINES, UNDERGROUND SERVICE CABLES AND NATURAL GAS SERVICE LINES TO ALL BUILDINGS WHICH MAY BE LOCATED IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST NATURAL GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH BUILDING AS MAY BE LOCATED UPON SAID LOT:

PROVIDED THAT UPON THAT THE INSTALLATION OF SUCH A SERVICE CABLE OR A NATURAL GAS SERVICE LINE TO A PARTICULAR BUILDING, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT--OF--WAY EASEMENT ON SAID LOT, COVERING A FIVE--FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR NATURAL GAS MAIN TO THE SERVICE ENTRANCE ON THE BUILDING.

4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE SUBDIVISION OR 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 NATURAL GAS SERVICE FACILITIES SO INSTALLED BY IT.

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

E. SURFACE DRAINAGE

1. SURFACE DRAINAGE. EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS.

2. NO PROPERTY OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. NO PROPERTY OWNER SHALL MODIFY OR CHANGE THE DIRECTION OF DRAINAGE OF SURFACE STORMWATER FROM THE ORIGINAL APPROVED CONSTRUCTION PLANS ON FILE AT THE CITY OF BIXBY.

3. THE PROPERTY OWNER SHALL PREVENT THE ALTERATION OF GRADE WITHIN ALL EASEMENT AREAS FROM THE ORIGINAL CONTOURS (FINISH GRADE) OR ALLOW ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SUCH PUBLIC WATER MAINS, VALVES, STORM SEWERS, AND OR PUBLIC SANITARY SEWER FACILITIES.

4. THE COVENANTS SET FORTH IN THIS SECTION SHALL BE ENFORCEABLE BY ANY AFFECTED PROPERTY OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

F. LAND USE

ALL CONSTRUCTION SHALL BE STRICTLY ACCORDING TO THE ORDINANCES OF THE CITY OF BIXBY, OKLAHOMA.

DEVELOPMENT STANDARDS FOR ALL LOTS

LANDSCAPED AREA AND SCREENING

(1) OWNER/DEVELOPER SHALL SUBMIT A DETAILED LANDSCAPE AND SCREENING PLAN AS REQUIRED BY THE CITY OF BIXBY PURSUANT TO LANDSCAPE REQUIREMENTS CHAPTERS OF THE BIXBY ZONING CODE.

(2) A DETAIL LANDSCAPE PLAN FOR THE DEVELOPMENTAREAS SHALL BE APPROVED BY CITY STAFF OR CITY COUNCIL AS NEEDED.

SIGNS

(1) SIGNAGE SHALL COMPLY WITH THE CITY OF BIXBY ZONING CODE.

LIGHTING

(1) FLASHING SIGNS, RUNNING LIGHT OR TWINKLE SIGNS, ANIMATED SIGNS, REVOLVING OR ROTATING SIGNS WITH MOVEMENT SHALL BE PROHIBITED, EXCEPT AS MAY BE PERMITTED BY THE BIXBY PLANNING COMMISSION AS PART OF THE APPROVED DETAIL SIGN PLAN.

(2) LIGHTING USED TO ILLUMINATE THE DEVELOPMENT AREA SHALL BE SO ARRANGED AS TO SHIELD AND DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. EXTERIOR LIGHTING MOUNTED ON BUILDING WALLS SHALL BE PERMITTED.

TRASH, MECHANICAL AND EQUIPMENT AREAS

(1) THERE SHALL BE NO STORAGE OF RECYCLABLE MATERIALS, TRASH OR SIMILAR MATERIAL OUTSIDE A SCREENED RECEPTACLE. AN OPAQUE FENCE OF AT LEAST 8 FEET IN HEIGHT SHALL BE PLACED AROUND ALL DUMPSTERS.

DRAINAGE

DRAINAGE. ALL STORMWATER DRAINAGE STRUCTURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY OF BIXBY ORDINANCES AND REGULATIONS, AND AS SHALL BE MORE PARTICULARLY DESCRIBED IN RESTRICTIVE COVENANTS INCLUDED IN THE PLAT OF THE SITE.

A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OKLAHOMA SHALL CERTIFY TO THE APPROPRIATE CITY OFFICIAL THAT ALL REQUIRED STORMWATER DRAINAGE STRUCTURES SERVING THE SITE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT ON THAT LOT. DURING CONSTRUCTION ON THE PROPERTY, THE OWNERS OF THE DEVELOPMENT AREAS, AND ANY PLATTED LOTS WITHIN THE DEVELOPMENT AREAS, WILL PROVIDE ADEQUATE AND REASONABLE EROSION CONTROL, AND, AFTER CONSTRUCTION, THEY WILL PROVIDE AND MAINTAIN VEGETATIVE, LANDSCAPED GROUND COVER SO THAT SOIL DOES NOT ERODE ON OR FROM THE PROPERTY

FLOOD STATEMENT

FIRM PANEL NO. 40143C0434L DATED OCTOBER 16, 2012 SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND ZONE AE.

THE BASE FLOOD ELEVATION (BFE) IS 602. THEREFORE, THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL STRUCTURES WITHIN THE PLATTED AREA SHALL BE 603, PER CITY ORDINANCE.

BEST AVAILABLE INFORMATION INDICATES THAT THE EXISTING VERTICAL GROUND ELEVATION WITHIN THE PLATTED AREA IS 602 OR HIGHER AT THE TIME OF PLATING. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT AN ELEVATION CERTIFICATE OR TOPOGRAPHIC SURVEY CONFIRMING THE EXISTING GROUND ELEVATION ON THE SITE PRIOR TO DEVELOPMENT.

FOR EACH INDIVIDUAL LOT, A LETTER OF MAP AMENDMENT (LOMA), LETTER OF MAP REVISION (LOMR) OR LETTER OF MAP REVISION BASED ON FILL (LOMR--F) MAY BE REQUIRED BY A LENDING INSTITUTION. IF REQUIRED, THE LOT OWNER IS RESPONSIBLE FOR COMPLIANCE WITH LENDER AND/OR FEMA REQUIREMENTS.

This document is preliminary in nature and is not a final signed and sealed document



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission
From: O.C. Walker, Development Services Director/City Planner
Date: Monday, January 17, 2023
Name: Perfect Food and Gas, Bixby
RE: Perfect Food and Gas, Bixby – Preliminary Plat (BXPT-23.02)
Location: Northeast corner of 161st Street South and South Memorial Drive
STR: Section 24, Township 17N, Range 13E
Applicant: Wallace Design Collective

Site Stats:

Acres: 3.83 ac +/-	Min. Lot Width: 518.14'	DU/acre: N/A
Number of Lots: 1 Lot	Number of Blocks: 1 Block	Reserve Areas: N/A

Request:

Wallace Design Collectives is requesting Preliminary Plat approval for Perfect Food and Gas, Bixby.

Existing Zoning; Use:

Commercial General (CG), Vacant

Abutting Zoning; Use:

North: (IL) Light Industrial

East: (IL) Light Industrial, (RS-3) Single Family Residential

South: (AG) Agriculture, Single Family Dwellings

West: (CS) Commercial Shopping, Church



Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Preliminary Plat. The proposed development is consistent with development patterns on adjacent and surrounding properties for this development.

Utilities/Site Area:

Water: 12' is running North/South along Memorial Drive

Sanitary Sewer: 4" is running North/South along Memorial Drive

Stormwater: 53" is running North/South along Memorial Drive

Planning Review Comments:

- Provide the name of the adjacent subdivisions

Engineering Review Comments: None received at the time of writing this report.

Public Comments: No comments have been received at the time of writing. Plats are not noticed.

Staff Comments:

1. Staff recommends this item be approved subject to Preliminary Plat with Planning and Engineering comments implemented to the Plat before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary Plat by Wallace Design Collective



TRANSMITTAL

DATE: December 6, 2022
TO: City of Bixby
116 W. Needles Ave.
Bixby, Oklahoma 74008
PHONE: 918.366.4430 FAX: 918.366.4416
ATTN: Gwen Plante
PROJECT: # 2240356 Perfect Food and Gas - 161st & Memorial -- Bixby, Oklahoma
SENT VIA: Courier (Same Day)

ITEM	COPIES	DESCRIPTION
1.	(1)	Check for \$1,000.00
2.	(1)	Application for Preliminary Plat
3.	(5)	Copies of Preliminary Plat, Conceptual Utilities Plan, and Deed of Dedication / Covenant

REMARKS:

FROM: Justin DeBruin
CC: Mark Capron
EOR:

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
wallace.design



City Of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Bixby Planning Department Preliminary Plat Application

Project Name: Perfect Food & Gas Bixby
Project Case #: _____
TAC Hearing Date: _____ Location: 113 West Dawes Avenue
PC Hearing Date: _____ Location: 116 West Needles Avenue
CC Hearing Date: _____ Location: 116 West Needles Avenue

Owner Information:

Name: Perfect Food and Gas 1, Inc. Phone: 405.962.9394
Email: perfectfoodandgas@yahoo.com
Address: 5834 S. 78th E. Ave.
City/State: Tulsa, OK Zip: 74145

Applicant Information:

Name: Nicole Watts, Wallace Design Collective Phone: 918.806.7370
Email: nicole.watts@wallace.design
Address: 123 N. Martin Luther King Jr. Blvd.
City/State: Tulsa, OK Zip: 74103

If Applicant is other than Owner:

Indicate interest: Consultant
Owner Consent Signature: _____ Date: _____

Engineer Information:

Name: Wallace Design Collective Phone: 918.806.7370
Email: nicole.watts@wallace.design
Address: 123 N. Martin Luther King Jr. Blvd.
City/State: Tulsa, OK Zip: 74103

Surveyor Information:

Name: Geodeca LLC Phone: 918.949.4064
Email: info@geodeca.com
Address: P.O. Box 33012
City/State: Tulsa, OK Zip: 74153

Property Information:

Address: NE Corner of S. Memorial Dr. & E. 161st St. S. Zip: 74008
Subdivision: Unplatted Lot: _____ Block: _____
SEC: 24 TWN: 17 RGE: 13
Legal Description: Attached

01. No Is subject tract located in the 100-year floodplain?
02. N/A If so, does this request encroach into the 100-year floodplain?
03. N/A If so, please attach Elevation Certificate.

04. If Property is subject to a PUD:
PUD #: N/A Other Case Number(s): N/A
05. Type of Water Supply:
City Main: X Rural Water District: _____ Wells: _____
06. Type of Sanitation:
City Sewer: X Lagoon: _____ Septic: _____ Other: _____
07. Type of Street Surfacing Proposed:
Portland Cement: _____ Asphalt: X Other: _____

Approval Letters:

Area being platted:

08. 3.83 # of acres
09. 1 # of lots
10. 3.83 ac Average lot size
11. 518.14' Average lot width

12. Pending Electricity
13. Pending Natural Gas (ONG)
14. Pending Telephone
16. Pending Cable
17. Pending Other

18. X Meets Comprehensive Plan Projections
19. X Meets provisions of Major Street Plan
20. X Meets provisions of Bixby Zoning Code
21. X Plans drawn 1" = 100' scale
22. X Location map drawn to 1" = 2000' scale showing the proposed subdivision within the section along with all major platted subdivisions within the section
23. X Ground elevations on property on or at 2' contour intervals
24. X Existing finish contours in one foot (1') intervals
25. X All phases represented if a phased development
26. X Proposed name of subdivision
27. X Adjacent subdivisions shown with names
28. X Zoning district boundary lines
29. X Boundary lines of addition with approximate acreage
30. X Date of preparation
31. X North Point
32. X Legal description/Point of Beginning & Word Document of Same
33. X Names & contact information of owner(s)/surveyor/engineer
34. X Location by Section/Township/Range/City/County/State
35. X Location of section and corporation lines

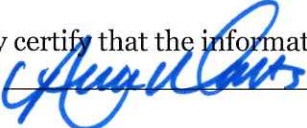
36. X Existing watercourses/floodways/floodplains
37. X Regulatory flood boundaries, regulatory flood elevation and lowest habitable floor elevation.
38. N/A Existing large trees
39. N/A Railway lines R-O-W
40. X Name, location, and width of streets adjacent to the property
41. X Nearest existing highways/streets/alleys
42. X Location and width of existing or proposed layout of streets/alleys
43. X Line of Sight Triangles for corner lots
44. X Existing utilities and other underground structures on or adjacent to property, showing type/location/size
45. X Location of all pipelines/injection/oil or gas wells (active, inactive, plugged or abandoned)
46. X Location and width of existing and proposed easements
47. X Layout, names, widths, and sizes of proposed drainage channels, reserve areas, wooded areas, power transmission lines and poles, and any other significant items
48. X Location and principal dimensions areas to be reserved for public use
49. X Source of water distribution
50. X Provisions for sewage disposal
51. X Provisions for drainage and detention
52. X Proposed yard set-back lines
53. X Locations and proposed lot dimensions
54. X Lot areas square foot or fractional acres on each lot or chart
55. X Proposed public areas
56. N/A Existing permanent buildings
57. X A preliminary engineering plan prepared by an engineer illustrating the locations of the water distribution system, the wastewater system, storm water system, streets and other proposed improvements

(Checklist compiled from Title 11 Bixby Zoning Regulations (Ord. 272, 4-2-1974) and Title 12 Subdivision Regulations (Ord. 854, 9-9-2002).

Approval Requested: (Check all that apply)

58. Sketch Plat: \$150.00* (Sketch plat application is voluntary.)
59. X Preliminary Plat: \$1,000.00* Application review fee
(*or as specified in current approved fee schedule)

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

Signature:  Date: 12.6.2022

Applicant – Do Not Write Below This Line

.....
 BXPPT-
 Application Date Received: Received by:
 Total Fees \$: Date: Receipt #:
 PC Approval Date:
 CC Approval Date:
 Date City Signatures Issued: Date Plat Recorded:

Plat# _____

Book/Page #:_____

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THE SOUTH 360.32 FEET OF THE WEST 610.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 SW/4 SW/4) OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 SW/4) OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4 SW/4 SW/4; THENCE NORTH ALONG THE WEST LINE OF SAID SW/4 SW/4 SW/4 A DISTANCE OF 360.42 FEET; THENCE EAST A DISTANCE OF 91.86 FEET; THENCE S 01°19'23" E A DISTANCE OF 307.93 FEET; THENCE N 88°54'55" E A DISTANCE OF 105.20 FEET; THENCE S 88°13'20" E A DISTANCE OF 262.79 FEET; THENCE S 78°31'28" E A DISTANCE OF 67.23 FEET; THENCE S 01°05'05" E A DISTANCE OF 24.75 FEET TO A POINT ON THE SOUTH LINE OF SAID SW/4 SW/4 SW/4; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 524.93 FEET TO THE POINT OF BEGINNING.

HAVING A MEASURED AREA OF 167021 SQUARE FEET OR 3.8343 ACRES

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4 SW/4 SW/4; THENCE NORTH ALONG THE WEST LINE OF SAID SW/4 SW/4 SW/4 A DISTANCE OF 360.42 FEET; THENCE EAST A DISTANCE OF 91.86 FEET; THENCE S 01°19'23" E A DISTANCE OF 307.93 FEET; THENCE N 88°54'55" E A DISTANCE OF 105.20 FEET; THENCE S 88°13'20" E A DISTANCE OF 262.79 FEET; THENCE S 78°31'28" E A DISTANCE OF 67.23 FEET; THENCE S 01°05'05" E A DISTANCE OF 24.75 FEET TO A POINT ON THE SOUTH LINE OF SAID SW/4 SW/4 SW/4; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 524.93 FEET TO THE POINT OF BEGINNING.

HAVING A MEASURED AREA OF 167021 SQUARE FEET OR 3.8343 ACRES

PRELIMINARY PLAT

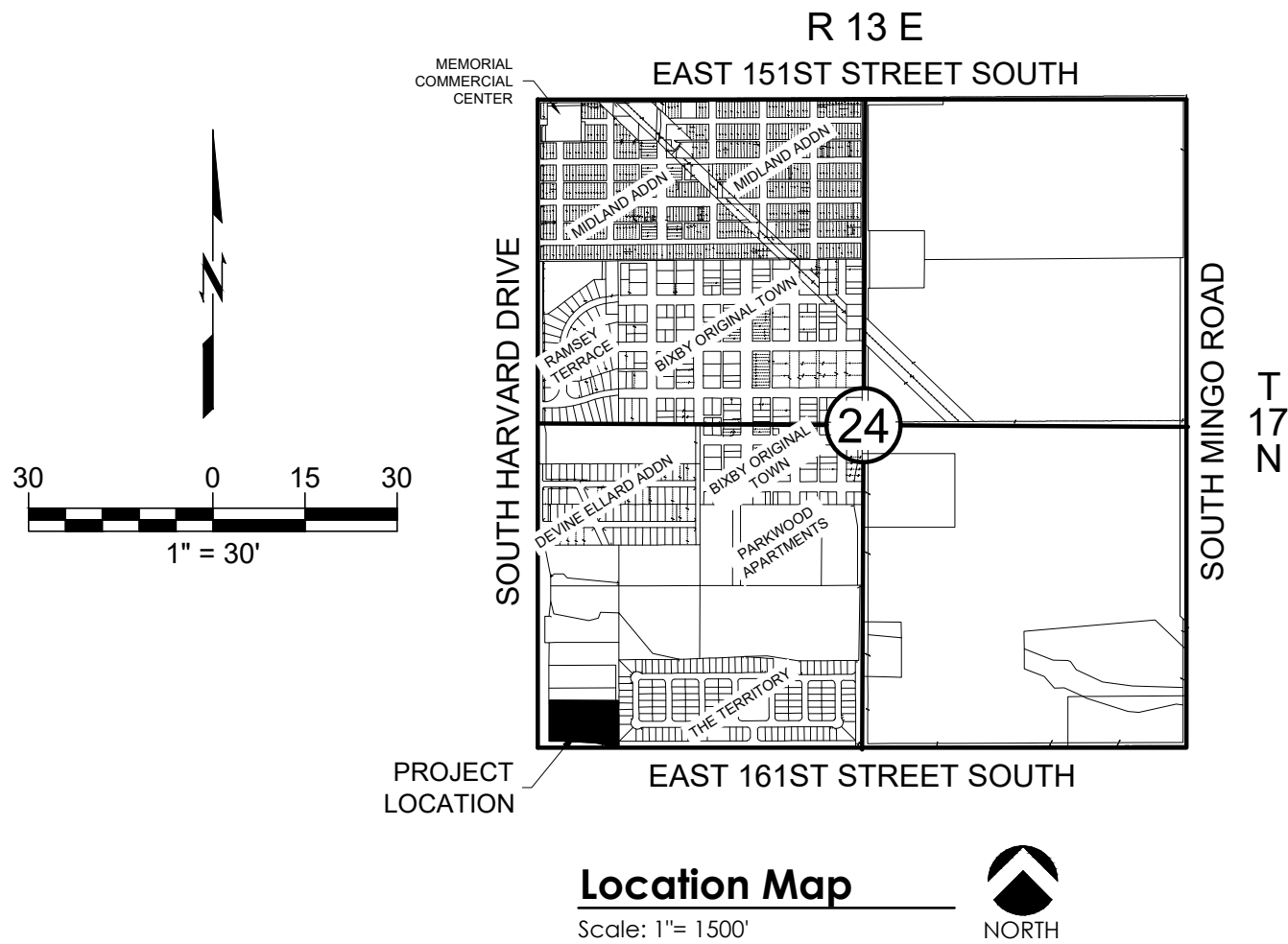
PERFECT FOOD AND GAS BIXBY

A SUBDIVISION IN TULSA COUNTY, OKLAHOMA,
BEING PART OF THE SW/4 OF THE SW/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN

OWNER:
Perfect Food and Gas 1, Inc.
5834 S 78th E Ave
Tulsa, Oklahoma 74145
Phone: (405) 962-9394
Yuba Parajuli
perfectfoodandgas@yahoo.com

ENGINEER:
Wallace Design Collective, P.C.
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma 74103
Phone: (918) 584-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2023
nicole.watts@wallace.design

SURVEYOR:
Geodeca, LLC
PO Box 33012
Tulsa, Oklahoma 74153
Phone: (918) 949-4064
CA #5524 EXPIRES 6/30/2024
Russell M. Muzika



NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HEREON HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0445L, MAP REVISED: OCTOBER, 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREIN TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

BASIS OF BEARINGS

THE BASIS OF BEARING IS BASED ON THE WEST LINE OF SECTION 24, T-17-N, R-12-E, AS BEING N01°19'23"W.

SITE DATA

EXISTING ZONING:	CG
TOTAL ACREAGE:	3.83 ACRES (167,021 SQUARE FEET)
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	1

UTILITY SERVICE PROVIDERS

WATER	- CITY OF BIXBY
SEWER	- CITY OF BIXBY
ELECTRIC	- OG&E
TELEPHONE	- BTC TELEPHONE COMPANY
GAS	- OKLAHOMA NATURAL GAS

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LINE LEGEND

—	PROPOSED BOUNDARY
—	PROPOSED RIGHT-OF-WAY
—	PROPOSED LOT LINE
—	PROPOSED BUILDING LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED CENTER LINE

LEGAL DESCRIPTION

A PART OF THE SOUTH 360.32 FEET OF THE WEST 610.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 SW/4 SW/4) OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 THAT IS A DISTANCE OF 524.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 24; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, N88°54'28"E A DISTANCE OF 85.07 FEET; THENCE ALONG THE EAST LINE OF THE WEST 610.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 24, N01°19'23"W A DISTANCE OF 360.32 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH 360.32 FEET OF THE SOUTHWEST QUARTER OF SECTION 24, S88°54'28"W A DISTANCE OF 518.14 FEET TO A POINT ON THE EAST LINE OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FILED IN BOOK 6505, PAGE 2400 AT THE OFFICE OF THE TULSA COUNTY CLERK; THENCE ALONG SAID RIGHT OF WAY 91.86 FEET FROM AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, S01°19'23"E A DISTANCE OF 307.83 FEET; THENCE ALONG SAID RIGHT OF WAY 52.49 FEET FROM AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, N88°54'28"E A DISTANCE OF 105.20 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S88°13'47"E A DISTANCE OF 262.79 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S78°31'53"E A DISTANCE OF 67.23 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S01°05'32"E A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 167,021 SQUARE FEET, 3.83 ACRES

ZONING REQUIREMENTS

GENERAL COMMERCIAL DISTRICT (CG)	
• FLOOR AREA RATIO (MAX)	0.75
• FRONTAGE (ARTERIAL)	100 FEET
• SETBACK (ARTERIAL)	50 FEET

ABBREVIATIONS

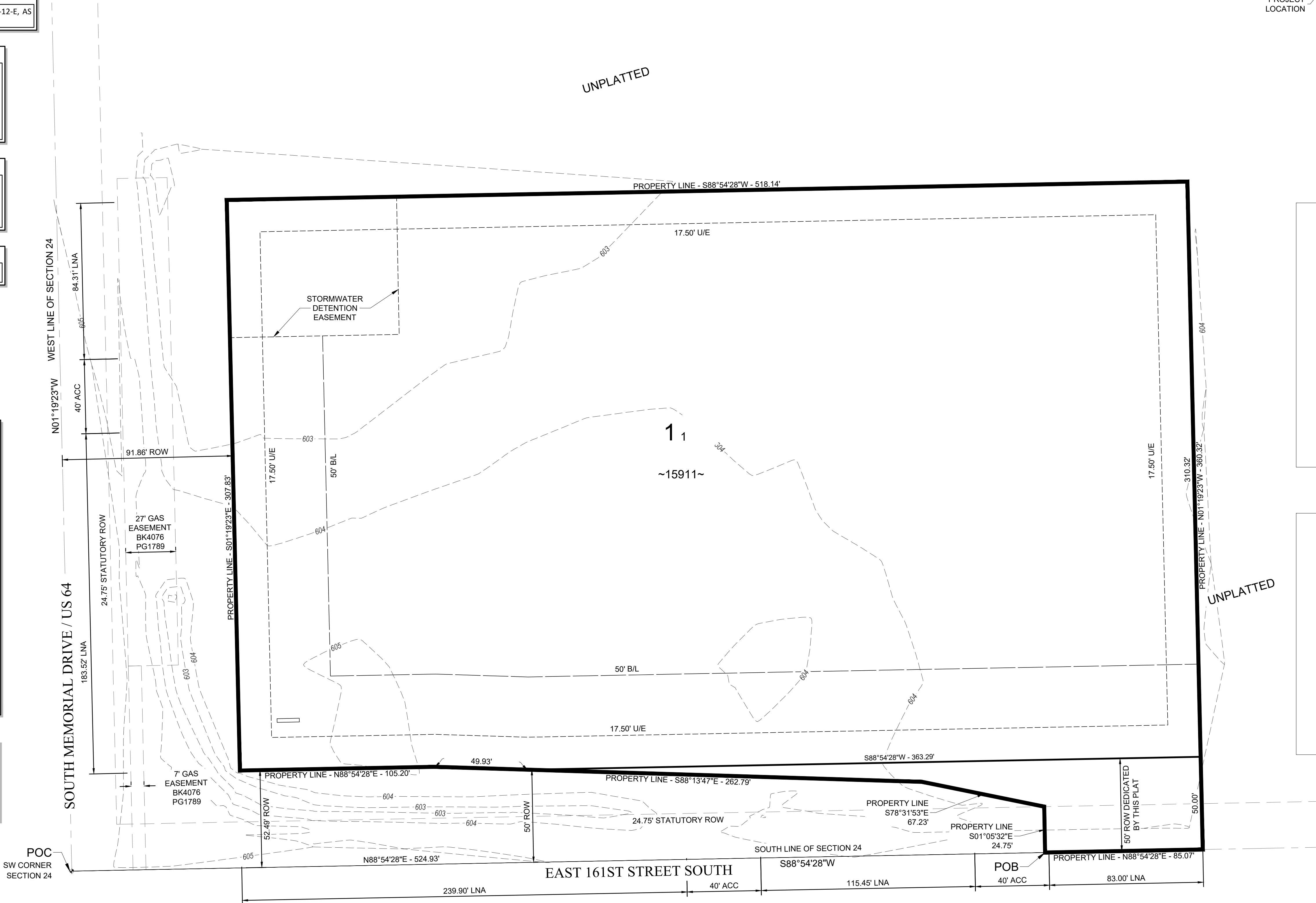
ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

Benchmark 1

CHISELED X
NORTHING: 345398.084
EASTING: 2594148.177
ELEVATION: 605.11'

Benchmark 2

3/8" REBAR CAP "CA 5524"
NORTHING: 345769.94
EASTING: 2594749.75
ELEVATION: 603.31'



FINAL PLAT
CERTIFICATE OF APPROVAL

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

on _____

MAYOR - VICE MAYOR

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

CITY MANAGER - CITY CLERK

CERTIFICATE

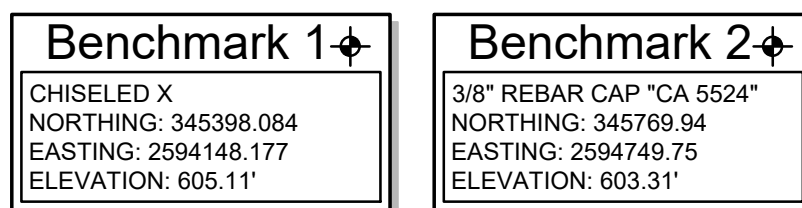
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ _____ per trust receipt no. _____ to be applied to 20 _____ taxes. This certificate in NOT to be construed as payment of 20 _____ taxes in full but is given in order that this plat may be filed on record. 20 _____ taxes may exceed the amount of the security deposit.

Dated: _____
JOHN M. FOTHERGILL
Tulsa County Treasurer

By: _____
Deputy

A SUBDIVISION IN TULSA COUNTY, OKLAHOMA,
BEING PART OF THE SW/4 OF THE SW/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN

ENGINEER:
Wallace Design Collective, P.C.
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma 74103
Phone: (918) 584-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 03/2023
nicole.watts@wallacedesign



PRELIMINARY PLAT

PERFECT FOOD AND GAS BIXBY

Deed of Dedication and Restrictive Covenants

KNOW ALL MEN BY THESE PRESENTS:

PERFECT FOOD AND GAS 1, INC., HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THE SOUTH 360.32 FEET OF THE WEST 610.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 SW/4 SW/4) OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 SW/4) OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4 SW/4 SW/4; THENCE NORTH ALONG THE WEST LINE OF SAID SW/4 SW/4 SW/4 A DISTANCE OF 360.42 FEET; THENCE EAST A DISTANCE OF 91.85 FEET; THENCE S 01°19'23" E A DISTANCE OF 307.93 FEET; THENCE N 88°54'55" E A DISTANCE OF 105.20 FEET; THENCE S 88°13'20" E A DISTANCE OF 262.79 FEET; THENCE S 78°31'28" E A DISTANCE OF 67.23 FEET; THENCE S 01°05'05" E A DISTANCE OF 24.75 FEET TO A POINT ON THE SOUTH LINE OF SAID SW/4 SW/4 SW/4; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 524.93 FEET TO THE POINT OF BEGINNING.

HAVING A MEASURED AREA OF 167021 SQUARE FEET OR 3.8343 ACRES

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE LOT, ONE BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "PERFECT FOOD AND GAS BIXBY". A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "PERFECT FOOD AND GAS BIXBY").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT, ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UIE" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, 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 FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/ OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH 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 SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR 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 SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
 - WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.
 - CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
 - CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
 - THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF PERFECT FOOD AND GAS BIXBY, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH MEMORIAL DRIVE / U.S. HIGHWAY 64 OR EAST 161ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY CITY COUNCIL, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA.

G. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE BIXBY SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF BIXBY. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

H. STORMWATER DETENTION EASEMENTS

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
 - CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
- LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.
- IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE

AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BIXBY, TULSA COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF BIXBY CITY COUNCIL, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF:

PERFECT FOOD AND GAS 1, INC. HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202_.

BY: _____

YUBA PARAJULI, _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,
BY YUBA PARAJULI, AS _____ OF PERFECT FOOD AND GAS 1, INC.

NOTARY PUBLIC

MY COMMISSION NO:
MY COMMISSION EXPIRES:

[SEAL]

CERTIFICATE OF SURVEY

I, RUSSELL M. MUZIKA, OF GEODECA LLC, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, 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 PERFECT FOOD AND GAS BIXBY, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

RUSSELL M. MUZIKA

LICENSED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,
BY RUSSEL M. MUZIKA, AS _____ OF GEODECA LLC.

NOTARY PUBLIC

MY COMMISSION NO:
MY COMMISSION EXPIRES:

[SEAL]



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission
From: O.C. Walker, Development Service Director / City Planner
Date: Monday, January 17, 2023
Name: Rowland Grove II
RE: Rowland Grove II, Final Plat – BXPT-22.15
Location: 13321 South Mingo Road, Bixby, Oklahoma
STR: Section 7, Township 17N, Range 14E
Applicant: AAB Engineering, LLC

Site Stats:

Acres: 26.35 +/-	No. Dwelling Units: 102	Min. Lot Width: 60 ft.	Min. Land Area DU: 7,200 sf	Min. DU: 8,400 sf
No. of Lots: 102 Lots	No. of Blocks: 5 Blocks	Min. Lot Size: 1,300 sq. ft.	Max Bldg. Height: 48 ft.	1 st Floor Ext. Mat'ls: 75% Masonry

Request:

AAB Engineering and Surveying, is requesting Final Plat approval for Rowland Grove II BXPT-23.03, as part of Planned Unit Development (BXPUD – 20.02). The staff has reviewed the application and the Final Plat will meet the platting requirements for the City of Bixby.

Existing Zoning; Use:

Residential Single-Family (RS-3); Vacant
Flood District (FD)

Abutting Zoning; Use:

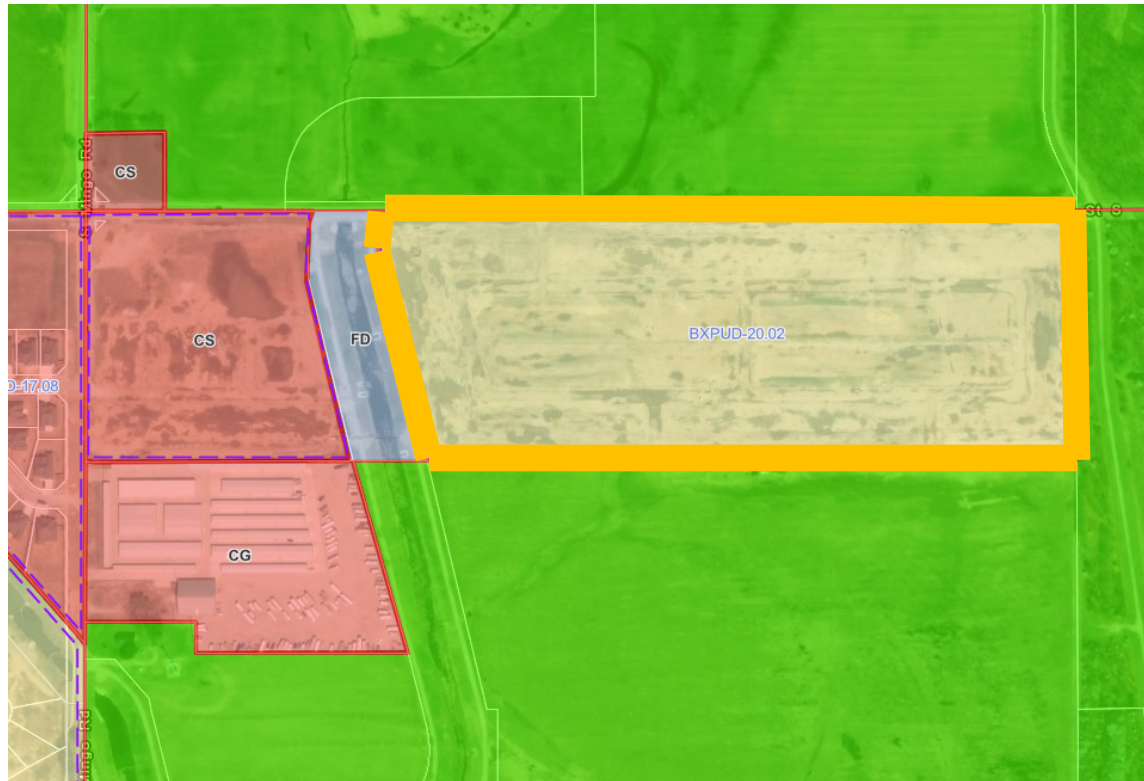
North: (AG) Agriculture, Vacant

East: (AG) Agriculture, Vacant

South: (AG) Agriculture Large Lot, Vacant

West: (CS), Commercial Shopping; (FD) Flood District, Vacant

Exhibit A: City of Bixby Development Area Location Map



Staff Review:

The applicant is proposing to develop 102 lots, of approximately 1,300 sq. ft. each. The total construction will be approximately 84,000 sq. ft. The larger residential portion of the project proposes a 600' lot width mix of more traditional lot sizes. The residential portion of the project will be developed as RS-3 zoning (Single Family-Residential) bulk and area requirements except as modified by the PUD while the commercial portions will follow CS guidelines.

Utilities/Site Area:

Water:

- There is a 16" water main running North/South on the West side of S. Mingo Road.

Sanitary Sewer:

- There is an 8” Sanitary Sewer main running North/South on the West side of South Mingo Road – Willow Creek Neighborhood.

Planning Review Comments:

1. Before the Final Plat can be approved, the LOMR-F must be approved by FEMA. The Earth Change can move forward but no building permits may be issued until the LOMR-F is approved by FEMA.
2. Provide copies of Letters of Release from utility companies/Oklahoma Corporation Commission or others
3. Provide ground elevations on the property on or at 2” contours intervals
4. Incorporate 70-degree sight triangles at all ingress/egress points onto 131st East Avenue
5. Label each and all reserves

Engineering Review Comments:

(Waiting on TAC meeting)

Public Comments:

No comments have been received at the time of writing.

Staff Comments:

Staff recommends approval of the Final Plat subject to Planning and Engineering comments implemented to the Plat before moving to Council.

Exhibits: Exhibit A: City of Bixby Development Area Location Map
 Exhibit B: Final Plat by AAB Engineering, LLC

FINAL PLAT

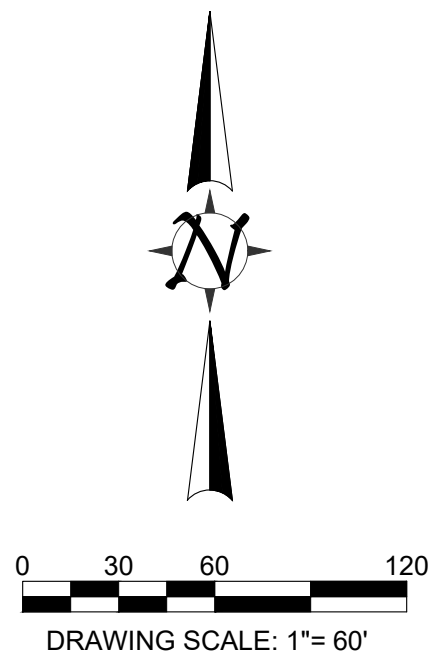
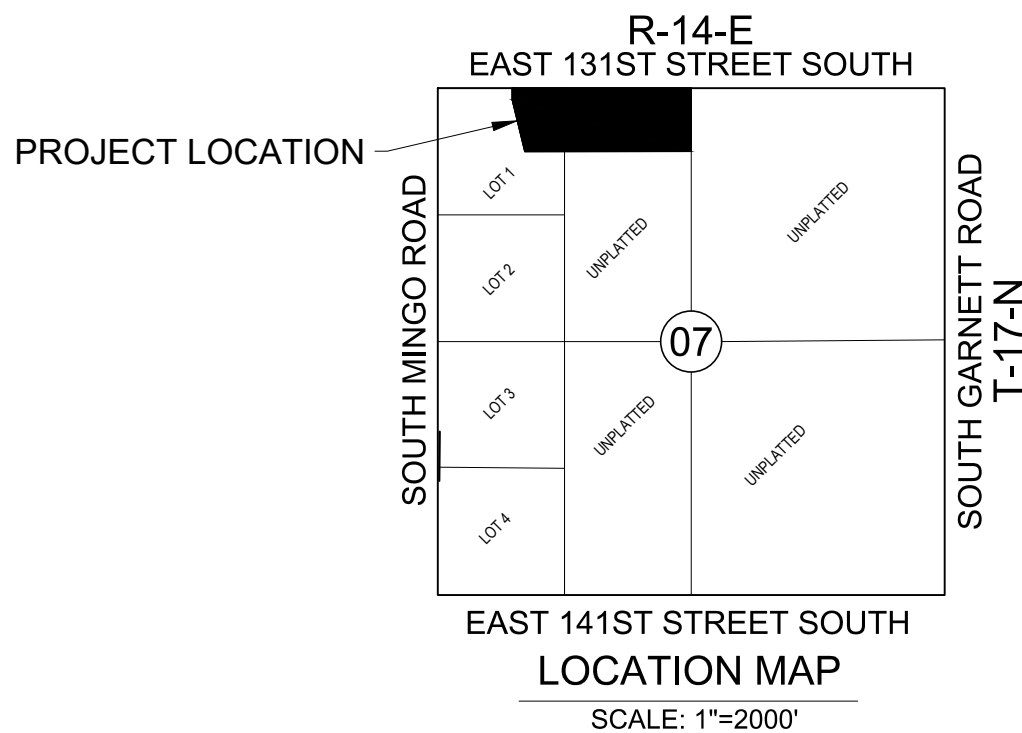
Rowan Grove II

OWNER/DEVELOPER

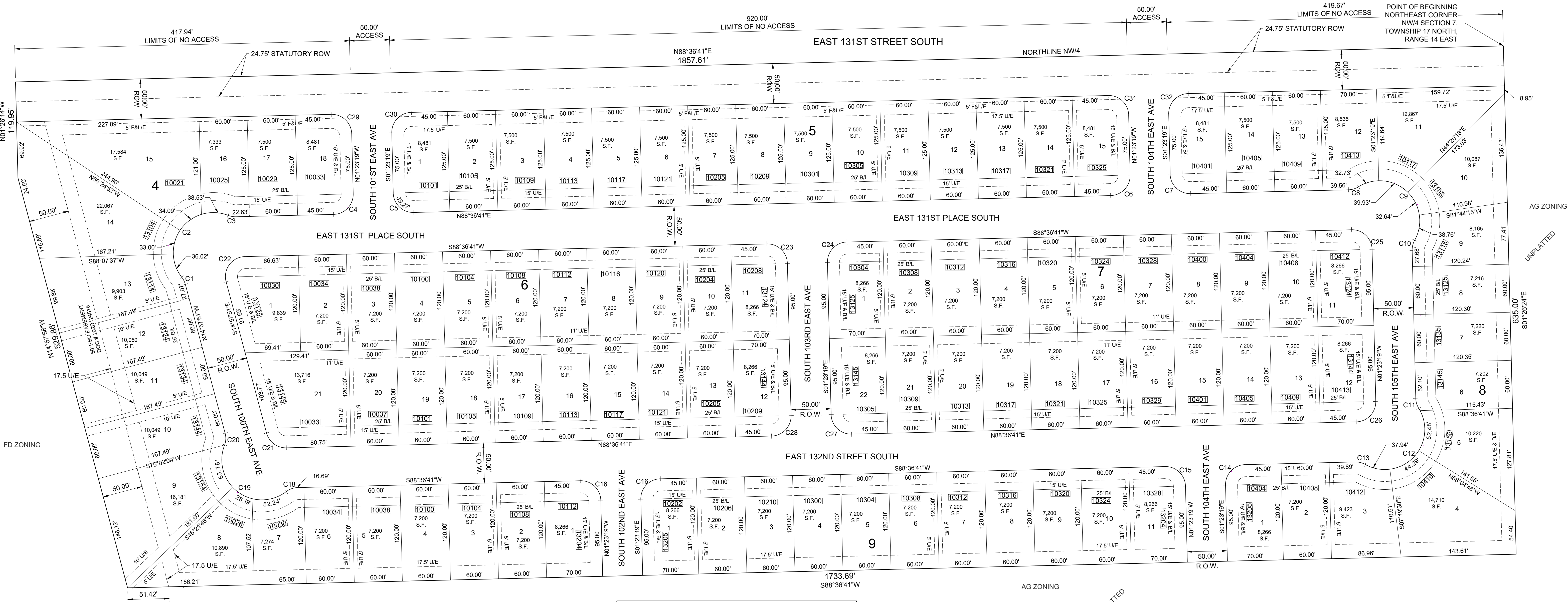
ROWAN GROVE LLC.
5711 E. 71ST. ST. S
SUITE 120
TULSA, OK 74136
PHONE: 918.494.4004
ATTN: JIM ROBERTS

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM



AN ADDITION TO THE CITY OF BIXBY BEING A PART OF THE NORTH HALF (N/2) OF
GOVERNMENT LOT ONE (1) AND PART OF THE NORTH HALF (N/2) OF THE NORTHWEST
QUARTER (N/2 NE/4 NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE
OF OKLAHOMA



SITE DATA

BENCHMARK
60D NAIL IN BRACE POST, 58 FEET NORTH & 8 FEET WEST OF NE
PROPERTY CORNER
ELEV = 602.01' (NAVD 1988)

BASIS OF BEARINGS
ASSUMED BEARING OF N 88°36'41" E ALONG THE NORTH LINE OF
THE NW/4 OF SECTION 7, T-17-N, R-14-E OF THE INDIAN BASE AND
MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

LAND AREA
1,147,670 SF / 26.35 ACRES

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED
"CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE,
POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF
REVERSE CURVE, UNLESS NOTED OTHERWISE.

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL
DESCRIPTION.

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BIXBY
116 W. NEEDLES P.O. BOX 70
BIXBY, OK 74008

UTILITY
OKLAHOMA NATURAL GAS COMPANY
2319 W. EDISON ST.
TULSA, OK 74127
918-834-8000

PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-888-216-3523

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
918-286-4658

BTC BROADBAND
11134 S. MEMORIAL DR.
BIXBY, OK 74008
918-366-8000

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING	CURVE #	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	10.01'	25.00'	9.94'	S26°25'54"W	C17	39.27'	25.00'	35.36'	S46°23'19"E
C2	130.42'	50.00'	96.47'	S36°49'25"W	C18	15.69'	25.00'	15.43'	N70°38'09"E
C3	10.01'	25.00'	9.94'	N79°55'17"W	C19	129.44'	50.00'	96.20'	S53°10'35"E
C4	39.27'	25.00'	35.36'	S43°36'41"W	C20	15.69'	25.00'	15.43'	S3°00'41"W
C5	39.27'	25.00'	35.36'	N46°23'19"W	C21	33.35'	25.00'	30.93'	N53°10'35"W
C6	39.27'	25.00'	35.36'	S43°36'41"W	C22	45.19'	25.00'	39.29'	N36°49'25"E
C7	39.27'	25.00'	35.36'	S46°23'19"E	C23	39.27'	25.00'	35.36'	S46°23'19"E
C8	13.29'	25.00'	13.14'	N73°22'42"E	C24	39.27'	25.00'	35.36'	S43°36'41"W
C9	131.71'	50.00'	96.80'	S46°23'19"E	C25	39.27'	25.00'	35.36'	N46°23'19"W
C10	13.29'	25.00'	13.14'	S13°50'40"W	C26	39.27'	25.00'	35.36'	N43°36'41"E
C11	13.29'	25.00'	13.14'	S16°37'18"E	C27	39.27'	25.00'	35.36'	S46°23'19"E
C12	131.71'	50.00'	96.80'	S43°36'41"W	C28	39.27'	25.00'	35.36'	S43°36'41"W
C13	13.29'	25.00'	13.14'	N76°09'20"W	C29	39.27'	25.00'	35.36'	S46°23'19"E
C14	39.27'	25.00'	35.36'	S43°36'41"W	C30	39.27'	25.00'	35.36'	N43°36'41"E
C15	39.27'	25.00'	35.36'	S46°23'19"E	C31	39.27'	25.00'	35.36'	S46°23'19"E
C16	39.27'	25.00'	35.36'	N43°36'41"W	C32	39.27'	25.00'	35.36'	S43°33'41"W

LEGEND

B/L.....	BUILDING LINE
L.N.A.....	LIMITS OF NO ACCESS
R.A.....	RESTRICTED ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
B/U.....	BUILDING LINE & UTILITY EASEMENT
FL/E.....	FENCE & LANDSCAPE EASEMENT
OD/E.....	OVERLAND DRAINAGE EASEMENT
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET

FLOODPLAIN

THIS PROPERTY IS LOCATED WITHIN ZONE AE AND
ZONE AE FLOODWAY AS SHOWN ON FIRM PANEL
40143C0451L DATED OCTOBER 16, 2012.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE HUNDRED TWO
(102) LOTS IN SIX (6) BLOCKS,
CONTAINING 26.35 ACRES

BLOCK 4.....4.16 ACRES - 18 LOTS
BLOCK 5.....2.62 ACRES - 15 LOTS
BLOCK 6.....3.73 ACRES - 21 LOTS
BLOCK 7.....3.73 ACRES - 22 LOTS
BLOCK 8.....3.08 ACRES - 15 LOTS
BLOCK 9.....1.87 ACRES - 11 LOTS

OWNER/DEVELOPER

ROWAN GROVE LLC.
5711 E. 71ST. ST. S
SUITE 120
TULSA, OK 74136
PHONE: 918.494.4004
ATTN: JIM ROBERTS

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENG.COM

Rowan Grove II

AN ADDITION TO THE CITY OF BIXBY BEING A PART OF THE NORTH HALF (N/2) OF
GOVERNMENT LOT ONE (1) AND PART OF THE NORTH HALF (N/2) OF THE NORTHWEST
QUARTER (N/2 NE/4 NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE
OF OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:
ROWAN GROVE, LLC, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING
DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF GOVERNMENT LOT ONE (1) AND PART OF THE
NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N/2 NE/4 NW/4), SECTION SEVEN
(7), TOWNSHIP SEVENTEEN (17) NORTH , RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 01°26'24"
EAST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 635.00 FEET; THENCE SOUTH 88°36'41" WEST, A
DISTANCE OF 1733.69 FEET; THENCE NORTH 14°57'58" WEST, A DISTANCE OF 529.86 FEET; THENCE NORTH
01°26'14" WEST, A DISTANCE OF 119.95 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT ONE (1);
THENCE NORTH 88°36'41" EAST ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT ONE (1) AND THE
NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4), A DISTANCE OF
1857.61 FEET TO THE POINT OF BEGINNING, CONTAINING 1,147,671 SQUARE FEET OR 26.35 ACRES.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND
SUBDIVIDED INTO 102 LOTS IN 6 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS
DESIGNATED THE SUBDIVISION AS "ROWAN GROVE II", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA
(HEREINAFTER REFERRED TO AS "ROWAN GROVE II" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY
THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE
DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "ROWAN GROVE II".

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

- A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS
THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE
ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS
DEPICTED ON THE ACCOMPANYING PLAT AS "UE" OR "UTILITY EASEMENT". FOR OWNER/DEVELOPER AND
ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF BIXBY FOR THE SEVERAL
PURPOSES OF CONSTRUCTING, 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 FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS,
PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER
APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY
EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER
HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY ALL UTILITY
LINES, INCLUDING WATER LINES AND SEWER LINES, EXCLUDING GAS LINES AND GAS SERVICE LINES,
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE,
OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS
DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICE, SEWER SERVICE AND ALL
UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE,
AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH
COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF
BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY
EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR
BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED
HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING,
LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN
OBSTRUCTION.
- B. UTILITY SERVICE
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES
MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES
OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE
THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE
TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR
GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED
ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF
SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE
SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR
TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF
SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS
SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE
DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE
LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR
LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE
ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS
AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY
EASEMENTS 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 ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND
SERVICE FACILITIES LOCATED ON THE OWNERS 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 THESE SERVICES 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 THE OWNER'S AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF
THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT
AGREES TO BE BOUND BY THESE COVENANTS.
- C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE
1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER
MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT.
2. WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF
GRADE OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF BIXBY
WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS
SHALL BE PROHIBITED.
3. THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE
ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM

- SEWERS, BUT THE OWNER OF THE LOT 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, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF
ACCESS TO ALL EASEMENT WAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE
PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING,
REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR
STORM SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH I.C SHALL BE ENFORCEABLE BY THE
CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE
BOUND HEREBY
- D. GAS SERVICE
1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES
HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS
OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING,
REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE
SUPPLIER OF GAS SERVICE.
2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND
GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR
ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE
SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS
FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR
NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
3. ONG'S RIGHT OF WAY RECORDED IN BOOK 3770 PAGE 264 REMAINS IN FULL FORCE AND EFFECT.
ONG'S EASEMENT(S) PRE-DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT
OR LIMIT CERTAIN USES OF ONG'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND
PERMANENT STRUCTURES, WITHOUT ONG'S PRIOR WRITTEN CONSENT.
4. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF
THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.
- E. SURFACE DRAINAGE
EACH LOT WITHIN ROWAN GROVE SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE
STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM
PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE
CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF
STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS
SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY TULSA
COUNTY.
- F. PAVING AND LANDSCAPING WITHIN EASEMENTS
THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE
REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY
MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS,
COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED
UPON THE ACCOMPANYING PLAT, PROVIDED TULSA COUNTY, OKLAHOMA, OR ITS SUCCESSORS, OR THE
SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH
ACTIVITIES.
- G. CERTIFICATE OF OCCUPANCY RESTRICTIONS
NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY TULSA
COUNTY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER,
SANITARY SEWER AND STORM SEWER SYSTEMS) SERVING THE ENTIRE SUBDIVISION HAS BEEN
COMPLETED AND ACCEPTED BY TULSA COUNTY, OKLAHOMA. NOTWITHSTANDING THE FOREGOING,
INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF
OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND
ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION
OCCURRING PRIOR TO THE COUNTY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF
THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT.
- H. LIMIT OF NO ACCESS
THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM
ANY PORTION OF THE PROPERTY ADJACENT TO EAST 131 STREET SOUTH WITHIN THE BOUNDS
DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT.
- I. FENCE AND LANDSCAPE EASEMENT
THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND RESERVE FOR FUTURE CONVEYANCE TO THE
HOMEOWNERS' ASSOCIATION, AS DESCRIBED IN SECTION II. HEREOF, AN EXCLUSIVE FENCE AND
LANDCAPE EASEMENT OVER AND UPON THAT AREA DESIGNATED AS "F&L/E" ON THE ACCOMPANYING
PLAT FOR THE USE AND BENFIT OF THE ASSOCIATION. THE FENCE EASEMENT IS FOR THE LIMITED
PURPOSE OF CONSTRUCTION AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY
FEATURES AND LANDSCAPING, AND FOR THE MAINTENANCE AND REPAIR THEREOF, TOGETHER WITH
THE RIGHT OF ACCESS OVER, ACROSS, AND ALONG SUCH EASEMENT AND OVER, ACROSS, AND ALONG
LOTS IN THE SUBDIVISION WHICH CONTAIN THE EASEMENT. THE RIGHTS HERIN ESTABLISHED AND
GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS
ELSEWHERE DEDICATED HEREIN.
- SECTION II. HOMEOWNERS ASSOCIATION
- A. FORMATION OF HOMEOWNERS ASSOCIATION
THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE
RESIDENTIAL LOTS WITHIN "ROWAN GROVE" TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF
THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE
COMMON AREAS OF THE SUBDIVISION FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE,
DESIRABILITY AND ATTRACTIVENESS OF "ROWAN GROVE II". THE DETAILS OF ASSOCIATION
MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO
BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.
- B. MANDATORY MEMBERSHIP
EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "ROWAN GROVE II" SHALL BE A MEMBER OF THE
ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE
SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.
- C. ASSESSMENT
EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "ROWAN GROVE II" SHALL BE SUBJECT TO
ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE
STORMWATER DETENTION FACILITIES, FENCE EASEMENT AND OTHER COMMON AREAS OF THE

- SUBDIVISION.
- SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SERVICEABILITY
- A. ENFORCEMENT
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE
BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I.
PUBLIC STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE
ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE
COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY TULSA
COUNTY, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS,
SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR
PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR TULSA COUNTY TO MAINTAIN ANY
ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO
VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL
COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES IN ANY JUDICIAL ACTION IS BROUGHT TO
ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY
INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.
- B. DURATION
THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL
AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS
TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- C. AMENDMENT
THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE
AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY
THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND
APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND
TULSA COUNTY, OKLAHOMA.
- D. SEVERABILITY
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER,
JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF
THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN
FULL FORCE AND EFFECT.

IN WITNESS WHEREOF: ROWAN GROVE, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF
_____, 2023.

ROWAN GROVE, LLC

BY: _____
MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY
_____, JIM ROBERTS, MANAGER OF ROWAN GROVE, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

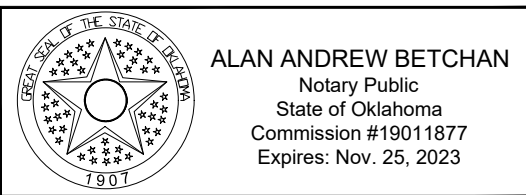
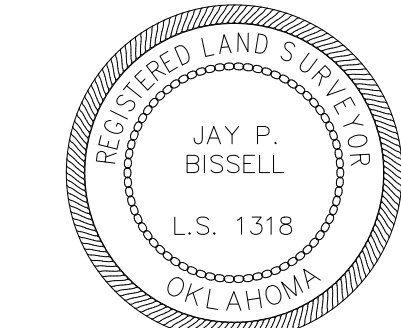
I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY
CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "ROWAN
GROVE" AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN
ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE
PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2023,
PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS
NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS
FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOV 25, 2023
COMMISSION NUMBER: 19011877





City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission
From: O.C. Walker, Development Service Director / City Planner
Date: Monday, January 17, 2023
Name: Iris Memory Care of Tulsa (currently Heritage Point of Tulsa)
RE: Specific Use Permit (BXSUP-23.01)
Location: 9494 East 101st Street South, Bixby, Oklahoma
STR: Section 25, Township 18N, Range 13E
Applicant: IMC Tulsa, LLC/David Krukiel

Request:
The Applicant is requesting to apply for a Specific Use Permit (BXSUP-23.01) application.

Description:
The applicant is requesting (BXSUP – 23.01) a Specific Use Permit to allow a nursing facility to be allowed in the Office Light, Commercial Shopping, and PUD - 45. In accordance with the Bixby zoning code, all Office Light and Commercial Shopping zoning requires a Specific Use Permit for a Nursing Facility.

Existing Zoning; Use:
Office Light (OL), Commercial Shopping (CS), and PUD - 45

Abutting Zoning; Use:
North: (RS-3) Single Family Housing; Existing House, (CS) Commercial Shopping
East: (R-2) Single Family Housing; Existing Homes
South: (RT) Residential Townhouse District; Existing Townhouses
West: (RD) Residential-Duplex District

Proposed Zoning; Uses:

(CS) Commercial Shopping with SUP 23.01

Location: 9494 East 101st Street, Bixby, Oklahoma

Comprehensive Plan:

In accordance with the City of Bixby's Comprehensive Plan CS zoning does allow for Nursing Home Facility with a Specific Use Permit.

Utilities/Site Area:

There are existing utilities to the subject site.

Engineering Review Comments:

No engineering comments at this time.

Public Comments:

No comments have been received at time of writing.

Staff Comments:

1. Staff recommends this item be approved as presented.

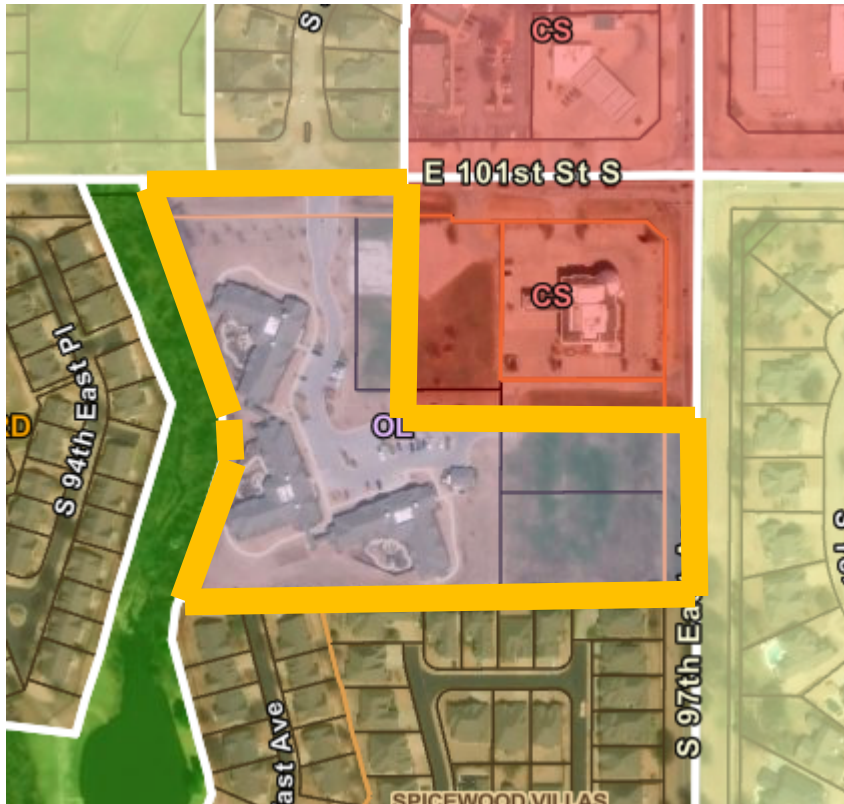
Exhibit A: City of Bixby Zoning Map
Site Plan**Attachments:**

Exhibit A: Zoning Map

