



City of Bixby Planning Commission Meeting Agenda

Tuesday, June 20, 2023

6:00 PM

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

Call to Order

Chairman

Roll Call

OC Walker, Secretary

Consent Agenda

Public Hearings

- 1) Acceptance of the minutes from the May 15, 2023, Planning Commission Regular Meeting.
O.C. Walker, City Planner
- 2) Discussion, consideration, and possible vote to approve a Specific Use Permit (BXSUP - 23.02) for Scratch Golf which is located at 9 and 11 East Dawes Avenue, Bixby, Oklahoma.
O.C. Walker, City Planner
- 3) Discussion, consideration, and possible vote to approve a Site Plan for Riverview Plaza Coffee Drive Thru which is located at 3710 East 86th Street South, Bixby, Oklahoma.
O.C. Walker, City Planner
- 4) Discussion, consideration, and possible vote to approve a Final Plat (BXPT - 22.19) for Quail Creek Office Park, which is located West of East 121st Street South and one-quarter mile West of South Memorial Drive, Bixby, Oklahoma.
O.C. Walker, City Planner
- 5) Discussion, consideration, and possible vote to approve a Preliminary and Final Plat (BXPT - 23.06) for Sheridan 121 which is located on the Northeast corner of 121st Street South and South Sheridan Road, Bixby, Oklahoma.
O.C. Walker, City Planner

- 6) Discussion, consideration, and possible vote to approve Major Amendment No. 1. (BXPUD - 17.04) for the Village of Scereno which is located West of the Northwest Corner of South Memorial Drive and East 121st Street South, Bixby, Oklahoma.

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 Juen 16, 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.

BIXBY PLANNING COMMISSION MINUTES

Monday | May 15, 2023 | 6:00 PM

City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:03 PM

Roll Call was taken

MEMBERS PRESENT: Josh Nave
Lance Whisman
Steve Hobbs
Jason Mohler

MEMBERS ABSENT: Tom Holland

STAFF PRESENT: O.C. Walker, Director of Development Services
Gwen Plante, Assistant City Planner

1. Approval of Minutes | Planning Commission meeting March 20, 2023.

Interim Chair Nave asked if there was a motion to approve the Meeting Minutes of March 20, 2023. Commissioner Whisman made a motion to approve the minutes, and Vice Chair Hobbs seconded. The vote was recorded as follows:

Mr. Nave	Abstain
Mr. Whisman	Yes
Mr. Hobbs	Yes
Mr. Mohler	Yes

Motion was Approved

2. Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT-23.04), Henson Square, located at 4108 East 151st Street South, Bixby, Oklahoma 74008.

Commissioner Mohler recused himself from this item due to a conflict.

Mr. Walker gave an overview of the project to the Planning Commission and stated the applicant was available for questions.

Joe Pace with Olsson, appeared and no questions were asked

Interim Chair Nave asked if there was a motion to approve the Preliminary Plat (BXPT 23.04) Commissioner Whisman made a motion to approve, and Vice Chair Hobbs seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Hobbs	Yes

Motion was Approved

3. Discussion, consideration, and possible vote to approve a Rezoning request for the Golden Horseshoe Development (BXZO-23.02), which is located East of South Memorial Drive and approximately 600 feet North of East 151st Street South, Bixby, Oklahoma 74008.

Commissioner Mohler recused himself from this item due to a conflict.

Mr. Walker gave an overview of the project to the Planning Commission and stated the applicant was available for questions.

Joe Pace with Olsson, appeared and no questions were asked.

Interim Chair Nave asked if there was a motion to approve the Rezoning (BXZO 23.02) for Golden Horseshoe. Commissioner Whisman made a motion to approve with staff comments, and Vice Chair Hobbs seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Hobbs	Yes

Motion was Approved

4. Discussion, consideration, and possible vote to approve a Preliminary and Final Plat (BXPT-23.05), for the Golden Horseshoe, which is located East of South Memorial Drive and approximately 600 feet North of East 151st Street South, Bixby, Oklahoma 74008.

Commissioner Mohler recused himself from this item due to a conflict.

Mr. Walker presented an overview of the project and stated the applicant was available for questions.

Joe Pace with Olsson, appeared. Interim Chair Nave asked about the Mutual Access Agreement, Mr. Pace said that it was between the two proposed lots.

Interim Chair Nave asked if there was a motion to approve the Preliminary and Final Plat (BXPT 23.05) for the Golden Horseshoe. Vice Chair Hobbs made a motion to approve with staff comments, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave Yes
Mr. Whisman Yes
Mr. Hobbs Yes

Motion was Approved

Commissioner Mohler re-joined the meeting at 6:19 p.m., and Commissioner Hobbs left the meeting.

5. Discussion, consideration, and possible vote to approve a Preliminary and Final Plat Amendment No. 1 (BXPT-19.10-a) for Bixby Meadows, which is located South of East 151st Street South and South Harvard Avenue, Bixby, Oklahoma 74008.

Mr. Walker presented a brief overview of the project and stated the applicant was available for questions.

The Applicant, Alan Becham, AAB Engineering, said there are five (5) total lots added to bring the Plat back into conformance with the originally approved Preliminary Plat. These lots were pulled out when the Final Plat was approved due to floodplain issues, and going through the LOMAR process. There are a few other minor housekeeping issues such as addresses.

Interim Chair Nave asked if there was a motion to approve Preliminary and Final Plat Amendment No. 1 (BXPT 19.10-a). Commissioner Mohler made a motion to approve with staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave Yes
Mr. Whisman Yes
Mr. Mohler Yes

Motion was Approved

6. Discussion, consideration, and possible vote to approve a Site Plan (BXSP-23.06) for Chick-fil-A, which will be located at 14811 South Memorial Drive, Bixby, Oklahoma 74008.

Mr. Walker presented a brief overview of the project and stated the applicant was available for questions.

Commissioner Whisman expressed concerns about traffic and overflow.

The Applicant, Nathalie Cornett, with Eller & Detrich stated Chick Fil a will have double stacking lane that goes around the perimeter of the building. They are

aware of the drive-through and demand and have exceeded the zoning requirements.

Interim Chair Nave made a motion to approve the Site Plan (BXSP 23.06), and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave Yes

Mr. Whisman Yes

Mr. Mohler Yes

Motion was Approved

7. Discussion, consideration, and possible vote to approve Major Amendment No.1. (BXPUD 17.04) for the Village of Sereno, which is located West of the Northwest corner of South Memorial Drive and East of 121st Street South, Bixby, Oklahoma 74008.

Mr. Walker presented a brief overview of the project, and changes proposed and stated the applicant was available for questions. Mr. Walker stated that the staff had received correspondence in regard to the project.

Staff supports the Planning Commission recommendation for approval of the requested BXPUD 17.04, Major Amendment No. 1 subject to the property being platted and with Planning and Engineering comments implemented to the Plat before moving to Council.

Jeff Blackard, with Blakard Global, Inc. explained the history to Planning Commission and residents as well as the vision moving forward. He explained the proposed changes since the 2017 submittal, due to the increase in construction costs and how the Village of Sereno would benefit the community and would not negatively impact the adjacent neighbors. The Bridge Church would maintain ownership, management, and maintain the apartments.

Commissioner presented questions to Mr. Blackard regarding the changes to the site and PUD as well as clarifications.

The following residents spoke on the project and expressed their concerns: Art Harrington, Linda Harrington, Stacey Ray, Jay Mauldin, Eric Thiemann, Cara Locke, Dallas Stroud, Jan Swafford, Scott Baker, Josh Juarez, Orlando Juarez, and Kim Juarez.

Commissioner Whisman suggested tabling this item to allow additional dialog between the parties. Interim Chair Nave suggested tabling till next month to allow to do some housekeeping with the verbiage within the PUD changes, and the time to visit with residents. Mr. Blackard agreed to continue the item for thirty (30) days.

Interim Chair Nave asked if there was a motion. Commissioner Mohler made a motion to table the item till the June 20, 2023 meeting, which Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Mohler	Yes

Motion was Tabled

Old Business – No old business.

New Business – No new business.

The meeting adjourned at 8:10 pm

Planning Commission

O.C. Walker, Secretary



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: Tuesday, June 20, 2023
Name: Scratch Indoor Golf
RE: Specific Use Permit (BXSUP-23.02)
Location: 9 and 11 East Dawes Avenue, Bixby, Oklahoma
STR: Section 24, Township 17N, Range 13E
Applicant: Wendi F. Green

Request:
The Applicant is requesting to apply for a Specific Use Permit (BXSUP-23.02) application.

Description:
Drinking establishment is not allowed in (CS), and is allowed by a specific use permit. In accordance with the Bixby zoning code, all commercial Shopping zoning requires a Specific Use Permit for drinking establishments.

Existing Zoning; Use:
Commercial Shopping (CS)

Abutting Zoning; Use:
North: (CS) Office Space
East: (CS) Insurance Office
South: (CS) Commercial and Office Space
West: (CS) Commercial and Parking

Proposed Zoning; Uses:

(CS) Commercial Shopping with SUP 23.02

Location: 9 and 11 East Dawes Avenue, Bixby, Oklahoma

Comprehensive Plan:

In accordance with the City of Bixby's Comprehensive Plan CS zoning does allow for Drinking Establishment 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:

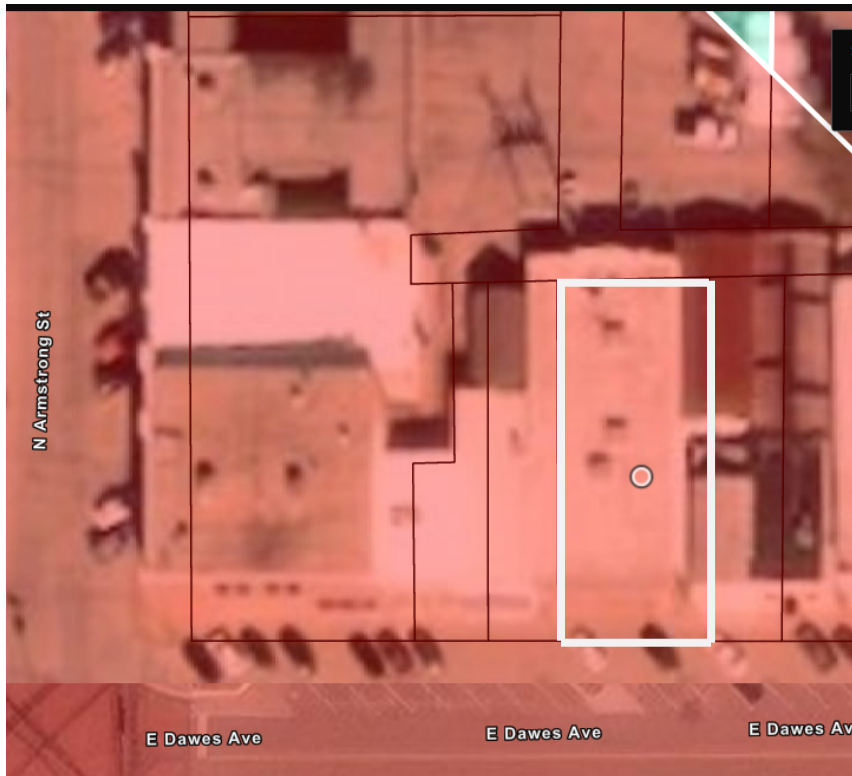


Exhibit A: Zoning Map

C:\Users\ccoronado\Documents\Revit\Scratch Indoor Golf_Arch+Struc_2023_CCoronado2hVC5.rvt
Printed: 5/25/2023 5:34:46 PM
Project Number: P09680.0100



DISCLAIMER: THE ABOVE RENDERING DEPICTS OVERALL DESIGN INTENTIONS AND MAY NOT REFLECT OR ILLUSTRATE ALL THE CONSTRUCTION DETAILS INCLUDED WITH THIS SET OF CONSTRUCTION DOCUMENTS.

SCRATCH INDOOR GOLF

OAK AND SAGE REALTY

9 AND 11 E DAWES AVE
BIXBY, OK 74008

PERMIT SET

OWNER
OAK AND SAGE REALTY
14334 S. UTICA AVE.
BIXBY, OK 74008

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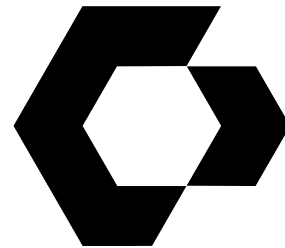
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SHEET ISSUE MATRIX														
• ISSUED ◦ ISSUED FOR REFERENCE ONLY		PERMIT SET												
SHEET NO	SHEET TITLE	05/25/2023												
GENERAL														
G-001	COVER SHEET	•												
G-101	CODE COMPLIANCE PLANS	•												
STRUCTURAL														
S-001	NOTES, LEGENDS, AND ABBREVIATIONS	•												
S-002	SPECIAL INSPECTIONS	•												
S-101	ROOF FRAMING PLAN	•												
ARCHITECTURAL														
A-001	NOTES, LEGENDS, AND ABBREVIATIONS	•												
AD101	FIRST FLOOR DEMOLITION PLAN	•												
A-101	FIRST FLOOR PLAN	•												
A-102	ROOF PLAN	•												
A-103	POWER PLAN	•												
A-111	REFLECTED CEILING PLAN	•												
A-112	FINISH PLAN AND ENLARGED RESTROOM PLAN	•												
A-121	INTERIOR ELEVATIONS	•												
A-123	MILLWORK DETAILS	•												
A-201	EXTERIOR ELEVATIONS	•												
A-301	BUILDING SECTIONS	•												
A-302	WALL SECTIONS	•												
A-601	DOOR SCHEDULE, DOOR AND FRAME ELEVATIONS, STOREFRONT ELEVATIONS, AND PARTITION TYPES	•												
FOOD SERVICE														
FS101	FOODSERVICE EQUIPMENT ARRANGMENT PLAN & SPECIAL CONDITIONS PLAN	•												
FS102	FOODSERVICE EQUIPMENT PLUMBING CONNECTION PLAN	•												
FS103	FOODSERVICE EQUIPMENT ELECTRICAL CONNECTION PLAN	•												



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JASON G. MILLS, AIA
ARCHITECT OF RECORD
5.25.23

SCRATCH INDOOR GOLF
OAK AND SAGE REALTY
9 AND 11 E DAWES AVE
BIXBY, OK 74008

THIS DRAWING WAS PREPARED SOLELY AND EXCLUSIVELY FOR EXECUTION OF THE PROJECT IDENTIFIED WITHIN THESE DOCUMENTS CONTEMPORANEOUSLY WITH ITS ISSUE DATE. THIS DRAWING MAY NOT BE USED ON OTHER PROJECTS OR FOR ADDITIONS TO THE PROJECT OUTSIDE THE SCOPE OF WORK WITHOUT WRITTEN CONSENT OF THE OWNER, ARCHITECT, AND THE ARCHITECT'S CONSULTANTS. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE THE AUTHORS AND OWNERS OF THEIR RESPECTIVE DRAWINGS AND SPECIFICATIONS, AND RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RIGHTS, INCLUDING COPYRIGHTS.

ISSUES / REVISIONS		
	05/25/2023	PERMIT ISSUE

ISSUE DATE: 05/25/2023
CHECKED BY: JM / LG
DRAWN BY: CC

SHEET NAME
COVER SHEET

SHEET NUMBER
G-001

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRIC CODE
ICC/ANSI A117.1 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

USE AND OCCUPANCY CLASSIFICATION - CHAPTER 3

ASSEMBLY A-3 SECTION 303.4

GENERAL BUILDING INFORMATION

SCOPE: THE PROJECT CONSISTS OF RENOVATING APPROXIMATELY 7,000 SF OF EXISTING BUILDING INTO AN INDOOR GOLF ENTERTAINMENT FACILITY LOCATED AT 9 E DAWES AVE AND 11 E DAWES AVE IN BIXBY, OK.

CONSTRUCTION TYPE: V-B

NON-SPRINKLERED

NON-SEPARATED MIXED USE APPLIES - TABLE 508.4

REQUIRED OCCUPANT LOAD FOR EGRESS - TABLE 1004.5

OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY (A)	6,973 GSF	50	140
TOTAL			140

NOTE: EXERCISE ROOM (FUNCTION) WITH OCCUPANCY LOAD FACTOR OF 50 GSF

MEANS OF EGRESS - CHAPTER 10

EGRESS WIDTH - IBC 2018 SECTION 1005.1 WITH SPRINKLER
EGRESS COMPONENTS EXTERIOR DOORS
BUILDING

140 OCCUPANTS X .15 = 21 INCHES REQUIRED
169 INCHES PROVIDED IN 4 EXITS

REQUIRED ACCESSIBLE MEANS OF EGRESS - IBC 2018 SECTION 1009.4 PROVIDED (SEE LIFE SAFETY PLAN PLAN)

STAIRWAY WIDTH - IBC 2018 SECTION 1011.2

REQUIRED = 44" MINIMUM
PROVIDED = NO STAIRWAY, ONE STORY BUILDING.

EXIT ACCESS TRAVEL DISTANCE - IBC 2018 TABLE 1017.2

200' (NON - SPRINKLERED) SEE LIFE SAFETY PLAN AND TRAVEL DISTANCE TABLE FOR APPLICABLE TRAVEL DISTANCES

CORRIDOR WIDTH - IBC 2018 TABLE 1020.2

REQUIRED = 44" MINIMUM
PROVIDED = 57"

DEAD END CORRIDORS - IBC 2018 SECTION 1020.4

NO DEAD END CORRIDORS IN EXCESS OF 50'

PROVIDE MINIMUM 1 FC EMERGENCY LIGHTING ALONG PATHS OF EXIT ACCESS

PRELIMINARY CODE INFORMATION

SAFETY GLAZING - CHAPTER 24

ALL GLAZING SHALL MEET REQUIREMENTS OF SECTION 2406 AND SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR 1201. ALL GLAZING SHALL BE A MINIMUM CATEGORY II.

INTERNATIONAL MECHANICAL CODE - SECTION 403

VENTILATION SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO SUPPLY THE MINIMUM OUTDOOR AIR FLOW RATE DETERMINED IN ACCORDANCE WITH TABLE 403.3 BASED ON THE OCCUPANCY OF THE SPACE AND THE OCCUPANT LOAD OR OTHER PARAMETER AS STATED THEREIN.

TOILET EXHAUST SHALL BE DESIGNED FOR THE REMOVAL OF 75 CFM PER WATER CLOSET OR URINAL AS REQUIRED BY THIS SECTION.

FIRE RESISTANCE RATING REQUIREMENTS

PRIMARY STRUCTURAL FRAME	0	IBC 2018 TABLE 601
BEARING WALLS		
EXTERIOR	0	IBC 2018 TABLE 601
INTERIOR	0	IBC 2018 TABLE 601
NON-BEARING WALLS AND PARTITIONS		
EXTERIOR	0	IBC 2018 TABLE 601
INTERIOR	0	IBC 2018 TABLE 601
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0	IBC 2018 TABLE 601
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0	IBC 2018 TABLE 601
SHAFT ENCLOSURES	0	IBC 2018 SECTION 713

FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10 AND LOCATED AS APPROVED BY THE AHJ.

PLUMBING SYSTEMS - CHAPTER 29

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)

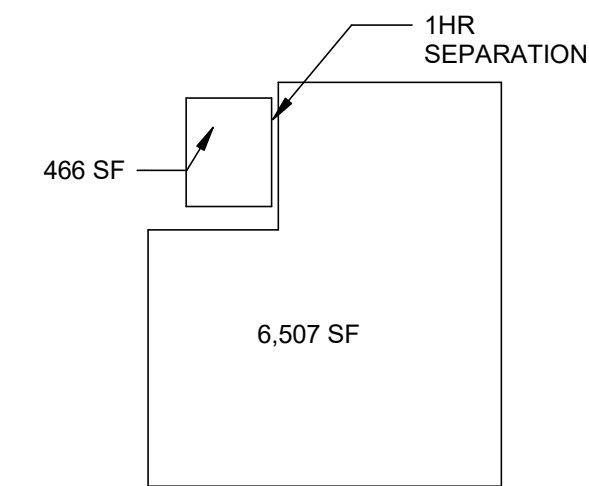
OCCUPANCY	WATER CLOSETS		LAVATORIES		BATHTUBS/SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
ASSEMBLY A3	1 PER 75		1 PER 200		-	1 PER 500	1 SRVC SINK
TOTAL OCCUPANCY LOAD: 140	70	70	70	70	N/A	140	140
REQUIRED	1	1	1	1	N/A	1	1
PROVIDED	1*	2	1	2	N/A	N/A**	1

*URINAL SUBSTITUTION FOR WATER CLOSET PER IPC SECTION 424.2: 50% MAX = 1 URINAL PROVIDED
**(LOOK FOR EXCEPTION IN CODE)

REQUIRED OCCUPANT LOAD FOR EGRESS - BREAKDOWN

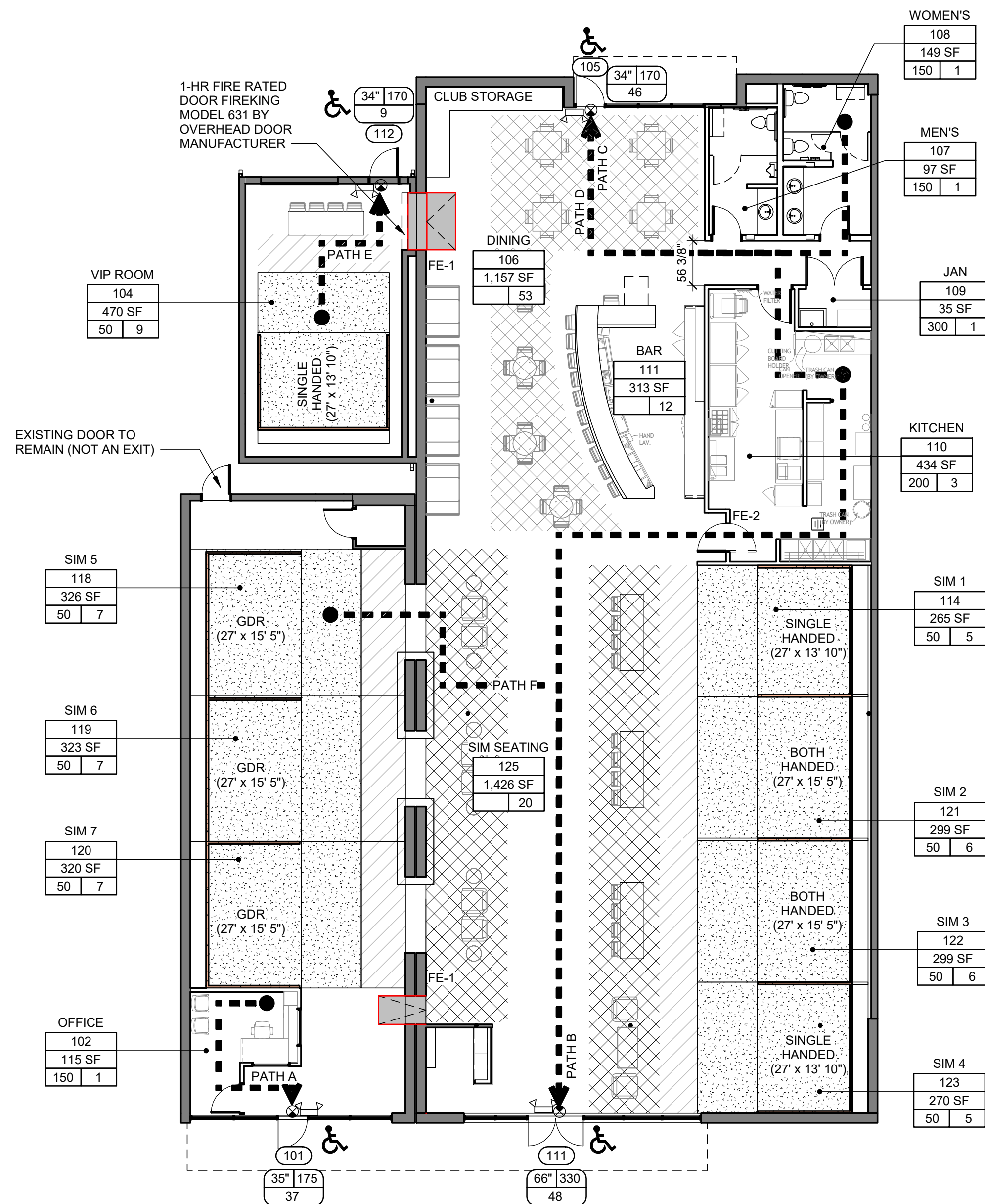
ASSEMBLY	136 OCCUPANTS
DINING	
UNCONCENTRATED	37 OCCUPANTS
FIXED SEATS	
BAR	12 OCCUPANTS
BOOTH	16 OCCUPANTS
KITCHEN	
SIMULATORS	3 OCCUPANTS
CIRCULATION	52 OCCUPANTS
BUSINESS	1 OCCUPANTS
OFFICE	1 OCCUPANT
ACCESSORY	3 OCCUPANTS
MEN'S	1 OCCUPANT
WOMEN'S	1 OCCUPANT
JANITOR	1 OCCUPANT
TOTAL	140 OCCUPANTS

INCREASE FACTOR FOR FRONTAGE - TABLE 506.2



FOR A3 OCCUPANCY TYPE V-B, NON-SPRINKLERED - FROM TABLE 506.2
A1 = 6,000 SF
NS = 6,000 SF

Aa = ALLOWABLE AREA = A1 + (NS * I/I)
Aa = 6,000 SF + (6,000 SF * 0.12) = 6,720 > 6,507 SF



1 LIFE SAFETY PLAN

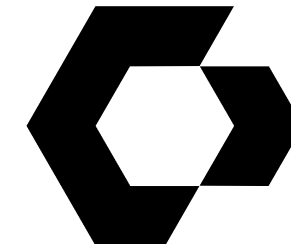
1" = 10'-0"

LIFE SAFETY LEGEND

ROOM OCCUPANCY INDICATOR		
ROOM NUMBER	ROOM NAME	ROOM AREA
101	101	1,500 SF
OCCUPANT LOAD FACTOR	100	15
EGRESS CAPACITY INDICATOR		
DOOR WIDTH	36"	180"
	90"	MAX. OCCUPANTS
		ACTUAL, USED CAPACITY
● - - - - ->	PATH OF TRAVEL	
⊙	EXIT SIGN	
▬	EMERGENCY LIGHT	
⌂	EMERGENCY LIGHT	
FE-1	FIRE EXTINGUISHER CABINET W/ WET CHEMICAL CLASS 2A-1B-K	
FE-2	FIRE EXTINGUISHER W/ MULTI-PURPOSE CHEMICAL CLASS 4A-60B-C	
♿	ACCESSIBLE MEAN OF EGRESS	
▨	4' MIN SAFETY DISTANCE	

EGRESS PATH SCHEDULE

PATH A	23'-6"
PATH B	107'-2"
PATH C	53'-9"
PATH D	55'-0"
PATH E	19'-2"
PATH F	76'-0"



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OAK AND SAGE REALTY

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ISSUES / REVISIONS

DATE	DESCRIPTION
05/25/2023	PERMIT ISSUE

ISSUE DATE: 05/25/2023
CHECKED BY: JM / LG
DRAWN BY: CC

SHEET NAME

CODE COMPLIANCE PLANS

SHEET NUMBER

G-101

DESIGN CRITERIA		
1. THE STRUCTURAL DESIGN IS BASED ON THE DESIGN REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION.		
2. ROOF DESIGN LOADS		
LIVE LOAD		20 PSF
DEAD LOADS - 9 E DAWES		
ROOFING		2 PSF
PLYWOOD		3 PSF
INSULATION		2 PSF
TRUSSES		4 PSF
MECHANICAL, ELECTRICAL, AND PLUMBING		2 PSF
SUSPENDED CEILING		3 PSF
MISC		2 PSF
TOTAL DEAD LOAD		18 PSF
DEAD LOADS - 11 E DAWES		
ROOFING		2 PSF
METAL DECK		3 PSF
INSULATION		2 PSF
JOISTS AND FRAMING		7 PSF
MECHANICAL, ELECTRICAL, AND PLUMBING		2 PSF
SUSPENDED CEILING		3 PSF
MISC		2 PSF
TOTAL DEAD LOAD		21 PSF
SNOW LOADS AND COEFFICIENTS		
SNOW EXPOSURE FACTOR		1.0
GROUND SNOW		10 PSF
ROOF SNOW		10 PSF
IMPORTANCE FACTOR		1.0
THERMAL FACTOR		1.0
3. LATERAL LOADS		
WIND LOADS AND COEFFICIENTS		
ULTIMATE DESIGN WIND VELOCITY		108 MPH
NOMINAL DESIGN WIND VELOCITY		84 MPH
EXPOSURE		C
WIDTH OF EDGE ZONE		3'-0"
INTERNAL PRESSURE COEFFICIENT		+/- 0.18
DESIGN WIND PRESSURES		
MWFRS		
WALLS		23.3 PSF
PARAPET		53.3 PSF
ROOF		20 PSF MAX
COMPONENTS & CLADDING		
WALLS		
TRIBUTARY AREA ≤ 10 SQ. FT.		
INTERIOR ZONE		24.7 PSF
EXTERIOR ZONE		30.4 PSF
TRIBUTARY AREA ≥ 100 SQ. FT.		
INTERIOR ZONE		19 PSF
EXTERIOR ZONE		19 PSF
ROOF UPLIFT		72 PSF MAX
SEISMIC DESIGN		
IMPORTANCE FACTOR		1.0
RISK CATEGORY		II
S/S		0.137
S/I		0.073
SITE CLASS		D
S/DS		0.147
S/D1		0.117
SEISMIC DESIGN CATEGORY		B
BASIC SEISMIC FORCE RESISTING SYSTEM:		
ORDINARY PLAIN MASONRY SHEAR WALLS		
ANALYSIS PROCEDURE:		
EQUIVALENT LATERAL FORCE PROCEDURE		
DESIGN BASE SHEAR		20 K
C/S		0.098
R		1.5

- GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY SUPPORT AND STABILITY OF EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
 - COORDINATE ALL DIMENSIONS WITH FLOOR PLAN; NOTIFY THE ARCHITECT OR ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
 - COORDINATE THE EXACT SIZE AND LOCATION OF ALL SLEEVES AND OPENINGS THROUGH CONCRETE, MASONRY, OR STUD WALLS AND CONCRETE FLOORS WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
 - SHOP DRAWINGS MUST INDICATE CHANGES TO CONSTRUCTION DOCUMENTS; THE CHANGES MUST BE CLEARLY IDENTIFIED. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR CHANGES ON SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL CHANGES TO THE DESIGN PROVIDED ON THE SHOP DRAWINGS. THE ARCHITECT OR ENGINEER SHALL NOT BEAR THE COSTS OF SUCH REVIEWS OR REDESIGN.
 - VERIFY ALL CONDITIONS, EXISTING AND NEW, SHOWN ON THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITTEN FORM. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR WORK DONE IN THESE AREAS WITHOUT PRIOR CLARIFICATION IN WRITING FROM THE ARCHITECT OR ENGINEER.
 - ALL PHASES OF CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS OF THE BUILDING CODE(S) NOTED IN 'DESIGN CRITERIA'.
 - DIMENSIONS SHOWN ON CONSTRUCTION DOCUMENTS TAKE PRIORITY OVER SCALED DIMENSIONS. IN SOME CASES PLANS AND DETAILS MAY NOT BE DRAWN TO SCALE FOR CLARITY.
 - DETAILS LABELED 'TYPICAL' ON THESE DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY ENGINEER OF ANY CONDITIONS NOT APPLICABLE TO THESE 'TYPICAL' DETAILS.
 - DO NOT LOAD THE CONCRETE SLAB ON GRADE WITH ERECTION EQUIPMENT. THE SLABS HAVE NOT BEEN DESIGNED FOR ERECTION EQUIPMENT LOADS. SHOULD THE CONTRACTOR REQUIRE ERECTION EQUIPMENT TO BE PLACED ON SLAB ON GRADE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SLAB IN THE AFFECTED AREAS.
 - DO NOT STACK CONSTRUCTION MATERIALS ON FLOORS OR ROOFS DURING CONSTRUCTION IN EXCESS OF 80 PERCENT OF THE DESIGN LIVE LOAD NOTED ON THESE PLANS.
 - THESE STRUCTURAL CONSTRUCTION DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, LANDSCAPE AND CIVIL CONSTRUCTION DOCUMENTS FOR THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE INFORMATION SHOWN ON ALL REFERENCED PLANS. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED IN WRITING SHOULD DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS BE FOUND PRIOR TO COMMENCING WITH WORK IN THE AREA WHERE THE DISCREPANCY OCCURS. THE ARCHITECT OR ENGINEER SHALL NOT BE RESPONSIBLE FOR WORK DONE IN THESE AREAS WITHOUT PRIOR CLARIFICATION IN WRITING FROM THE ARCHITECT OR ENGINEER.
 - SUBSTITUTION REQUESTS: APPROVAL FROM THE ARCHITECT OR ENGINEER IS REQUIRED PRIOR TO SUBSTITUTING COMPARABLE MATERIALS OR MANUFACTURED OR PRE-ENGINEERED PRODUCTS THAT ARE INDICATED IN THE CONSTRUCTION DOCUMENTS. ALL REQUESTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE. ALL NECESSARY INFORMATION REQUIRED TO DETERMINE THE EQUIVALENCY OF THE SUBSTITUTED PRODUCT SUCH AS ICC EVALUATION REPORTS AND TESTING REPORTS SHALL BE PROVIDED. COMPARABLE PRODUCTS SUBMITTED MUST INCLUDE A DETAILED LINE-BY-LINE COMPARISON OF HOW THE SUBMITTED PRODUCT MEETS OR EXCEEDS THE GENERAL DESIGN, PERFORMANCE, AND QUALITY INDICATED IN THE CONSTRUCTION DOCUMENTS. THE MANUFACTURER OR CATALOG NUMBERS SHOWN IN THE CONSTRUCTION DOCUMENTS ESTABLISH A STANDARD FOR THE GENERAL DESIGN, PERFORMANCE, AND QUALITY OF THE PRODUCT REQUIRED. WHERE "OR APPROVED EQUAL" IS INDICATED, OTHER PRODUCTS SIMILAR TO DESIGN AND OF EQUAL QUALITY AND PERFORMANCE, AND COMPLYING WITH THE PLANS AND SPECIFICATIONS MAY BE APPROVED IF FOUND ACCEPTABLE BY THE ARCHITECT OR ENGINEER. ALL SUBSTITUTION REQUESTS, INCLUDING "ENGINEER APPROVED EQUALS", FOR EQUIPMENT AND MATERIALS SHALL BE SUBMITTED FOR REVIEW AFTER AWARD IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. UNLESS NOTED OTHERWISE, SUBSTITUTION REQUESTS SHALL BE SUBMITTED WITHIN 14 DAYS AFTER AWARD. THE CONTRACTOR SHALL BEAR THE COSTS FOR REVIEW AND APPROVAL OF ALL REQUESTED SUBSTITUTIONS.
 - CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AS WELL AS SEQUENCE OF CONSTRUCTION THAT DOES NOT IMPACT THE FINAL DESIGN AS SHOWN ON CONSTRUCTION DOCUMENTS.
 - MECHANICAL UNITS AND OTHER SYSTEMS SHOWN ON THE STRUCTURAL PLANS INDICATE A SPECIFIC WEIGHT AND LOCATION. SHOULD THE CONTRACTOR INSTALL UNITS WITH DIFFERENT WEIGHTS OR LOCATIONS THAN SHOWN, THE CONTRACTOR SHALL PROVIDE THIS INFORMATION TO ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO INSTALLATION, CLEARLY INDICATING THE DIFFERENCES IN SIZE, WEIGHT AND LOCATION. THE ARCHITECT OR ENGINEER SHALL NOT BEAR THE COSTS OF SUCH REVIEWS OR REDESIGN.

EXISTING BRICK MASONRY

- EXISTING BRICK WALLS SHALL BE REPAIRED WHERE REQUIRED. REQUIRED REPAIRS INCLUDE CRACKS, REPOINTING MORTAR JOINTS, AND TO REMOVE AND REPLACE LOOSE BRICKS. ALL BRICK SHALL BE CLEANED PER THE DIRECTION OF THE ARCHITECT.
- CONDITIONS THAT REQUIRE REPOINTING ARE MORTAR EROSION EXCEEDING ONE QUARTER INCH, CRUMBING MORTAR, MORTAR WITH VOIDS, HAIRLINE CRACKS IN THE MORTAR, AND CRACKS BETWEEN THE BRICK AND MORTAR.
- NEW MORTAR FOR REPOINTING IS TO MATCH THE COLOR, COMPOSITION, TEXTURE, AND TOOLING OF THE EXISTING MORTAR JOINTS.
- REPOINTING OR REPAIR MORTAR USED WITH EXISTING BRICK MASONRY SHALL BE PROPORTIONED WITH 1 PART PORTLAND CEMENT TO 3 PARTS LIME AND 6 PARTS SAND.
- EXISTING BRICK IS TO BE PROPERLY CLEANED PRIOR TO REPOINTING AND REPAIR. REMOVE ALL DIRT, FUNGAL GROWTH, ETC., AND RINSE. RAKE OUT EXISTING MORTAR JOINTS TO BE REPOINTED USING HAND TOOLS ONLY. DO NOT SPALL OR CHIP BRICK. REPLACE ANY DAMAGED BRICK. CLEAN JOINTS WITH WATER WITH A MAXIMUM 100 PSI PRESSURE. JOINTS ARE TO BE DAMP BUT NOT HAVE STANDING WATER. REPOINT THE JOINT. CLEAN MASONRY SURFACES AFTER REPOINTING INCLUDING THE FACE TO PREVENT STAINING.
- ALL EXISTING CRACKS IN MASONRY SHALL BE REPAIRED BY PRESSURE INJECTION OF AN APPROPRIATE EPOXY ADHESIVE SUCH AS SIKADUR 52. CLEAN CRACKS AND APPLY EPOXY ADHESIVE PER MANUFACTURER'S INSTRUCTIONS.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL BE DETAILED, DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL BUILDINGS, AISC MANUAL OF STEEL CONSTRUCTION (ALLOWABLE STRESS DESIGN), AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AND AWS STRUCTURAL WELDING CODE. ALL CODES AND MANUALS SHALL BE THE LATEST ADOPTED EDITIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:

WIDE FLANGE SHAPES	A992 (Fy = 50 KSI)
CHANNEL S, ANGLES, PLATES, ETC.	A36 (Fy = 36 KSI)
STRUCTURAL TUBE	A500 GRADE B (Fy = 46 KSI)
STRUCTURAL PIPE	A53 TYPE B GRADE B (Fy = 35 KSI)
BOLTS	A325 OR A490
WELDING ELECTRODES	E70XX
HARDENED STEEL WASHERS	ASTM F436
- CONNECTION MATERIALS FOR STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

BEAM OR COLUMN STIFFENER PLATES SHALL BE OF THE SAME GRADE OF STEEL AS THE STRUCTURAL ELEMENT.	
ALL BOLTED CONNECTIONS ARE TO BE ERECTED WITH HIGH STRENGTH BOLTS, ASTM A325 OR ASTM A490, WITH BEARING TYPE 'N' ALLOWABLE LOADS EXCEPT FOR BRACE CONNECTIONS WHICH ARE SLIP CRITICAL CONNECTIONS.	
- ALL BEAM TO BEAM AND COLUMN TO BEAM CONNECTIONS SHALL BE BOLTED UNLESS NOTED OTHERWISE.
- ALL WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) STANDARD D1.1. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED IN THE TYPE OF WELD REQUIRED USING E70XX ELECTRODES OR IN A CERTIFIED SHOP TO DO SUCH WORK.
- MINIMUM SIZE AND STRENGTH OF WELDS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

PROVIDE MINIMUM SIZE OF FILLET WELDS AS SPECIFIED IN TABLE J2.4 OF THE AISC MANUAL.	
PROVIDE THE MINIMUM EFFECTIVE THROAT THICKNESS OF PARTIAL PENETRATION GROOVE WELDS AS SPECIFIED IN TABLE J2.3 OF THE AISC MANUAL.	
DEVELOP THE FULL TENSILE STRENGTH OF THE MEMBER ELEMENT JOINED, WITH SHOP AND FIELD WELDS, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.	
WHERE CONNECTIONS ARE NOTED ON CONSTRUCTION DOCUMENTS AS FULL MOMENT CONNECTIONS, PROVIDE WELDS TO DEVELOP THE FULL FLEXURAL CAPACITY OF THE LEAST CAPACITY MEMBER OF THE CONNECTION.	
- ALL STRUCTURAL STEEL EXPOSED TO THE WEATHER IS TO BE HOT DIPPED GALVANIZED. PROVIDE BOLTS, NUTS AND WASHERS THAT ARE HOT DIP GALVANIZED ACCORDING TO ASTM A153, CLASS C.
- ALL NEW STRUCTURAL STEEL SHALL BE PAINTED IN ACCORDANCE WITH THE SPECIFICATIONS.
- SPLICING OF STRUCTURAL STEEL MEMBERS IS NOT ALLOWED UNLESS SPECIFICALLY DETAILED ON THESE PLANS.
- DO NOT FIELD CUT ANY STRUCTURAL STEEL MEMBERS IN CONFLICT WITH THE WORK WITHOUT PRIOR APPROVAL BY THE ENGINEER OR UNLESS SPECIFICALLY SHOWN ON THE CONSTRUCTION DOCUMENTS.
- PROVIDE HARDENED STEEL WASHERS CONFORMING TO ASTM F436 FOR CONNECTIONS WITH STANDARD AND SHORT-SLOTTED HOLES. FOR LONG SLOTTED HOLES, PROVIDE 5/16" STRUCTURAL GRADE STEEL PLATE WASHERS OR CONTINUOUS BARS. IN ALL CASES, WASHER OR PLATE MUST BE OF SUFFICIENT SIZE TO COVER THE HOLE OR SLOT.
- ALL HOLES IN STEEL MEMBERS SHALL BE DRILLED OR PUNCHED. TORCH CUT HOLES ARE NOT ALLOWED.
- PROVIDE L4x3x1/4 (LLV) FRAME SPANNING FROM JOIST TO JOIST AROUND ALL ROOF PENETRATIONS LARGER THAN 12"x12", UNLESS NOTED OTHERWISE.
- ERECT AND MAINTAIN TEMPORARY BRACING TO ENSURE THE ALIGNMENT AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT CONDITIONS HAVE BEEN COMPLETED.
- SHOP DRAWINGS ARE REQUIRED TO BE REVIEWED PRIOR TO FABRICATION.

COLD FORMED STEEL FRAMING

- COLD FORMED STRUCTURAL STEEL FRAMING SHALL CONFORM TO THE AMERICAN IRON AND STEEL INSTITUTE (A.I.S.I.) 'DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS', MOST CURRENT ADOPTED EDITION.
- ALL FRAMING MEMBERS SHALL BE FINISHED WITH A CORROSION RESISTANT COATING, CORRESPONDING TO THE REQUIREMENTS OF ASTM A1003 AND SHALL HAVE THE FOLLOWING MATERIAL PROPERTIES:

FRAMING MEMBER	MIN. YIELD
STUDS, JOISTS (18 OR 20 GAUGE)	33 KSI
STUDS, JOISTS (10, 12, 14 OR 16 GAUGE)	50 KSI
TRACKS (18 OR 20 GAUGE)	33 KSI
SOLID BLOCKING SAME AS STUDS	
- ALL COLD FORMED STEEL FRAMING SHALL BE FASTENED WITH EITHER SELF-DRILLING SCREWS, OR WELDING AS SHOWN ON THE CONSTRUCTION DOCUMENTS. WIRE TYING OF THE COMPONENTS IS NOT PERMITTED. ALL WELDS ARE TO BE PAINTED WITH ZINC RICH PAINT.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E70XX ELECTRODES IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) STANDARD D1.3.
- ATTACH NON BEARING STUDS TO STEEL FRAMING WITH VERTICAL DEFLECTION CLIPS.
- ALL COLD FORMED STEEL FRAMING MEMBERS SHALL HAVE A FLANGE WIDTH OF 1 5/8" AND A LIP WIDTH OF 1/2" UNLESS NOTED OTHERWISE.
- COLD FORMED SECTIONS ARE PER SSMA STANDARDS. THE EXAMPLE DESIGNATION IS AS FOLLOWS:

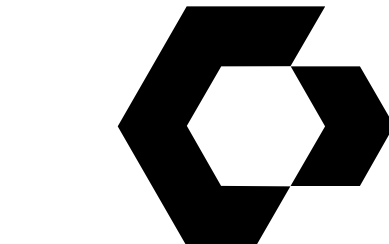
A	B	C	D
362	S	162	33

A = MEMBER DEPTH, EXAMPLES(362x0.01 = 362 = 3 5/8") (600x0.01 = 6.00 = 6")
B = STYLE DESIGNATIONS: S=STUD OR JOIST, T=TRACK, U=CHANNEL, F=FURRING CHANNEL
C = FLANGE WIDTH, EXAMPLE: (162x0.01 = 1.62 = 1 5/8")
D = MATERIAL THICKNESS IN MILS (33x0.001 = 0.033 IN)

22 GA = 0.0269 = 27
20 GA DRYWALL = 0.0296 = 30
20 GA STRUCTURAL = 0.0329 = 33
18 GA = 0.0428 = 43
16 GA = 0.0538 = 54
14 GA = 0.0677 = 68
12 GA = 0.0966 = 97
- BRIDGING OF AXIAL AND TRANSVERSE LOADED STUD FRAMING SHALL BE ACCOMPLISHED BY EITHER COLD FORMED CHANNELS RUN HORIZONTALLY THROUGH THE STUD PUNCHOUTS AND ATTACHED AT EACH STUD OR BY 2" MINIMUM WIDE STEEL STRAPS RUN HORIZONTALLY ON BOTH SIDES OF STUDS AND ATTACHED TO EACH STUD. THE VERTICAL SPACING OF THE BRIDGING SHALL BE 4'-0" OC MINIMUM.

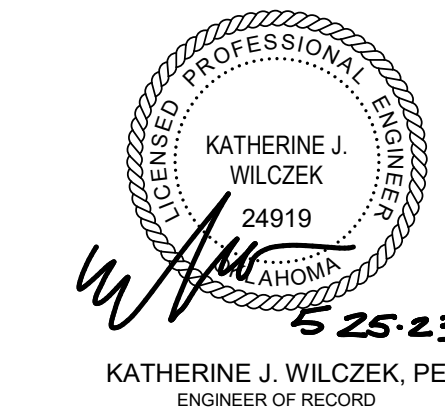
ABBREVIATIONS

ADH	ADHESIVE	LB	POUND
AFF	ABOVE FINISHED FLOOR	LL	LIVE LOAD
AHU	AIR HANDLING UNIT	LLH	LONG LEG HORIZONTAL
ALT	ALTERNATE	LLO	LONG LEG OUTSTANDING
ALUM	ALUMINUM	LLV	LONG LEG VERTICAL
APPROX	APPROXIMATELY	LONG	LONGITUDINAL
ARCH	ARCHITECT(URAL)	LRFD	LOAD AND RESISTANCE FACTOR DESIGN
ASD	ALLOWABLE STRESS DESIGN	LSH	LONG SIDE HORIZONTAL
		LSV	LONG SIDE VERTICAL
		LW	LIGHTWEIGHT
BAL	BALANCE		
BD	BOARD	MANUF	MANUFACTURER
BLDG	BUILDING	MAX	MAXIMUM
BM	BEAM	MECH	MECHANICAL
BO	BOTTOM OF	MEP	MECHANICAL/ELECTRICAL/PLUMBING
BOS	BOTTOM OF STEEL	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BRNG	BEARING	ML	MASONRY LINTEL
		MO	MASONRY OPENING
C&C	COMPONENTS AND CLADDING	MPH	MILES PER HOUR
CFS	COLD FORMED STEEL	MTL	METAL
CJ	CONTROL JOINT	MWFRS	MAIN WIND FORCE RESISTING SYSTEM
CJP	COMPLETE JOINT PENETRATION		
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLR	CLEAR	NOM	NOMINAL
CMU	CONCRETE MASONRY UNIT	NS	NEAR SIDE
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE		
CONN	CONNECTION	O/O	OUT TO OUT
CONST JT	CONSTRUCTION JOINT	OC	ON CENTER
CONT	CONTINUOUS	OH	OVERHEAD DOOR
COORD	COORDINATE	OPP	OPPOSITE
		OPP HD	OPPOSITE HAND
DBA	DEFORMED BAR ANCHOR		
DBE	DECK BEARING ELEVATION	PCF	POUNDS PER CUBIC FOOT
DBL	DOUBLE	PEMBM	PRE-ENGINEERED METAL BUILDING MANUFACTURER
DEMO	DEMOLITION		
DIA	DIAMETER	PEN	PENETRATION
DIM	DIMENSION	PERP	PERPENDICULAR
DL	DEAD LOAD	PJP	PARTIAL JOINT PENETRATION
DTL	DETAIL	PL	PLATE
DWG	DRAWING	PLF	POUNDS PER LINEAR FOOT
DWL	DOWEL	PLUMB	PLUMBING
		PSF	POUNDS PER SQUARE FOOT
EA	EACH	PT	PRESSURE TREATED
EF	EACH FACE	PVC	POLYVINYL CHLORIDE
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM		
EJ	EXPANSION JOINT	QTY	QUANTITY
EL	ELEVATION		
ELEC	ELECTRICAL	RE:	REFER TO
ELEV	ELEVATOR	REF	REFERENCE
EOR	ENGINEER OF RECORD	REINF	REINFORCEMENT
EQ	EQUAL	RM	ROOM
EQ SP	EQUALLY SPACED	ROD	ROUGH OPENING
EQUIP	EQUIPMENT	ROD	REQUIRED
EW	EACH WAY	RTU	ROOF TOP UNIT
EXIST	EXISTING		
EXT	EXTERIOR	SCHED	SCHEDULE
		SEOR	STRUCTURAL ENGINEER OF RECORD
FD	FLOOR DRAIN	SF	SQUARE FOOT/FEET
FF	FINISHED FLOOR	SHT	SHEET
FLR	FLOOR	SIM	SIMILAR
FNDN	FOUNDATION	SL	SNOW LOAD
FO	FACE OF	SL	STEEL LINE
FOC	FACE OF CONCRETE	SPEC	SPECIFICATION
FOM	FACE OF MASONRY	SQ	SQUARE
FP	FIRE PROTECTION	STD	STANDARD
FS	FAR SIDE	STL	STEEL
FT	FOOT/FEET	STRUCT	STRUCTURAL
FTG	FOOTING		
FV	FIELD VERIFY	T&B	TOP AND BOTTOM
		T&G	TONGUE AND GROOVE
GA	GAGE/GAUGE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOF	TOP OF FOOTING
GC	GENERAL CONTRACTOR	TOM	TOP OF MASONRY
GEN	GENERAL	TOS	TOP OF STEEL
GYP	GYPSPUM	TRANS	TRANSVERSE
		TYP	TYPICAL
HORIZ	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
HSA	HEADED STUD ANCHOR		
HSS	HOLLOW STRUCTURAL SECTION	VERT	VERTICAL
HT	HEIGHT		
		WF	WIDE FLANGE
INFO	INFORMATION	WP	WORK POINT
INSUL	INSULATION	WT	WEIGHT
INT	INTERIOR	WWF	WELDED WIRE FABRIC
JBE	JOIST BEARING ELEVATION		
K	KIP		
KLF	KIPS PER LINEAR FOOT		
KSF	KIPS PER SQUARE FOOT		



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THIS DRAWING WAS PREPARED SOLELY AND EXCLUSIVELY FOR EXECUTION OF THE PROJECT IDENTIFIED WITH THESE DOCUMENTS CONTEMPORANEOUSLY WITH ITS ISSUE DATE. THIS DRAWING MAY NOT BE USED ON OTHER PROJECTS OR FOR ADDITIONS TO THE PROJECT OUTSIDE THE SCOPE OF WORK WITHOUT WRITTEN CONSENT OF THE OWNER, ARCHITECT, AND THE ARCHITECT'S CONSULTANTS. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE THE AUTHORS AND OWNERS OF THEIR RESPECTIVE DRAWINGS AND SPECIFICATIONS, AND RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RIGHTS, INCLUDING COPYRIGHTS.

ISSUES / REVISIONS

DATE	DESCRIPTION
05/25/2023	PERMIT ISSUE

ISSUE DATE: 05/25/2023
CHECKED BY: KJW
DRAWN BY: SDD

SHEET NAME

NOTES, LEGENDS, AND
ABBREVIATIONS

SHEET NUMBER

S-001

TEST AND INSPECTIONS

1. SPECIAL TESTS AND INSPECTIONS: ENGAGE A QUALIFIED TESTING AGENCY AND SPECIAL INSPECTOR TO CONDUCT SPECIAL TESTS AND INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED ON THE CONSTRUCTION DOCUMENTS.
2. SPECIAL TESTS AND INSPECTIONS SHALL INCLUDE:

2.1. VERIFYING THAT MANUFACTURER MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES AND REVIEWING THE COMPLETENESS AND ADEQUACY OF THOSE PROCEDURES TO PERFORM THE WORK.

2.2. NOTIFYING ENGINEER AND CONTRACTOR PROMPTLY OF IRREGULARITIES AND DEFICIENCIES OBSERVED IN THE WORK DURING THE PERFORMANCE OF ITS SERVICE.

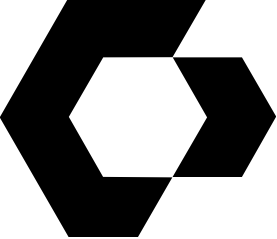
2.3. SUBMITTING A CERTIFIED WRITTEN REPORT OF EACH TEST, INSPECTION AND SIMILAR QUALITY-CONTROL SERVICE TO ENGINEER WITH COPY TO CONTRACTOR AND TO AUTHORITIES HAVING JURISDICTION.

2.4. SUBMITTING A FINAL REPORT OF SPECIAL TESTS AND INSPECTIONS AT SUBSTANTIAL COMPLETION, WHICH INCLUDES A LIST OF UNRESOLVED DEFICIENCIES.

2.5. INTERPRETING TESTS AND INSPECTIONS AND STATING IN EACH REPORT WHETHER TESTED AND INSPECTED WORK COMPLIES WITH OR DEVIATES FROM THE CONTRACT DOCUMENTS.

2.6. RE-TESTING AND RE-INSPECTING CORRECTED WORK.
3. ALL MATERIALS FOR CONCRETE (CEMENT, AGGREGATE, REBAR, ETC.) SHALL BE TESTED FROM STOCK. COPIES OF CERTIFICATIONS TO MEET SPECIFICATION REQUIREMENTS SHALL BE SUPPLIED UPON REQUEST BY THE CONTRACTING OFFICER'S REPRESENTATIVE.
4. REFER TO SPECIFICATIONS FOR INSPECTION AND TESTING REQUIREMENTS FOR EACH MATERIAL (MASONRY, CONCRETE, STEEL, ETC.). ALL TESTS SHALL BE PER ASTM STANDARDS.
5. SPECIAL INSPECTIONS ARE REQUIRED FOR BUILDING CODE(S) NOTED IN "DESIGN CRITERIA". REFER TO "SPECIAL INSPECTIONS REQUIRED" TABLE PROVIDED.
6. COMPACTION FOR FILL BENEATH SLABS SHALL BE TESTED AT EACH LIFT WITH MINIMUM THREE TESTS PER 2,000 SQUARE FEET.
7. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR WHEN WORK IS READY FOR INSPECTION AND SHALL PROVIDE ACCESS FOR INSPECTIONS AND TESTING.

SPECIAL INSPECTIONS REQUIRED		
LEGEND O - OBSERVE THESE ITEMS ON A RANDOM (PERIODIC) BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS. P - PERFORM THESE TASKS CONTINUOUSLY FOR EACH JOINT, MEMBER OR STEEL ELEMENT.		
STEEL WELDING		
1. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE.		P
2. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE.		P
3. MATERIAL IDENTIFICATION (TYPE/GRADE).		O
4. WELDER IDENTIFICATION SYSTEM.		O
5. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY): A. JOINT PREPARATION B. DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) C. CLEANLINESS (CONDITION OF STEEL SURFACES) D. TACKING (TACK WELD QUALITY AND LOCATION) E. BACKING TYPE AND FIT (IF APPLICABLE)		O
6. CONFIGURATION AND FINISH OF ACCESS HOLES.		O
7. FIT-UP OF FILLET WELDS: A. DIMENSIONS (ALIGNMENT, GAPS AT ROOT) B. CLEANLINESS (CONDITION OF STEEL SURFACES) C. TACKING (TACK WELD QUALITY AND LOCATION)		O
8. CHECK WELDING EQUIPMENT.		O
9. USE OF QUALIFIED WELDERS.		O
10. CONTROL AND HANDLING OF WELDING CONSUMABLES.		O
11. NO WELDING OVER CRACKED TACK WELDS.		O
12. ENVIRONMENTAL CONDITIONS.		O
13. WELDING SPECIFICATION PROCEDURE FOLLOWED: A. SETTINGS ON WELDING EQUIPMENT B. TRAVEL SPEED C. SELECTED WELDING MATERIALS. D. SHIELDING GAS TYPE/FLOW RATE. E. PREHEAT APPLIED. F. INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) G. PROPER POSITION (F, V, H, OH).		O
14. WELDING TECHNIQUES: A. INTERPASS AND FINAL CLEANING. B. EACH PASS WITHIN PROFILE LIMITATIONS. C. EACH PASS MEETS QUALITY REQUIREMENTS.		O
15. WELDS CLEANED.		O
16. SIZE, LENGTH AND LOCATION OF WELDS.		P
17. WELDS MEET VISUAL ACCEPTANCE CRITERIA: A. CRACK PROHIBITION B. WELD/BASE-METAL FUSION C. CRATER CROSS SECTION D. WELD PROFILES E. WELD SIZE F. UNDERCUT G. POROSITY		P
18. ARC STRIKES		P
19. WELDING IN K-AREA VISUALLY INSPECTED FOR CRACKS WITHIN 3 INCHES OF WELD.		P
20. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED).		P
21. REPAIR ACTIVITIES		P
22. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER.		P
NOTE: IN ADDITION TO THE INSPECTION TASKS LISTED ABOVE, ULTRASONIC TESTING (UT) SHALL BE PERFORMED BY INSPECTOR ON 10% OF COMPLETE JOINT PENETRATION GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN MATERIALS 5/16 INCHES THICK OR GREATER.		
STEEL BOLTING		
1. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL.		O
2. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL.		O
3. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS.		O
4. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED.		O
5. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION.		O
6. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING.		O
7. FASTENERS ARE PRE-TENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES.		O
8. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS.		P



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ENGINEER OF RECORD

SCRATCH INDOOR GOLF

OAK AND SAGE REALTY

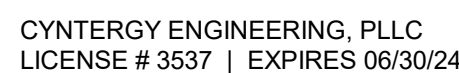
9 AND 11 E DAVIES AVE
BIXBY, OK 74008

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SHEET NAME
SPECIAL INSPECTIONS



AND 11 E DAWES AVE
BIXBY, OK 74008

ISSUES / REVISIONS

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SHEET NAME

ROOF FRAMING PLAN

SHEET NUMBER

Page 15 of 141



ABBREVIATIONS

ACC	ACCESSIBLE	FRMG	FRAMING	PR	PAIR
ACT	ACOUSTICAL CEILING TILE	FURG	FURRING	PRCST	PRE-CAST
				PT	PAINT
ADDM	ADDENDUM	GALV	GALVANIZED	QT	QUARRY TILE
ADJ	ADJACENT; ADJUSTABLE	GALV STL	GALVANIZED STEEL	QTR	QUARTER
AFB	ABOVE FINISHED FLOOR	GB	GRAB BAR	QTY	QUANTITY
AFG	ABOVE FINISHED GRADE	GL	GLASS		
AFS	ABOVE FINISHED SLAB	GLZ	GLAZING	R	RADIUS; RISER
ALUM	ALUMINUM	GRAN	GRANITE	RB	RUBBER BASE
ANOD	ANODIZE	GT	GREASE TRAP	RCP	REFLECTED CEILING PLAN
APPROX	APPROXIMATE	GYP BD	GYPSUM BOARD	RD	ROOF DRAIN
ARCH	ARCHITECTURAL			REF	REFRIGERATOR
ASPH	ASPHALT	HC	HANDICAP	REINF	REINFORCED
		HCP	HANDICAPPED	REQ	REQUIRED
BAT	BATTEN	HCWD	HOLLOW CORE WOOD DOOR	REQD	REQUIRED
BITUM	BITUMINOUS	HDR	HEADER	RESIL	RESILIENT
BLDG	BUILDING	HDW	HARDWARE	REST	RESTROOM
BOT	BOTTOM	HDWD	HARDWOOD	RM	ROOM
BTWN	BETWEEN	HM	HOLLOW METAL	RO	ROUGH OPENING
		HORIZ	HORIZONTAL		
CAB	CABINET	HT	HEIGHT	SC	SOLID CORE
CG	CORNER GUARD			SCHED	SCHEDULE
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	SCWD	SOLID CORE WOOD DOOR
CL	CENTER LINE	INFO	INFORMATION	SD	SOAP DISPENSER
CLG	CEILING	INSUL	INSULATION	SECT	SECTION
CLO	CLOSET	INT	INTERIOR	SHT	SHEET
CLR	CLEAR			SIM	SIMILAR
CLRM	CLASSROOM	J-BOX	JUNCTION BOX	SPEC	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	JAN	JANITOR	SST	STAINLESS STEEL
CO	CASED OPENING			STD	STANDARD
COL	COLUMN	KIT	KITCHEN	STL	STEEL
CONC	CONCRETE	KO	KNOCKOUT	STOR	STORAGE
CONF	CONFERENCE	LAM	LAMINATE	STRUCT	STRUCTURAL
CONSTR	CONSTRUCTION	LAV	LAVATORY	SUB	SUBSTITUTE
CONT	CONTINUOUS	LKR	LOCKER	SUSP	SUSPENDED
COORD	COORDINATE	LT	LIGHT		
CORR	CORRIDOR	LTG	LIGHTING	T	TREAD
CPT	CARPET	LVR	LOUVER	T&G	TONGUE AND GROOVE
CT	CERAMIC TILE			TEL	TELEPHONE
CTB	CERAMIC TILE BASE			THK	THICKNESS
		MATL	MATERIAL	THRES	THRESHOLD
DEMO	DEMOLITION	MECH	MECHANICAL	TMPD	TEMPERED GLASS
DF	DRINKING FOUNTAIN	MEMB	MEMBRANE	GL	
DIA	DIAMETER	MFD	MANUFACTURED	TS	TUBE STEEL
DISP	DISPENSER	MFR	MANUFACTURER	TV	TELEVISION
DN	DOWN	MIN	MINIMUM	TYP	TYPICAL
DS	DOWNSPOUT	MIRR	MIRROR		
DW	DISHWASHER	MISC	MISCELLANEOUS	UC	UNDERCUT
DWR	DRAWER	NO	MASONRY OPENING	UGND	UNDERGROUND
		MTD	MOUNTED	UNFIN	UNFINISHED
EA	EACH	MTG	MOUNTING	UNO	UNLESS NOTED OTHERWISE
EHD	ELECTRIC HAND DRYER	MTL	METAL	UR	URINAL
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	MULL	MULLION		
EJ	EXPANSION JOINT			VCT	VINYL COMPOSITION TILE
EL	ELEVATION	NIC	NOT IN CONTRACT	VERT	VERTICAL
ELEC	ELECTRICAL	NO	NUMBER	VEST	VESTIBULE
ELEV	ELEVATOR	NOM	NOMINAL	VWC	VINYL WALL COVERING
EOS	EDGE OF SLAB	NTS	NOT TO SCALE	VWF	VINYL WALL FABRIC
EQ	EQUAL				
EQUIP	EQUIPMENT	O/O	OUT TO OUT		
EQUIV	EQUIVALENT	OA	OVERALL	W	WIDE
EW	ELECTRIC WATER COOLER	OC	ON CENTER	W/	WITH
EXT	EXISTING	OD	OUTSIDE DIAMETER	W/O	WITHOUT
EXT	EXTERIOR; EXTERNAL	OFD	OVERFLOW DRAIN	WD	WOOD
		OH	OVERHANG	WP	WATERPROOFING
FD	FLOOR DRAIN	OPH	OPPOSITE HAND	WSCOT	WAINSCOT
FE	FIRE EXTINGUISHER	OPNG	OPENING	WT	WEIGHT
FEC	FIRE EXTINGUISHER CABINET	OPP	OPPOSITE		
FF	FINISH FACE	PLAM	PLASTIC LAMINATE		
FHC	FIRE HOSE CABINET	PLAS	PLASTER		
FIN	FINISH	PLBG	PLUMBING		
FIXT	FIXTURE	PLYWD	PLYWOOD		
FLASH	FLASHING				
FLEX	FLEXIBLE				
FLR	FLOOR				

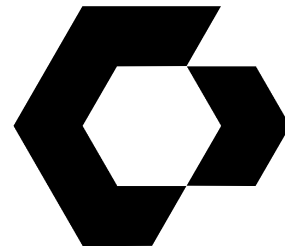
GENERAL NOTES

1. ALL CONSTRUCTION SHALL MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES (LATEST EDITIONS). THE CONTRACTOR SHALL INVESTIGATE LOCAL CODES AND PROCEDURES AND SHALL COMPLY WITH ALL REQUIREMENTS. A COPY OF OWNER-APPROVED CONSTRUCTION DOCUMENTS MUST BE AVAILABLE ON SITE DURING CONSTRUCTION. ALL CONDUIT, EQUIPMENT AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTIONS AND/OR THE LATEST ADOPTED CODE.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GENERAL CONDITIONS AND PROJECT REQUIREMENTS WITH THE OWNER PRIOR TO CONSTRUCTION START. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING EXISTING CONDITIONS AND CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION START.
3. ALL CONTRACTORS, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL BE RESPONSIBLE FOR REVIEWING THE COMPLETE SET OF DOCUMENTS. FAILURE TO REVIEW ALL CONSTRUCTION DOCUMENTS WILL NOT RELIEVE ANY CONTRACTORS OR SUBCONTRACTORS FROM PERFORMING WORK OR PROVIDING MATERIALS REQUIRED FOR THE COMPLETION OF THIS PROJECT AS DEFINED WITHIN THE DOCUMENTS AT TIME OF BID. GENERAL CONTRACTOR SHALL COORDINATE ALL WORK PERFORMED BY OTHER SUBCONTRACTORS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S ATTENTION BEFORE PROCEEDING WITH WORK.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHER DRAWINGS FOR LAYOUT DIMENSIONS AND NUMBER OF ITEMS PROVIDED. IF ANY ERRORS OR OMISSIONS APPEAR IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT IN WRITING OF SUCH ERRORS OR OMISSIONS. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND CONFIRM WORK IS BUILDABLE AS SHOWN. DO NOT SCALE OFF PLANS.
5. EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION UPON THE COMPLETION OF HIS WORK ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH IN ACCORDANCE WITH LOCAL JURISDICTIONAL AUTHORITIES.
6. SHOP DRAWINGS MUST INDICATE CHANGES TO CONSTRUCTION DOCUMENTS; THE CHANGES MUST BE CLEARLY IDENTIFIED. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR CHANGES ON SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL CHANGES TO THE DESIGN PROVIDED ON THE SHOP DRAWINGS. THE ARCHITECT/ENGINEER SHALL NOT BEAR THE COSTS OF SUCH REVIEWS OR REDESIGN.
7. SUBSTITUTION REQUESTS: APPROVAL FROM THE ARCHITECT/ENGINEER IS REQUIRED PRIOR TO SUBSTITUTING COMPARABLE MATERIALS OR MANUFACTURED OR PRE-ENGINEERED PRODUCTS THAT ARE INDICATED IN THE CONSTRUCTION DOCUMENTS. ALL REQUESTS SHALL BE SUBMITTED TO THE OWNERS' REPRESENTATIVE. ALL NECESSARY INFORMATION REQUIRED TO DETERMINE THE EQUIVALENCY OF THE SUBSTITUTED PRODUCT SUCH AS ICC EVALUATION REPORTS AND TESTING REPORTS SHALL BE PROVIDED. COMPARABLE PRODUCTS SUBMITTED MUST INCLUDE A DETAILED LINE-BY-LINE COMPARISON OF HOW THE SUBMITTED PRODUCT MEETS OR EXCEEDS THE GENERAL DESIGN, PERFORMANCE, AND QUALITY INDICATED IN THE CONSTRUCTION DOCUMENTS. THE MANUFACTURER OR CATALOG NUMBERS SHOWN IN THE CONSTRUCTION DOCUMENTS ESTABLISH A STANDARD FOR THE GENERAL DESIGN, PERFORMANCE, AND QUALITY OF THE PRODUCT REQUIRED. THE CONTRACTOR SHALL BEAR THE COSTS FOR REVIEW AND APPROVAL OF ALL REQUESTED SUBSTITUTIONS.
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURE OF ANY CABINETS, MILLWORK, AND OTHER SPECIALTY ITEMS REQUIRING CUSTOM SHOP FABRICATION AND THAT ARE NOT PROVIDED BY OWNER.
9. ANY UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS.
10. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING SECURITY AT ALL TIMES. THIS INCLUDES KEEPING THE BUILDING SECURE FROM PERSONS, ENVIRONMENTAL ELEMENTS OR HAZARDS. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE INTEGRITY OF ALL EXISTING SECURITY SYSTEMS. CONTRACTOR SHALL NOT MODIFY ANY OF THE EXISTING SECURITY SYSTEM AND COMPONENTS.
11. CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE OF DEBRIS AND REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, UNLOADING, AND STORING OF MATERIALS BY OTHERS AT JOBSITE.

VICINITY MAP



LOCATION MAP



CYNTERGY
810 S CINCINNATI AVE, STE 200
TULSA, OK 74119
918.877.6000



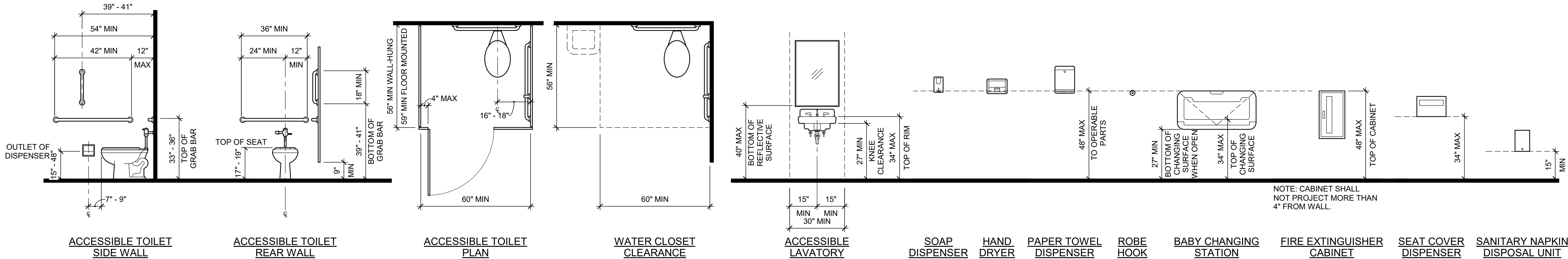
JASON G. MILLS, AIA
ARCHITECT OF RECORD

5.25.23

SCRATCH INDOOR GOLF
OAK AND SAGE REALTY

9 AND 11 E DAWES AVE
BIXBY, OK 74008

MOUNTING HEIGHT AND CLEARANCE LEGEND



NOTES

1. THE ACCESSIBLE CRITERIA INDICATED HERE ARE IN COMPLIANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN 2010 AND ICC/ANSI A117.1-2009.
2. ALL FIXTURES AND ACCESSORIES TO COMPLY WITH THESE STANDARDS UNLESS NOTED OTHERWISE.
3. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET. IN AMBULATORY ACCESSIBLE COMPARTMENTS, FLUSH CONTROLS SHALL BE PERMITTED TO BE LOCATED ON EITHER SIDE OF THE WATER CLOSET.
4. GRAPHICS ARE PROVIDED AS REFERENCE FOR STANDARD MOUNTING HEIGHTS AND MAY NOT BE ACCURATE FOR ACTUAL PRODUCTS SELECTED FOR PROJECT.

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ISSUES / REVISIONS

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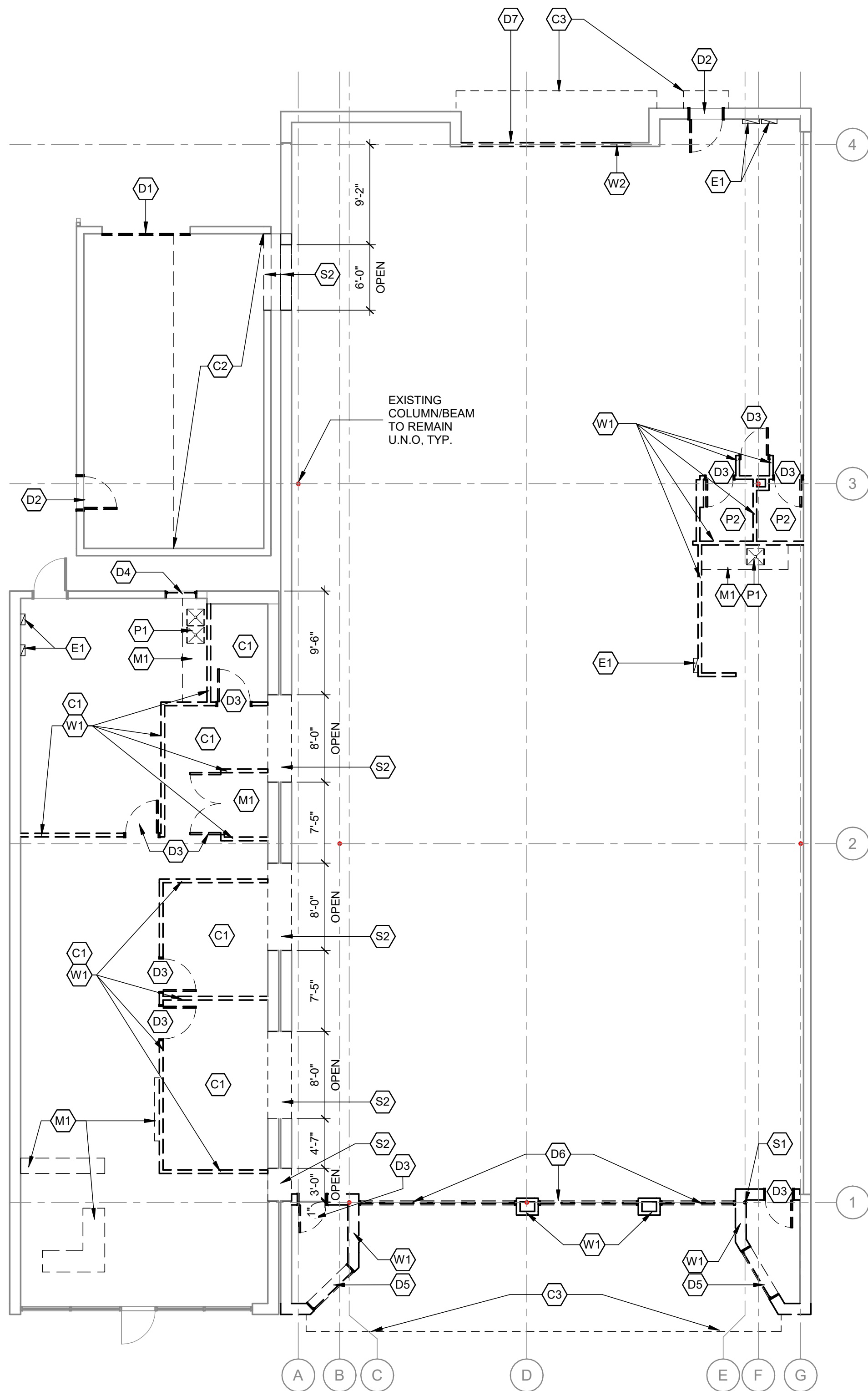
SHEET NAME

NOTES, LEGENDS, AND ABBREVIATIONS

SHEET NUMBER

A-001

1 DEMO PLAN
1/8" = 1'-0"



DEMOLITION GENERAL NOTES

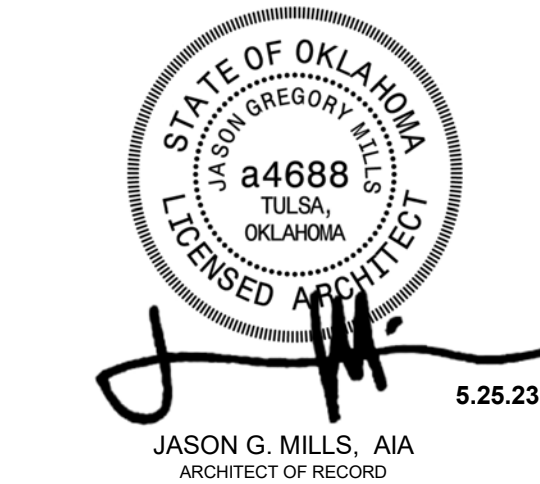
1. VERIFY EXTENTS OF ALL WORK WITH OWNER.
2. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY DEMOLITION WORK.
3. WALLS, FIXTURES, DOORS & FRAMES, AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES WITHIN WALLS PARTITIONS SHALL ALSO BE REMOVED. REMOVE ALL ABANDONED UTILITIES BACK TO SOURCE. EDGES OF WALLS SHOWN TO REMAIN SHALL BE CLEANLY CUT OR TOOTHED TO ACCEPT NEW CONSTRUCTION. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED AS PART OF THE NEW CONSTRUCTION WORK. VERIFY WITH OWNER ANY ITEMS TO BE SALVAGED BACK TO OWNER.
4. THE CONTRACTOR WILL SALVAGE ITEMS TO INCLUDE BUT NOT LIMITED TO, ALL LIGHTS, DOORS, FRAMES, MECHANICAL FIXTURES, HARDWARE ETC. TO BE RE-USED IN NEW CONSTRUCTION OR SALVAGED BACK TO OWNER. VERIFY WITH OWNER ANY ITEMS TO BE SALVAGED.
5. EXISTING CONSTRUCTION SHOWN TO REMAIN INCLUDING, BUT NOT LIMITED TO: WALLS, PARTITIONS, DOORS, FRAMES, ETC. SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION.
6. PROTECT FROM DAMAGE ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.
7. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN.
8. WHERE FINISHES ARE SHOWN TO BE REMOVED FROM EXISTING CONSTRUCTION, REPAIR AND PATCH REMAINING SUBSTRATE AND PREPARE FOR NEW FINISH. REPAIR AND PATCH ALL REMAINING SUBSTRATES THAT WERE ORIGINALLY CONCEALED BY EXISTING FINISHES, BUT WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.
9. ALL INFILL OR REPLACEMENT WORK SHALL MATCH EXISTING CONDITIONS IN MATERIALS, CONSTRUCTION AND FINISH, UNLESS SPECIFICALLY NOTED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
10. REMOVE ALL CARPET, VINYL/ VCT FLOORING AND WALL BASE AND PREP FOR NEW FLOORING. ALL EXISTING SEALED CONCRETE FLOORING TO REMAIN. VERIFY EXTENTS OF FLOORING REMOVAL WITH OWNER.
11. PREP ALL EXISTING WALLS TO REMAIN FOR NEW PAINT/ FINISHES AS REQUIRED.
12. REMOVE ALL EXISTING CEILING, LIGHTING, HVAC, ETC. AND PREP FOR NEW (RE: A-111). COMPLETELY REMOVE ALL ABANDONED CABLING, CONDUITS, PIPING ETC. BACK TO SOURCE IN AN APPROVED MANNER. ALL EXISTING LIFE SAFETY DEVICES TO REMAIN - SALVAGE FOR RE-INSTALLATION AS APPLICABLE IF REMOVED WITH CEILING.

DEMOLITION PLAN LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED. REFER DOOR SCHEDULE FOR EXISTING FRAMES TO REMAIN
- FLOOR TO BE DEMOLISHED
- NO WORK THIS AREA
- KEYNOTE INDICATOR

DEMOLITION KEYNOTES

- STRUCTURE**
- S1 REMOVE COLUMN 1E AND EXISTING BEAM BETWEEN COLUMN 1D AND 1E. RE: STRUCTURAL
 - S2 CAREFULLY REMOVE PORTION OF WALL AS SHOWN. RE: STRUCTURAL
- WALLS**
- W1 REMOVE WALL IN ITS ENTIRETY. PATCH AND REPAIR ADJACENT WALL
 - W2 REMOVE PORTION OF STOREFRONT SHOWN. PATCH AND REPAIR WALL TO MATCH ADJACENT WALL CONSTRUCTION.
- DOORS AND WINDOWS**
- D1 REMOVE DOOR AND PREPARE FOR NEW GLASS OVERHEAD DOOR
 - D2 REMOVE DOOR, FRAME AND INFILL TO MATCH ADJACENT WALL CONSTRUCTION
 - D3 REMOVE DOOR AND FRAME
 - D4 REMOVE WINDOW AND INFILL
 - D5 REMOVE WINDOW
 - D6 REMOVE STOREFRONT
 - D7 EXISTING STOREFRONT TO BE UPDATED
- MILLWORK**
- M1 REMOVE MILLWORK IN ITS ENTIRETY. SALVAGE AND BACK TO OWNER
- CEILINGS AND ROOF**
- C1 REMOVE CEILING IN ITS ENTIRETY
 - C2 REMOVE ROOF AND ASSOCIATED FRAMING. PREP FOR NEW ROOF AND FRAMING
 - C3 REMOVE EXISTING WOOD ENTRY OVERHANG AND "RE-SKIN" WITH METAL PANEL
- MECHANICAL**
- M1 REMOVE AND SALVAGE EQUIPMENT
- ELECTRICAL**
- E1 RELOCATE ELECTRICAL PANEL IN AN APPROVED MANNER (RE: A-101 FOR NEW PROPOSED PANEL LOCATION).
- PLUMBING**
- P1 REMOVE EXISTING SINK
 - P2 ALL PLUMBING FIXTURES, PLUMBING ACCESSORIES, AND WALL TILE TO BE REMOVED.



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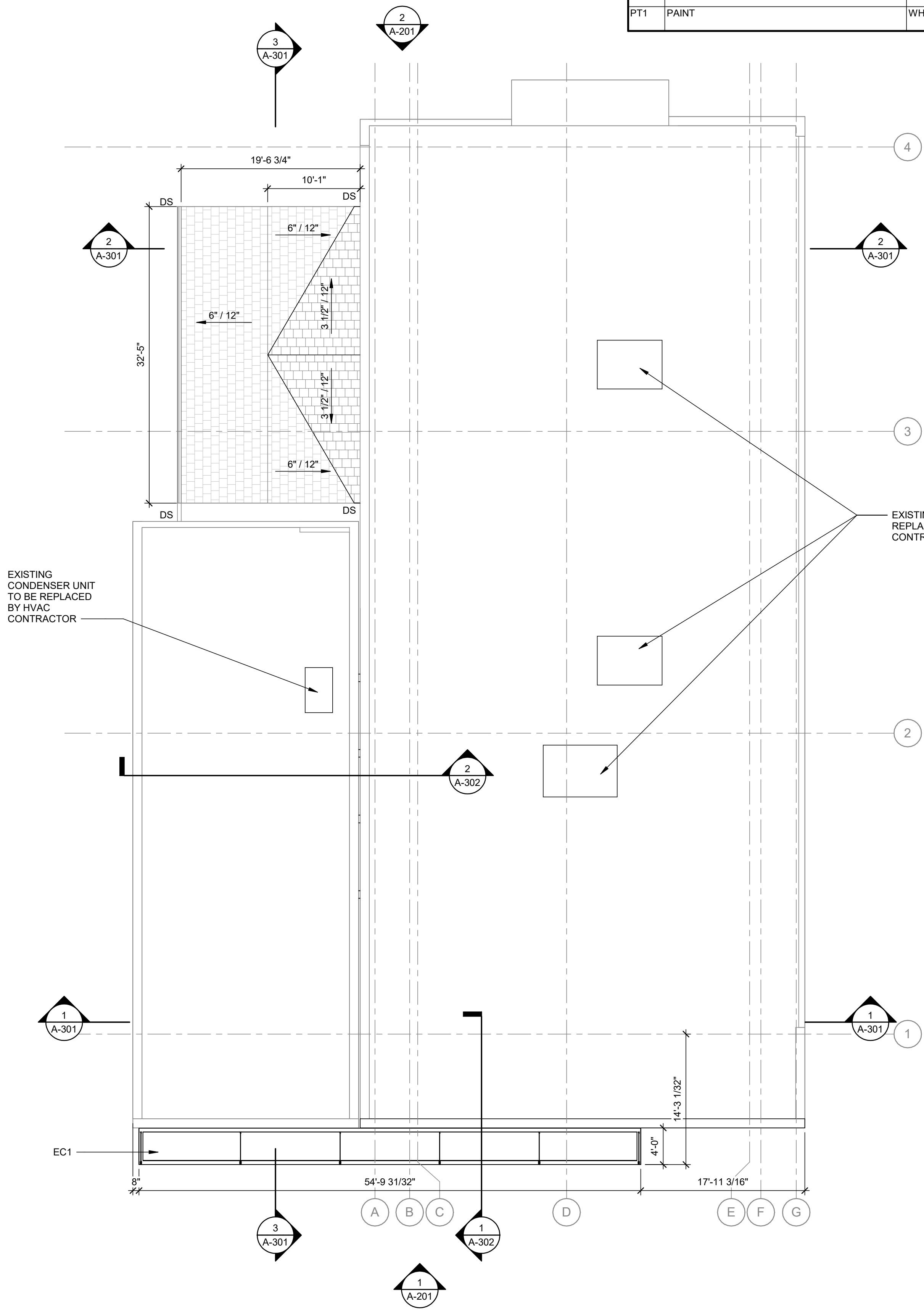
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SHEET NAME
FIRST FLOOR DEMOLITION
PLAN

SHEET NUMBER
AD101

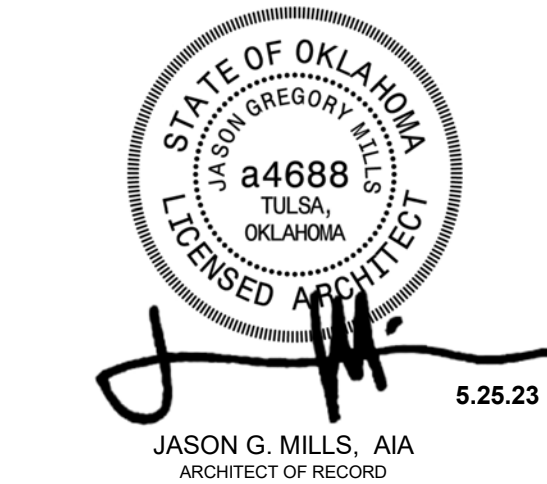
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Project Number: P09660.0100



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

EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	COLOR	COMMENTS
AFS1	ALUMINUM FRAMED STOREFRONT SYSTEM	ANODIZED MATTE BLACK	BASIS OF DESIGN: KAWNEER TRIFAB 451T OR OWNER APPROVED EQUAL TO MATCH EXIST. @ 9 E. DAWES
BRK1	BRICK VENEER	WHITE	9 E. DAWES FACADE CONTINUITY
EC1	ENTRY METAL CANOPY	ANODIZED MATTE BLACK	BASIS OF DESIGN: HELIOS CANOPY BY ARCHITECTURAL FABRICATION OR OWNER APPROVED EQUAL
LF1	LIGHT FIXTURES	ANODIZED MATTE BLACK	BASIS OF DESIGN: BARN LIGHT WITH GOOSENECK ARM OR OWNER APPROVED EQUAL
MP1	METAL PANEL	ANODIZED MATTE BLACK	BASIS OF DESIGN: HR-16 PANEL BY BERRIDGE OR OWNER APPROVED EQUAL
PT1	PAINT	WHITE	BASIS OF DESIGN: SHERWIN WILLIAMS, SW 6252 ICE CUBE OR OWNER APPROVED EQUAL

- ROOF PLAN GENERAL NOTES
- ALL EXISTING ROOFING, FLASHINGS, CURBS, ETC. TO REMAIN. FIELD VERIFY EXISTING CONDITIONS AND ALERT OWNER OF ANY AREAS OF CONCERN.
 - NEW RTUs AND EXHAUST FANS ON EXISTING CURBS. PROVIDE CURB ADAPTERS AND ADDITIONAL FLASHING PER MANUFACTURER'S INSTRUCTIONS IN AN APPROVED MANNER.
 - ROOF PLAN INDICATES EXISTING ROOFTOP EQUIPMENT LAYOUT FOR REFERENCE AND COORDINATION ONLY, AND SHOULD NOT BE CONSIDERED TO BE AS-BUILT CONDITIONS.
 - GENERAL CONTRACTOR SHALL VERIFY GENERAL CONDITION OF ENTIRE ROOF, CURBS, WALK-PADS, FLASHINGS & COUNTER-FLASHINGS, SEALANT, AND PROPER WORKING CONDITION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT.
 - ALL ROOFING REPAIRS SHALL BE TO MATCH EXISTING AND INSTALLED ER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SPECIFICATIONS, AND ANY WARRANTY DOCUMENTATION REMAINING IN EFFECT; INCLUDING ALL FLASHING, TRANSITIONS, EXPANSION CONTROL, ETC. BY MANUFACTURER QUALIFIED ROOFING CONTRACTOR.
 - CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL CONSTRUCTION DEBRIS DURING OPERATIONS. CONTRACTOR TO MINIMIZE NUMBER OF NEW ROOF PENETRATIONS TO EXTENTS POSSIBLE. ALL ROOFTOP PENETRATIONS TO BE APPROVED BY OWNER PRIOR TO ROUGH-IN.
 - VERIFY RTUs DEMAND AND SIZE NEW REPLACEMENT RTUs TO BE INSTALLED IN EXISTING RTU LOCATIONS WITH CURB ADAPTERS IN AN APPROVED MANNER. MAINTAIN ROUTING OF EXISTING POWER, GAS, CONDENSATE LINES, ETC. ON ROOF AND MODIFY AT NEW UNITS AS MAY BE REQUIRED. PROVIDE SERVICE DISCONNECT AND CONVENIENCE RECEPTACLE AT EACH UNIT AS REQUIRED. ALL WORK SHALL BE PER LATEST ADOPTED LOCAL CODE, IMC, IPC, AND NEC.



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SHEET NAME
ROOF PLAN

SHEET NUMBER
A-102

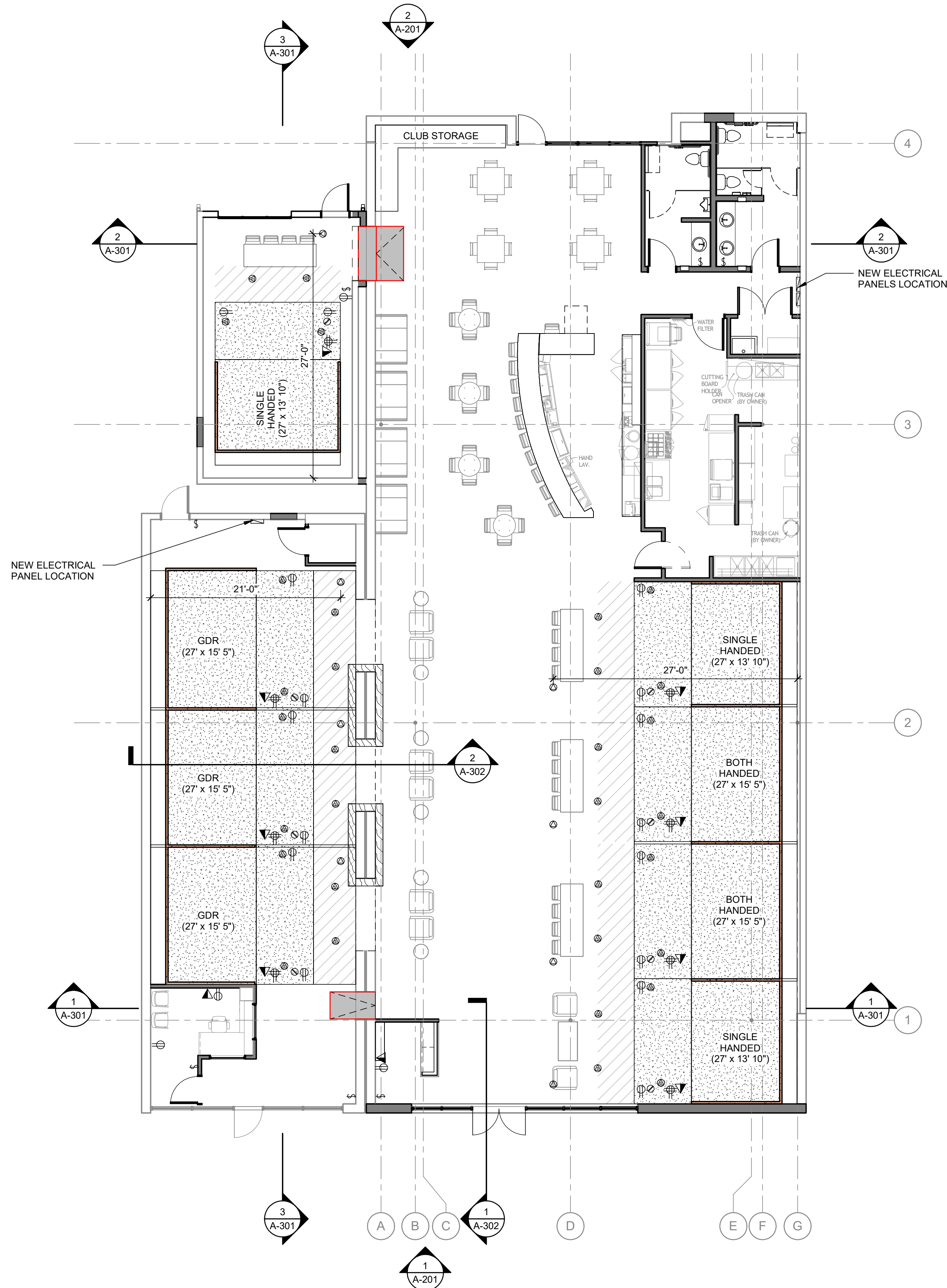
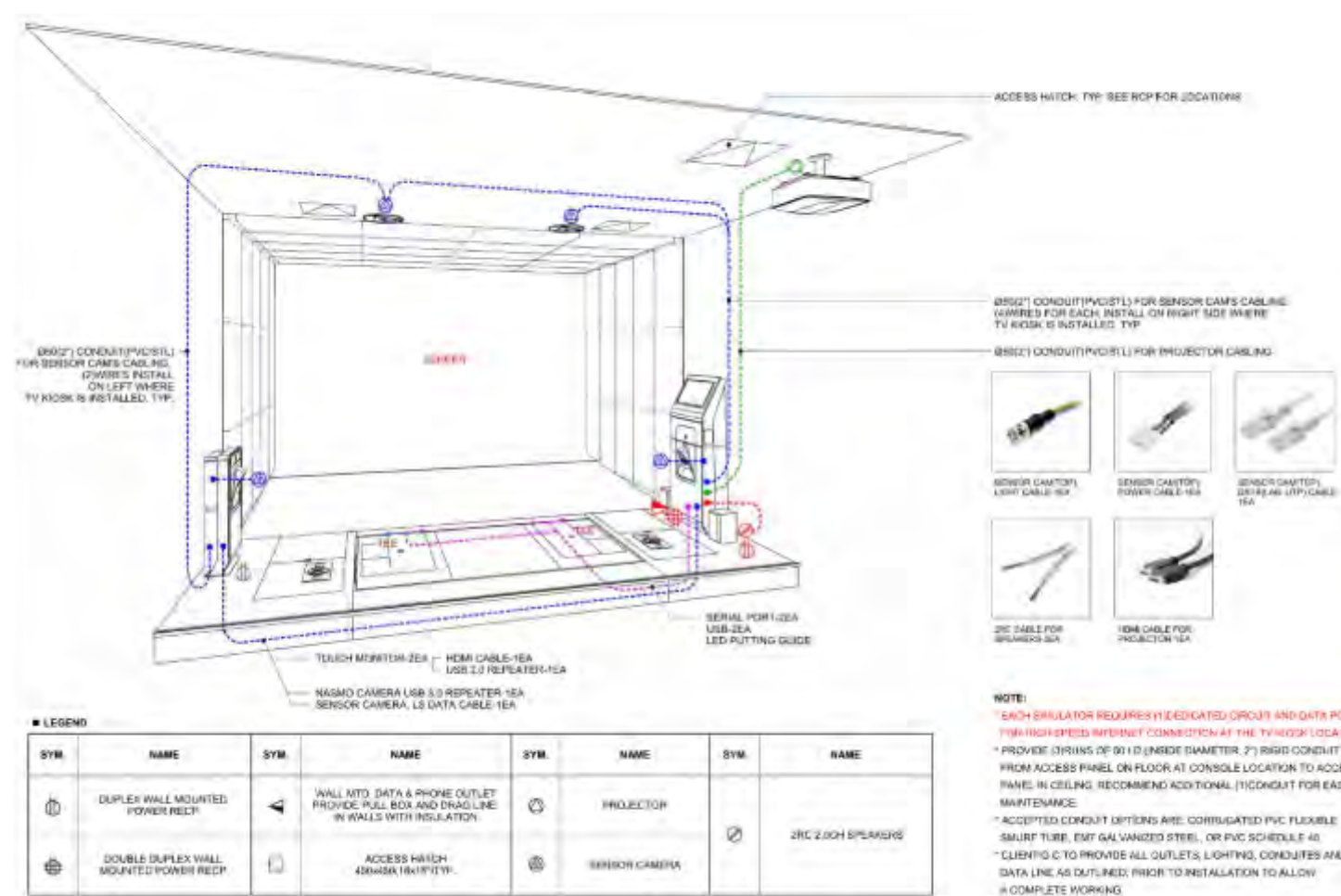
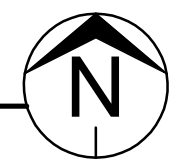
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2 SIMULATOR ELECTRICAL DIAGRAM TYP.

NOT TO SCALE

1 POWER PLAN

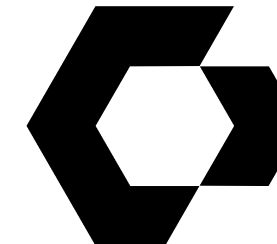
1/8" = 1'-0"



POWER PLAN LEGEND

- ▼ VOICE/DATA COMM JACK
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUAD RECEPTACLE
- ⊕ GFCI RECEPTACLE
- ⊕ SWITCH, SINGLE POLE
- ⊕ PROJECTOR
- ⊕ SENSOR CAMERA
- ⊕ SPEAKERS

- NOTE:
- ALL ELECTRICAL LOCATIONS SHOWN ARE FOR REFERENCE ONLY. FINAL LOCATIONS TO BE DETERMINED BY OWNER AND LICENSED ELECTRICAL CONTRACTOR AND SIMULATOR MANUFACTURED IS SELECTED.
 - KITCHEN AND BAR ELECTRICAL LOCATIONS TO BE DETERMINED BY FOOD CONSULTANT AND LICENSED ELECTRICAL CONTRACTOR.
 - KITCHEN AND BAR ELECTRICAL PLAN, REF: FS103



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ARCHITECT OF RECORD

SCRATCH INDOOR GOLF

OAK AND SAGE REALTY

9 AND 11 E DAVIES AVE
BIXBY, OK 74008

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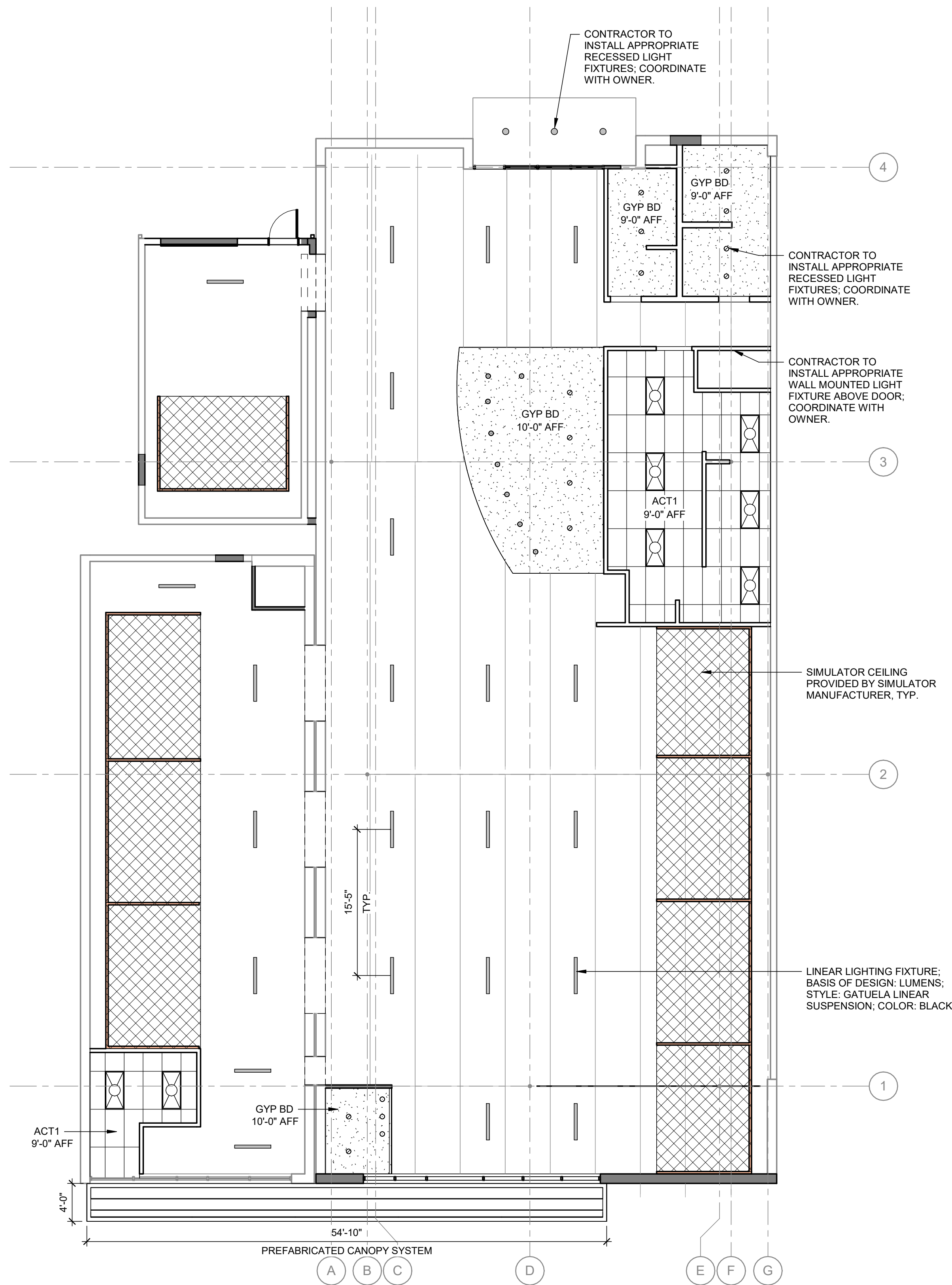
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POWER PLAN

SHEET NUMBER

A-103

Project Number: P09660.0100
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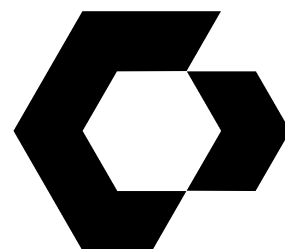
CEILING PLAN LEGEND

- EXISTING SUSPENDED CEILING
- NEW 2' x 2' SUSPENDED CEILING
- NEW 2' x 4' SUSPENDED CEILING
- NEW GYPSUM CEILING
- ACT1 8'-0" AFF
- MATERIAL CEILING INDICATOR HEIGHT
- ROOM NAME 101
- ROOM IDENTIFIER
- RECESSED LIGHTING FIXTURE
- PENDANT LIGHTING FIXTURE
- PENDANT LIGHTING FIXTURE
- EXTERIOR RECESSED FIXTURE
- LAY-IN LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE

RCP GENERAL NOTES

- PAINT GYPSUM CEILINGS PT1.
- ALL LIGHTING FIXTURES ARE BASIS OF DESIGN. CONTRACTOR TO FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.
- NEW ACT GRID TO BE CENTERED IN ROOM U.N.O.
- LIGHTING LAYOUT FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR VERIFYING APPROPRIATE LIGHT LEVELS.
- EXPOSED CEILINGS TO BE PAINTED PT4.

1 REFLECTED CEILING PLAN
1/8" = 1'-0"



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SCRATCH INDOOR GOLF OAK AND SAGE REALTY

9 AND 11 E DAVIES AVE
BIXBY, OK 74008

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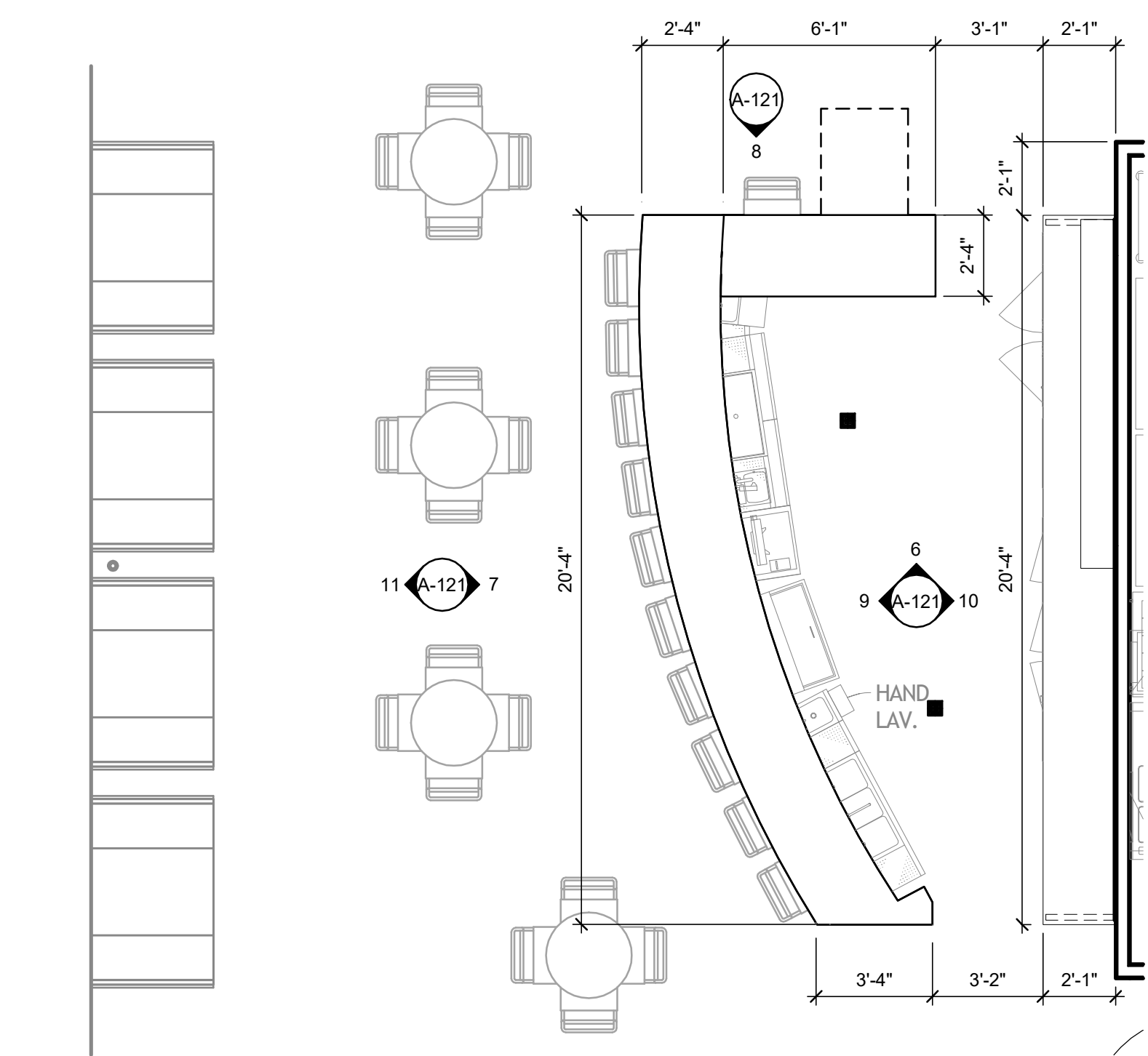
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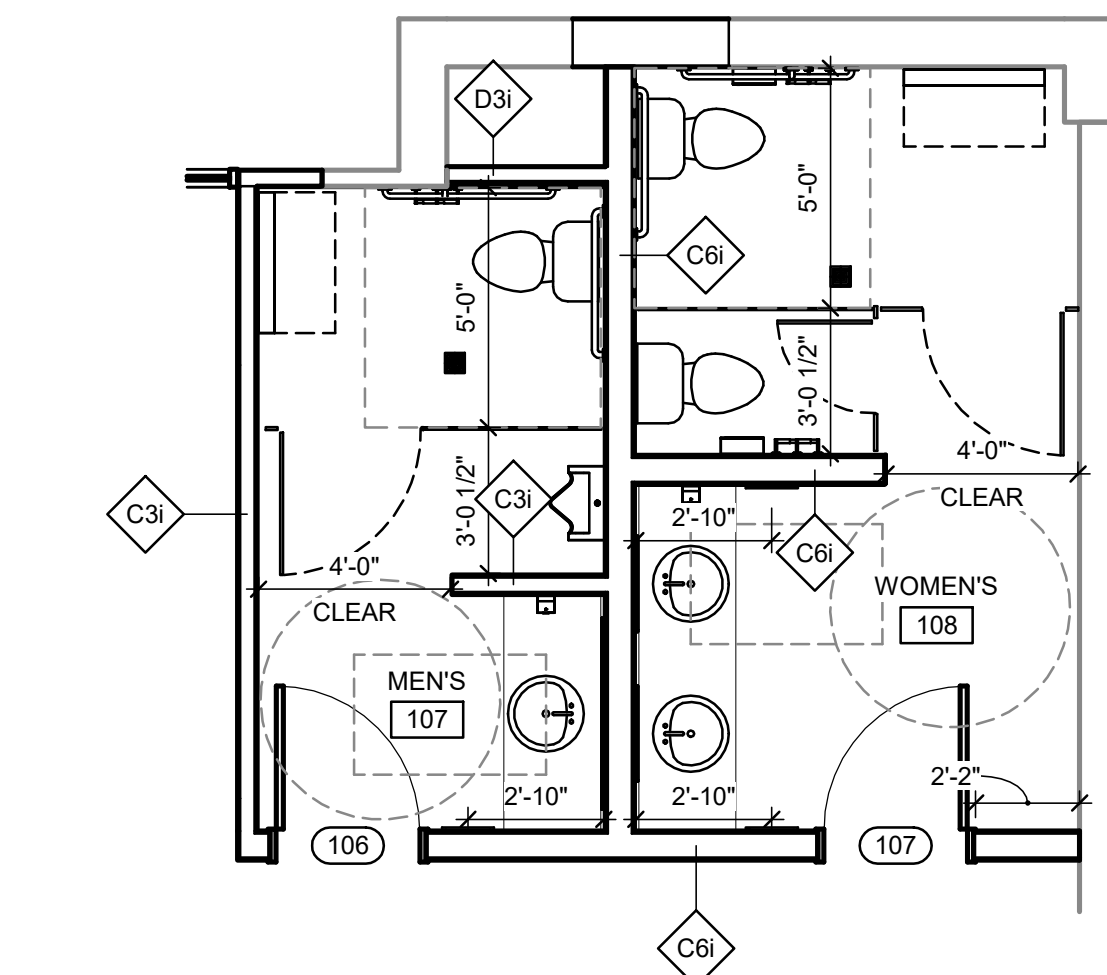
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SHEET NUMBER

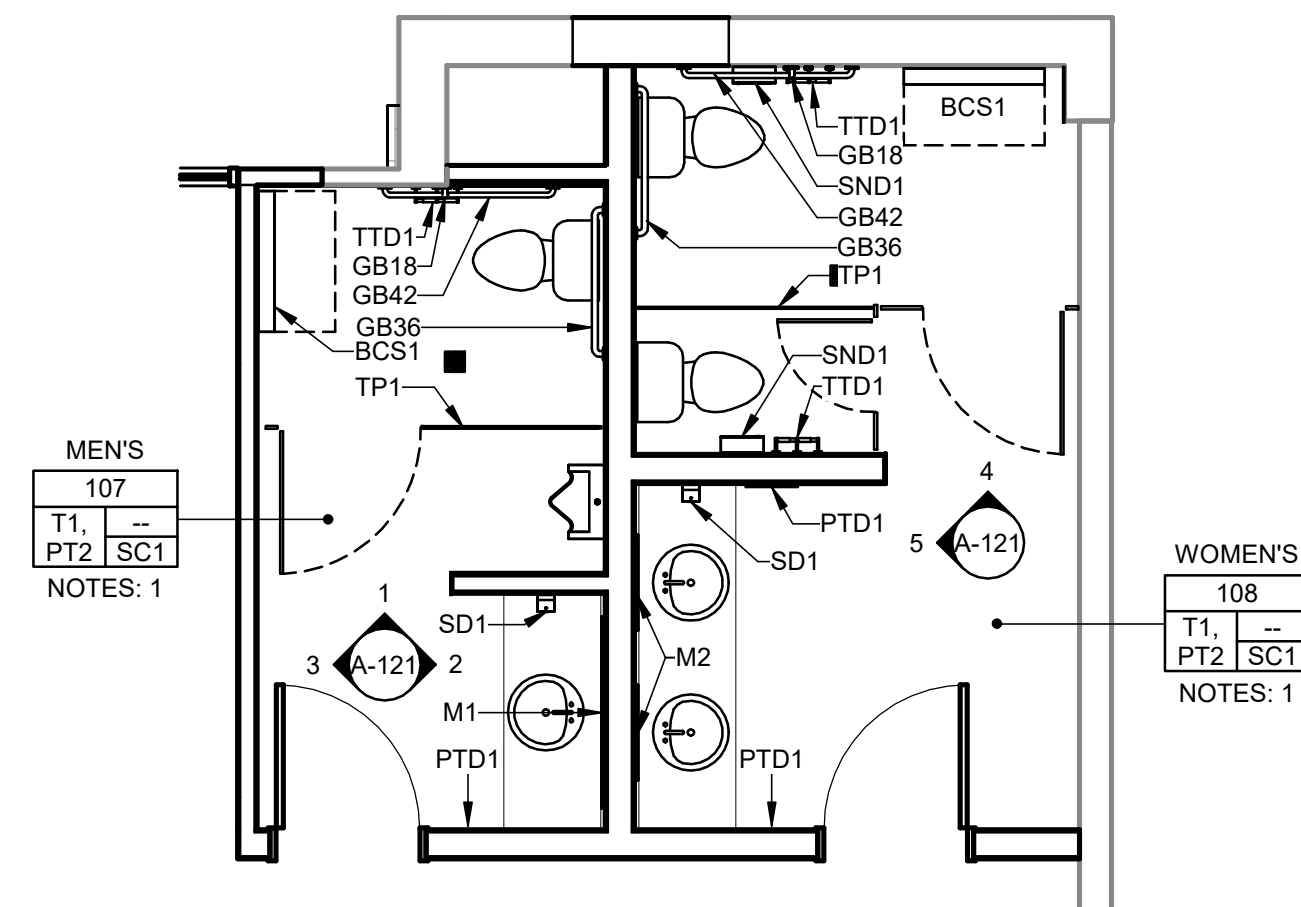
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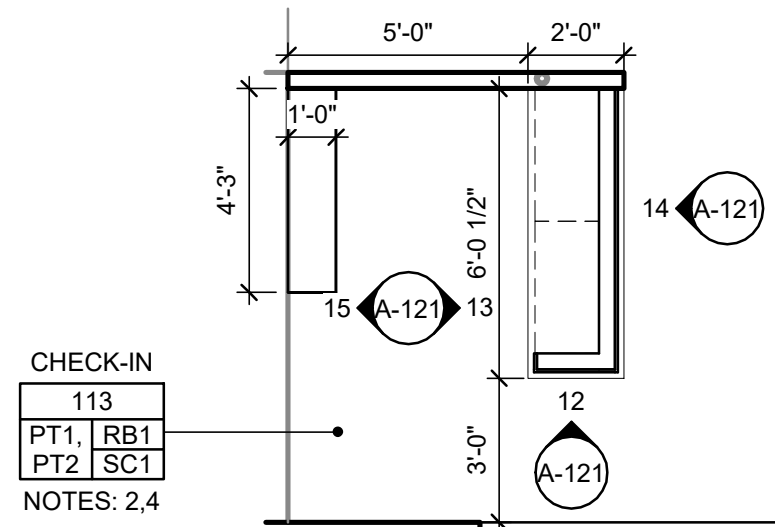
1 BAR AND DINING
1/4" = 1'-0"



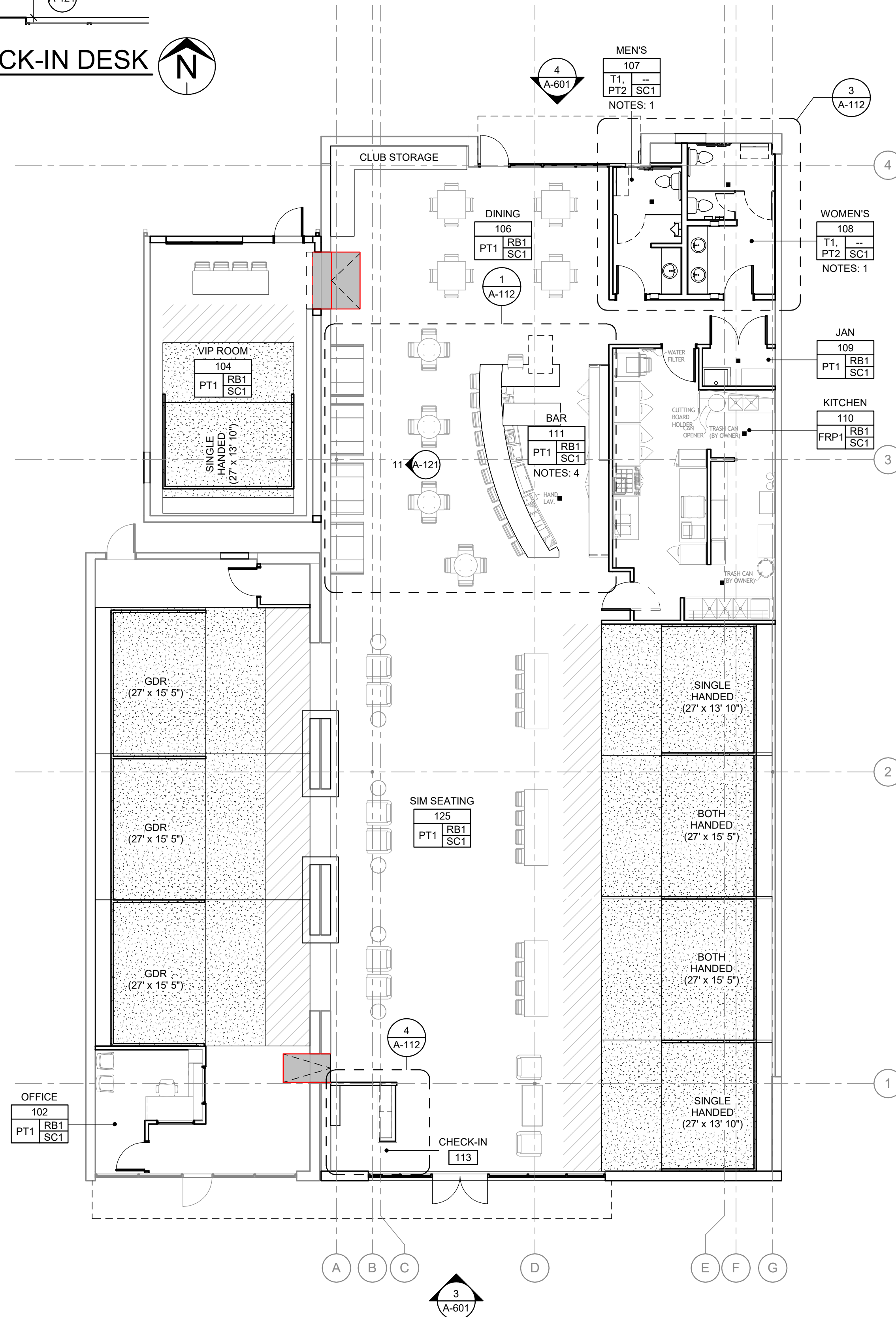
2 ENLARGED RESTROOM FLOOR PLAN
1/4" = 1'-0"



3 ENLARGED RESTROOM FINISH PLAN
1/4" = 1'-0"



4 CHECK-IN DESK
1/4" = 1'-0"

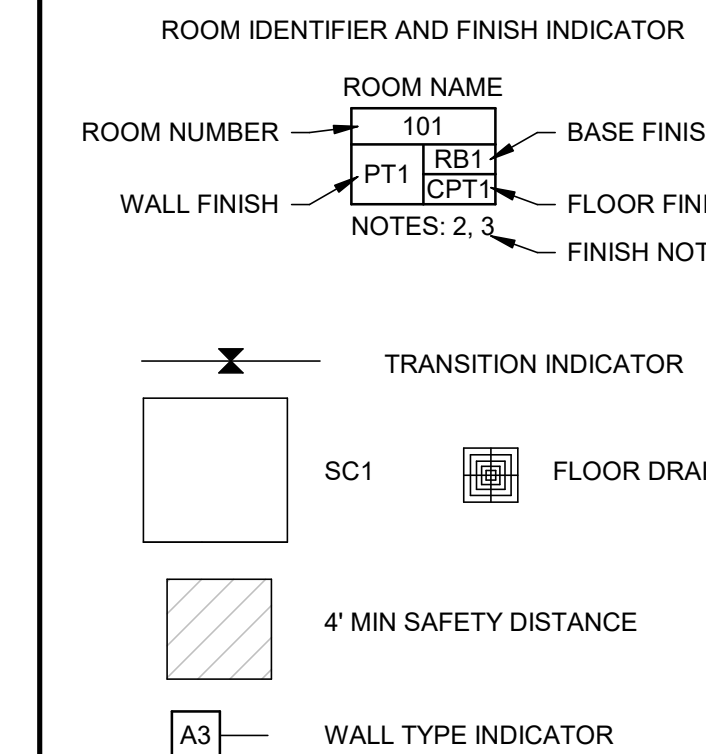


5 FINISH PLAN
1/8" = 1'-0"

FINISH MATERIAL LEGEND	
MARK	DESCRIPTION
BASE	
RB1	JOHNSONITE; TRADITIONAL WALL BASE; 4" HIGH CONTINUOUS ROLL; COLOR: 20 CHARCOAL
TILE	
T1	DALTILE; COLOR WHEEL LINEAR; COLOR: MATTE ARCTIC WHITE; SIZE: 4X12; INSTALLATION: 1/3 OFFSET
T2	TILEBAR; KALAY; COLOR: ANTHRACITE; SIZE: 3X12; INSTALLATION: STACKED BOND
T3	DALTILE; COLOR WHEEL CLASSIC; COLOR: BLACK; SIZE: 3X6; INSTALLATION: VERTICAL BRICK
SEALED CONCRETE	
SC1	RE: SPECS
CEILING	
ACT1	ARMSTRONG 2X4 LAY-IN
GB1	GYP SUM BOARD CEILING
MILLWORK	
PL1	WILSONART; COLOR: WALNUT HEIGHTS
SS1	WILSONART SOLID SURFACE; COLOR: SILVER SMOKE
WD1	SPECIES: BLACK WALNUT; STAINED S1
PAINT/STAIN	
PT1	SHERWIN WILLIAMS; COLOR: SW 7008 ALABASTER
PT2	SHERWIN WILLIAMS; COLOR: SW 6432 GARDEN SPOT
PT3	SHERWIN WILLIAMS; COLOR: SW 6258 TRICORN BLACK
PT4	DRYFALL MATTE BLACK
S1	STAIN TO MATCH PL1
FIBERGLASS REINFORCED PANEL	
FRP1	MARLITE; STANDARD FRP; COLOR: WHITE P100; FINISH: PEBBLE; INSTALL WITH RECOMMENDED TRIM AND ACCESSORIES

FINISH NOTES	
NUMBER	COMMENT
1	MILLWORK TO HAVE PLASTIC LAMINATE VANITY APRON, PL1, AND SOLID SURFACE COUNTERTOP, SS1.
2	CHECK-IN DESK TO HAVE WOOD PANELING, WD1, PLASTIC LAMINATE SHELVING, PL1, AND SOLID SURFACE COUNTERTOP, SS1
3	WALLS WITH GRAPHICS TO RECEIVE LEVEL 5 FINISH
4	WOOD SHELVING, WD3, SHELVING TO BE 12" DEEP

ROOM FINISH LEGEND

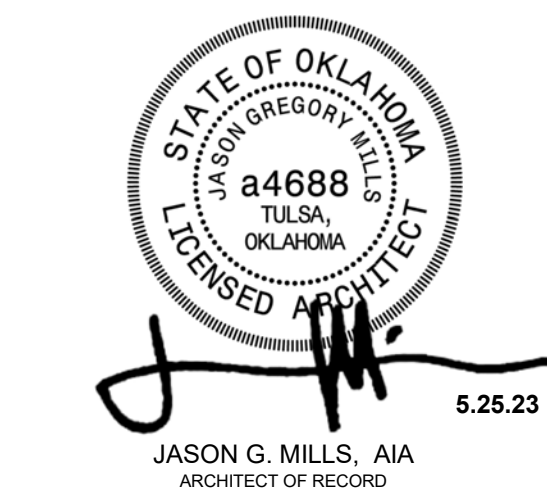


TRANSITION LEGEND

EXPOSED TILE EDGE
SCHLUTER
SCHIENE-EB
COLOR: BRUSHED STAINLESS STEEL

GENERAL FINISH NOTES

- ALL FINISH SELECTIONS ARE BASIS OF DESIGN. FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR ABUTTING DIFFERENT FLOOR MATERIALS. TRANSITIONS TO BE NO MORE THAN 1/4" HEIGHT DIFFERENCE:
 - CONTRACTOR TO FIELD VERIFY FLOORING MATERIALS FROM NEW FLOORING TO EXISTING FLOORING TO REMAIN.
 - CONTRACTOR TO PROVIDE APPROPRIATE TRANSITION STRIPS FOR FLOORING TYPES.
 - INSTALL METAL TRANSITION STRIP AT ALL EXPOSED TILE EDGES.
- PAINT ALL HOLLOW METAL DOORS AND FRAMES PT3 U.N.O.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS.
- FURNITURE IS SHOWN FOR REFERENCE ONLY. ALL FURNITURE, INCLUDING BOOTH SEATING, IS BY OWNER.

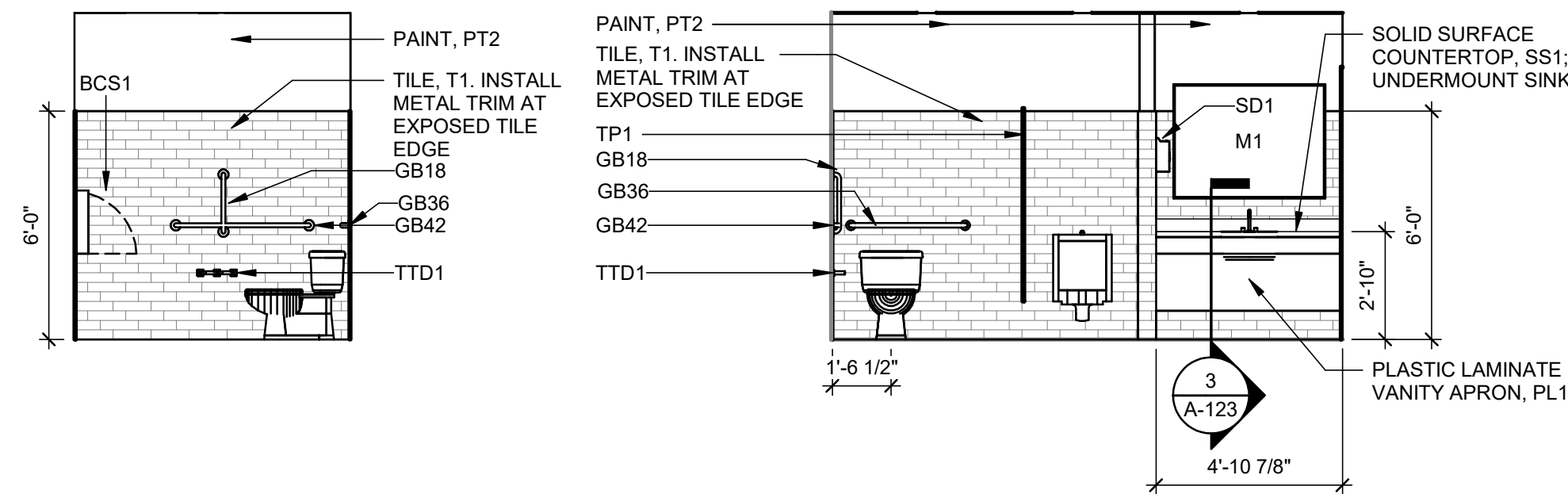


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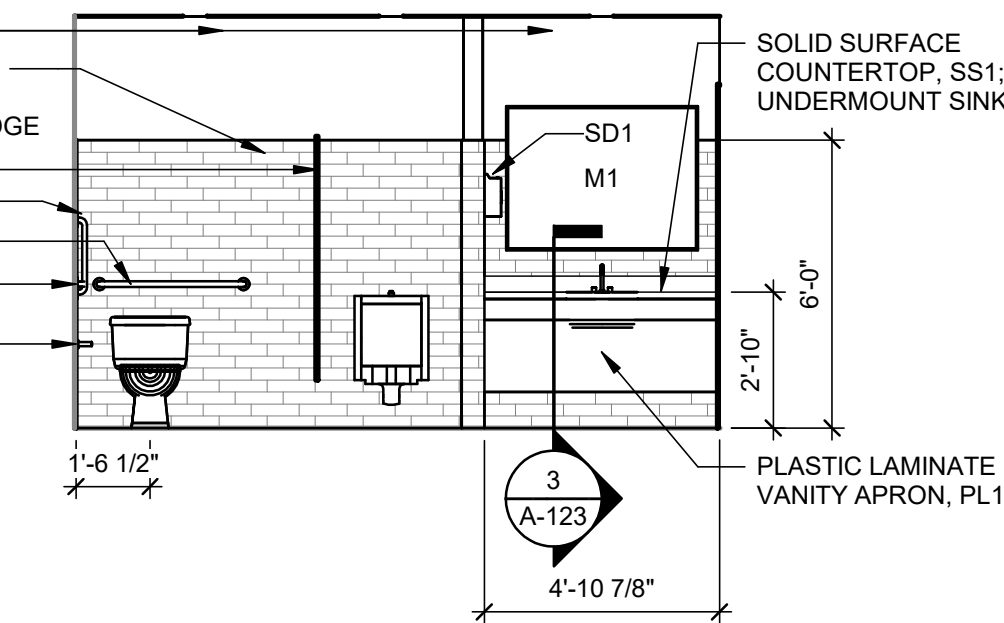
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FINISH PLAN AND ENLARGED RESTROOM PLAN

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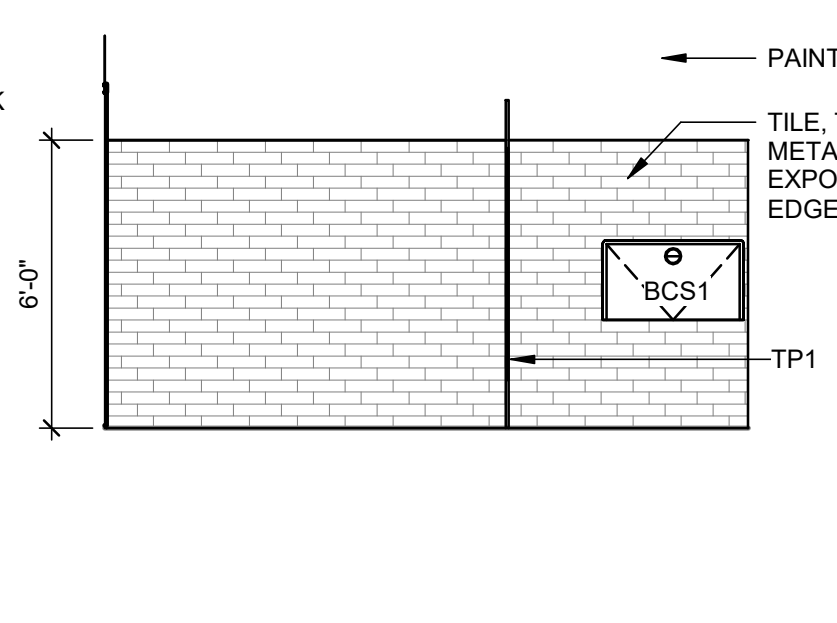
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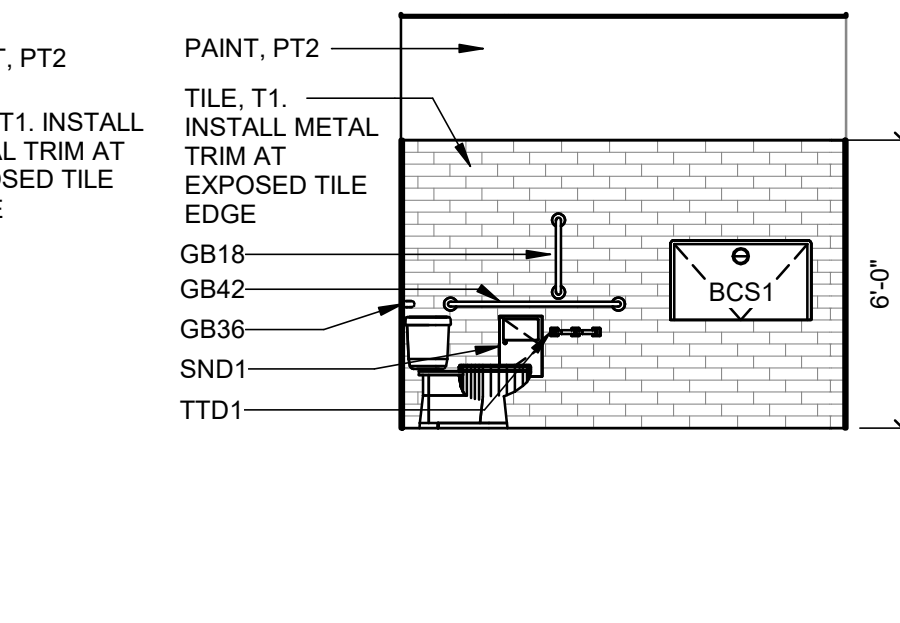
1 MEN'S - NORTH
1/4" = 1'-0"



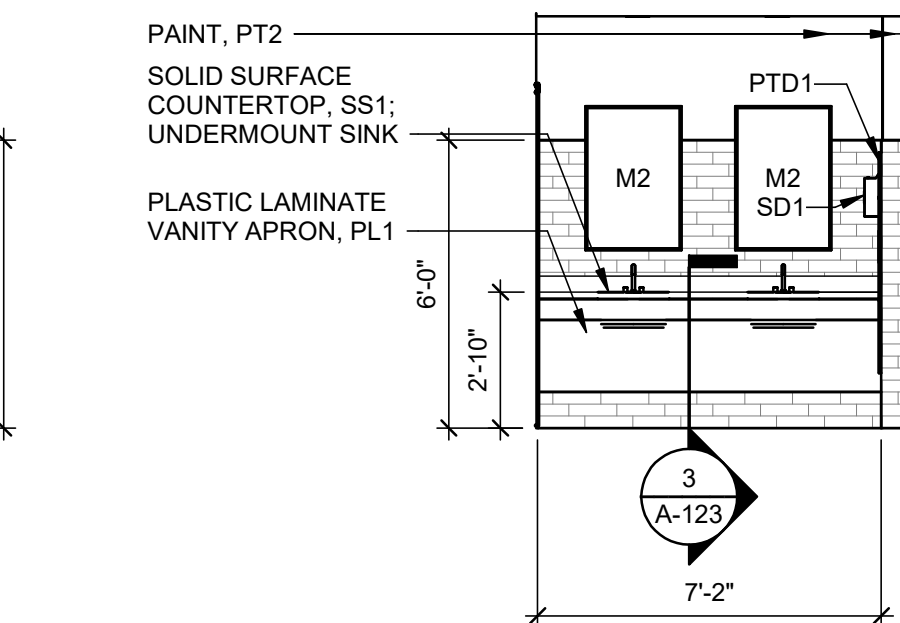
2 MEN'S EAST
1/4" = 1'-0"



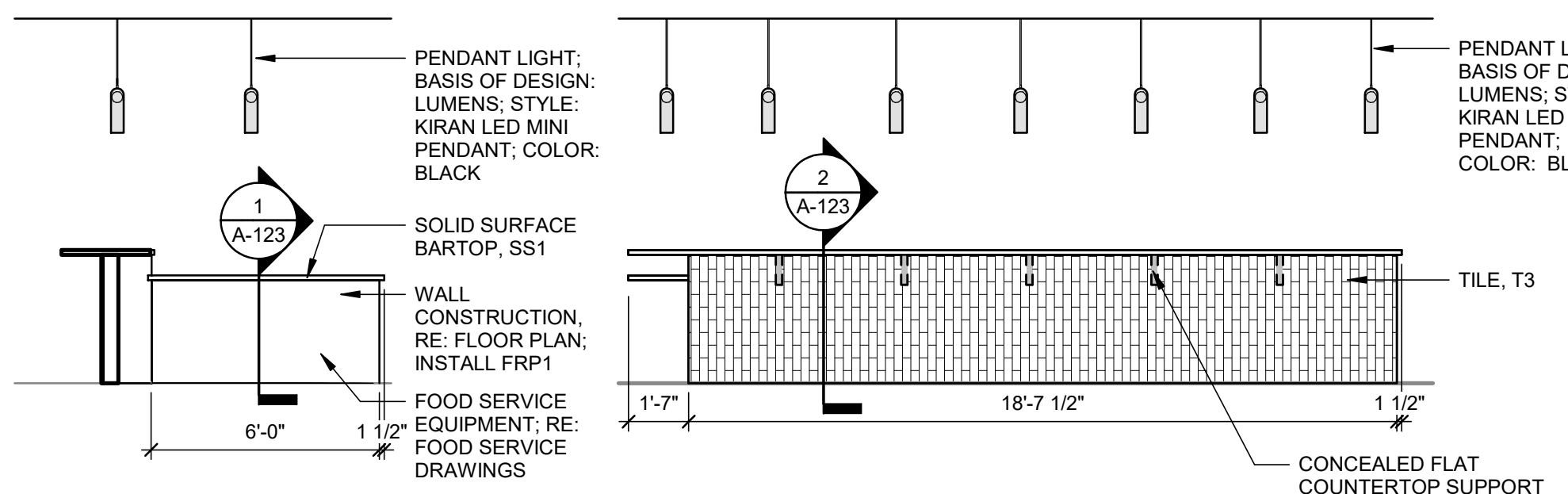
3 MEN'S - WEST
1/4" = 1'-0"



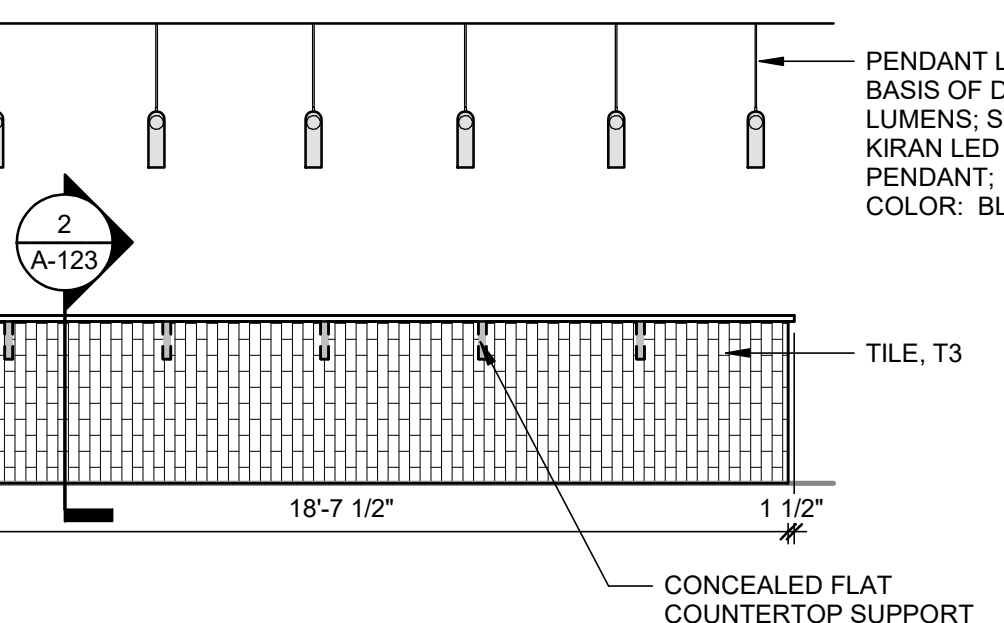
4 WOMEN'S - NORTH
1/4" = 1'-0"



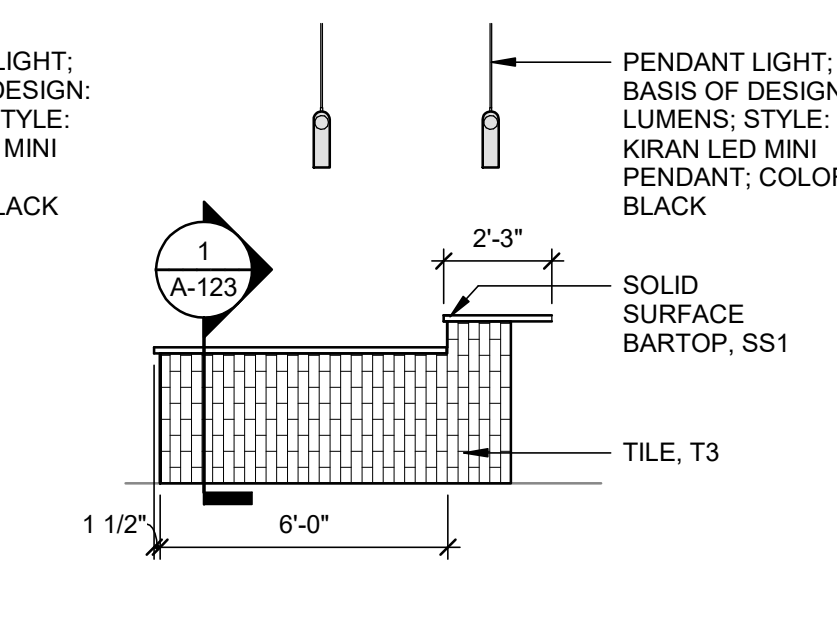
5 WOMEN'S - WEST
1/4" = 1'-0"



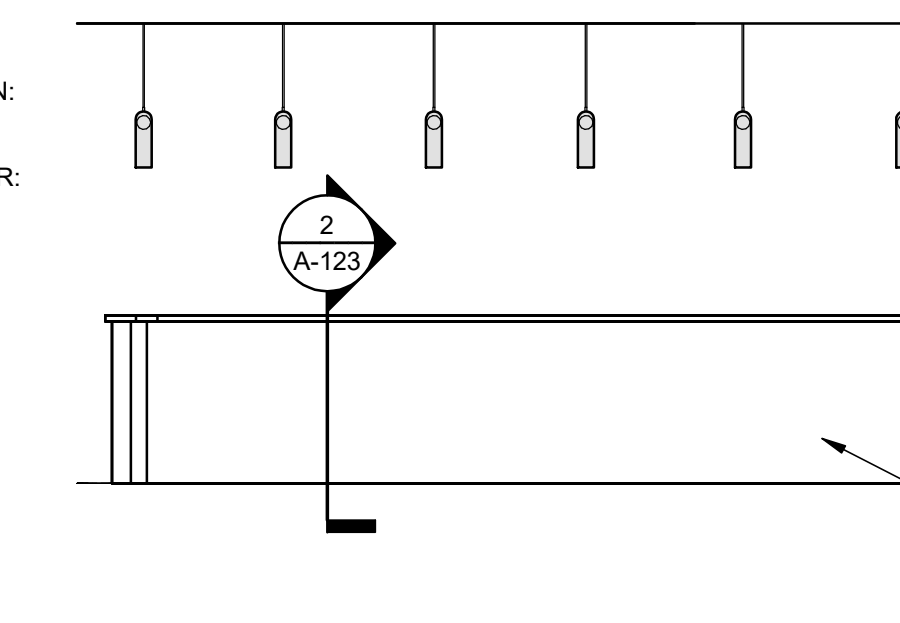
6 BAR - NORTH
1/4" = 1'-0"



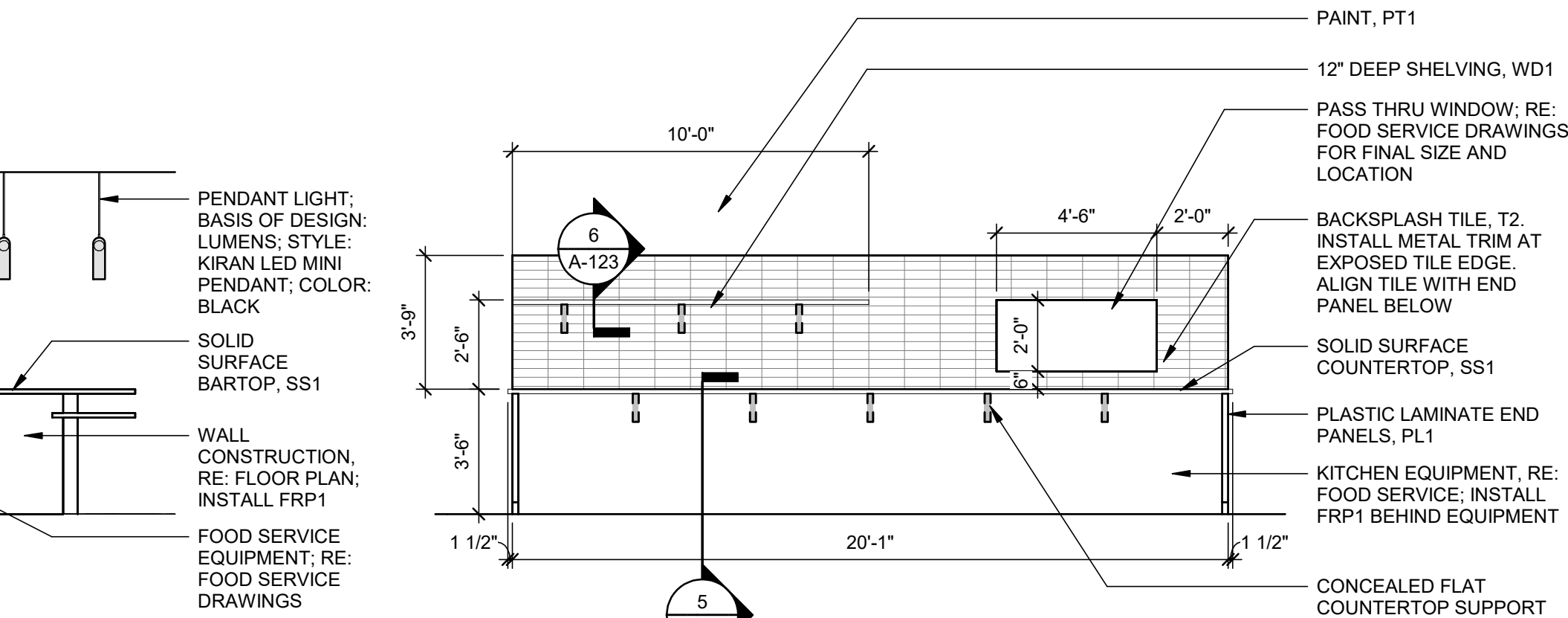
7 BAR - EAST
1/4" = 1'-0"



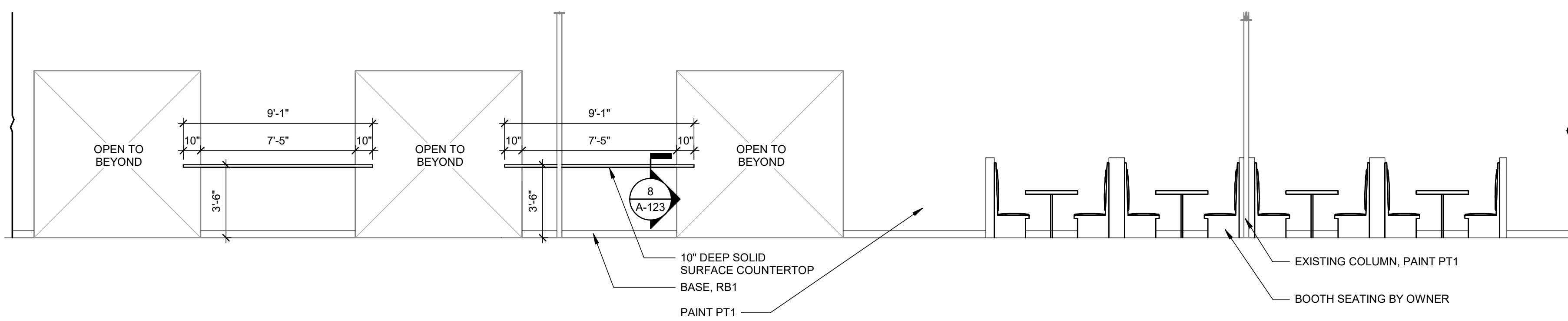
8 BAR - SOUTH
1/4" = 1'-0"



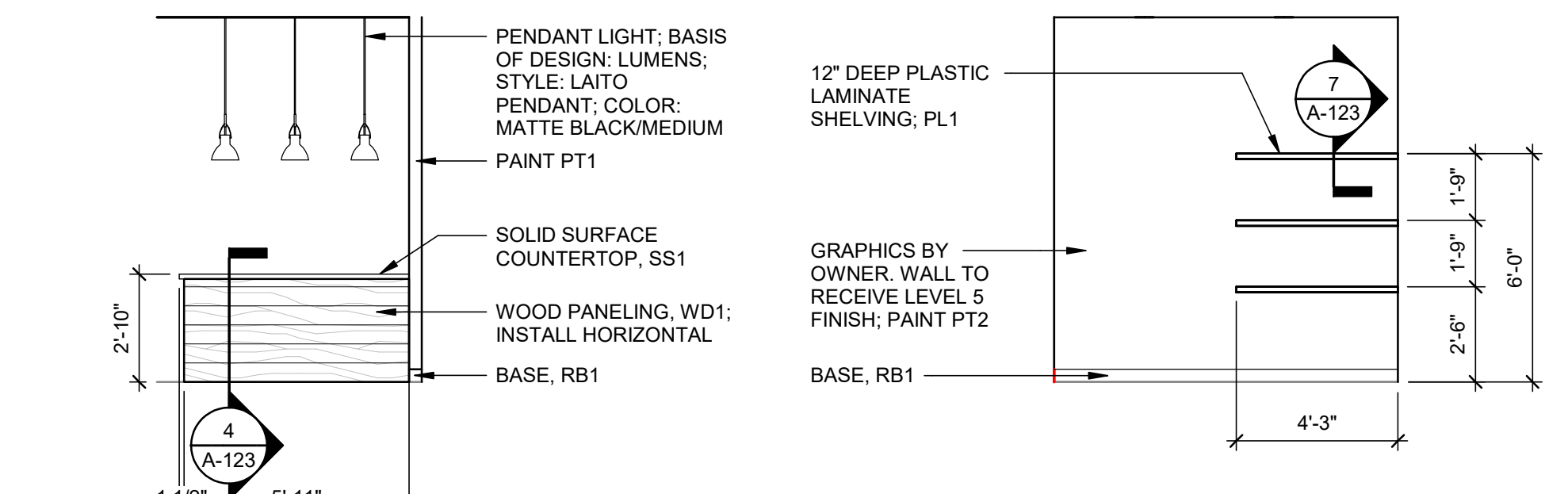
9 BAR - WEST
1/4" = 1'-0"



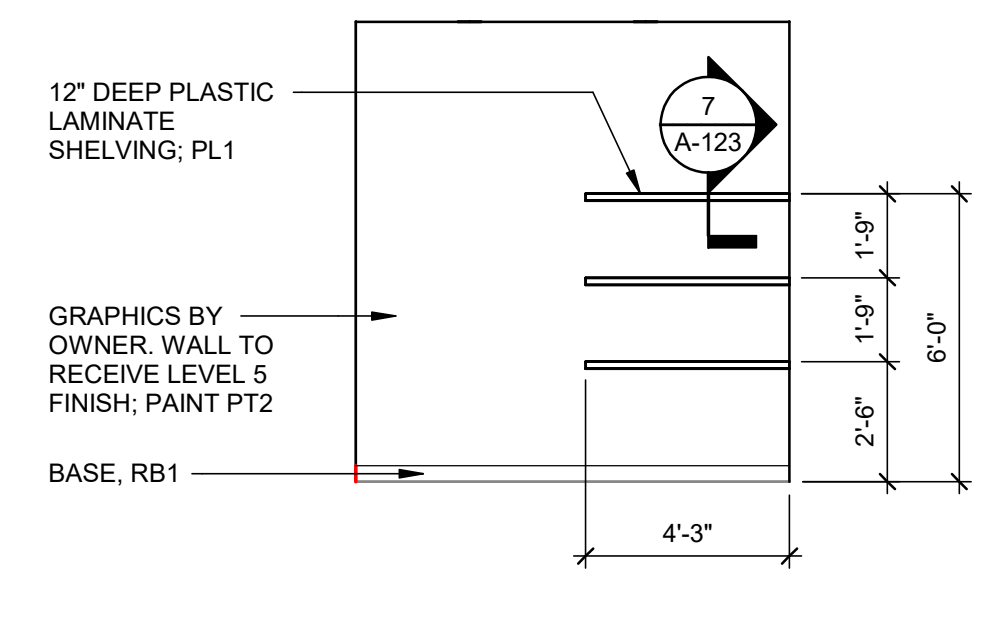
10 BACK BAR
1/4" = 1'-0"



11 DINING - WEST
1/4" = 1'-0"



12 CHECK-IN DESK - NORTH
1/4" = 1'-0"



13 CHECK-IN DESK - EAST
1/4" = 1'-0"



14 CHECK-IN DESK - WEST
1/4" = 1'-0"



15 MERCHANDISE WALL
1/4" = 1'-0"

SPECIALTY AND EQUIPMENT SCHEDULE					
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	RESPONSIBILITY	Comments
10 TOILET ACCESSORIES					
BCS1	BABY CHANGING STATION	BOBRICK / KOALA KARE	KB110-SSWM SURFACE MOUNT; STAINLESS STEEL	CPCI	
GB18	18" GRAB BAR	BOBRICK	B-5806x18	CPCI	
GB36	36" GRAB BAR	BOBRICK	A091-101	CPCI	
GB42	42" GRAB BAR	BOBRICK	B-5806x42	CPCI	
M1	48" X 36" MIRROR	BOBRICK	B-165 4836	CPCI	
M2	24" X 36" MIRROR	BOBRICK	B-165 2436	CPCI	
PTD1	RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	BOBRICK	B-3803	CPCI	
SD1	SOAP DISPENSER	BOBRICK	B-2012	CPCI	
SND1	SANITARY NAPKIN DISPOSAL	BOBRICK	B-254	CPCI	
TP1	TOILET PARTITIONS	SCRANTON PRODUCTS	HINY HIDERS; COLOR: STAINLESS ROTARY BRUSHED	CPCI	
TTD1	TOILET TISSUE DISPENSER	BOBRICK	B-686	CPCI	

GENERAL CASEWORK NOTES	
A. ALL COUNTERTOPS TO BE 1 1/2" THICK, UNLESS NOTED OTHERWISE.	

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SCRATCH INDOOR GOLF
OAK AND SAGE REALTY
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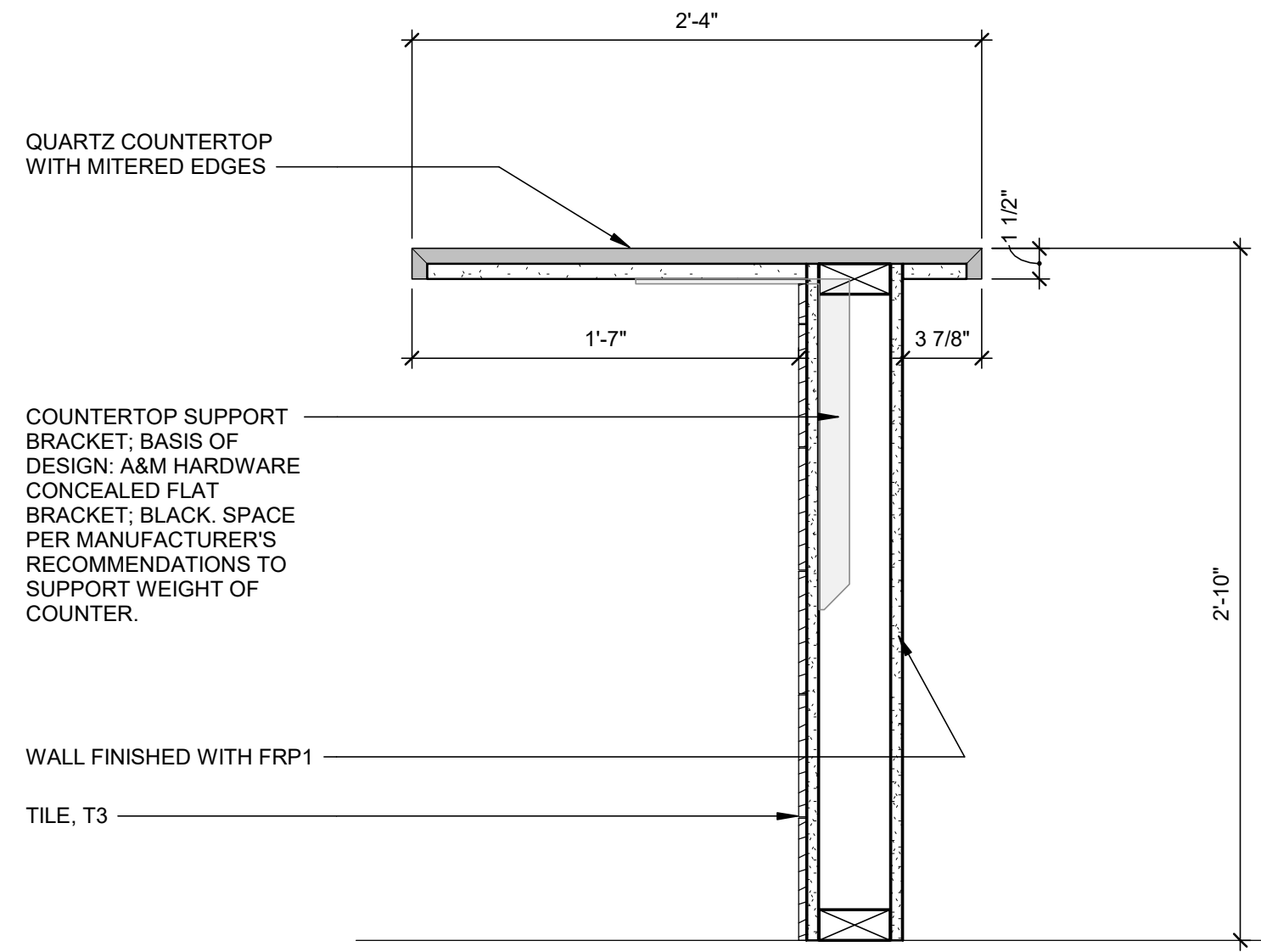
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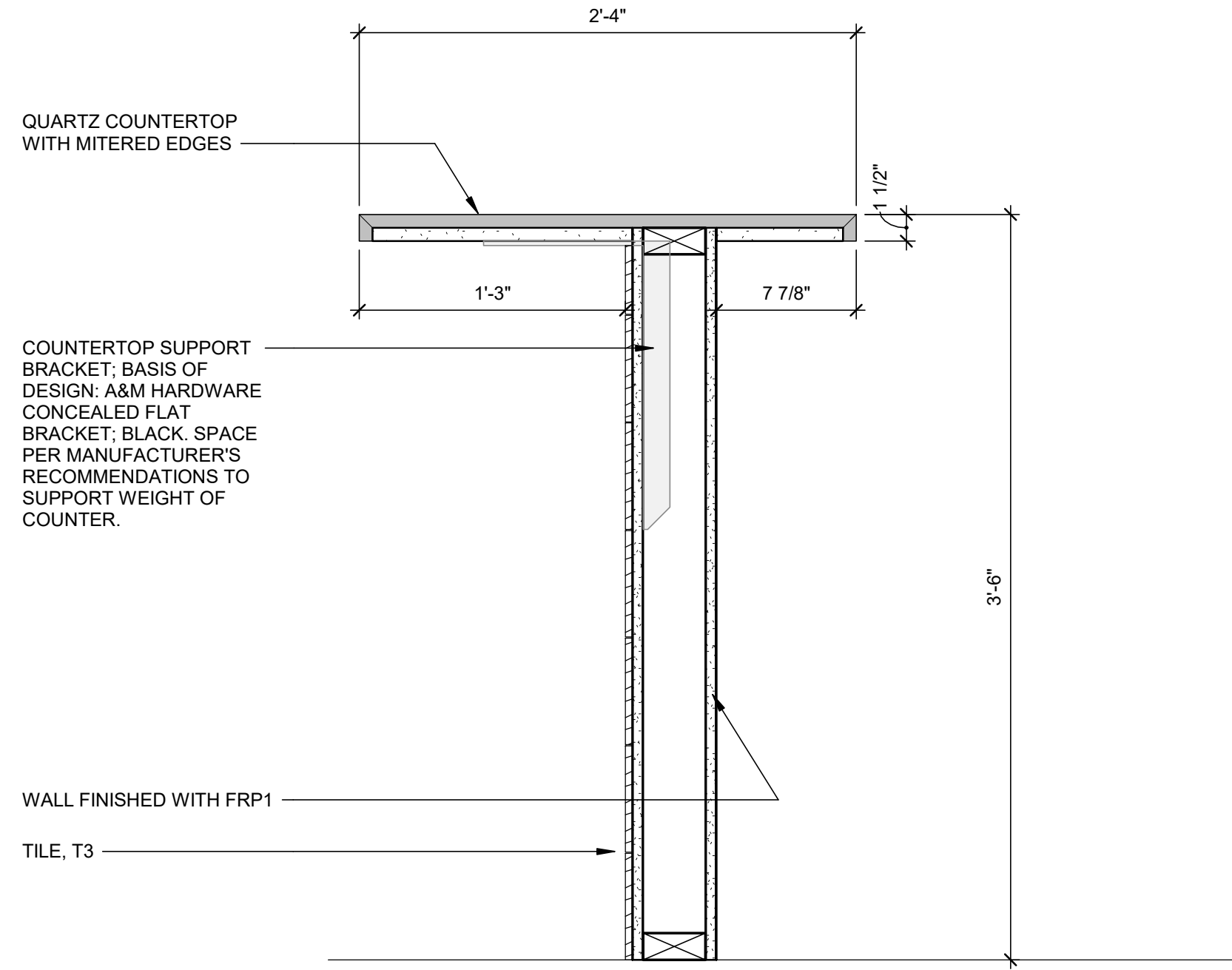
SHEET NAME
INTERIOR ELEVATIONS

SHEET NUMBER
A-121

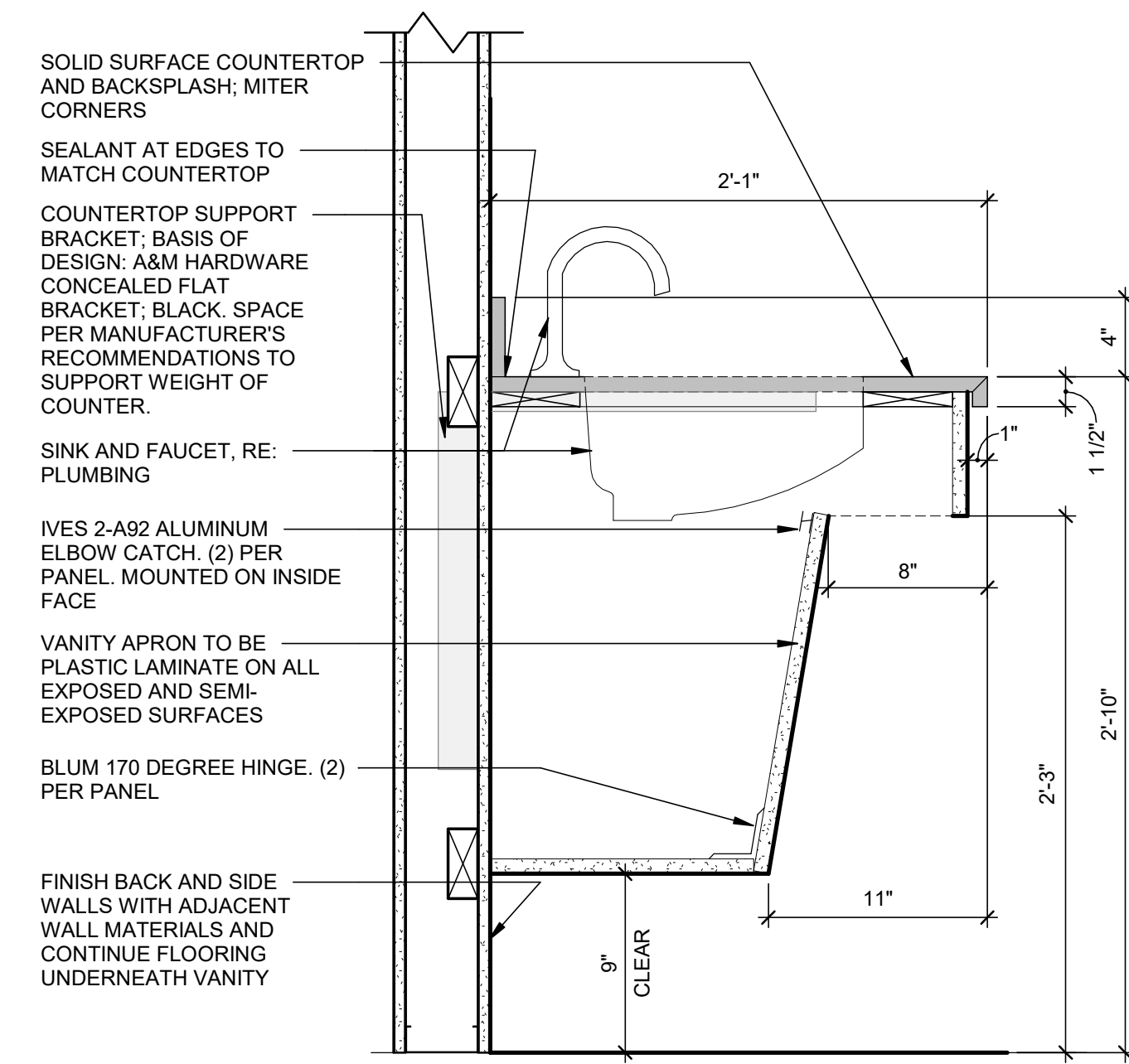
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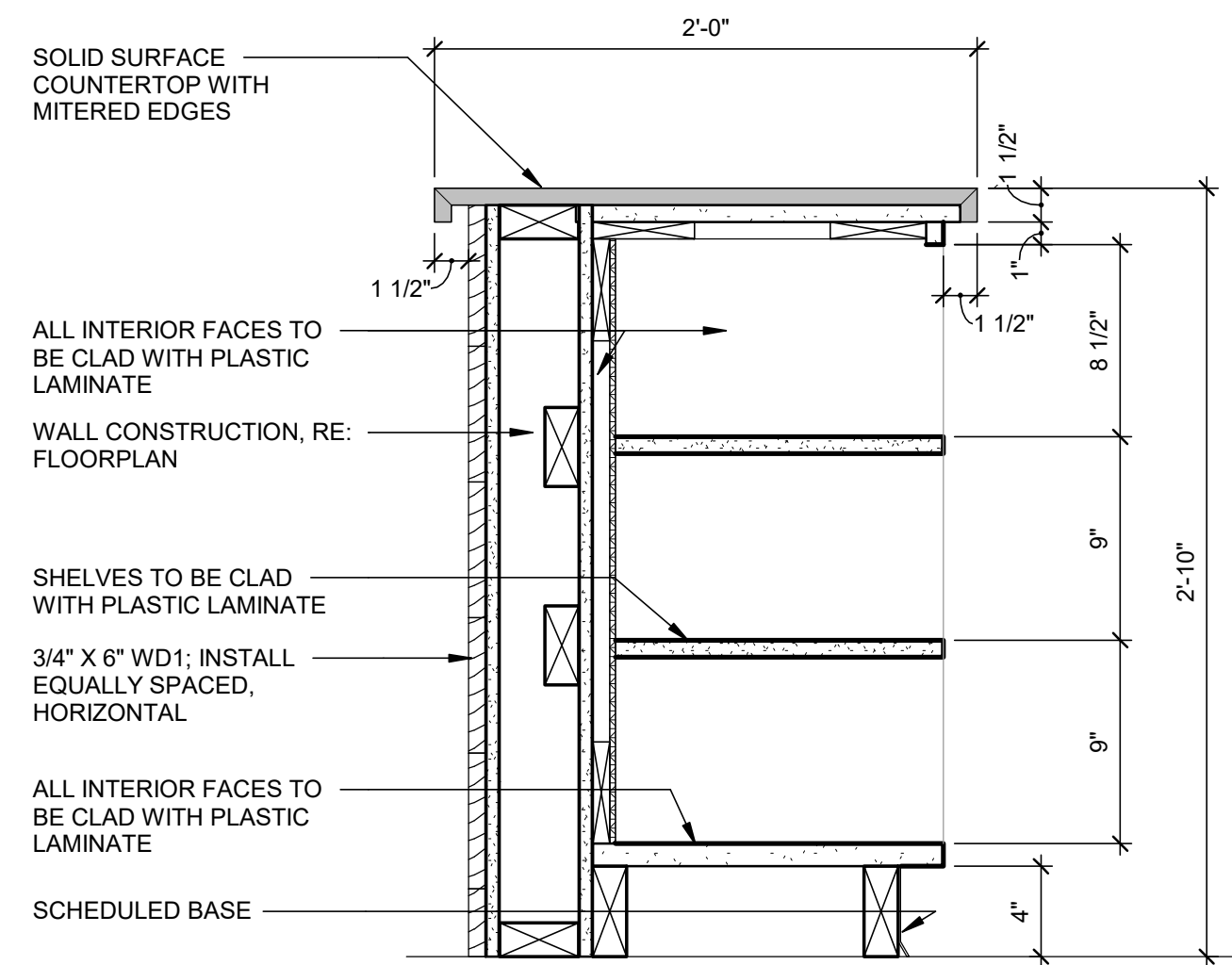
1 BAR - ADA HEIGHT
1 1/2" = 1'-0"



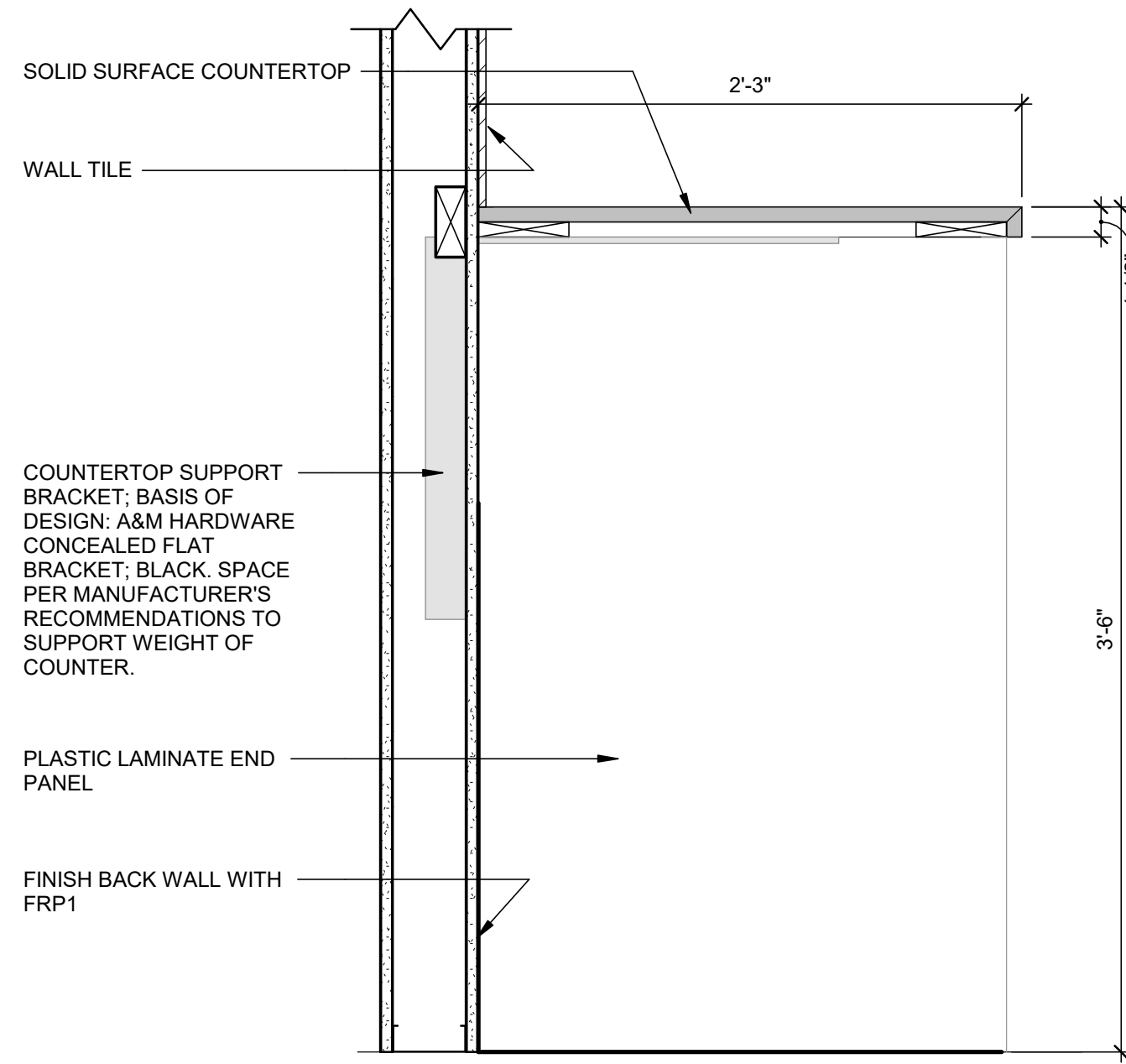
2 BAR - BAR HEIGHT
1 1/2" = 1'-0"



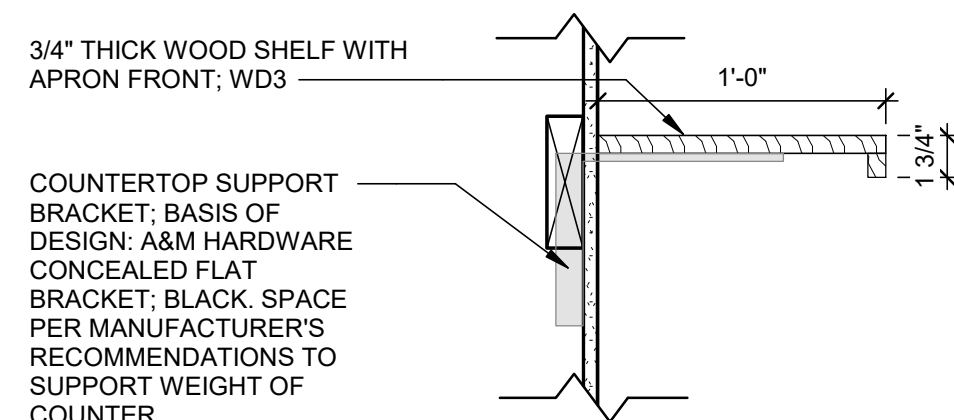
3 ADA VANITY
1 1/2" = 1'-0"



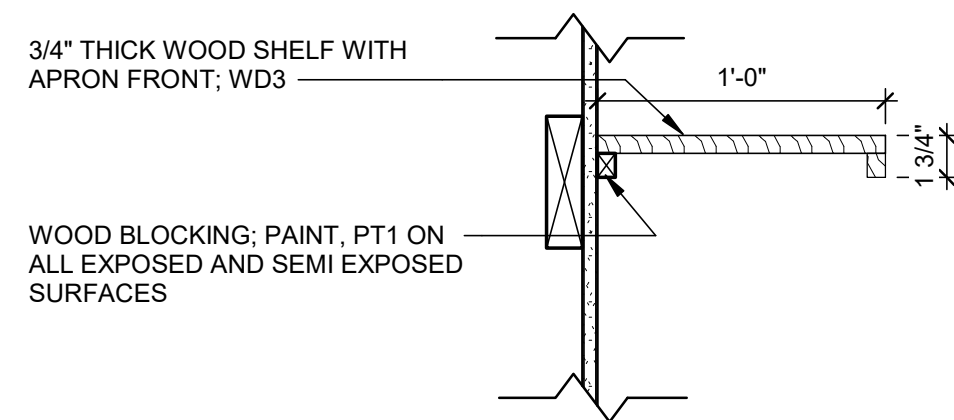
4 CHECK-IN DESK
1 1/2" = 1'-0"



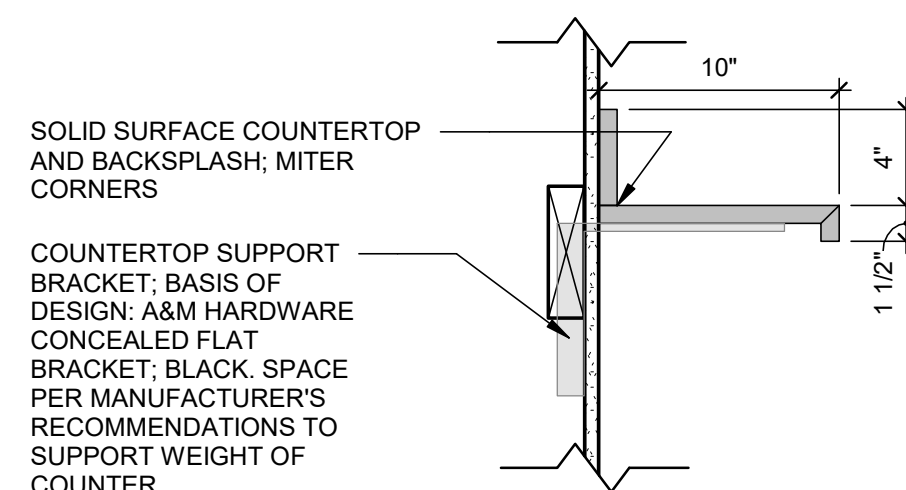
5 BACK BAR COUNTERTOP
1 1/2" = 1'-0"



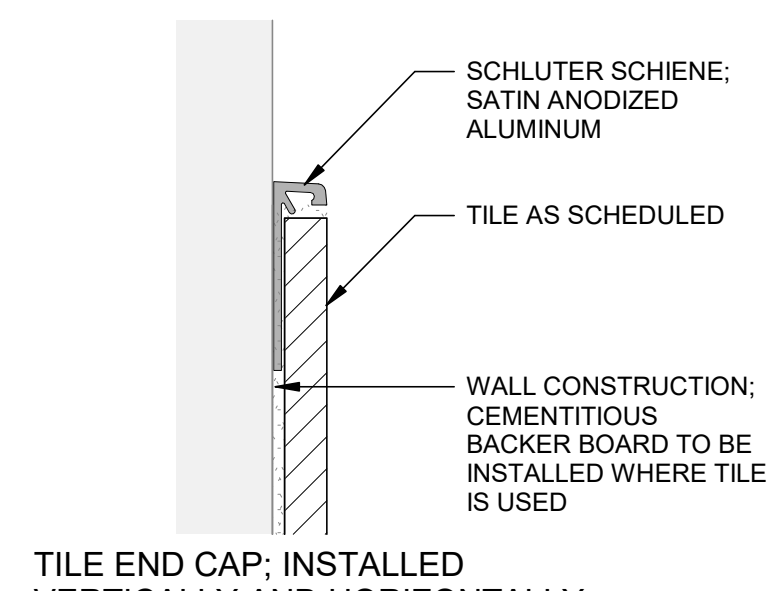
6 BAR SHELVING
1 1/2" = 1'-0"



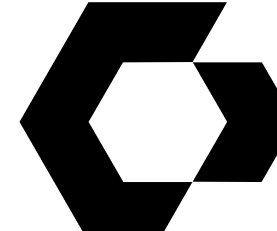
7 CHECK-IN SHELVING
1 1/2" = 1'-0"



8 SOLID SURFACE LEDGE
1 1/2" = 1'-0"



9 TRANSITION DETAIL
NOT TO SCALE


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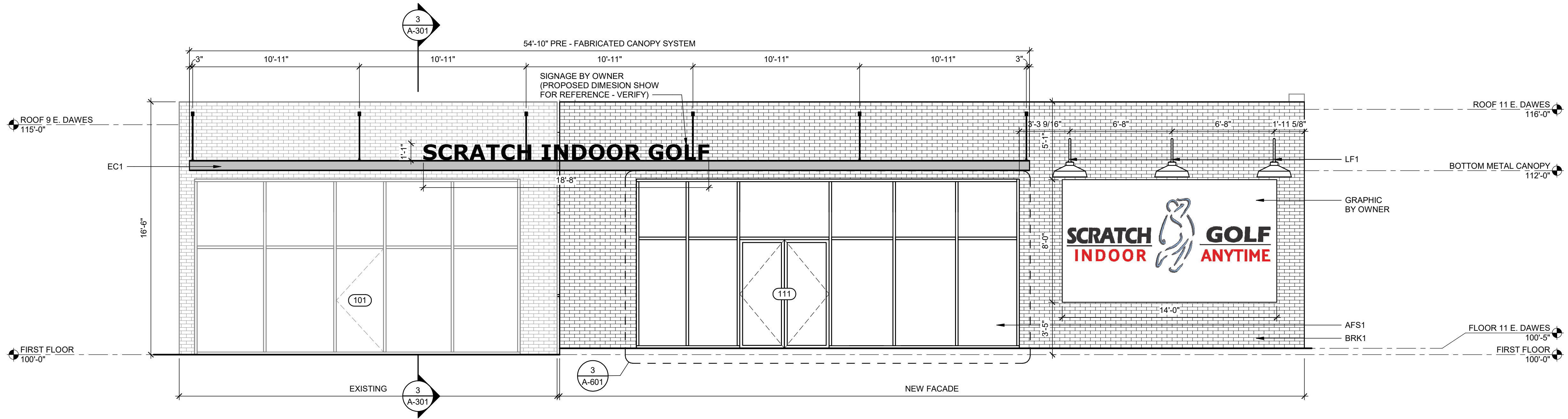
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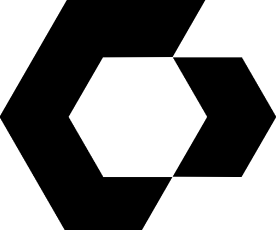
EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	COLOR	COMMENTS
AFS1	ALUMINUM FRAMED STOREFRONT SYSTEM	ANODIZED MATTE BLACK	BASIS OF DESIGN: KAWNEER TRIFAB 451T OR OWNER APPROVED EQUAL TO MATCH EXIST. @ 9 E. DAWES
BRK1	BRICK VENEER	WHITE	9 E. DAWES FACADE CONTINUITY
EC1	ENTRY METAL CANOPY	ANODIZED MATTE BLACK	BASIS OF DESIGN: HELIOS CANOPY BY ARCHITECTURAL FABRICATION OR OWNER APPROVED EQUAL
LF1	LIGHT FIXTURES	ANODIZED MATTE BLACK	BASIS OF DESIGN: BARN LIGHT WITH GOOSENECK ARM OR OWNER APPROVED EQUAL
MP1	METAL PANEL	ANODIZED MATTE BLACK	BASIS OF DESIGN: HR-16 PANEL BY BERRIDGE OR OWNER APPROVED EQUAL
PT1	PAINT	WHITE	BASIS OF DESIGN: SHERWIN WILLIAMS, SW 6252 ICE CUBE OR OWNER APPROVED EQUAL



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



2 NORTH ELEVATION
1/4" = 1'-0"


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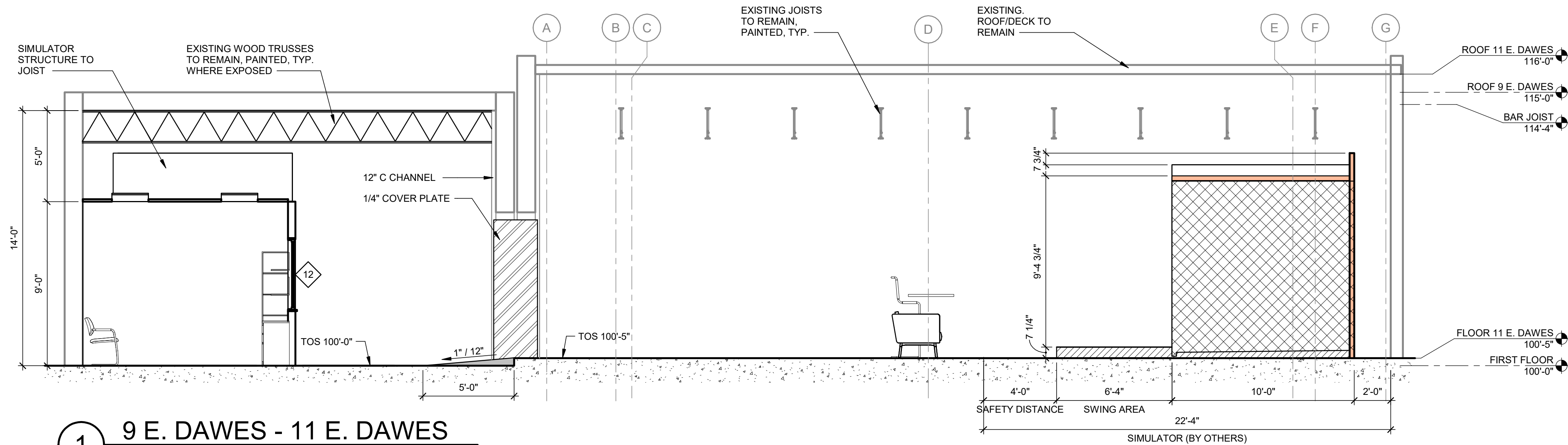
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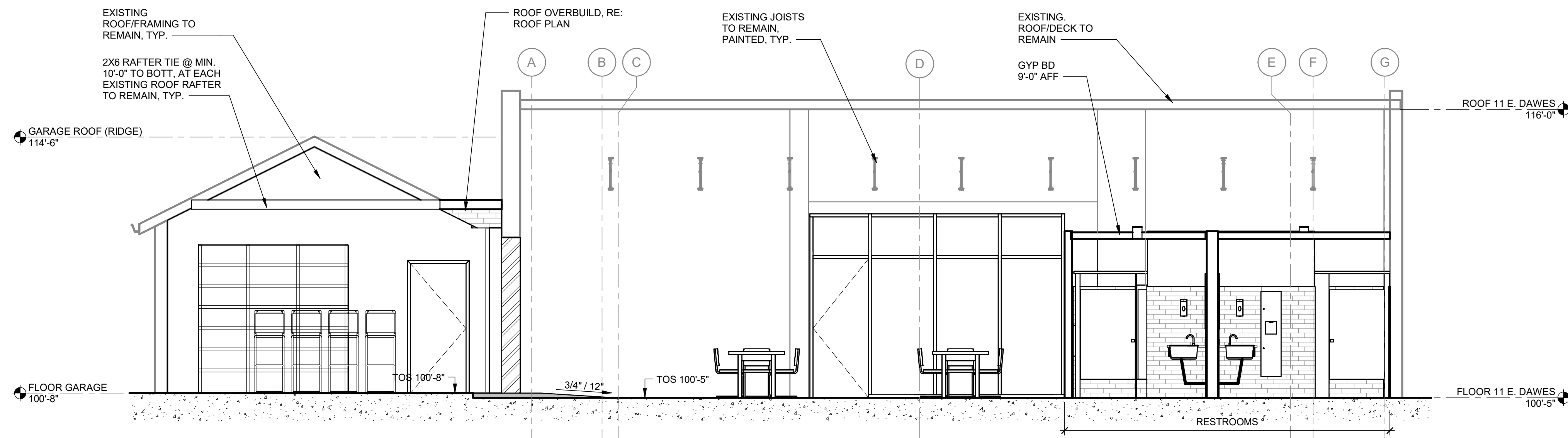
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EXTERIOR ELEVATIONS

SHEET NUMBER
A-201

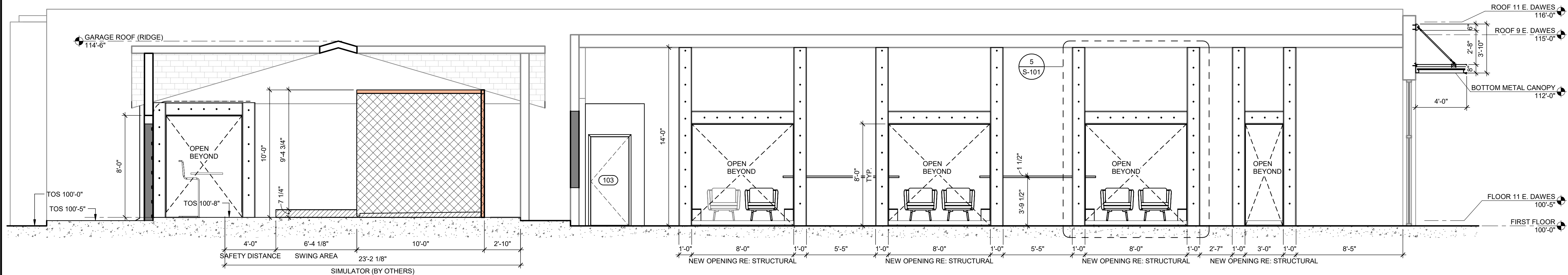
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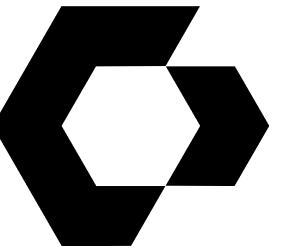
1 9 E. DAWES - 11 E. DAWES
1/4" = 1'-0"



2 VIP AREA - 11 E. DAWES
1/4" = 1'-0"



3 9 E. DAWES AND VIP AREA OPENINGS
1/4" = 1'-0"



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9 AND 11 E DAWES AVE
BIXBY, OK 74008

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
05/25/2023	PERMIT ISSUE	

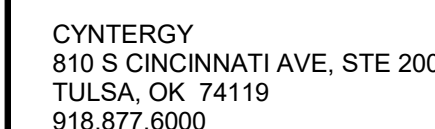
ISSUE DATE: 05/25/2023
CHECKED BY: JM / LG
DRAWN BY: CC

SHEET NAME

BUILDING SECTIONS

SHEET NUMBER

A-301



AND 11 E DAWES AVE

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ISSUES / REVISIONS

[illegible]

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SHEET NAME
WALL SECTIONS

SHEET NUMBER

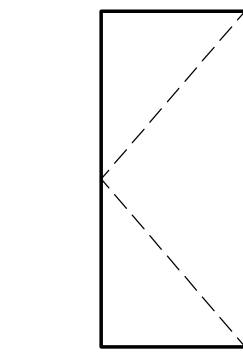
A-302



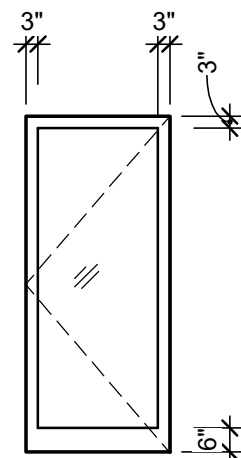
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Printed: 5/25/2023 5:35:03 PM
Project Number: P09660.0100

DOOR AND FRAME SCHEDULE													
MARK	NO	DOOR			MATL	EL	FRAME			FIRE RATING	HDW SET NO	NOTES	
		SIZE	W	HT			DETAIL	HEAD	JAMB	THRES			
101	1	3'-1"	6'-9"		ALUM							STOREFRONT 9 E. DAWES	
102	1	3'-0"	7'-0"	1 3/4"	WD	F	HM	1				OFFICE	
103	1	3'-0"	7'-0"	1 3/4"	HM	F	HM	1				FURNACE	
104	1	8'-1"	8'-0"	1 1/2"	ALUM							ALUMINUM SECTIONAL DOOR MODEL 511 BY OVERHEAD DOOR MANUFACTURER. COLOR TO MATCH NEW STOREFRONT	
105	1	3'-0"	7'-6 1/4"		ALUM							STOREFRONT 11 E. DAWES REAR	
106	1	3'-0"	7'-0"	1 3/4"	WD	F	HM	1				MEN RR	
107	1	6'-0"	7'-0"	1 3/4"	WD	F	HM	1				WOMEN RR	
108	1	6'-0"	7'-0"	2"	HM							JANITOR	
109	1	3'-0"	7'-0"	1 3/4"	WD	F	HM	1				KITCHEN BACK	
110	1	6'-0"	7'-0"	2"	WD							KITCHEN MAIN	
111	1	8'-1"	7'-1"		ALUM							STOREFRONT 11 E. DAWES MAIN ENTRY	
112	1	6'-0"	7'-0"	1 3/4"	HM	F	HM	1				EGRESS DOOR WITH PANIC HARDWARE	

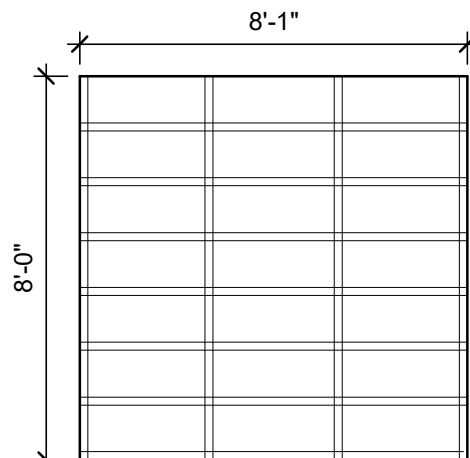
*DOORS MARK 105 AND 111 WITH SAFETY GLAZING
DOOR: WOOD SPECIES AND COLOR TO BE DETERMINED BY OWNER FROM MANUFACTURER'S STANDARD LINE



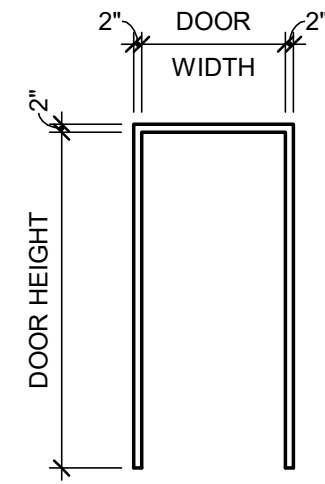
F
HOLLOW METAL, WOOD FLUSH



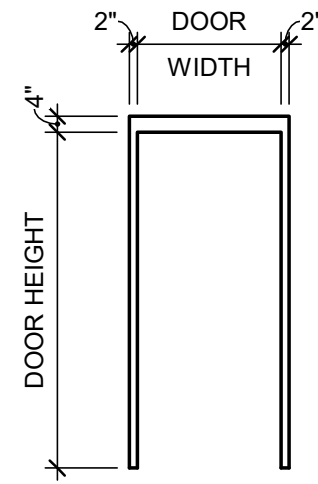
FG
HOLLOW METAL, WOOD FULL GLASS



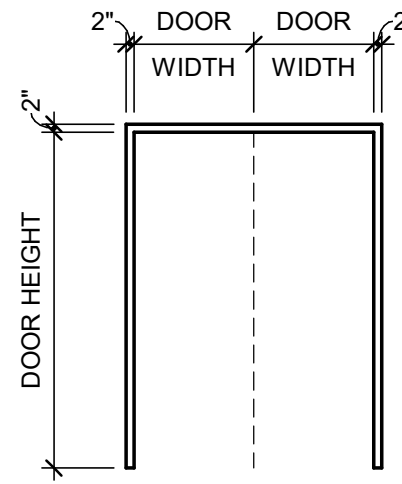
OH
ALUMINUM, TEMPERED GLASS



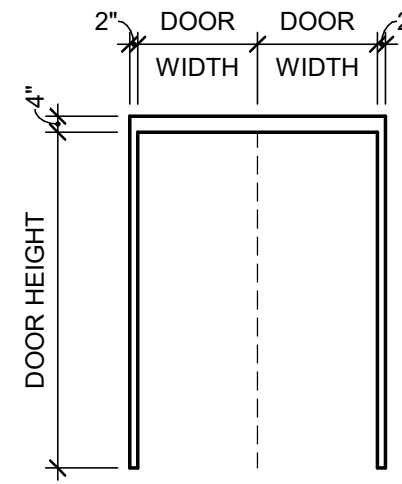
1
HOLLOW METAL FRAME SINGLE DOOR



2
HOLLOW METAL FRAME SINGLE DOOR



3
HOLLOW METAL FRAME DOUBLE DOOR



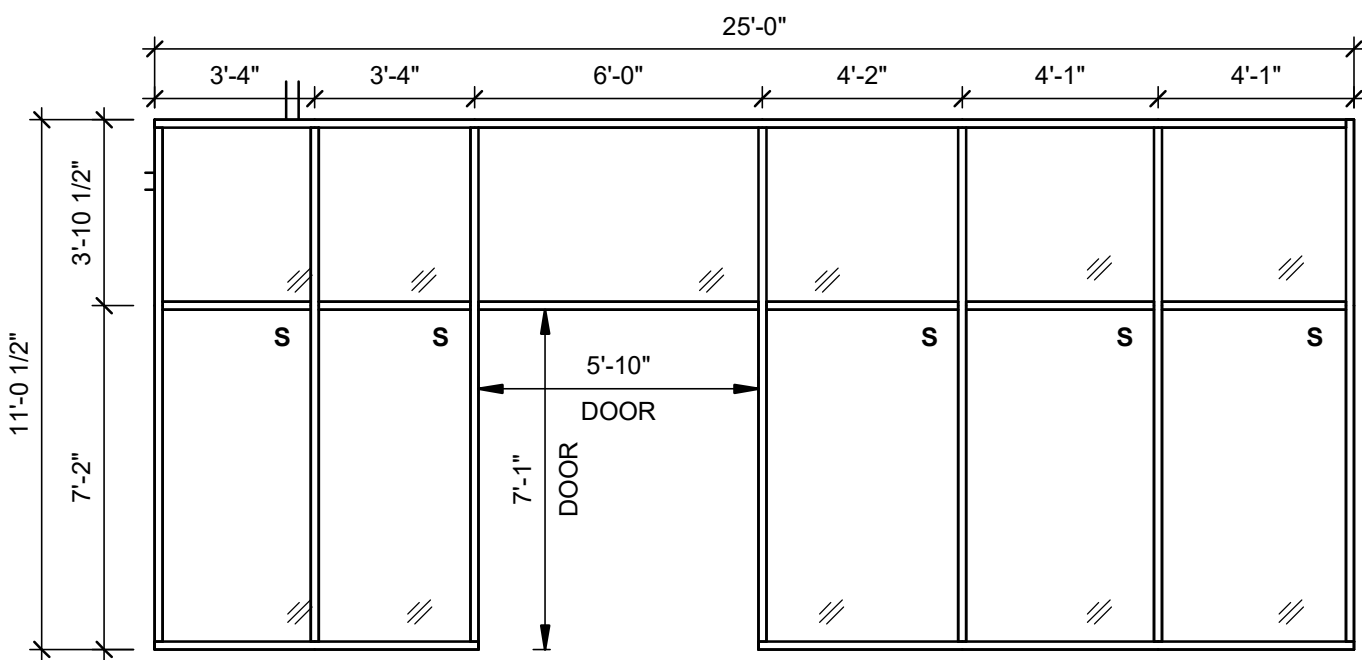
4
HOLLOW METAL FRAME DOUBLE DOOR

1 DOOR ELEVATIONS

1/4" = 1'-0"

2 FRAME ELEVATIONS

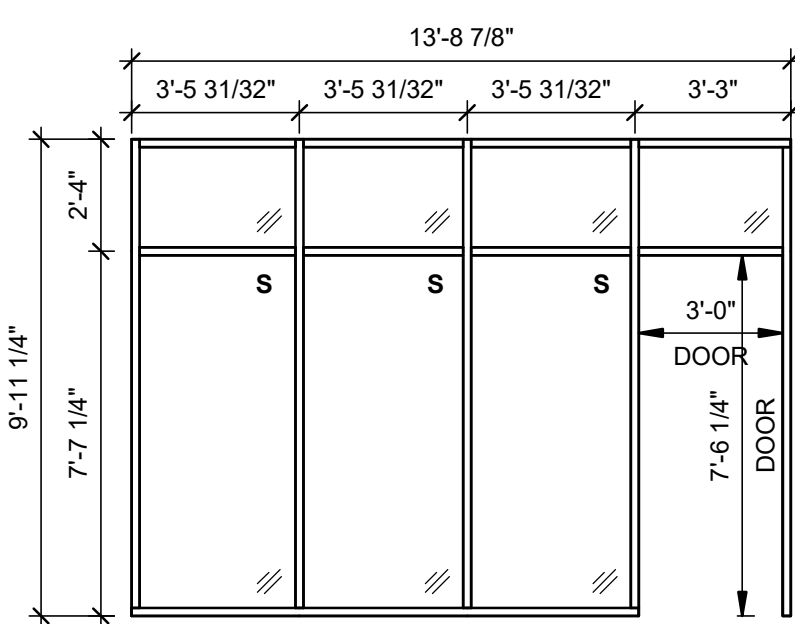
1/4" = 1'-0"



* S = SAFETY GLAZING

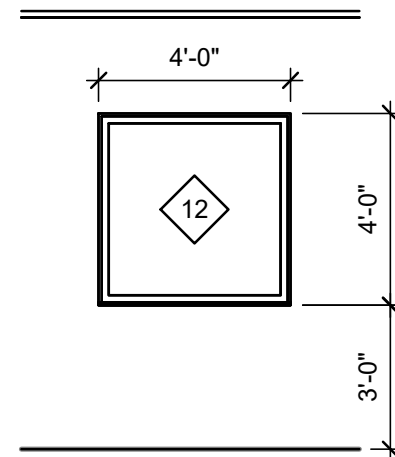
3 MAIN ENTRY STOREFRONT

1/4" = 1'-0"



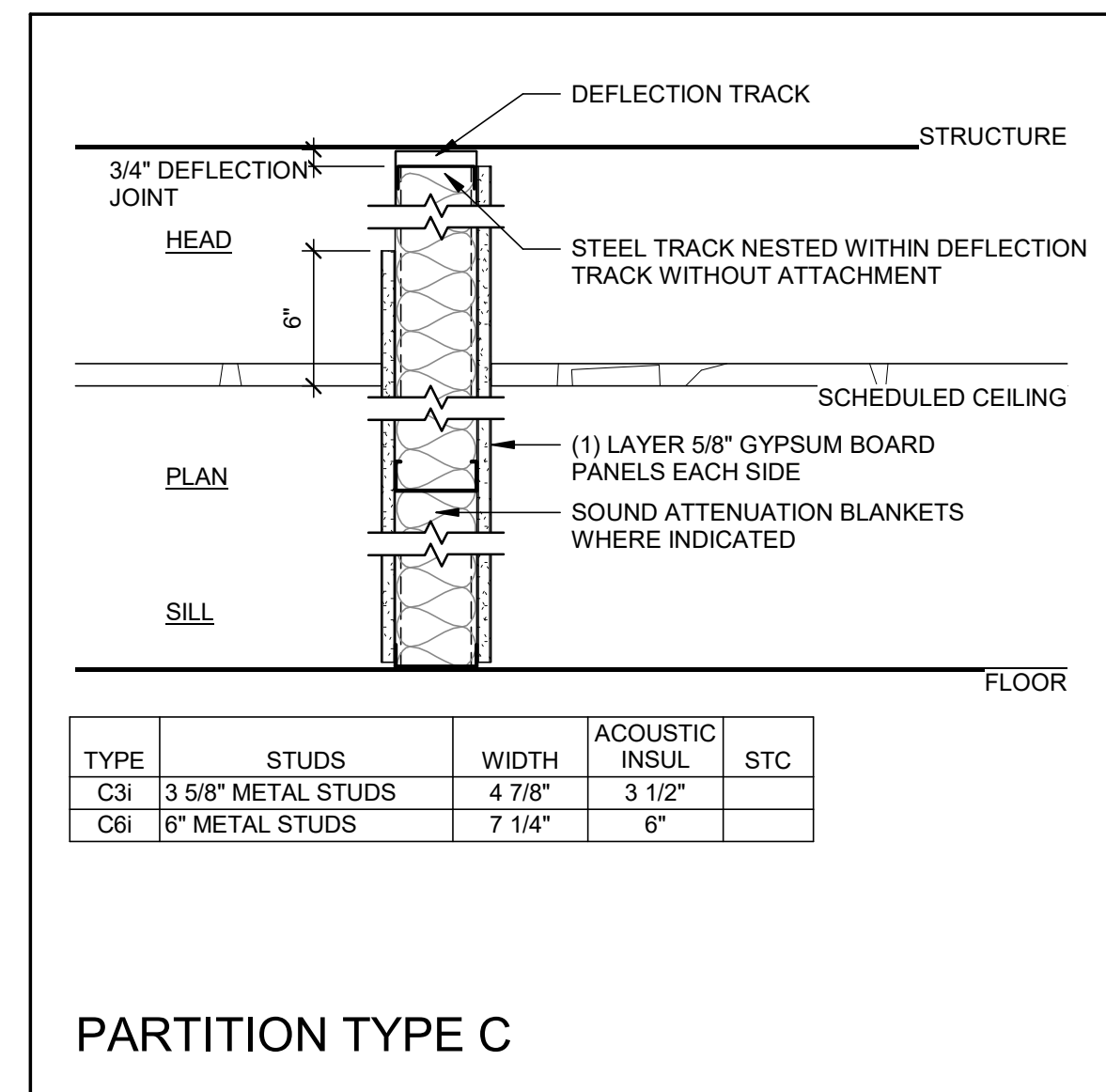
4 REAR ENTRY STOREFRONT

1/4" = 1'-0"



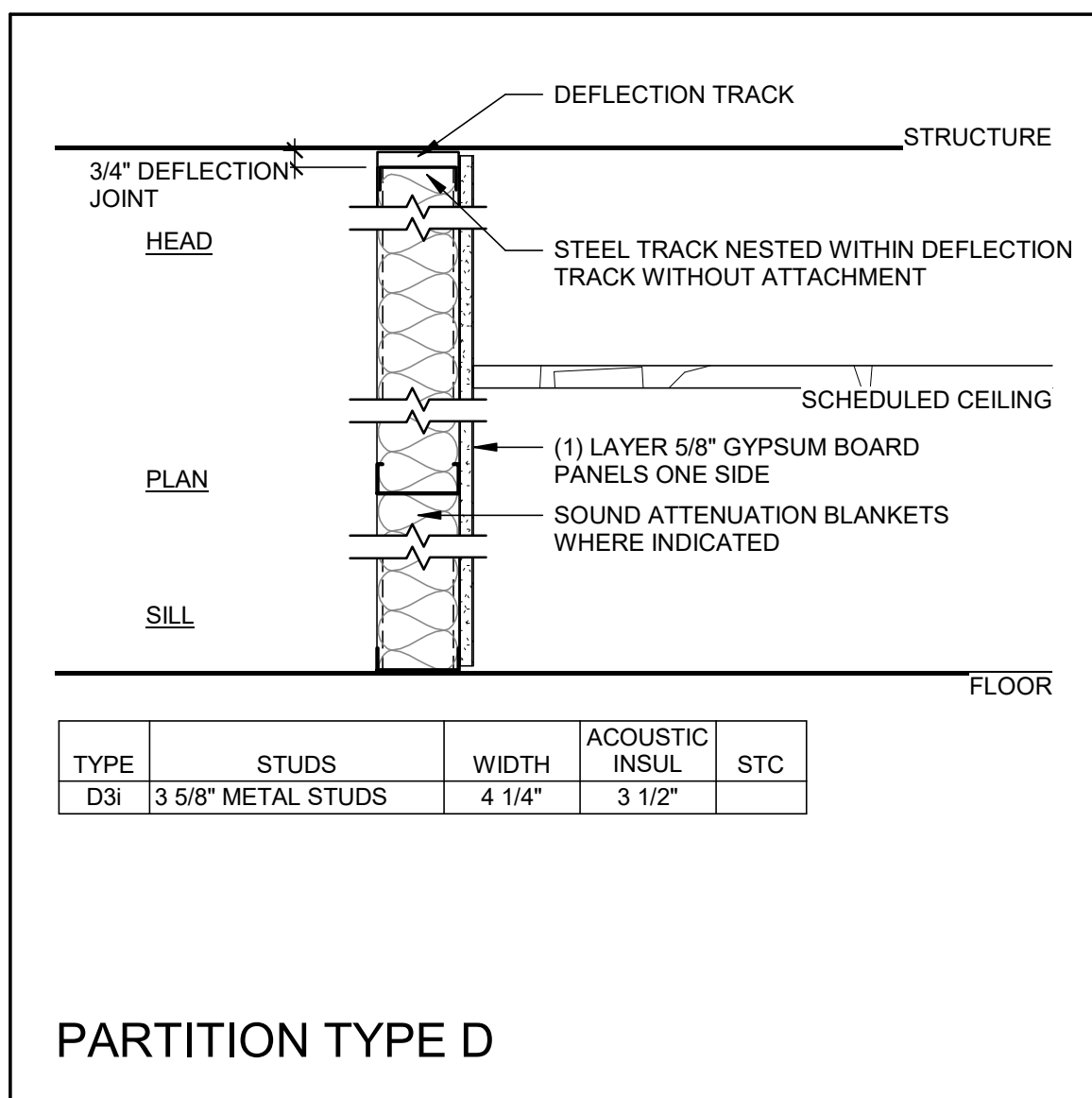
5 OFFICE WINDOW TYP.

1/4" = 1'-0"



TYPE	STUDS	WIDTH	ACOUSTIC INSUL	STC
C3i	3 5/8" METAL STUDS	4 7/8"	3 1/2"	
C6i	6" METAL STUDS	7 1/4"	6"	

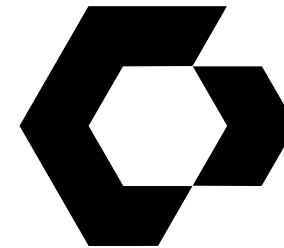
PARTITION TYPE C



TYPE	STUDS	WIDTH	ACOUSTIC INSUL	STC
D3i	3 5/8" METAL STUDS	4 1/4"	3 1/2"	

PARTITION TYPE D

NOTE: WOOD FRAMING ALSO ALLOWABLE FOR INTERIOR NON-LOAD BEARING PARTITIONS. VERIFY WITH OWNER



CYNTERGY
810 S CINCINNATI AVE, STE 200
TULSA, OK 74119
918.877.6000



JASON G. MILLS, AIA
ARCHITECT OF RECORD
5.25.23

SCRATCH INDOOR GOLF
OAK AND SAGE REALTY

9 AND 11 E. DAWES AVE
BIXBY, OK 74008

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ISSUES / REVISIONS

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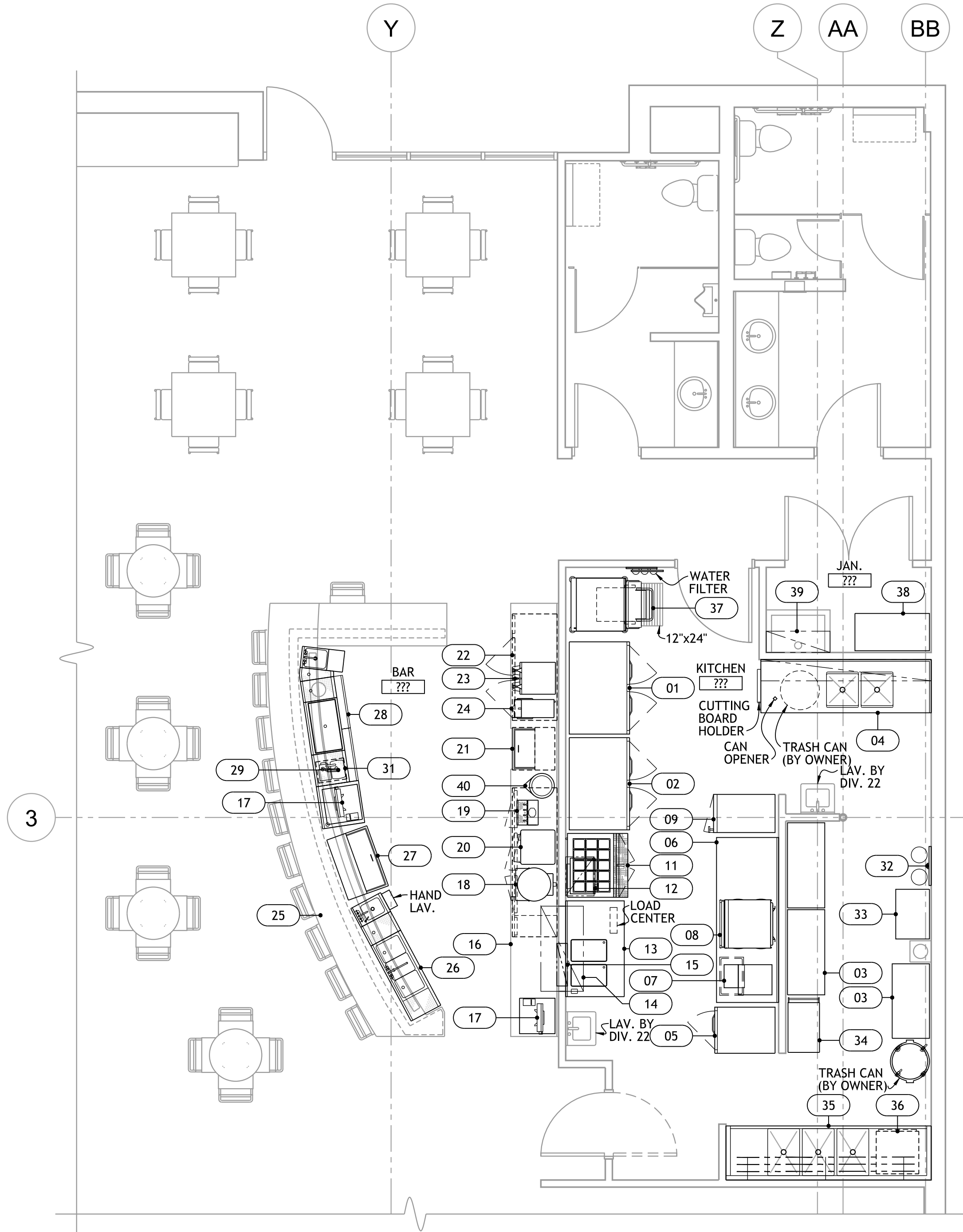
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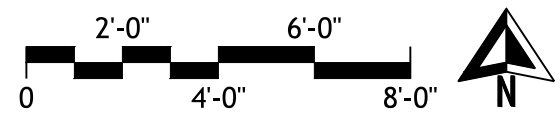
DOOR SCHEDULE, DOOR AND FRAME ELEVATIONS, STOREFRONT ELEVATIONS, AND PARTITION TYPES

SHEET NUMBER:

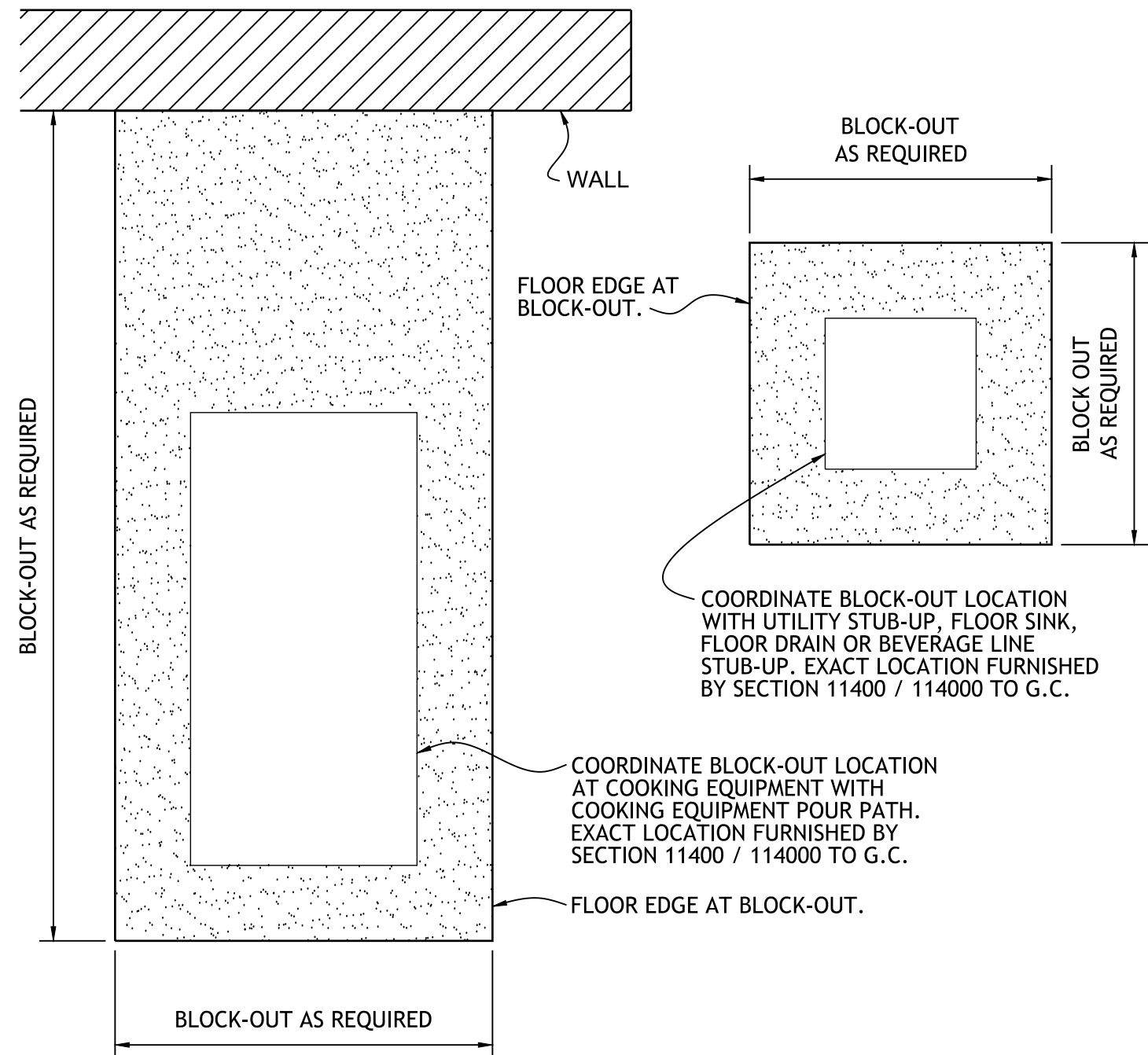
A-601



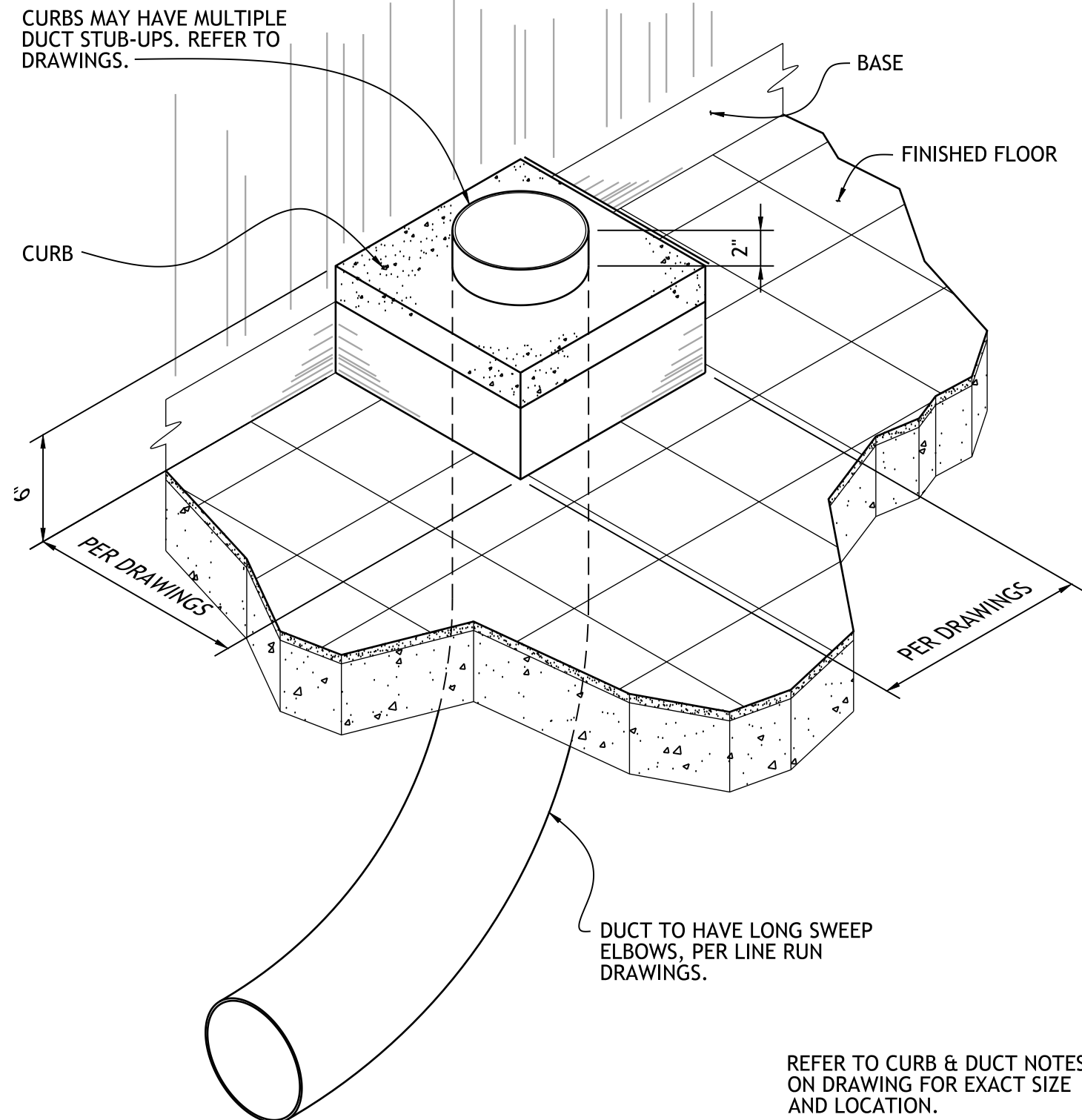
1 FOODSERVICE EQUIPMENT ARRANGEMENT PLAN



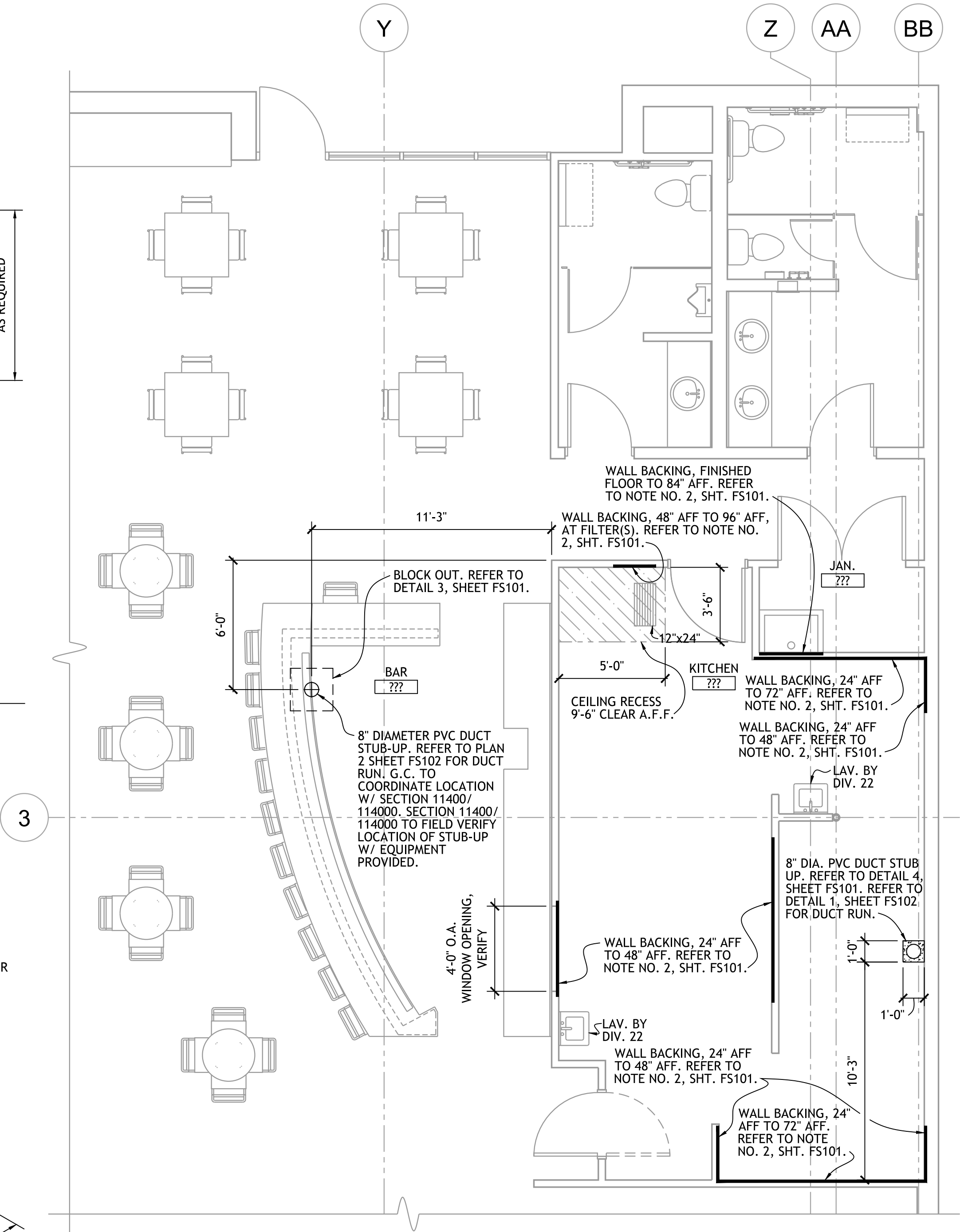
FOODSERVICE EQUIPMENT SCHEDULE			
NO.	DESCRIPTION	NO.	DESCRIPTION
01	MOBILE FREEZER	21	MUG CHILLER
02	MOBILE REFRIGERATOR	22	BACKBAR REFRIGERATOR
03	STORAGE SHELVING	23	COFFEE MAKER (BY OWNER)
04	VEGE. PREP. TABLE	24	ICED TEA BREWER (BY OWNER)
05	MOBILE REFRIGERATOR / FREEZER (FUTURE)	25	BAR (BY DIV. 06)
06	WORK TABLE	26	SINK STATION
07	VENTLESS COUNTERTOP FRYER (FUTURE)	27	MOBILE BOTTLE COOLER
08	MICROWAVE CONVECTION OVEN (FUTURE)	28	BAR STATION
09	MOBILE MULTI-COOK OVEN W/ STAND	29	SPEED GUN (BY OWNER)
10	NUMBER NOT USED	30	NUMBER NOT USED
11	MOBILE REFRIGERATED MAKE TABLE	31	CARBONATOR (BY OWNER)
12	MICROWAVE OVEN W/ SHELF (FUTURE)	32	CO2 TANK RESTRAINT
13	CHEF'S COUNTER	33	BAG RACK (BY OWNER)
14	PASS-SHELF	34	UTILITY CART
15	HEAT LAMP	35	POT SINK
16	BACK BAR (BY DIV. 06)	36	UNDERCOUNTER DISHWASHER W/ BOOSTER HEATER
17	CASH REGISTER (BY OWNER)	37	ICE MAKER W/ TRANSPORT CART
18	PIZZA OVEN (FUTURE)	38	JANITOR'S SHELF
19	BACK BAR KEG COOLER W/ TAPS	39	WALL SHELF W/ MOP RACK
20	HEATED DISPLAY (FUTURE)	40	SHAVER BLENDER (BY OWNER)



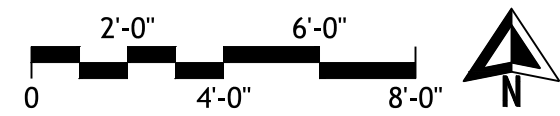
3 TYPICAL - IN-FLOOR UTILITY BLOCK OUT
NO SCALE



4 TYPICAL - CONCRETE CURB AT DUCT STUB-UP
NO SCALE

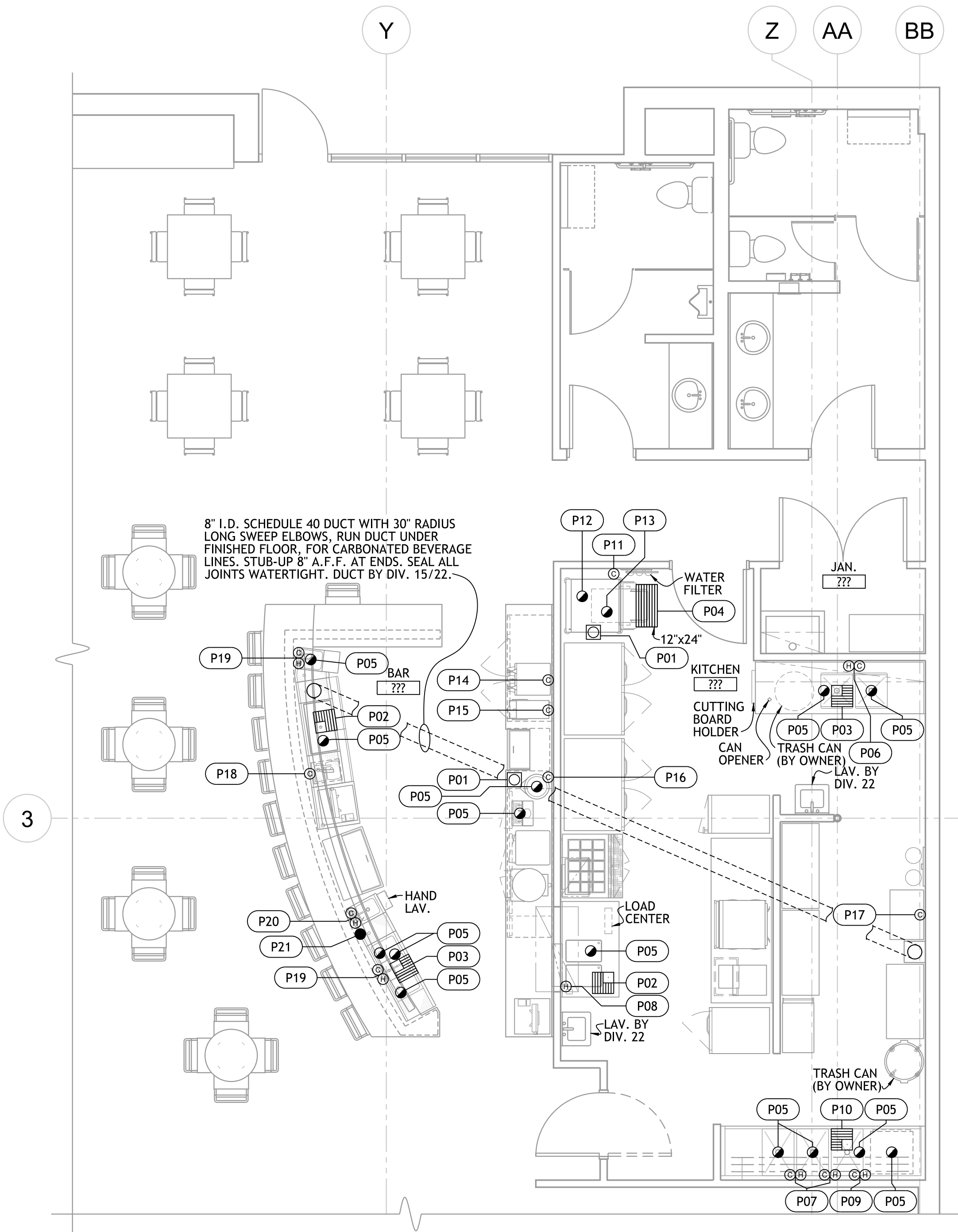


2 FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN

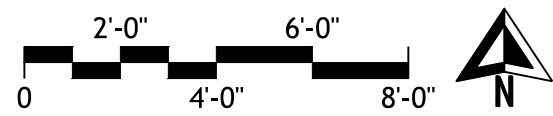


SPECIAL CONDITIONS NOTES	
1. DIMENSIONS ARE SHOWN FOR THE PURPOSES OF DESIGN AND BIDDING ONLY. FOODSERVICE EQUIPMENT CONTRACTOR MUST COORDINATE & VERIFY ALL DIMENSIONS WITH FOODSERVICE EQUIPMENT SHOP DRAWINGS & MANUFACTURER'S DATA.	
2. GENERAL CONTRACTOR TO FURNISH & INSTALL 16 GA. STEEL BACKING IN WALL FOR MOUNTING OF EQUIPMENT FURNISHED BY SECTION 11400 / 114000. SECTION 11400 / 114000 TO PROVIDE EXACT DIMENSIONED LOCATIONS.	
3. GENERAL CONTRACTOR TO SEAL PENETRATIONS AT SLEEVES, STUB-UPS & STUB-DOWNS AFTER BEVERAGE, REFRIGERANT, PLUMBING OR ELECTRICAL LINES ARE INSTALLED.	

ISSUES / REVISIONS		
	5.25.23	Permit Issue



**1 FOODSERVICE EQUIPMENT
PLUMBING CONNECTION PLAN**



PLUMBING/MECHANICAL NOTES

- THESE PLANS ARE NOT TO BE USED FOR ROUGHING-IN OF UTILITY SERVICES. REFER TO CONTRACTOR'S DIMENSIONED DRAWINGS.
- DIMENSIONS INDICATED ARE TO BE VERIFIED BY FOODSERVICE CONTRACTOR & ADJUSTED AS REQUIRED BY FOODSERVICE EQUIPMENT OR FIELD CONDITIONS.
 - DIV. 22 TO PERFORM THE FOLLOWING WORK. REFER TO DIVISION 22 DRAWINGS AND / OR SPECIFICATIONS FOR ADDITIONAL INFORMATION:**
 - FIELD INSTALLATION OF FITTINGS & ACCESSORIES PROVIDED LOOSE WITH THE FOODSERVICE EQUIPMENT.
 - SERVICE SINKS, DRINKING FOUNTAINS & LAVATORIES.
 - PVC OR STEEL CONDUITS FOR BEVERAGE SYSTEM AND / OR CENTRAL DETERGENT SYSTEMS TO BE WATERTIGHT & HAVE A MINIMUM RADIUS OF 30\"/>

BEVERAGE LINE RUN NOTES

- BEVERAGE LINE RUNS SHOWN ON THE FOODSERVICE DRAWINGS ARE DIAGRAMMATIC & SHOW THE APPROXIMATED RUN PATH, LENGTH & LOCATION OF PULL SLEEVES & BOXES.**
- VERIFY ALL DUCT SIZES INTERIOR DIAMETER (I.D.) WITH BEVERAGE SYSTEM SUPPLIER.**
- LINE RUNS ARE TO BE STRAIGHT WITH THE NUMBER OF TURNS MINIMIZED.
- DIAGRAMMATIC LINE RUNS INDICATED ON THE DRAWINGS ARE TO BE FIELD VERIFIED & COORDINATED WITH BUILDING CONSTRUCTION & JOBSITE CONDITIONS.
- CARBONATION LINE(S) ARE "BY OWNER." CARBONATION LINE RUNS ARE NOT INCLUDED WITH THESE DOCUMENTS. RUN PATH, LOCATION & REQUIREMENTS SHOULD BE VERIFIED WITH THE CO2 SUPPLIER.**
- UNDERFLOOR BEVERAGE LINE(S). RUN IN 8\"/>

**PLUMBING &
MECHANICAL SYMBOLS**

⊕	HW	HOT WATER
⊖	CW	COLD WATER
●	DR	DRAIN
⦿	IW	INDIRECT WASTE (EXTEND TO FD)
⊕	CWS	CHILLED WATER SUPPLY
⊖	CWR	CHILLED WATER RETURN
⊠	FD	FLOOR DRAIN
⊡	FFD	FUNNEL FLOOR DRAIN
⊞	FS	FLOOR SINK
⊞	TD	TRENCH DRAIN
⊕	G	GAS SUPPLY
⊞	EVC	EXHAUST VENT CONNECTION
⊞	SVC	SUPPLY VENT CONNECTION
⦿	FLR	DIRECT CONNECTED FLUE RISER
	DFA	DROP FROM ABOVE
	AFF	ABOVE FINISHED FLOOR
	BTC	BRANCH TO CONNECTION

PLUMBING CONNECTIONS SCHEDULE

NO.	CONN.	SIZE	LOCATION	A.F.F.	SERVICE TO	REMARKS
P01	FD	---	FLOOR	0"	---	DIV. 22 IS TO EXTEND EQUIPMENT INDIRECT DRAIN TO FD.
P02	FS	12" SQ.	FLOOR	0"	---	DIV. 22 IS TO EXTEND EQUIPMENT INDIRECT DRAIN TO FS. FURNISH WITH 3/4 GRATE.
P03	FS	12" SQ.	FLOOR	0"	---	DIV.22 IS TO EXTEND EQUIPMENT INDIRECT DRAIN TO FS. FURNISH WITH 3/4 GRATE. ALL SINKS IN THE FIXTURE CAN BE DRAINED SIMULTANEOUSLY.
P04	TD	---	FLOOR	0"	---	DIV. 22 TO FURNISH & INSTALL TD - 2" DRAIN CONNECTION.
P05	IW	---	EQUIPMENT	---	---	DIV. 22 TO FURNISH & INSTALL LINE.
P06	H & CW	1/2"	WALL	24"	FAUCET	BTC.
P07	H & CW	3/4"	WALL	24"	FAUCET	BTC.
P08	HW	1/2"	FLOOR	9"	CHEF'S COUNTER	BTC - COUNTER PRE-PIPED TO SINGLE POINT CONNECTION.
P09	H & CW	3/4"	WALL	16"	DISHWASHER W/ BOOSTER HEATER & DRAIN WATER TEMPERING DEVICE	BTC - 38 GPH @ 25.0 - 95.0 PSI.
P10	FS	12" SQ.	FLOOR	0"	DISHWASHER & 3-COMP SINK.	DIV. 22 EXTEND & INDIRECT CONNECT DISHWASHER DR. & 3-COMP SINK TO FLOOR SINK. PROVIDE 3/4 FS GRATE. DISHWASHER MAX DRAIN FLOW RATE: 15.0 GPM. ALL FIXTURES / CONNECTIONS CAN BE DRAINED SIMULTANEOUSLY.
P11	CW	1/2"	WALL	96"	ICE MAKER	BTC - SECTION 114000 TO FURNISH & INSTALL WATER FILTER. DIV. 22 TO CONNECT LINES FROM ROUGH-IN TO FILTER & FROM FILTER TO ICE MAKER. LINES TO BE HELD TIGHT TO WALL.
P12	IW	---	ICE MAKER	---	FD	DIV. 22 TO INSTALL LINE. DO NOT MANIFOLD LINE WITH ANY OTHER LINE.
P13	IW	---	ICE MAKER BIN	---	FD	DIV. 22 TO INSTALL LINE. DO NOT MANIFOLD LINE WITH ANY OTHER LINE.
P14	CW	1/2"	WALL	48"	COFFEE MAKER	BTC.
P15	CW	1/2"	WALL	48"	ICED TEA BREWER	BTC.
P16	CW	1/2"	WALL	48"	SHAVER / BLENDER	BTC.
P17	CW	1/2"	WALL	72"	CARBONATOR	BTC - DIV. 22 TO PROVIDE & INSTALL ASSE 1012 OR EQUIVALENT BACKFLOW PREVENTER (BFP) IN WATER LINE TO CARBONATOR. NO BRASS OR COPPER DOWNSTREAM OF BFP. NO SOFTENED WATER TO CARBONATOR.
P18	CW	1/2"	BAR DIE	12"	CARBONATOR	BTC - DIV. 22 TO PROVIDE & INSTALL ASSE 1012 OR EQUIVALENT BACKFLOW PREVENTER (BFP) IN WATER LINE TO CARBONATOR. NO BRASS OR COPPER DOWNSTREAM OF BFP. NO SOFTENED WATER TO CARBONATOR.
P19	H & CW	1/2"	BAR DIE	12"	FAUCET	BTC.
P20	H & CW	1/2"	BAR DIE	12"	HAND SINK	BTC.
P21	DR	2"	BAR DIE	8"	HAND SINK	BTC.

HEIGHT IS TO CENTER LINE OF PIPE.

ISSUES / REVISIONS

	5.25.23	Permit Issue

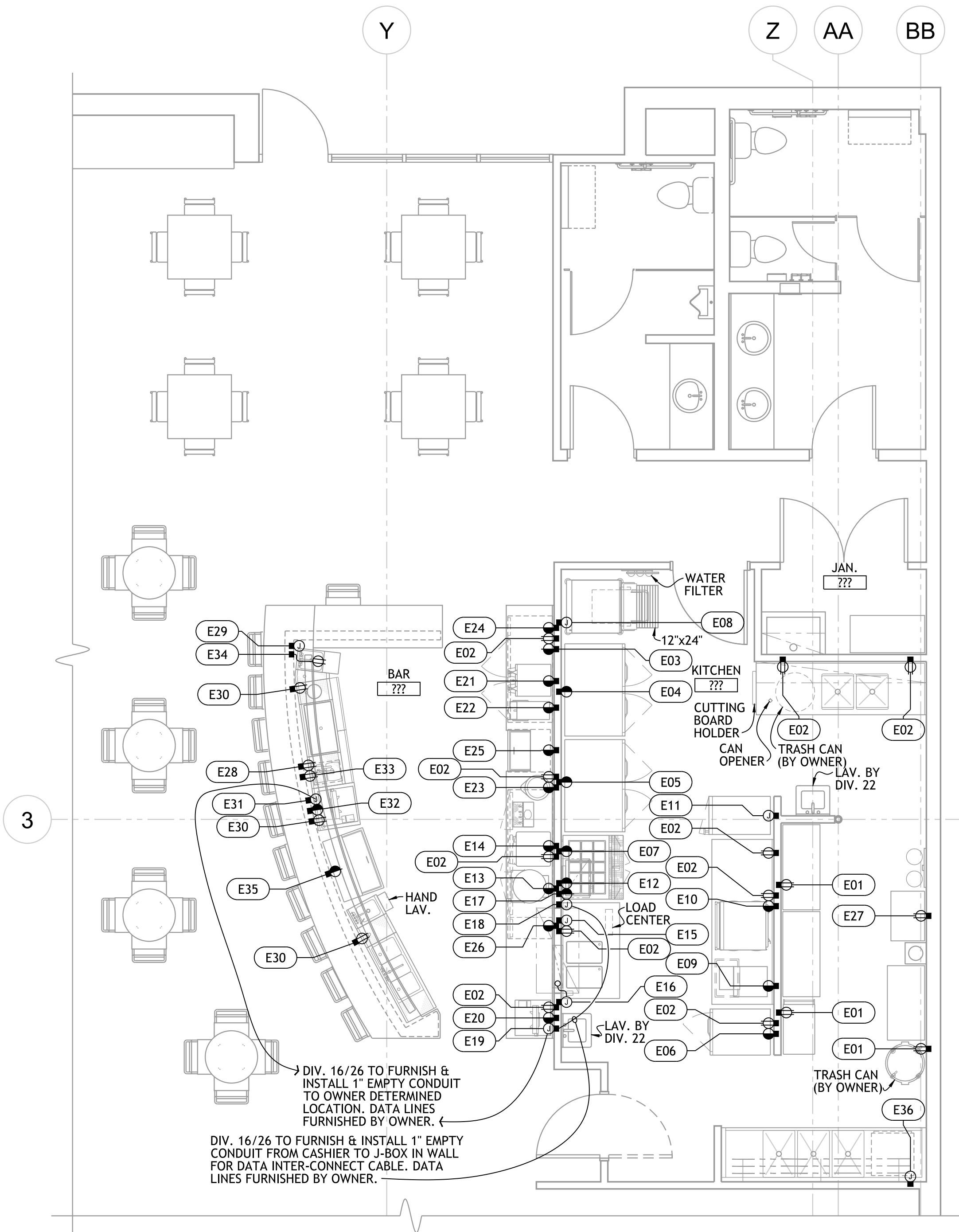
ISSUE DATE: 5.25.23
CHECKED BY: SBH
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SHEET NAME

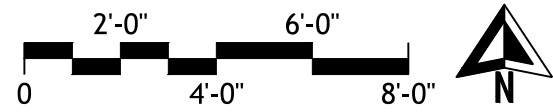
Foodservice Equipment
Plumbing Connection Plan

SHEET NUMBER

FS102



1 FOODSERVICE EQUIPMENT ELECTRICAL CONNECTION PLAN



ELECTRICAL NOTES

- THESE PLANS ARE NOT TO BE USED FOR ROUGHING-IN OF UTILITY SERVICES. REFER TO CONTRACTOR'S DIMENSIONED DRAWINGS.
1. VERIFY ALL ELECTRICAL CHARACTERISTICS WITH ARCHITECT'S ENGINEERING DRAWINGS.
 2. DIMENSIONS INDICATED ARE TO BE VERIFIED BY THE FOODSERVICE CONTRACTOR & ADJUSTED AS REQUIRED BY THE FOODSERVICE EQUIPMENT AND / OR FIELD CONDITIONS.
 3. REFER TO ARCHITECT'S DRAWINGS FOR CLOCKS, STAFF TIME-CLOCKS & COMMUNICATION SYSTEMS IN FOODSERVICE AREAS.
- DIV. 16 / 26 TO PERFORM THE FOLLOWING WORK. REFER TO DIVISION 16 / 26 DRAWINGS AND / OR SPECIFICATIONS FOR ADDITIONAL INFORMATION:**
4. FIELD INSTALLATION OF FITTINGS & ACCESSORIES PROVIDED LOOSE WITH THE FOODSERVICE EQUIPMENT.
 5. ALL RECEPTACLES TO BE GFI PER CODES.

ELECTRICAL SYMBOLS

	DR	DUPLEX RECEPTACLE
	WPR	WEATHERPROOF RECEPTACLE
	WPS	WEATHERPROOF SINGLE SERVICE RECEPTACLE
	PMWP	WEATHERPROOF RECEPTACLE MOUNTED ON PEDESTAL BASE
	SR	1 PHASE SINGLE PURPOSE RECEPTACLE
	SR	3 PHASE SINGLE PURPOSE RECEPTACLE
	DCR	DROP CORD RECEPTACLE
	CSO	CONDUIT STUP-UP or STUB-DOWN
	CS	CONDUIT STUP-OUT
	JB	JUNCTION BOX IN WALL
	JBP	JUNCTION BOX MOUNTED ON PEDESTAL
	JB	JUNCTION BOX MOUNTED IN CEILING
	PMR	DUPLEX RECEPT. MOUNTED ON PEDESTAL
	CSR	CONDUIT STUB - BTC AT RECEPTACLE FURNISHED WITH EQUIPMENT.
	FR	FLUSH FLOOR RECEPTACLE
	SW	WALL SWITCH
	DFA	DROP FROM ABOVE
	AFF	ABOVE FINISHED FLOOR
	BTC	BRANCH TO CONNECTION

ELECTRIC CONNECTIONS SCHEDULE

NO.	CONN.	SERVICE TO	VOLTS	PHASE	RATING	LOCATION	A.F.F.	REMARKS
E01	DR	CONVENIENCE	120	1	16.0A	WALL	16"	RATING ASSUMES 20.0A OUTLET.
E02	DR	CONVENIENCE	120	1	16.0A	WALL	48"	RATING ASSUMES 20.0A OUTLET.
E03	SR	CONVENIENCE	208	1	16.0A	WALL	48"	RATING ASSUMES 20.0A OUTLET.
E04	SR	FREEZER	120	1	1/2HP	WALL	88"	
E05	SR	REFRIGERATOR	120	1	1/3HP	WALL	88"	
E06	SR	REFRIGERATOR / FREEZER	120	1	1/3HP & 1/5HP	WALL	88"	
E07	SR	REFRIGERATED MAKE TABLE	120	1	1/5HP	WALL	24"	
E08	JB	ICE MAKER	120	1	14.9A	WALL	88"	BTC - MAXIMUM FUSE SIZE 20.0A.
E09	SR	VENTLESS COUNTER TOP FRYER	208	1	29.0A	WALL	48"	
E10	SR	MICROWAVE CONVECTION OVEN	208	1	48.0A	WALL	48"	
E11	SR	MOBILE MULTI COOK OVEN	208	3	10.6KW	WALL	24"	
E12	SR	MICROWAVE OVEN	120	1	1.0KW	WALL	72"	
E13	SR	PIZZA OVEN	208	1	20.5A	WALL	48"	
E14	SR	HEATED DISPLAY CABINET	120	1	11.3A	WALL	72"	
E15	JB	CHEF'S COUNTER	120/208	3	20.0A	WALL	24"	BTC. BTC - LOAD CENTER IN EQUIPMENT BY SECTION 114000. 4-WIRE. LOAD SHOWN IS ACTUAL LOAD PLUS 25%. BTC.
E16	JB	HEATER STRIP	208	1	2.4A	WALL	72"	
E17	DR	CONVENIENCE	120	1	16.0A	WALL	60"	RATING ASSUMES 20.0A OUTLET.
E18	JB	DATA LINE	---	--	---	WALL	60"	DIV. 16/26 TO RUN EMPTY 1" CONDUIT FROM JB OWNER DETERMINED LOCATION. DATA LINE RUN BY OWNER.
E19	JB	DATA CABLE	---	--	---	WALL	48"	DIV. 26 TO RUN EMPTY 1" CONDUIT FROM JB TO OWNER DETERMINED LOCATION. DATA LINES RUN BY OWNER.
E20	SR	CASH REGISTER	120	1	12.0A	WALL	48"	DEDICATED - EARTH GROUND - RECEPTACLE FURNISHED W/ EQUIPMENT.
E21	SR	COFFEE MAKER	208	1	6.8KW	WALL	48"	VERIFY - OWNER FURNISHED EQUIPMENT.
E22	SR	ICED TEA BREWER	120	1	1.8KW	WALL	48"	VERIFY - OWNER FURNISHED EQUIPMENT.
E23	SR	SHAVER / BLENDER	120	1	5.3A	WALL	48"	VERIFY - OWNER FURNISHED EQUIPMENT.
E24	SR	BACK BAR REFRIGERATOR	120	1	1/5HP	WALL	24"	15.0A DEDICATED CIRCUIT.
E25	SR	MUG CHILLER	120	1	1/3HP	WALL	24"	15.0A DEDICATED CIRCUIT.
E26	SR	BACK-BAR KEG COOLER W/ TAPS	120	1	1/4HP	WALL	24"	15.0A DEDICATED CIRCUIT.
E27	DR	CARBONATOR	120	1	5.0A	WALL	72"	VERIFY - OWNER FURNISHED EQUIPMENT.
E28	DR	CARBONATOR	120	1	5.0A	BAR DIE	8"	MOUNT RECEPTACLE HORIZONTALLY. VERIFY - OWNER FURNISHED EQUIPMENT.
E29	JB	UNDERBAR LIGHTS	120	1	300W	BAR DIE	38"	BTC.
E30	DR	CONVENIENCE	120	1	16.0A	BAR DIE	38"	RATING ASSUMES 20.0A OUTLET. MOUNT RECEPTACLE HORIZONTALLY.
E31	JB	DATA CABLE	---	--	---	BAR DIE	38"	DIV. 16/26 TO RUN EMPTY 1" CONDUIT FROM JB TO OWNER DETERMINED LOCATION. DATA LINES RUN BY OWNER.
E32	SR	CASH REGISTER	120	1	12.0A	BAR DIE	38"	DEDICATED CIRCUIT - EARTH GROUND. MOUNT RECEPTACLE HORIZONTALLY.
E33	DR	SPEED GUN	120	1	5.0A	BAR DIE	38"	DIV. 16/26 TO FURNISH & INSTALL RECEPTACLE UNDER BAR TOP. BAR BY DIV. 06. MOUNT RECEPTACLE HORIZONTALLY.
E34	CSR	BLENDER OUTLET	120	1	840W	BAR DIE	12"	RECEPTACLE FURNISHED W/ EQUIPMENT. VERIFY W/ OWNER FURNISHED EQUIPMENT.
E35	SR	BOTTLE COOLER	120	1	1/6HP	BAR DIE	12"	15.0A DEDICATED CIRCUIT.
E36	JB	DISHWASHER W/ BOOSTER HEATER	208	3	1HP, 2.0KW & 6.0KW	WALL	16"	DFA - BTC. - IF DISCONNECT SWITCH IS LOCATED ABOVE DISHWASHER BOTTOM MUST BE MIN. OF 72" A.F.F. MINIMUM CIRCUIT AMPACITY 40.0A.

HEIGHT GIVEN IS TO BOTTOM OF ELECTRICAL BOX

THIS DRAWING WAS PREPARED SOLELY AND EXCLUSIVELY FOR EXECUTION OF THE PROJECT IDENTIFIED WITHIN THESE DOCUMENTS. CONTEMPORANEOUSLY WITH ITS ISSUE DATE, THIS DRAWING MAY NOT BE USED ON OTHER PROJECTS OR FOR ADDITIONS TO THE PROJECT OUTSIDE THE SCOPE OF WORK WITHOUT WRITTEN CONSENT OF THE OWNER, ARCHITECT, AND THE ARCHITECT'S CONSULTANTS. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE THE AUTHORS AND OWNERS OF THEIR RESPECTIVE DRAWINGS AND SPECIFICATIONS, AND RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RIGHTS, INCLUDING COPYRIGHTS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	5.25.23	Permit Issue

ISSUE DATE: 5.25.23
CHECKED BY: SBH
DRAWN BY: SBH

SHEET NAME

Foodservice Equipment
Electrical Connection Plan

SHEET NUMBER

FS103



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, June 20, 2023

RE: Riverview Plaza Coffee Drive Thru

Location: 3710 East 86th Street South, Bixby, Oklahoma

STR: Section 11, Township 17N, Range 13E

Applicant: Blake Boswell, Birch Design and Architecture

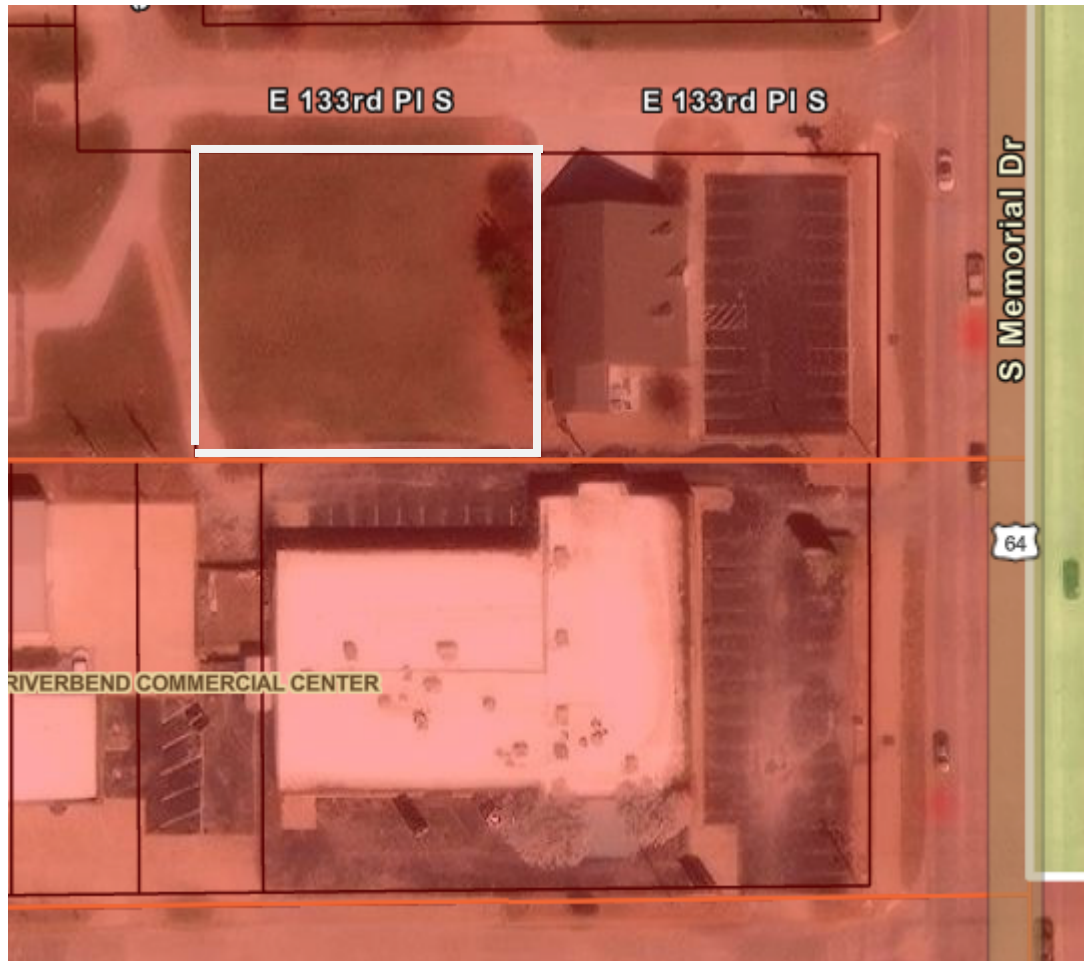
Request: The applicant requests approval of Site Plan BXSP-23.07 for Riverview Plaza Coffee Drive Thru. The site is located at 3710 East 86th Street South, Bixby, Oklahoma. The land is platted as Lot 10, Block 1, Riverview Plaza.

Staff Review: The applicant is proposing to use a shipping container and convert it into a drive-thru coffee shop. The property is zoned Commercial General (CG) and the drive-in restaurant is a use-by-right in the subject zoning. The site is also located within our Corridor District and must adhere to landscaping, lighting, and façade requirements set forth by the corridor district. This is the first for the City of Bixby. All lighting and landscape shall be by zoning regulations. Provide a mutual access easement to the South of the site.

Existing Zoning; Use: The development Area is currently zoned “CG” (Commercial General).

Proposed Use: Drive-thru Restaurant – Use Unit 18

Exhibit A: City of Bixby Zoning Map



Staff Comments:

Planning Staff comments are as follows:

- Show sidewalks along East 133rd Place
- In the site plan keynotes (I) indicate landscape materials
- In the site plan keynotes (J) is for the billboard sign, please show the location of the sign
- Provide a mutual access easement to the South of the site to provide circulation movements onto the site
- Show all property lines with dimensions
- Provide the topographical layout of the land at no greater than two (2) foot contours if the elevations change 10 feet or more
- 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 an 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

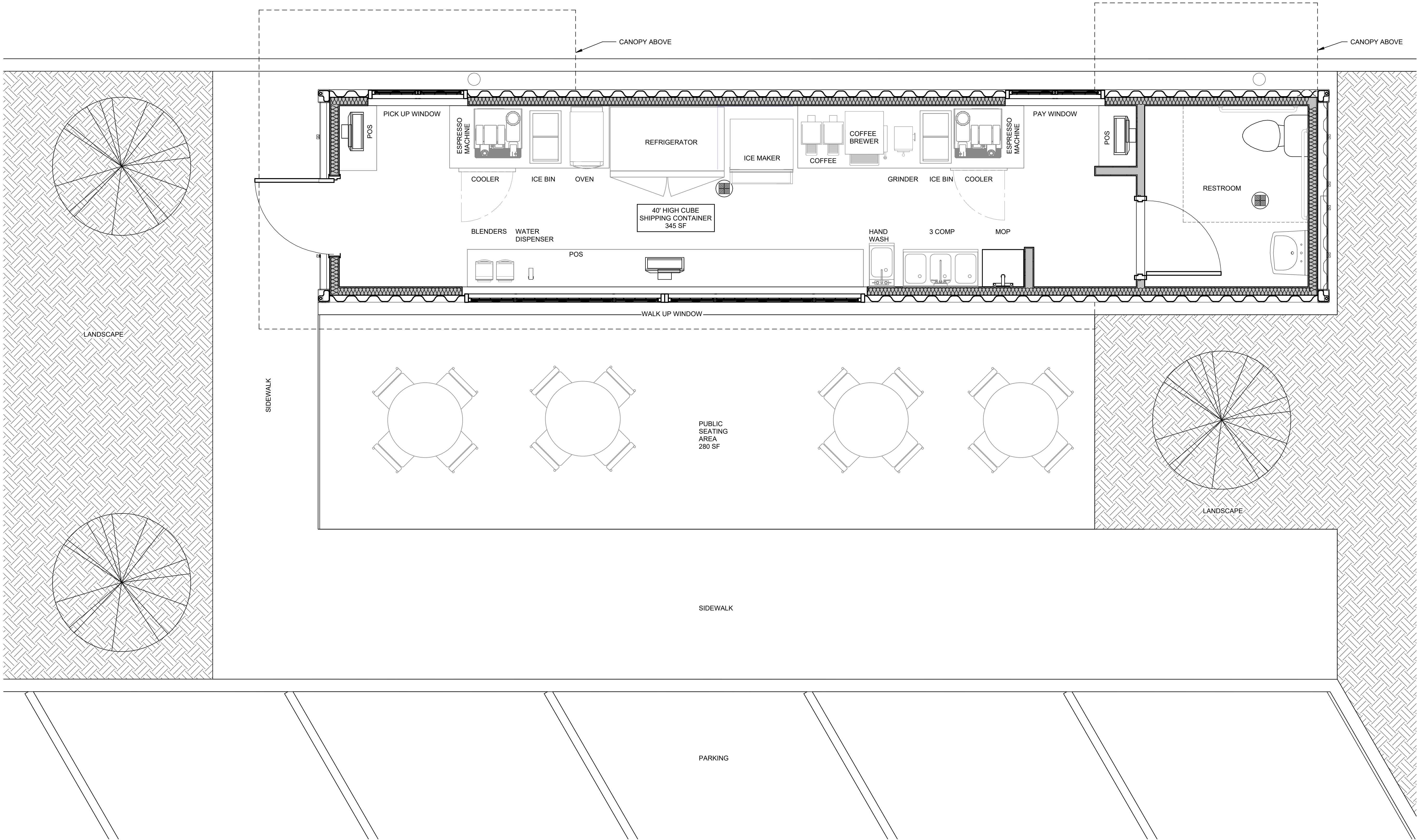
Engineering Comments: Staff has not received Engineering comments at this time.

Attachments:

Exhibit A:	City of Bixby Zoning Map
Exhibit B:	Site Plan
Exhibit C:	Exterior Elevations

Staff's Recommendation: Staff recommends this item be approved as presented.

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G:\My Drive\Projects\Bixby Shipping Container\Drawings\Bixby Shipping Container.dwg



1

SHIPPING CONTAINER FLOOR PLAN

1/2" = 1'-0"



BIRCH DESIGN, PLLC
11911 S OXFORD AVE, SUITE 100
TULSA, OK 74137
918.606.7647

BIRCH
DESIGN + ARCHITECTURE



ARCHITECT OF RECORD

BIXBY SHIPPING CONTAINER
CONCEPT PLAN

BIXBY, OK
PROJECT NO. 05
SITE PLAN REVIEW
06/15/2023

REVISION SCHEDULE

SHEET NAME
CONCEPTUAL
FLOOR PLAN

SHEET NUMBER

A1

- MATERIALS
- STEEL MESH PAINTED SW TRICON BLACK
 - STEEL FRAME PAINTED SW TRICON BLACK
 - TREX WOOD SLATS - COLOR - SPICED RUM
 - THIN BRICK - PAINTED SW WINDFRESH WHITE

- NOTES
- TOP OF PARAPER ELEVATION 16'-6"
 - ALL MECHANICAL UNITS ON ROOF SCREENED WITH MESH



BIXBY SHIPPING CONTAINER
CONCEPT PLAN

BIXBY, OK
PROJECT NO. 05
SITE PLAN REVIEW
06/15/2023

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

SHEET NAME
EXTERIOR
RENDERINGS

SHEET NUMBER
A-9.1



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, June 20, 2023
Name: Quail Creek Office Park
RE: Quail Creek Office Park – Final Plat (BXPT 22.19)
Location: West of East 121st Street South and one-quarter mile West of South Memorial Drive
STR: Section 2, Township 17N, Range 13E
Applicant: The Schemmer Associates Inc.

Site Stats:

Acres: 3.09 +/-	Min. Lot Width: 134 ft.	DU/acre: N/A	Min. Dwelling Sq. Ft: N/A
Number of Lots: 4 Lots	Number of Blocks: 1 Block	Reserve Areas: N/A	Max Bldg. Height: N/A Ft.

Request:

The Schemmer Associates, Inc., is requesting Final Plat approval for Quail Creek Office Park.

Existing Zoning; Use:

Commercial Shopping (CS) together with PUD 76 (Scenic Village Park)

Abutting Zoning; Use:

North: (CG) Commercial Shopping; Vacant
East: (CG) Commercial Shopping; Un-platted; Vacant
South: (CG) Commercial General; South Bixby Business Park; Vacant
West: (CG) Commercial General; Office Space; Vacant

Figure 1: City of Bixby Zoning Map



Staff Review

The applicant is requesting a Final Plat. The proposed development is consistent with development patterns on adjacent and surrounding properties and this is the final phase of this development.

Utilities/Site Area:

Sanitary Sewer:

There is an existing 8" sanitary sewer line located on the Southwest portion of the property.

Water:

There is an existing 12' waterline located on the North side of 121st Street South and there is an 8" waterline that is located along Memorial Drive on the West side of the street.

Planning Review Comments:

1. Provide a 70-degree sight triangle at all ingress and egress points to the subdivision
2. Incorporate ground elevations on the plat to 2" contours

Engineering Review Comments:

- No Engineering comments have been received at the time of writing.

Public Comments:

- No comments have been received at the time of writing.

Staff Comments:

1. Staff supports the Planning Commission's recommendation for approval of the requested Preliminary Plat with Planning and Engineering comments implemented to the Plat before moving to Council.

Attachments:

Figure 1: City of Bixby Zoning Map

Exhibit A Final Plat by Engineered by The Schemmer Associates, Inc.

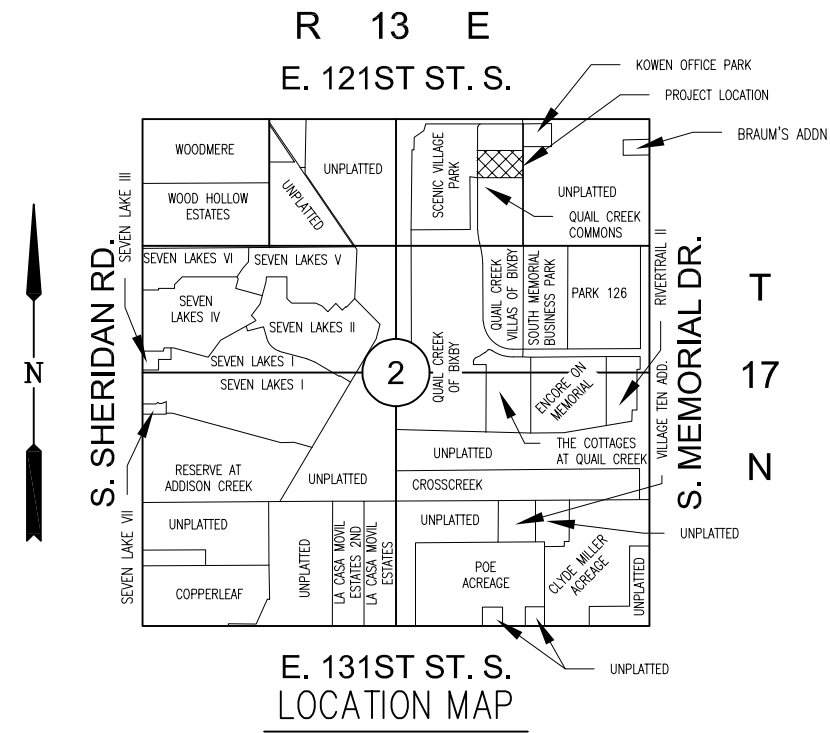
Final Plat (PUD 76)

QUAIL CREEK OFFICE PARK

Owner / Developer
BRUMBLE DEVELOPEMENT GROUP, L.L.C.
5014 EAST 101ST STREET SOUTH - SUITE 102
TULSA, OK. 74137
CONTACT: CLINT BRUMBLE
PHONE: (918)-605-6086

A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 OF THE NE/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
6 LOTS, 1 BLOCK

Engineer/Surveyor
THE SCHEMMER ASSOCIATES, INC
10820 EAST 45TH ST. SUITE 307
TULSA, OK 74146
PHONE: (918) 394-1500
FAX: (918) 369-6876
C.A. #5964 EXPIRES JUNE 30, 2023



Basis of Bearings

THE EAST LINE OF LOT ONE (1), BLOCK (1), QUAIL CREEK COMMONS, A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA RECORDED AS PLAT #6819 IN THE OFFICE OF THE TULSA COUNTY CLERK
S 00°59'22" E (PER THIS SURVEY)

ADS Benchmark

AERIAL DATA SERVICE MONUMENT: TC04
DESCRIPTION OF STATION:
ALUMINUM CAP SET IN CONCRETE. IT IS 32.8 FEET WEST OF THE SOUTH SHERIDAN ROAD CENTERLINE, 28.40 FEET SOUTH OF THE CENTERLINE OF THE ENTRANCE TO THE WASTEWATER FACILITY, 24.9 FEET NORTHWEST OF A WATER METER ACCESS COVER

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD 1988
NORTHING: 365364.097
ELEV: 611.16
EASTING: 2588400.445

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK
3.09 ACRES (134,600 SQUARE FEET)

CERTIFICATE OF APPROVAL

CITY PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE
BIXBY PLANNING COMMISSION ON _____

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE
BIXBY CITY COUNCIL ON _____

MAYOR OR VICE MAYOR

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE
BIXBY CITY COUNCIL ON _____

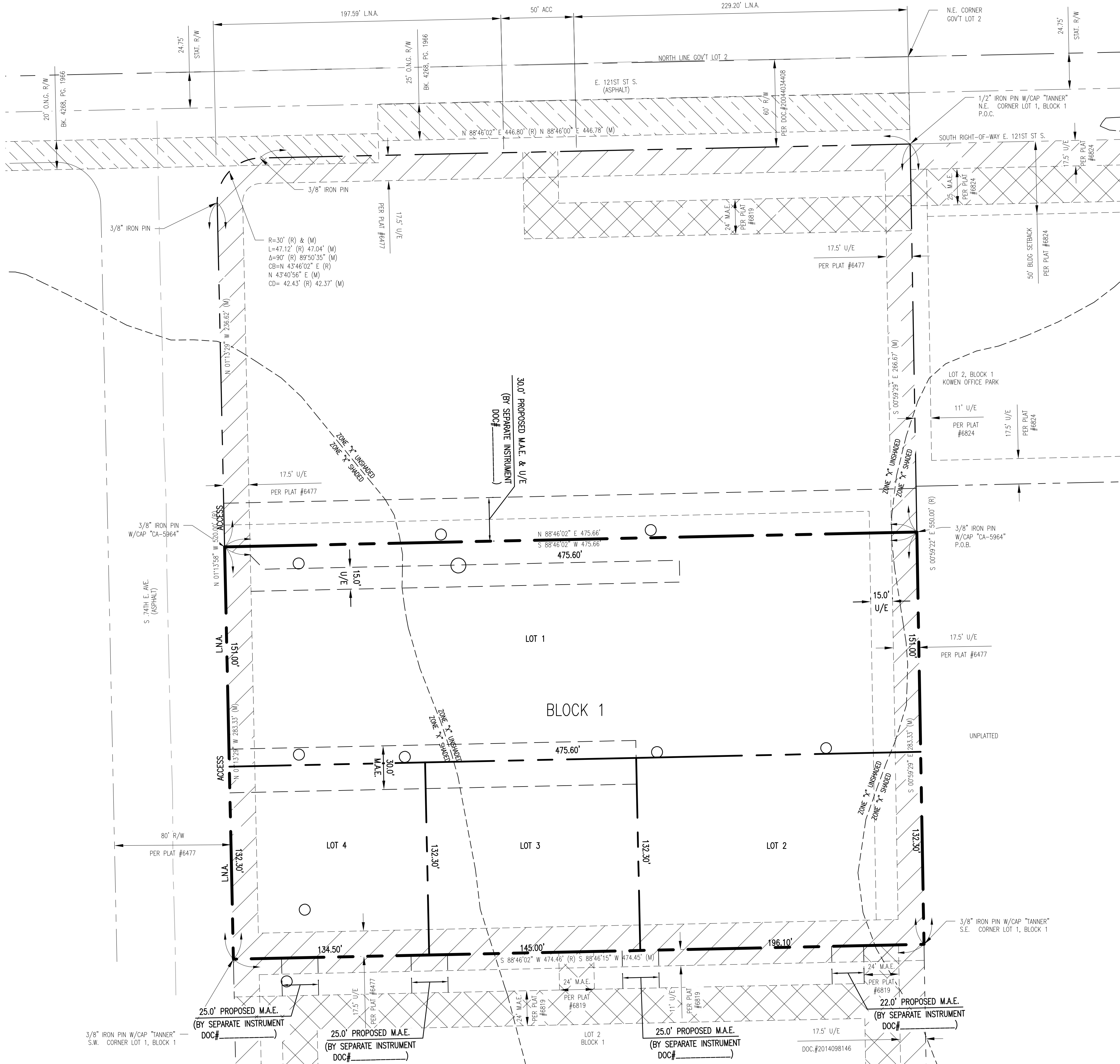
CITY MANAGER

UTILITY CONTACTS

TULSA CITY WATER & SEWER 175 E. 2ND ST. TULSA, OK 74103 918-596-9488	AEP PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523	COX COMMUNICATIONS 201 N. BOULDER AVE. TULSA, OK, 74103 1-918-215-2290
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	SEWER CITY OF BIXBY 116 W NEEDLES, P.O. BOX 70 BIXBY, OK 74008 918-366-4430	BIXBY TELEPHONE 15502 S. MEMORIAL DR. BIXBY, OK 74008 918-366-8000

FLOODPLAIN

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FIRM PANEL 40143C0432L DATED 10/16/2012



LEGEND

- SUBJECT PROPERTY LIMITS
- LOT LINE
- SECTION LINE
- FLOOD PLAIN LINE
- EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- DECIDUOUS TREE
- FOUND PROPERTY CORNER (AS NOTED)
- SET PROPERTY CORNER (AS NOTED)
- (R) - RECORDED
- (M) - MEASURED
- P.O.C. - POINT OF BEGINNING
- P.O.B. - POINT OF COMMENCEMENT
- M.A.E. - MUTUAL ACCESS EASEMENT
- L.N.E. - LIMITS OF NO ACCESS
- ACC - LIMITS OF ACCESS
- DGCI - DOUBLE GRATE CURB INLET
- RCP - REINFORCED CONCRETE PIPE
- FL - FLOWLINE
- U/E - UTILITY EASEMENT
- R/W - RIGHT-OF-WAY

Scale: 1"=40'

0 20 40 80

UTILITY ESMT. PER PLAT #6477
M.A.E. PER PLAT #6819
O.N.G. RW BK. 4268, PG. 1966

Lot Summary Table		
Lot #	Block #	S.F. Area
1	BLOCK 1	71769.07
2	BLOCK 1	25830.48
3	BLOCK 1	19187.70
4	BLOCK 1	17800.24

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

Final Plat

QUAIL CREEK OFFICE PARK

A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 OF THE NE/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
9 LOTS, 2 BLOCKS

QUAIL CREEK OFFICE PARK

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

BRUMBLE DEVELOPMENT GROUP, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER TOGETHER REFERRED TO AS THE “OWNER/DEVELOPER” IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF LOT ONE (1), BLOCK ONE (1), QUAIL CREEK COMMONS, A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA RECORDED AS PLAT #6819, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS; THENCE S 00°59'22" E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 266.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°59'22" E ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 283.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS; THENCE S 88°46'02" W ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS A DISTANCE OF 474.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS; THENCE N 01°13'58" W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS A DISTANCE OF 283.33 FEET; THENCE N 88°46'02" E A DISTANCE OF 475.66 FEET TO THE POINT OF BEGINNING. CONTAINING 3.09 ACRES, MORE OR LESS. SAID TRACT IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE “PLAT” AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS “QUAIL CREEK OFFICE PARK”, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER “QUAIL CREEK OFFICE PARK” OR THE “SUBDIVISION”).

SECTION I. EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS “U/E” 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/DEVELOPER 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 RE-LAYING 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/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. UNDERGROUND SERVICE

1. LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED UNDERGROUND WITHIN A GENERAL UTILITY EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE 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 OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS 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 THE UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR RESPECTIVE LOTS AND EACH SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

1. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR RESPECTIVE LOTS AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.
2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH 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 ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT LOT OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THEIR ACTS AND/OR THE ACTS OF THEIR AGENTS OR CONTRACTORS.
4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS 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 OR SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND LOT OWNERS AGREE TO BE BOUND HEREBY.

D. GAS SERVICE

1. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF GAS FACILITIES LOCATED ON THEIR RESPECTIVE LOTS.
2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A GAS MAIN OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH A GAS MAIN SHALL BE PROHIBITED.
3. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS, BUT LOT OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THEIR ACTS AND/OR THE ACTS OF THEIR AGENTS OR CONTRACTORS.
4. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS 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 GAS FACILITIES.
5. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE 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 LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

E. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

EACH LOT SHALL *RECEIVE* AND *DRAIN*, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, DRAINAGE AREAS OF HIGHER ELEVATION, AND 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/OR SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, QUAIL CREEK COMMONS (PUD 76) WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 76) AS PROVIDED WITHIN SECTIONS 1100-1107 OF TITLE 42, BIXBY REVISED ORDINANCES (BIXBY ZONING CODE), AND

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

WHEREAS, PUD NO. 76 MINOR AMENDMENT NO. 1 WAS SUBMITTED AND WAS AFFIRMATORY RECOMMENDED FOR APPROVAL BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 30, 2013, AND WAS APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 14, 2012, AND

WHEREAS, PUD NO. 76 MINOR AMENDMENT NO. 2 WAS SUBMITTED AND WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON JUNE 18, 2018, AND

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

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

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

A. DEVELOPMENT STANDARDS

DEVELOPMENT AREA E (LOT 1, BLOCK 1)
GROSS LAND AREA: 7.222 AC
NET LAND AREA: 6.001 AC
PERMITTED USES: USES AS PERMITTED AS MATTER OF RIGHT IN THE CS ZONING DISTRICT, AND CUSTOMARY ACCESSORY USE, PROVIDED HOWEVER, USE UNIT 19 HOTEL, MOTEL AND RECREATION FACILITIES SHALL BE LIMITED TO HOTEL USE.
MAXIMUM FLOOR AREA RATIO: 0.50
MAXIMUM BUILDING HEIGHT: 40 FT.
MINIMUM BUILDING SETBACK:
FROM ARTERIAL STREET RIGHT-OF-WAY 50 FT.
FROM NON-ARTERIAL STREET RIGHT-OF-WAY 25 FT.
FROM RESIDENTIAL DEVELOPMENT AREAS: 50 FT.
FROM OTHER EXTERIOR BOUNDARIES: 20 FT
MINIMUM LANDSCAPING: 10% OF NET LOT AREA
MINIMUM OFF-STREET PARKING: SEE SECTION II.B.4 OFF STREET PARKING AND LOADING
MASONRY REQUIREMENTS: EXTERIOR BUILDING WALLS FRONTING 121ST STREET SHALL HAVE A MASONRY FINISH OF NOT LESS THAN 25% EXCLUDING WINDOWS AND DOORS
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN A CS DISTRICT

DEVELOPMENT AREA F (LOTS 2, 3, AND 4 BLOCK 1)
GROSS LAND AREA: 6.481 AC
NET LAND AREA: 5.976 AC
PERMITTED USES: USES AS PERMITTED AS MATTER OF RIGHT IN THE CG ZONING DISTRICT, AND OFFICE/WAREHOUSE AS SET FORTH WITHIN USE UNIT 23 WAREHOUSING AND WHOLESALING, AND CUSTOMARY ACCESSORY USE, PROVIDED HOWEVER USES SET FORTH IN USE UNIT 17 AUTOMOTIVE AND ALLIED ACTIVITIES SHALL BE EXCLUDED.

MAXIMUM FLOOR AREA RATIO: 0.50
MAXIMUM BUILDING HEIGHT: 40 FT.
MINIMUM BUILDING SETBACK:
FROM NON-ARTERIAL STREET RIGHT-OF-WAY 25 FT.
FROM RESIDENTIAL DEVELOPMENT AREAS: 50 FT.
FROM OTHER EXTERIOR BOUNDARIES: 20 FT.
MINIMUM LANDSCAPING: 10% OF NET LOT AREA
MINIMUM OFF-STREET PARKING: SEE SECTION II.B.4 OFF STREET PARKING AND LOADING
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN A CS DISTRICT

B. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

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

Final Plat

QUAIL CREEK OFFICE PARK

A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 OF THE NE/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
9 LOTS, 2 BLOCKS

2. LANDSCAPING AND SCREENING

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

3. LIGHTING

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

4. OFF STREET PARKING AND LOADING

WITHIN DEVELOPMENT AREAS E AND F, THE FOLLOWING MINIMUM PARKING TO BUILDING SQUARE FOOTAGE RATIOS SHALL APPLY, PER INITIAL BUILDING TYPE, AND REGARDLESS FUTURE OCCUPANCIES:

OFFICE BUILDINGS:	1 PER 300 SF
WAREHOUSING AND WHOLESALING BUILDINGS:	1 PER 5,000 SF
BUILDINGS FOR OTHER COMMERCIAL OR OTHER PERMITTED USES, INCLUDING RESTAURANT	1 PER 225 SF

WITHIN DEVELOPMENT AREAS E AND F, OFF-STREET LOADING SHALL NOT BE REQUIRED. IF CONSTRUCTED, OFF-STREET LOADING GEOMETRIES MAY BE MODIFIED FROM ZONING CODE COMMERCIAL BUILDING PERMIT, PROVIDED THE MODIFIED DESIGN MEETS BUILDING CODE REQUIREMENTS. THE OWNER OR INDIVIDUAL TENANTS MAY ALLOW OFF-STREET PARKING WITHIN LOADING BERTH AREAS WHEN NOT IN USE FOR LOADING PURPOSES.

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

5. ACCESS AND CIRCULATION

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

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

INTERIOR ACCESS TO LOT 1, BLOCK 1 MAY BE PRIVATE STREET(S) FROM SOUTH 74TH EAST AVENUE AND EAST 126TH STREET SOUTH, LOT 1, BLOCK 1 MAY BE GATED FOR THE PRIVACY OF RESIDENTS WITHIN THE DEVELOPMENT AREA.

6. SIGNS

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE EXCEPT AS PROVIDED HEREIN, AND SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF BIXBY FOR SIGN PERMIT. SIGNS IDENTIFYING AN INTERIOR PROPERTY MAY BE LOCATED OFF SITE WITHIN A PARCEL LOCATED WITHIN PUD 76 AS FURTHER OUTLINED HEREIN.

BUSINESS SIGNS SHALL BE LIMITED AS FOLLOWS:

- WALL OR CANOPY SIGNS SHALL NOT EXCEED 1.5 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE BUILDING WALL OR CANOPY TO WHICH AFFIXED.
- A PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 121ST ST. S., AND MAY IDENTIFY LIKE-BRANDED RESIDENTIAL DEVELOPMENTS (“QUAIL CREEK”), BUT SHALL NOT EXCEED 35 FEET IN HEIGHT AND 230 SQUARE FEET OF DISPLAY SURFACE AREA.
- ONE (1) COMBINED COMMERCIAL DEVELOPMENT ENTRANCE SIGN SHALL BE PERMITTED ALONG EACH STREET FRONTAGE (E. 121ST ST. S. AND S. 74TH E. AVE.), IDENTIFYING BUSINESSES AND USES LOCATED ANYWHERE WITHIN DEVELOPMENT AREAS E AND F, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT AND 230 SQUARE FEET OF DISPLAY SURFACE AREA PER SIGN.
- WITHIN EACH LOT, A GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT AND 75 SQUARE FEET OF DISPLAY SURFACE AREA.

- WITHIN COMMERCIAL DEVELOPMENT AREAS E AND F, BUSINESSES LOCATED ON INTERIOR LOTS MAY BE SERVED BY ONE (1) OFFSITE GROUND SIGN LOCATED ALONG 121ST ST. S. OR S. 74TH E. AVE., NOT TO EXCEED 20' IN HEIGHT OR A MAXIMUM DISPLAY SURFACE AREA PERMITTED BASED ON THE STREET FRONTAGE OF THE LOT CONTAINING SUCH SIGN. SUCH GROUND SIGN SHALL BE PERMITTED IN ADDITION TO ALL OTHER GROUND SIGNS LOCATED ON THE LOT WITH ARTERIAL OR COLLECTOR STREET FRONTAGE, PROVIDED THE 40' MINIMUM SIGN SEPARATION STANDARD IS MAINTAINED. WITHIN COMMERCIAL DEVELOPMENT AREAS E AND F, BUSINESSES LOCATED ON INTERIOR LOTS MAY ADDITIONALLY BE SERVED BY ONE (1) ONSITE GROUND SIGN, NOT TO EXCEED 10' IN HEIGHT AND 150 SQUARE FEET IN DISPLAY SURFACE AREA.

7. UTILITIES AND DRAINAGE

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

8. PARCELIZATION

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

9. TRANSFER OF ALLOCATED FLOOR AREA

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

10. DETAILED SITE PLAN REVIEW

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. WITHIN DEVELOPMENT AREAS THAT DO NOT INCLUDE MULTIFAMILY DWELLINGS, NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THE BIXBY PLANNING COMMISSION MAY APPROVE A CONCEPTUAL SITE PLAN AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND DEVELOPMENT STANDARDS, UPON WHICH CITY OF BIXBY STAFF SHALL REVIEW AND APPROVE INDIVIDUAL DETAILED SITE, LANDSCAPE, SIGNAGE, FENCE/SCREENING, BUILDING ELEVATION, AND LIGHTING PLANS IF IN SUBSTANTIAL COMPLIANCE WITH THE CONCEPTUAL SITE PLAN APPROVED BY THE BIXBY PLANNING COMMISSION. NO CERTIFICATE OF OCCUPANCY SHALL ISSUE FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH A LANDSCAPING PLAN AND PHASING SCHEDULE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION OR BIXBY CITY STAFF, AS THE CASE MAY BE.

11. PLATTING REQUIREMENT

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

12. CITY DEPARTMENT REQUIREMENTS

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

THE LIMITATION ESTABLISHING A MAXIMUM NUMBER OF PARKING SPACES AS SET FORTH WITHIN PARAGRAPH H, SECTION 11-10-2 MAY BE MODIFIED BY THE BIXBY PLANNING

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

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

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS. . THE COVENANTS CONTAINED WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING THE COVENANTS CONTAINED WITHIN SECTION II, SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD NO. 76 BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD 76 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF, BRUMBLE DEVELOPMENT GROUP, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

BRUMBLE DEVELOPMENT GROUP, L.L.C.,
AN OKLAHOMA LIMITED LIABILITY COMPANY

CLINT BRUMBLE, MANAGER

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2023
BY CLINT BRUMBLE AS MANAGER OF BRUMBLE DEVELOPMENT GROUP, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
MY COMMISSION NUMBER IS:

CERTIFICATE OF SURVEY

I, A. B. WATSON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS “QUAIL CREEK OFFICE PARK”, 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 PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

B. WATSON, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO.1057

STATE OF OKLAHOMA)

)

COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS ____DAY OF 2023, BY A. B. WATSON, JR., AS A REGISTERED PROFESSIONAL LAND SURVEYOR.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
MY COMMISSION NUMBER IS:

CITY OF BIXBY

*P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)*

Development Services – Engineering Memo

To: Barrick Rosenbaum, Schemmer
Clint Brumble, Brumble Development Group, LLC

From: Justin Dowd, City Engineer

CC: Public Works
Development Services
Fire Department
File

Date: May 24, 2023

Re: Quail Creek Office Park – Approved Earth Change Permit

The Earth Change Permit for Quail Creek Office Park, located at South 121st Street South and South 74th Avenue, is approved for earth work activities ONLY. Approval is based on the Barrick Rosenbaum signed and sealed plans dated April 11, 2023.

Please note, this approval is for earth work only. Additional design work is needed for approval of on and off-site infrastructure and applicable ROW/Utility Easement dedications. All infrastructure design shall be approved prior to issuance of building permits.

Next Step(s):

- Prior to the start of earth change activities, the contractor must schedule and attend a pre-construction meeting with the Stormwater Coordinator, Seth Arredondo, to discuss stormwater management requirements.



EARTH CHANGE PERMIT	
NO.	<u>023008</u>
DATE:	<u>5/24/2023</u>
SIGNATURE:	<u>Justin S. Bowd</u>
NAME:	<u>Justin S. Bowd</u>
CITY ENGINEER	
EXPIRES ONE YEAR FROM APPROVAL DATE	

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

Bixby Planning Department Earth Change Permit Application

Owner Information:

Name: Brumble Development Group, LLC Phone: (918) 605-6086
Email: clintb@thebrumblegroup.com
Address: 5014 E 101st St S, Suite 102
City/State: Tulsa, OK Zip: 74317

Applicant Information:

Name: The Schemmer Associates Inc. Phone: (918) 394-1500
Email: https://www.schemmer.com/
Address: 10820 East 45th Street, Suite 307
City/State: Tulsa, OK Zip: 74146

If Applicant is other than Owner:

Indicate interest: Consultant

Owner Consent Signature: [Signature] Date: 5/24/23

Property Information:

Address: S 74th E Ave and E 121st St S, Bixby, OK Zip: 74008
Subdivision: Within the City of Bixby Lot: 1 Block: 1
SEC: 2 TWN: 17 RGE: 13

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

01. N Is subject tract located in the 100-year floodplain?
02. If so, does this request encroach into the 100-year floodplain?
03. If so, please attach Elevation Certificate.
04. Y Area sketch and boundary line survey
05. Y Attach a type-written description of proposed Earth Change
06. Type of Earth Change:
Excavating: X Grading: X Landfilling:
Re-Grading: Berming: Dike:
07. N Does lot or tract of record contain any natural or man-made water course?

08. Name of Watershed: FRY DITCH
09. Drainage Area : 6 Acres
10. Y Grading and Drainage Plan showing areas, types, and extents of change
11. Y Erosion and sediment control plans
12. Y Construction Schedule (as part of the SWP3)

13. Fees:
\$: \$75.00 Earth Change Application Fee* (\$75.00*)
\$: Earth Change Permit for less than 1 acre (\$25.00*)
\$: \$75.00 Earth Change Permit for 1-10 acres (\$75.00*)
\$: Earth Change Permit for greater than 10 acres (\$150.00*)
\$: \$150.00 Total Fees*
(*or as specified in current approved fee schedule)

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

Signature: [Signature] Date: 5/25/2023

Applicant – Do Not Write Below This Line

Application Date Received: 5/24/23 Received by: Justin S. Dowd
Permit Fee \$: \$75 Date: 5/24/23 Receipt #: 01849675



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, Director of Development Services
Date: Monday, June 20, 2023
Name: Sheridan 121
RE: Preliminary and Final Plat BXPT-23.06
Location: Northeast corner of East 121st Street South and South Sheridan Road, Bixby, Oklahoma 74008
STR: Section 35, Township 18N, Range 13E
Applicant: Tanner Consulting, LLC,

Site Stats:

Acres: 5.071 Ac+/-	Min. Lot Width: 420 Ft.	DU/acre: N/A
Number of Lots: 1 Lot	Number of Blocks: 1 Block	Reserve Areas: N/A

Request:

Tanner Consulting is requesting Preliminary and Final Plat approval for Sheridan 121 which is located on the Northeast corner of 121st Street and South Sheridan Road, Bixby, Oklahoma 74008.

Existing Zoning; Use:

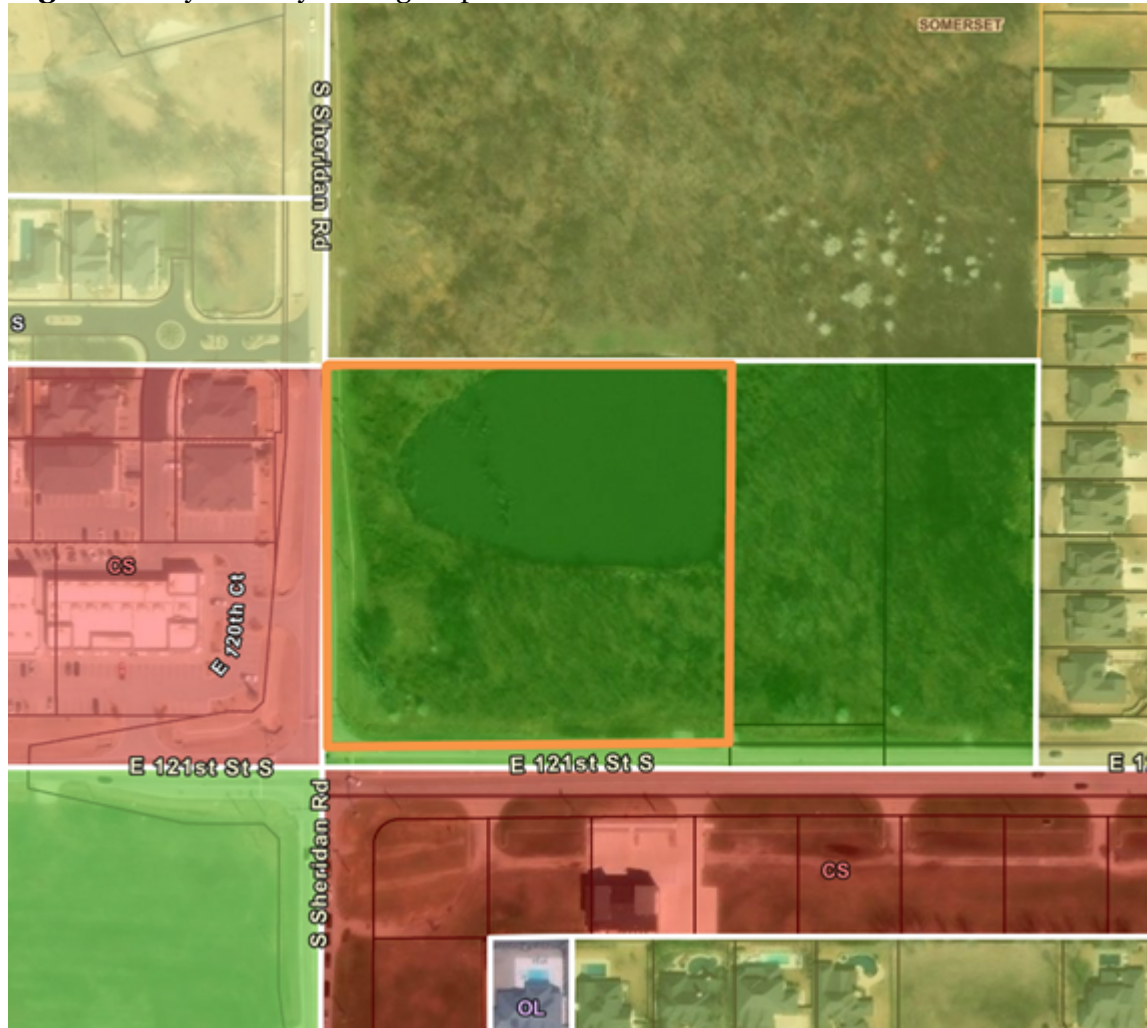
On March 27, 2023, the Bixby City Council reviewed and approved an ordinance changing the zoning from Agriculture (AG) to Commercial Shopping (CS).

Abutting Zoning; Use:

North: (RS-2) Residential Single Family
East: (AG) Agricultural
South: (CS) Commercial Shopping

West: (CS) Commercial Shopping, City of Jenks

Figure 1: City of Bixby Zoning Map



Staff Review

The applicant is requesting a Preliminary and Final Plat. The plat will allow one (1) lot and one (1) block. By the Comprehensive Plan, the site is designated as Neighborhood Commercial, and CS zoning is a use by right. The use group allows for commercial goods and services.

Utilities/Site Area: On the West side of the property line, east along South Sheridan Road:
12" water line
12" force main sanitary sewer

Planning Review Comments:

- Provide ground elevations on property on or at 2" contour intervals
- Show existing finish contours in one-foot (1') intervals
- At tie ingress and egress point to the site provide a line of sight triangles
- Provide Limits of No Access (LNA) along South Sheridan Road and East 121st Street South

Engineering Review Comments: in TAC it was mentioned that the storm sewer box on 121st Street belongs to Tulsa County and the Developer will need to get approval from Tulsa County to utilize the Storm Sewer box.

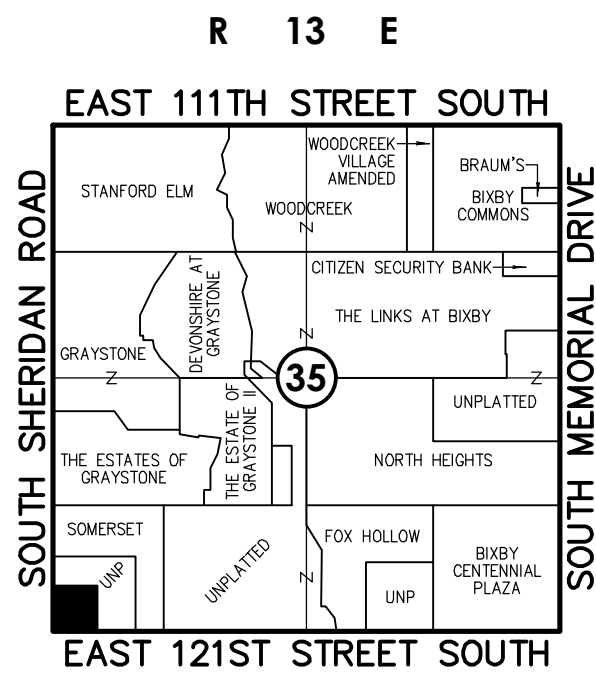
Public Comments: No comments have been received at the time of writing.

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 Olsson, Inc.
Exhibit B: Final Plat with Deed of Dedication by Tanner Consulting.



Location Map

Scale: 1"= 2000'

NORTH

SUBDIVISION CONTAINS:

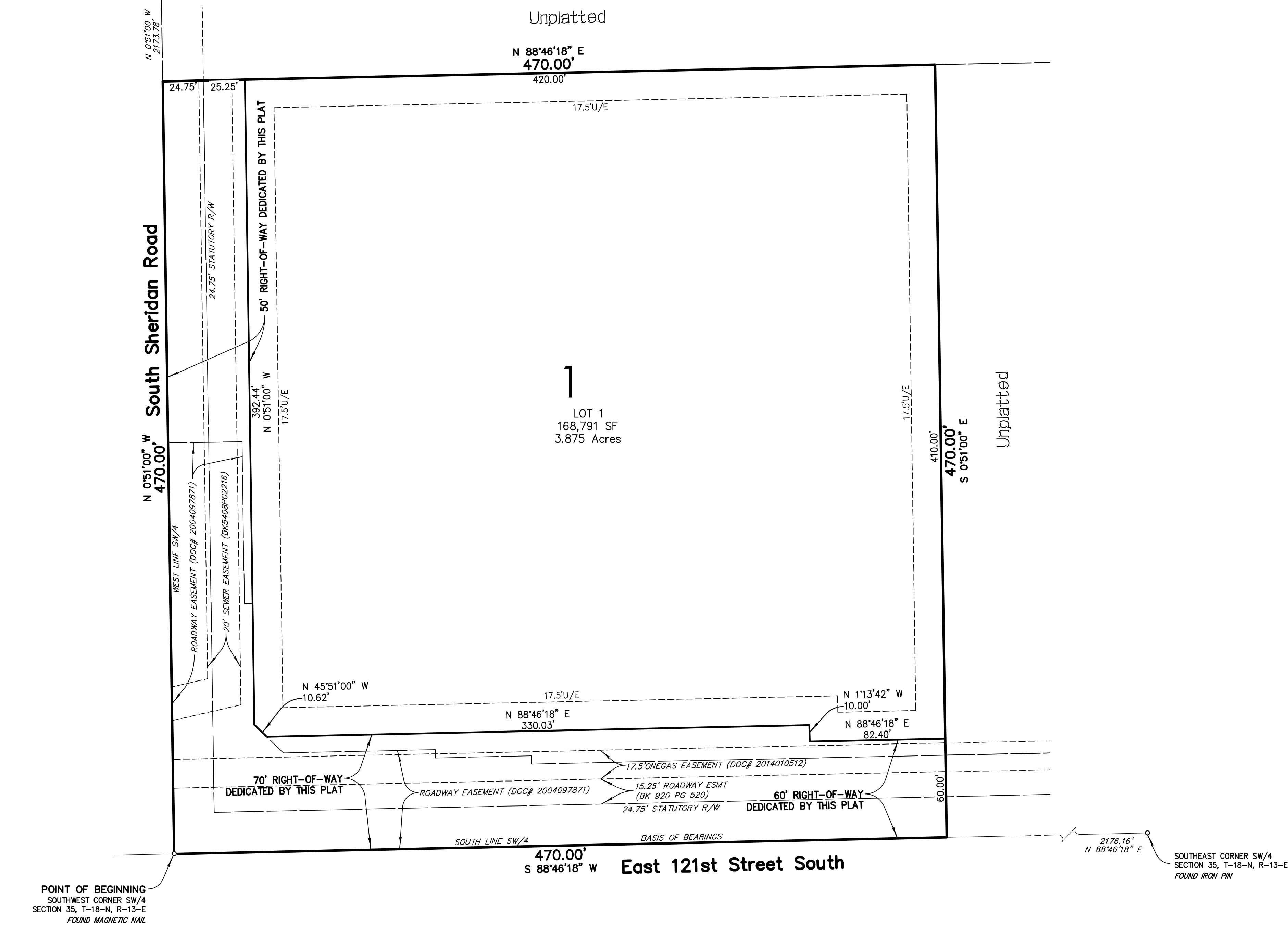
- ONE (1) LOT
IN ONE (1) BLOCK
- GROSS SUBDIVISION AREA: 5.071 ACRES

Notes:

- THIS PLAT 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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - FOUND MAGNETIC NAIL AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;
 - FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'18" EAST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH SHERIDAN ROAD AND EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

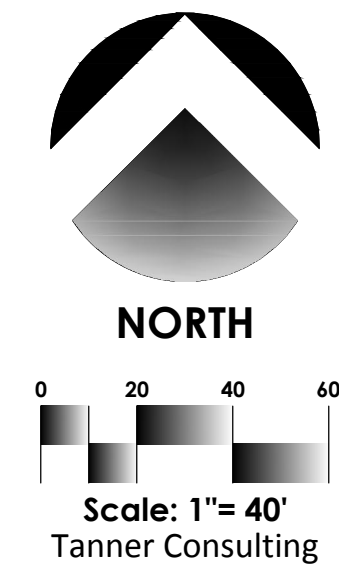
OWNER:
Sheridan 121 LLC
CONTACT: MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 S. 3rd St.
Jenks, OK 74037
(918) 289-3595

NORTHWEST CORNER SW/4
SECTION 35, T-18-N, R-13-E
FOUND 5/8" IRON PIN



SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

FINAL PLAT
CERTIFICATE OF APPROVAL

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

on _____

MAYOR-VICE MAYOR

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

CITY MANAGER-CITY CLERK

DATE OF PREPARATION: April 17, 2023

Sheridan 121
SHEET 1 OF 2

Preliminary/Conditional Final Plat

Sheridan 121

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

SHERIDAN 121 LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS THE SOUTH FOUR-HUNDRED SEVENTY (470) FEET OF THE WEST FOUR-HUNDRED SEVENTY (470) FEET OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE NORTH 0°51'00" WEST, AND ALONG THE WEST LINE OF THE SW/4, FOR A DISTANCE OF 470.00 FEET; THENCE NORTH 88°46'18" EAST, AND PARALLEL WITH THE SOUTH LINE OF THE SW/4, FOR A DISTANCE OF 470.00 FEET; THENCE SOUTH 0°51'00" EAST, AND PARALLEL WITH SAID WEST LINE, FOR A DISTANCE OF 470.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 88°46'18" WEST, AND ALONG THE SOUTH LINE, FOR A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 220,895 SQUARE FEET OR 5.071 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) MAGNETIC NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;;
- (2) IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'18" EAST.

SHERIDAN 121 LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO ONE (1) LOT IN ONE (1) BLOCK AND STREETS AND HAS DESIGNATED THE SAME AS "SHERIDAN 121", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I. - PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AS "EAST 121ST STREET SOUTH" AND "SOUTH SHERIDAN ROAD" AND FURTHER DEDICATES TO THE PUBLIC FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" 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, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, 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, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS; PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPLACE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, AND REPLACING 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. OWNER/DEVELOPER HEREBY 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 STREETS AND 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 A STREET OR EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY ADJACENT TO THE SUBDIVISION AND DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES, INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES, SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS, AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

- 2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND EXCLUSIVE RIGHT-OF-WAY 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 OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE, TERMINATING AT THE PLANE FORMED BY THE EXTERIOR WALL OF THE STRUCTURE.

- 3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE 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, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- 4. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

- 5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF WATER, SEWER, ELECTRIC, COMMUNICATION, AND GAS SERVICES, AND THE LOT OWNER AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- 1. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SAID MAINS OR FACILITIES, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT OWNER, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, AND MANHOLES, SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS OR DESIGNATED CONTRACTORS, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

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

- 3. THE CITY OF BIXBY, OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF PUBLIC UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

- 4. ALL PUBLIC WATER LINES, PUBLIC SANITARY SEWER LINES, AND PUBLIC STORM SEWER FACILITIES SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE BOND OF WHICH THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE, THE OWNER/DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

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

D. SURFACE DRAINAGE

THE LOT OR SUBDIVIDED PART THEREOF WITHIN THE SUBDIVISION 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 OWNER WITHIN THE SUBDIVISION SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM OR SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR SUBDIVIDED PART THEREOF. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED OWNER OF A LOT OR SUBDIVIDED PART THEREOF AND BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR SUBDIVIDED PART THEREOF SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. LIMITS OF NO ACCESS

THE OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND WITH THE APPROVAL OF THE CITY OF BIXBY, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II. - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, & SEVERABILITY

A. ENFORCEMENT AND DURATION

THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS GRANTEEES, TRANSFEREES, SUCCESSORS, AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED. IF ANY OWNER WITHIN THE SUBDIVISION SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING THE LOT OR SUBDIVIDED PART THEREOF TO MAINTAIN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT(S) TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES AND SECTION II. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR SUBDIVIDED PORTION THEREOF TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

C. SEVERABILITY

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED HEREIN BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE, OR PROVISIONS HEREIN CONTAINED SHALL NOT RENDER THE BALANCE OF THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE, OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE OWNER/DEVELOPER. THE FAILURE OF THE OWNER/DEVELOPER OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY RESTRICTION, COVENANT, OR CONDITION AT ANY TIME, OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY NOR A MODIFICATION OF THESE RESTRICTIONS, COVENANTS, OR CONDITIONS.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

SHERIDAN 121 LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
[TITLE]

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 2023, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF SHERIDAN 121 LLC TO THE FOREGOING INSTRUMENT, AS ITS _____, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SHERIDAN 121 LLC FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

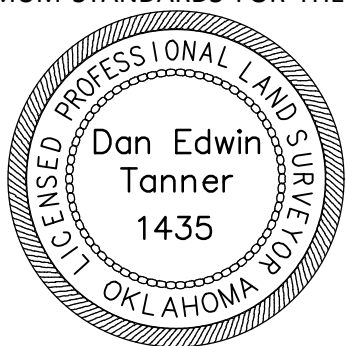
03/08/2024
MY COMMISSION EXPIRES NOTARY PUBLIC



CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "SHERIDAN 121", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.



BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

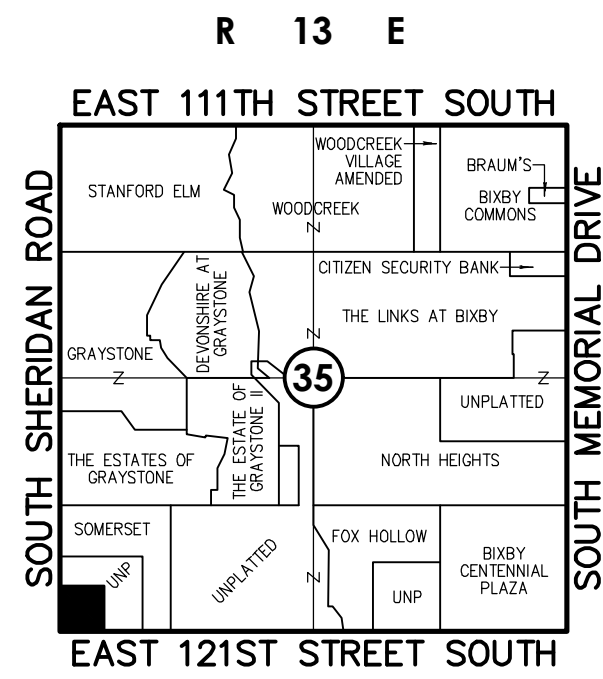
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE DAY OF _____, 2023, PERSONALLY APPEARED TO ME DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

03/08/2024
MY COMMISSION EXPIRES NOTARY PUBLIC





Location Map

Scale: 1"= 2000'

NORTH

SUBDIVISION CONTAINS:

ONE (1) LOT
IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 5.071 ACRES

Notes:

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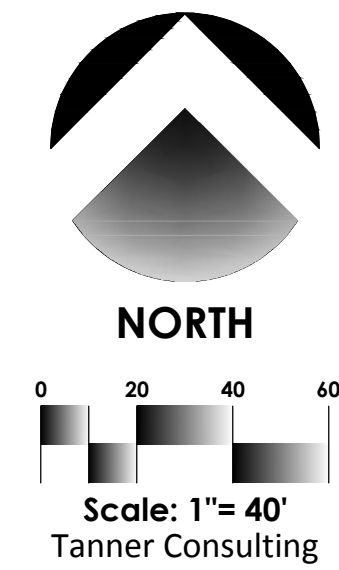
OWNER:
Sheridan 121 LLC
CONTACT: MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 S. 3rd St.
Jenks, OK 74037
(918) 289-3595

Conceptual Utility Plan

Sheridan 121

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



LEGEND

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R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)



Memo

To: City of Bixby, Planning Commission
From: O.C. Walker, Development Services Director | City Planner
CC: City of Bixby, Planning Commission
Date: June 15, 2023
Re: May 22, 2023, | Planning Commission Meeting | Village at Scereno

The purpose of this memorandum is to serve as an overview of the City of Bixby, Regular Planning Commission Meeting held on May 15, 2023. The following items were discussed and agreed to by Blackard Global, Inc. and the Bixby Planning Commission.

- This item was presented to the Bixby Planning Commission on May 15, 2023, by Development Services Director O.C. Walker.
- Jeff Blackard, of Blackard Global, Inc., provided an in-depth overview regarding the scope of the proposed project.
- There were ten (10) area residents that spoke against the project.
- Three (3) members of Bridge Church spoke in favor of the project.
- After a lengthy discussion, Commissioner Whisman made a motion to table this item to allow additional dialog between all parties.
- This item is tabled until the June 20, 2023, Planning Commission Regular Meeting.
- By tabling this item it allowed the Developer to modify language within the PUD document.
- Tabling the item also allowed the Developer to visit with residents in Fox Hollow and North Heights Neighborhood to fully vet the project.
- On Friday, June 16, 2023, Blackard Global, Inc. visited Bixby's Planning Staff and area residents for a status update on the project.
- On Tuesday, June 13, 2023, Staff received a revised PUD document.
- The PUD document modifications are as follows:
 - **First Floor Retail:** Blackard Global, Inc. met with the Homeowners Association and City Staff. Mr. Blackard has expanded the first-floor retail requirement from Area B-1 to Area B-2 (Main Street), extending the duration for retail from 12 to 36 months in this area. As Developers, they would ideally see all first floors of the retail market necessitate a degree of flexibility

to prevent sustained vacancies which would be damaging for the protection and surrounding communities. In the preferable event that all first-floor retail spaces are leased successfully, the number of multifamily units for the entire project would not exceed approximately 188 units. This potential for additional units allows them to integrate high-quality finishes and improve amenities, meeting the premium expectations of renters and neighboring homeowners in Fox Hollow and North Heights.

- **Minimum Unit Sizes in Areas B-1 and B-2:** To clarify previous ambiguities and allow for market and design adaptability, the Developer has implemented a minimum size of 650 Square Feet for all multifamily units
 - The Developer has capped the number of studio/efficiency units in Area B-2 to four (4) units
- **Clarification on Buffer Lots:** The Developer has rectified an oversight in the previous PUD submittal, accurately identifying lots 1-4 of Development Area D-2 as the buffer lots to Fox Hollow and North Heights Neighborhood.
 - These lots must begin construction before a Certificate of Occupancy for Building B-1a can be issued.
- **Average Dwelling Size in Area D-2:** The Developer is moving forward to a model which requires an average dwelling size of 1,800 Square Feet with a minimum of 1,500 square feet. This approach allows them to curate a balanced mix of large and high-finish smaller homes, safeguarding the commitment to consistently high-quality living spaces.
- **Average Dwelling Size in Area D-3:** This area is intended to accommodate a limited number of executive office spaces to offset the adjacent parking area visually, and will not permit dwelling areas of 1,000 square feet.
- **Premium Roofing Material Requirements:** In response to a Planning Commission recommendation, the Developer has committed to using premium roofing materials throughout the development, underlying their dedication to the exceptional quality of this development.

This is an overview of the proposed revision and changes to BXPUD 17.01, Major Amendment No. 1 to Village at Scereno.



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, Director of Development Services
Date: Monday, June 20, 2022
Name: Village of Scereno
RE: BXPUD 17.04, Major Amendment No. 1.
Location: West of the Northwest corner of South Memorial Drive and East 121st Street South, Bixby, Oklahoma 74008
STR: Section 35, Township 17N, Range 13E
Applicant: Blackard Companies, LLC

Request: This item was tabled from the May 15, 2023, Planning Commission Regular Meeting. The Planning Commission decided to table the item to allow the Blackard Companies, Inc. to amend the Planned Unit Development (PUD) language. Tabling the item also allows the Developer to meet and discuss the proposal with area residents in the Fox Hollow and North Heights Neighborhoods. On Friday, June 9, 2023, the Blackard Companies meet with City Staff and area residents to discuss modifications o the PUD.

This is a request to review and approve PUD 17.04, Major Amendment No. 1. for the Village of Scereno which is located West of the Northwest corner of South Memorial Drive and East 121st Street South, Bixby, Oklahoma 74008. The item was previously approved by City Council on June 26, 2017, and the Final Draft document was received by the City of Bixby on January 4, 2018. The Bridge Church is platted as One Lot, One Block, The Bridge at Village of Scereno. The remainder of the property is currently un-platted.

PUD 17.04 was approved subject to a list of conditions, and the conditions are as follows:

- Reduce Commercial Heavy (CH) zoning request to Commercial Shopping (CS).
 - The Site was moved 35 feet south and east away from the Fox Hollow Neighborhood
- 150 total multi-family units, 120 in main complex 30, on Main Street (excluding first-floor option), Change Square Foot Minimum to 800 on multi-family
 - Certificate of Occupancy cannot be issued on B-1 until building permits are issued on Lots 10 – 13
- Retail is a priority on First Floor but uses will be dictated by the market
- Add water tower to the development area
- Water tower height is limited to 70 feet
 - Building limited to two (2) stories or 38 feet
- Single-family three (3) stories reduced to two (2) stories or 38 feet
 - 800 Square Feet changes to 1,700 square feet
- Add low lighting to the trail

Description: The underlying zoning on the property is Commercial Shopping (CS), and is accompanied by a Planned Unit Development (BXPUD-17.04) with the following underlying zoning:

- Residential Single-Family (RS-3)
- Residential Multi-Family (RM-3)
- Commercial Shopping (CS)
- Light Office (OL)
- PUD (RS-3 RM-3, OL, CS, and PUD) for the purpose of a Mixed-use Development

The applicant is requesting a Major Amendment to the existing Planned Unit Development (BXPUD 17.04). The development concept will be for a horizontal and vertically integrated mixed-use, 28.05 acres Master Planned-Development with buildings placed near the right-of-way resulting in a pedestrian-oriented development.

Concept Objectives:

- Principal plaza to follow the Classic American Downtown Square pattern
- Create Public gathering spaces
- Meandering main street or “spine” with three points of access to existing City street
- Share off-site parking

Existing Zoning; Use:

Commercial Shopping (CS), accompanied by the Planned Unit Development (BXPUD 17.04) with the following underlying zoning:

- Residential Single-Family (RS-3)
- Residential Multi-Family (RM-3)
- Light Office (OL)
- Commercial Shopping (CS)

Abutting Zoning; Use:

North: Single-Family Residential (RS-1)

East: Commercial Shopping (CS)

South: Commercial Shopping (CS)

West: Office Light (OL) and Single-Family Residential (RS-3)

Project Overview:

Development Area A 1:

The Bridge Church sanctuary and supporting buildings for offices and classrooms.

Acres: 5.58acres	Gross Lot Area: 243,105 sq. ft.	Max. Bldg. Height: 4 story/60 ft. 3 story/70 ft. (church)
Max Bldg. Square Footage: 122,553 sq. ft.		Zoning: Commercial Shopping (CS)

Development Area A-2:

A Coffee Shop with drive-thru service.

Acres: 0.48 ac	Gross Lot Area: 20,963 sq. ft.	Max. Bldg. Height: 2 story/45 ft.
Max Bldg. Square Footage: 10,485 sq. ft.		Zoning: Commercial Shopping (CS)

Development Area A-3

The Barn is a 10,000 square feet multi-use facility available for community events.

Acres: 1.61 ac	Gross Lot Area: 70,100 sq. ft.	Max. Bldg. Height: 2 story/45 ft.
Max Bldg. Square Footage: 35,050 sq. ft.		Zoning: Commercial Shopping (CS)

Development Area A-4

The Chapel is an intimate worship space available for weddings, funerals, or other gatherings and will typically be used by the Youth Group of the Bridge Church.

Acres: 0.41 ac	Gross Lot Area: 17,975 sq. ft.	Max. Bldg. Height: 2 story/45 ft.
Max Bldg. Square Footage: 8,988 sq. ft.		Zoning: Commercial Shopping (CS)

Development Area B-1:

A Multi-Family facility with areas available for lease to Retail and Office users. A certificate of Occupancy cannot be issued for buildings B-1 until a foundation for Lots 1, 2, 3, and 4 of Block D-2 has begun construction. First-floor spaces shall be used as Retail for a minimum of 12 months from issuance of the first building permit within the B-1 Development Area.

Acres: 5.18 ac	Gross Lot Area: 225,573 sq. ft.	Max. Bldg. Height: 3 story/48 ft.
Max Bldg. Square Footage: 1,410 sq. ft./unit	Number of Units: 160 units	Zoning : Multi-Family Residential (RM-3)

Development Area B-2

A series of mixed-use buildings with residential units and commercial lease spaces. Retail is to be a priority for the first-floor spaces. First-floor spaces shall be used as Retail for a minimum of 36 months from issuance of 1st Building Permit within the B-2 Development Area. The building will be designed to mimic a traditional downtown main street. Maximum of 90 residential units. Maximum of four (4) efficiency units. The minimum unit size is 650 square feet.

Acres: 2.04 ac	Gross Lot Area: 88,708 sq. ft.	Max. Bldg. Height: 4 story/60 ft.
Max Bldg. Square Footage: 44,354 sq. ft.	Number of Units: 90 units	Zoning: Multi-Family Residential and Commercial Shopping (CS)

Development Area C-1

A waterfront restaurant with approximately 8,500 sq. ft. to 30,000 sq. ft. of patio seating and a pier.

Acres: 2.09 ac	Gross Lot Area: 30,000 sq. ft.	Max. Bldg. Height: 2 story/38 ft. 70 ft. (water tower)
Max Bldg. Square Footage: 45,493 sq. ft.	Restaurant and Pickle Ball	Zoning: Commercial Shopping (CS)

Development Area D-1

Single-Family attached, detached homes designed to mimic an old-world village. All lighting shall be shielded to avoid light spillage across property lines. Landscaping and screening shall be well maintained and replaced as required.

Acres: 2.29 ac	Gross Lot Area: 99,961 sq. ft.	Max. Bldg. Height: 2 story/38 ft.
Min Dwelling Unit St. Ft.: 800 sq. ft.	Min Lot Size: 4,00 sq. ft.	Zoning: Single-Family Residential (RS-3)

Development Area D-2

Single-Family attached and detached homes designed to mimic an old-world village. Each façade shall be different on every unit.

Acres: 2.00 ac	Gross Lot Area: 99,961	Max. Bldg. Height: 2 story/38 ft.
Min. Dwelling Unit Sq. Ft.: 1,500 sq. ft. Max. Dwelling Unit Sq. Ft.: 1,800	Min. Lot Area: 4,000 sq. Ft.	Zoning: Single-Family Residential (RS-3)

Development Area D-3

Mixed-use buildings with residential units and commercial lease spaces. Retail is to be a priority for first-floor spaces.

Acres: 0.23 ac	Gross Lot Area: 10,079 sq. ft.	Max. Bldg. Height: 2 story/38 ft.
Min Lot Area: 4,000 sq. ft.	Min Dwelling Unit Sq. Ft.: 1,000 sq. Ft.	Zoning: Multi-Family Residential (RM-3)

Amenity Description:

Building Design Standards:
Building Exterior Façade Material

1. Stone will be the predominant façade material, and only durable materials such as clay-fired brick, natural and manufactured stone, granite, marble, and traditional 3-coat stucco, shall be considered primary materials. Native Oklahoma stone material shall be of primary consideration in the building material selection process.
2. Primary materials shall comprise at least 80% of the façade of each floor, exclusive of doors and windows.
3. Only primary building materials are allowed on the first-floor facades, including doors, windows, and accompanying frames. For the purposes of this section, the first-floor height shall be at least nine (9) feet.
4. Secondary materials used on a building façade are those that are comprised of less than a total of 20% of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood, or other materials as approved by the MARC and the City of Bixby.
5. Four-Sided Buildings Design: All buildings shall be architecturally finished on all sides with the same materials, detailing, and features, except A-1. There a façade is screened from public view, the architectural finish must match the remainder of the buildings in color only.
6. Flat-roof buildings shall have a parapet.

The approval process:

In order to review site and building construction drawings for compliance with the PUD:

1. The Owner shall provide a Preliminary Site Plan for each building permit application demonstrating that the development meets the conditions of this PUD ordinance.
2. The Owner shall submit a final façade plan with a Final Site Plan for each building permit application to ensure that the minimum standards of this ordinance are met. The purpose of the façade plan is to ensure consistency and compatibility for all the buildings within the development
3. The Owner shall submit additional details as deemed necessary by City Review Staff, including, but not limited to, the façade plan or buildings within 100 feet of the building under review.

Expected Schedule of Development

1. Construction shall commence within 24 months from the date the City Council approves the PUD 17.04, Major Amendment No. 1.
2. Anticipated development schedule is as follows:
 - a. B-1, B-2 2023
 - b. C-1, D-1 and D-3 2023-2024
 - c. A-2, A-3, A-4 2024-2025

Utilities/Site Area:

There is an existing 12" waterline that runs East/West along the North side of East 121st Street South and an 8 ' waterline that is located along the East portion of the property that currently serves Bridge Church. A 12" Sanitary Sewer is located on the North and East side of the property.

Engineering Review Comments:

No comments have been received at the time of writing.

Public Comments:

- Staff has received calls from a homeowner that lives in the abutting neighborhood.
- The resident requested a copy of the Amendment to the PUD
- The area residential also requested a copy of the PUD that was approved in January 2018.

Staff Comments:

1. Staff supports the Planning Commission recommendation for approval of the requested BXPUD 17.04, Major Amendment No. 1 subject to the property being platted and with Planning and Engineering comments implemented to the Plat before moving to Council.

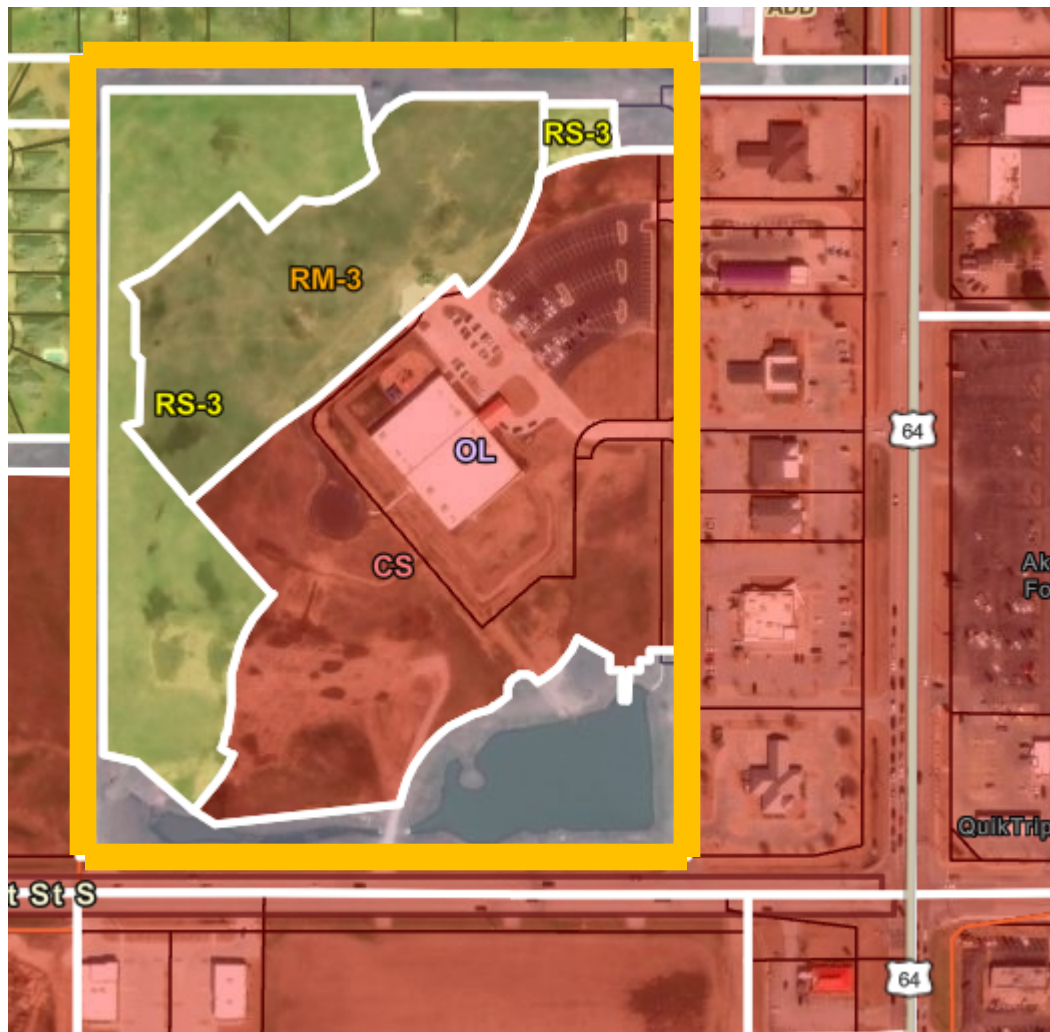


Exhibit A: City of Bixby Zoning Map

Attachments:

Exhibit A: Major Amendment to BXPUD 17.04, Village of Scereno

**PLANNED UNIT DEVELOPMENT
BXPUD 17.04 Village**

**VILLAGE of SCERENO
BIXBY, OKLAHOMA**

TABLE OF CONTENTS

	Page
I. Development Concept	3
Exhibit A Vicinity Map	4
Exhibit B Aerial Photo	5
Exhibit C Overall Concept Plan	6
Exhibit D Current Zoning Map	7
Exhibit E Bixby Comprehensive Plan	8
II. Development Standards	
Development Areas Summary and Map	9
Development Area A-1	10
Development Area A-2	11
Development Area A-3	12
Development Area A-4	13
Development Area B-1	14
Development Area B-2, B-3 and B-4	15
Development Area C-1	16 <u>17</u>
Development Area D-1, _____	18
Development Area D-2 and _____	19
Development Area D-3 _____	17 <u>20</u>
Development Area E-1	18 <u>21</u>
III. General Provisions and Development Standards	
A. Landscaping	19 <u>22</u>
B. Screening	19 <u>22</u>
C. Lighting	19 <u>23</u>
D. Signage	20 <u>23</u>
E. Drainage	20 <u>24</u>
F. Vehicular and Pedestrian Access and Circulation	21 <u>24</u>
G. Parking	21 <u>24</u>
H. Detailed Site Plan Review	22 <u>25</u>
J. Platting Requirement	22 <u>25</u>
K. Building Heights	22 <u>26</u>
L. Utilities	22 <u>26</u>
M. Definitions	23 <u>26</u>
N. Emergency Vehicle Access	23 <u>26</u>
O. Visibility Triangles	23 <u>26</u>
P. Sidewalk and Clear Zone	23 <u>27</u>
Q. Fencing	23 <u>27</u>
R. Review of Construction Drawings	24 <u>27</u>
S. Procedures and Criteria for Alternative Compliance	24 <u>27</u>
IV. Building Design Standards	
A. Building Exterior Façade Materials	25 <u>28</u>
B. Building Entries	26 <u>29</u>
C. Awnings, Canopies, Arcades and Overhangs	26 <u>29</u>
D. Building Articulation	26 <u>30</u>
V. Expected Schedule of Development	27 <u>30</u>
Exhibit F: Example Images for Classic Americana Downtown Buildings	28 <u>31</u>

Exhibit G: Subdivision Design Guidelines for The Villas at Scereno
Exhibit H: Sign Guidelines
Exhibit J: Plant List

I. Development Concept

A Horizontal and Vertically Integrated Mixed-Use, 28.05 Acre, Master Planned —Development with buildings placed near the right-of-way resulting in a —pedestrian-oriented development.

Concept objectives:

- Principal plaza to follow the Classic Americana Downtown Square pattern.
- Create Public gathering spaces
- Meandering main street or “spine” with three points of access to existing City streets.
- Shared off-site parking

Legal Description:

ALL OF BIXBY CENTENNIAL PLAZA, A SUBDIVISION OF THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT

THE NORTH ONE HUNDRED FIFTY-EIGHT AND FORTY-TWO HUNDRETHS (158.42) FEET OF LOT FIVE (5), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF:

AND ALSO, LESS AND EXCEPT

THE SOUTH TWO HUNDRED SIXTY-FOUR (264) FEET OF LOT EIGHT (8), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF:

AND ALSO, LESS AND EXCEPT

LOT NINE (9), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF:

AND ALSO, LESS AND EXCEPT

THE SOUTH TWO HUNDRED SIXTEEN (216.00) FEET OF LOT SIX (6), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit A
Vicinity Map

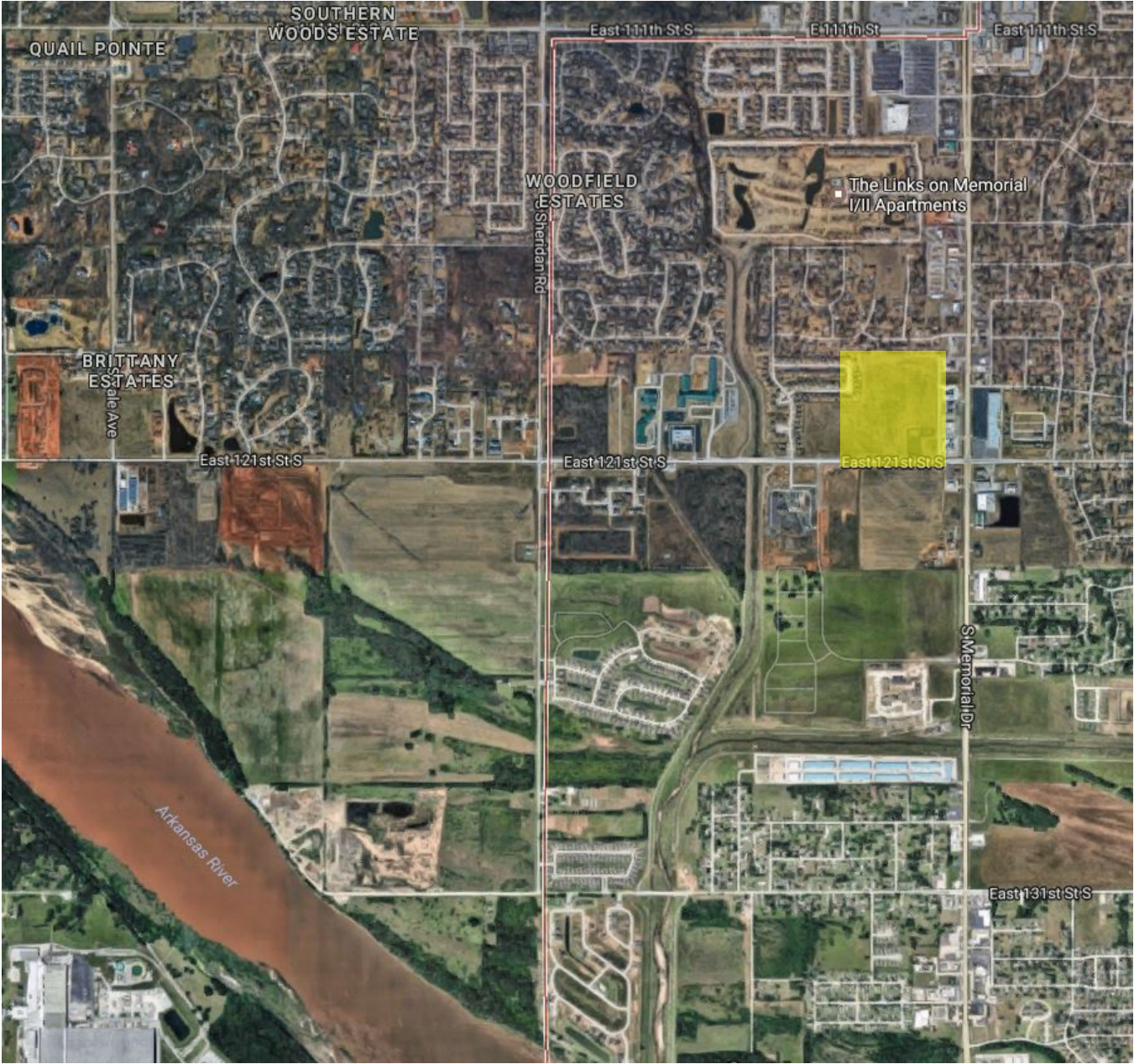


Exhibit B
Aerial Photo



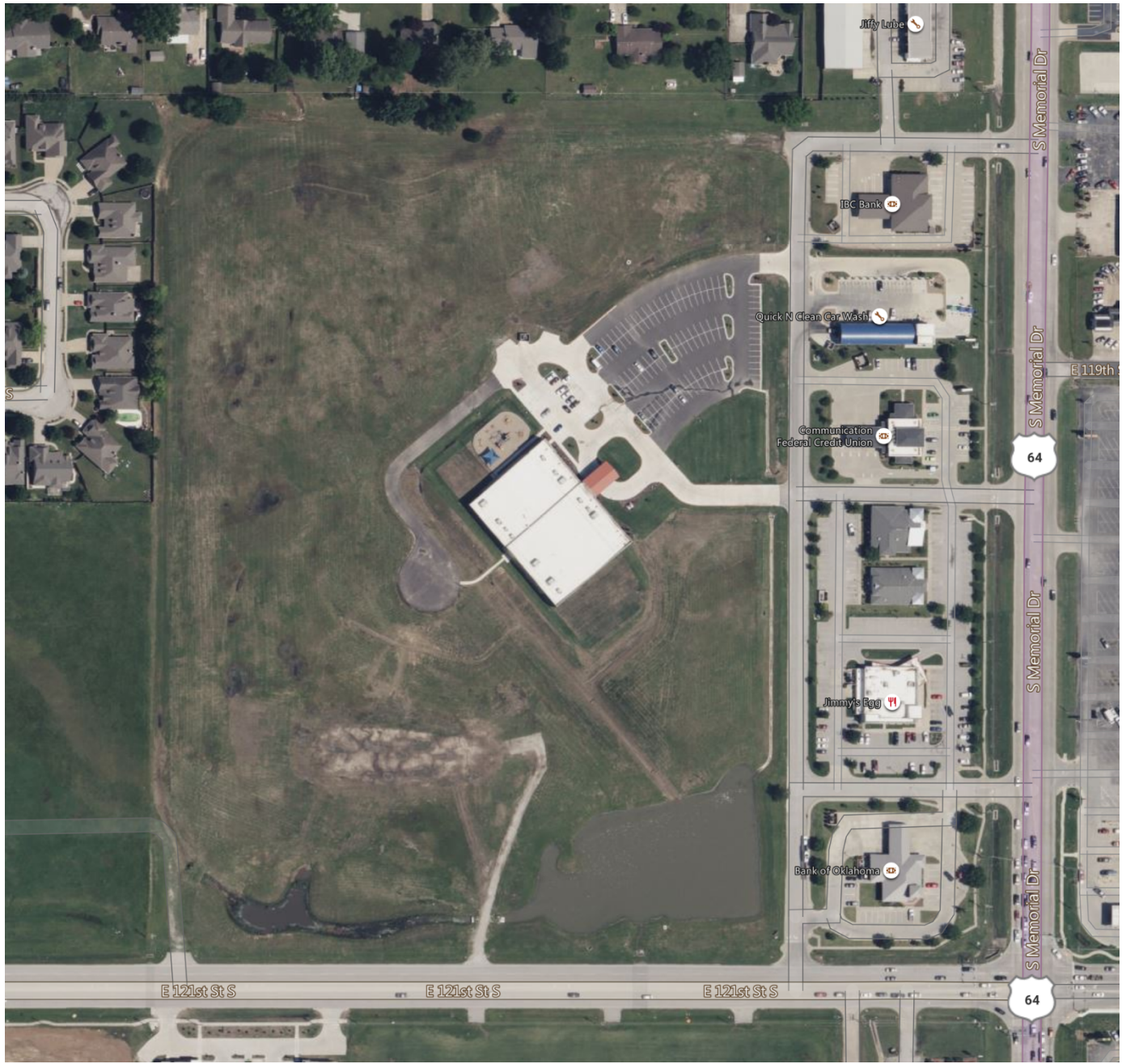


Exhibit C
Overall Concept Plan

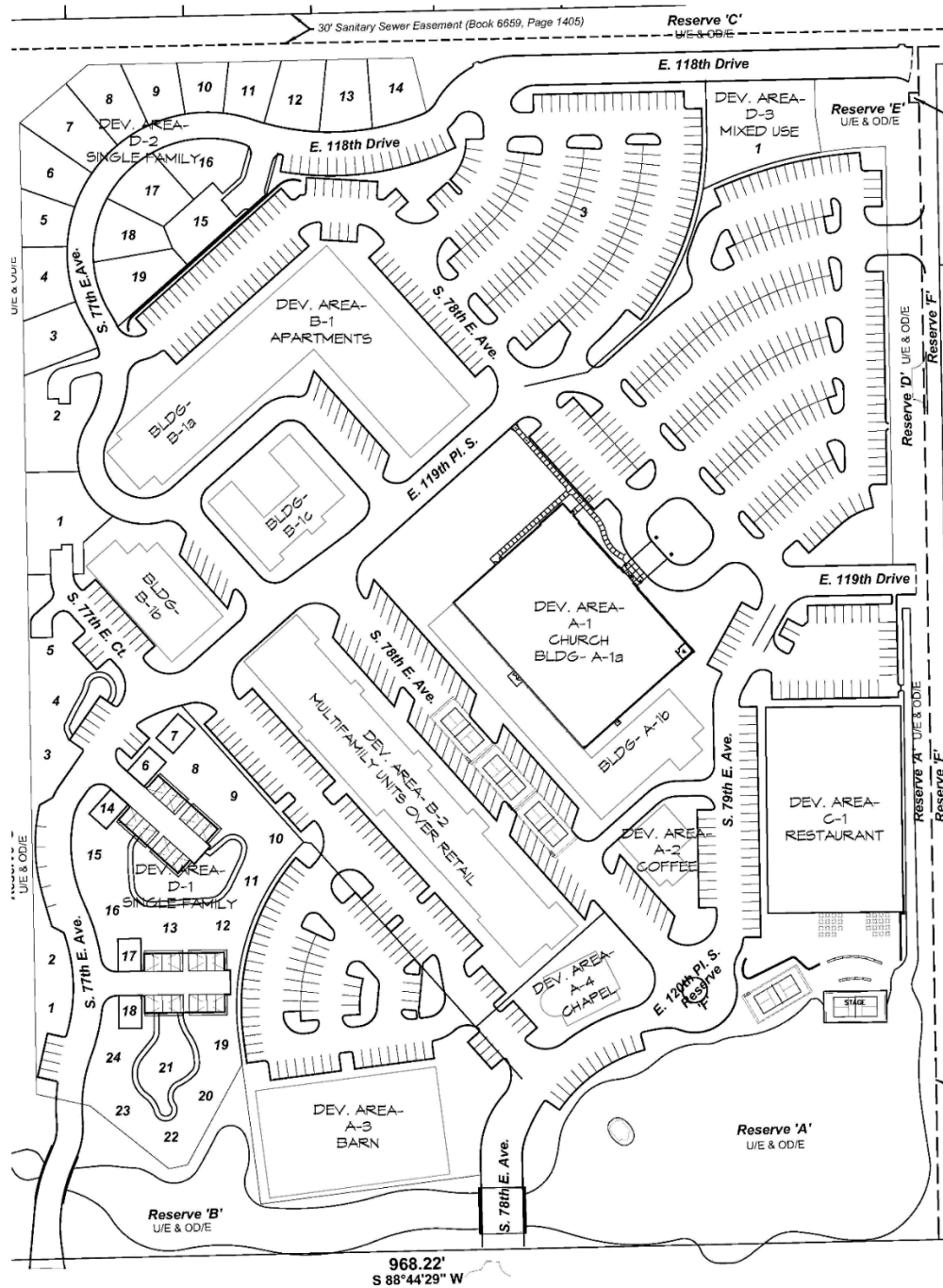
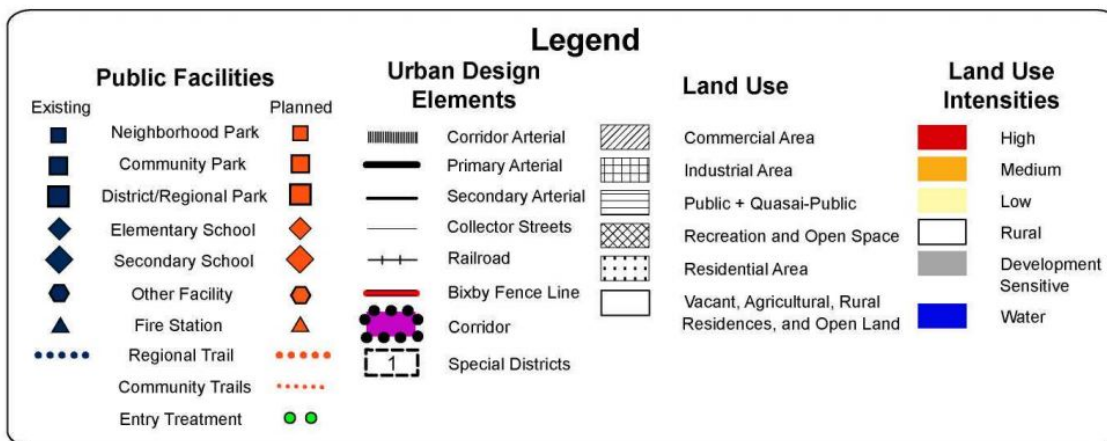


Exhibit D
Current Zoning Map



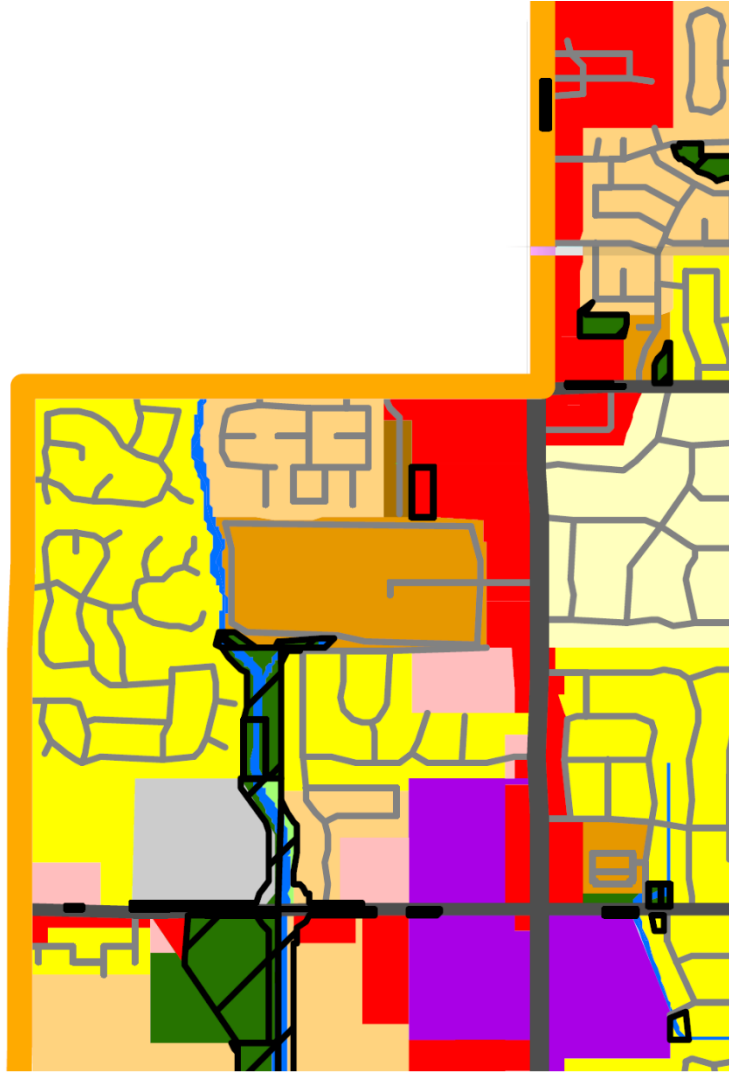
City of Bixby Comprehensive Plan

COMPREHENSIVE LAND USE PLAN 2001-2020



111 St

121 St



Legend

Future Land Use

	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Mixed Use
	Residential Manufactured Home Park

Density (du/ac.)

0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
8

Future Land Use

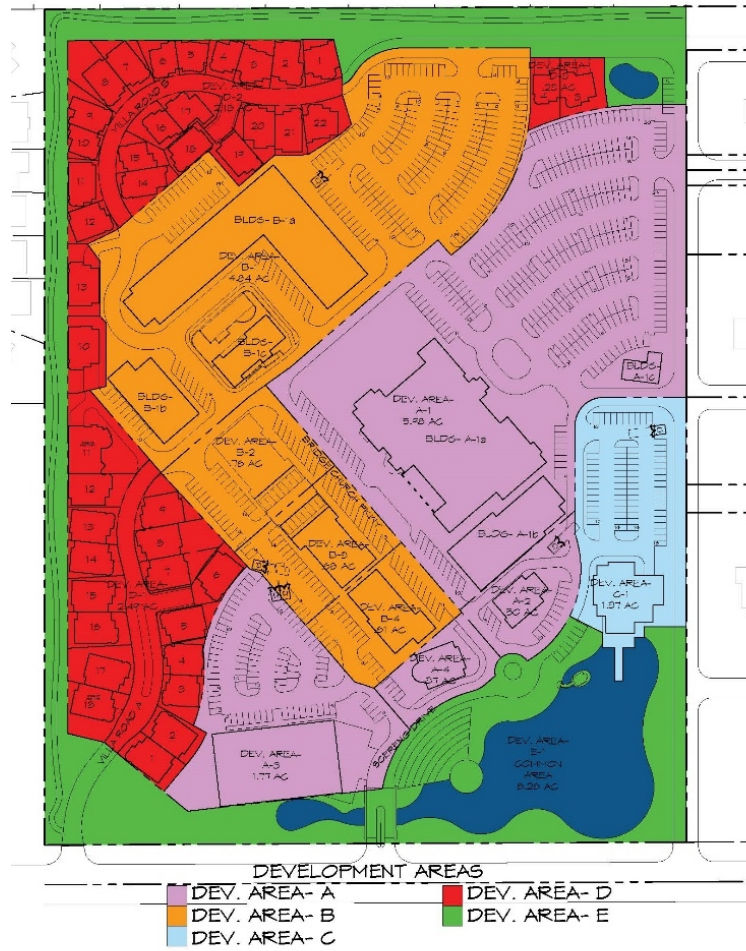
	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	Water

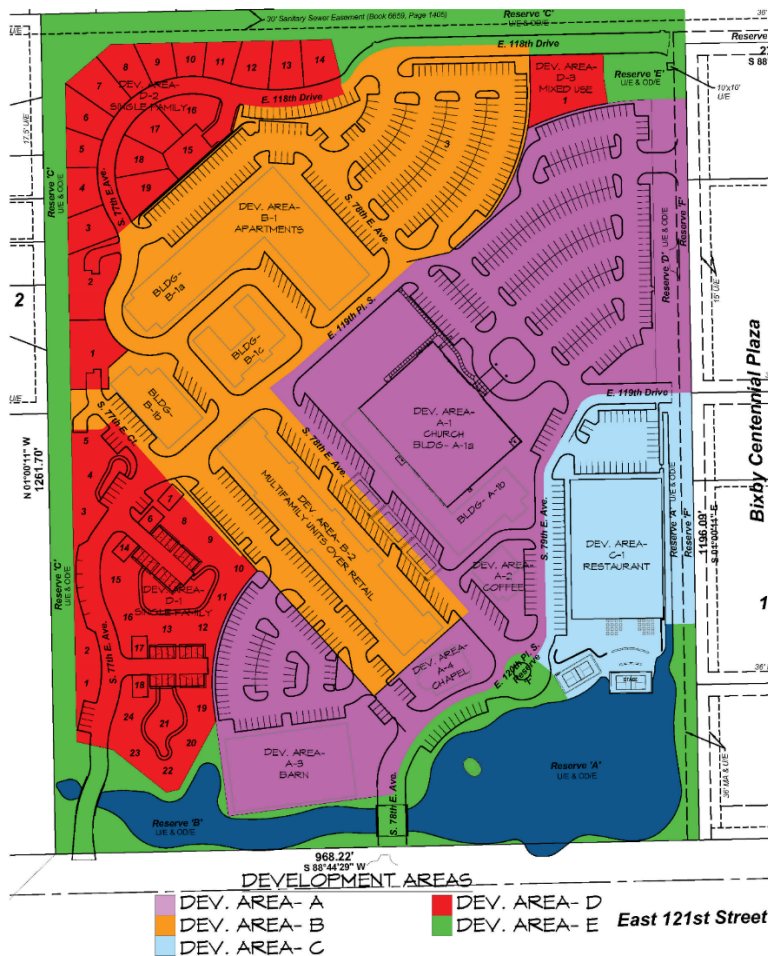
	City Owned Parcels
	Bixby Fenceline
	Bixby City Limit
	County
	Highway
	Major Street
	Local Street
	Railroad

II. Development Standards

Development Areas Summary:

Area:	Use:	Square Feet	Acre(s)	% of Total	Zoning
A-1	Church	260,690 <u>243,105</u>	5.98	2158	
<u>20%</u>	CS				
A-2	Coffee	21,816 <u>20,963</u>	0.50	48	2%
	CS				
A-3	Barn	77,166 <u>70,100</u>	1.77	61	6%
	CS				
A-4	Chapel	16,310 <u>17,975</u>	0.37	41	1%
	CS				
B-1	Multi-Family/ Mix	210,658	4.84	17225,573	<u>5.18</u>
<u>18%</u>	RM-3				
B-2	Mixed Use	33,139	0.76	388,708	<u>2.04</u>
<u>7%</u>	CS				
B-3	Mixed Use	29,688	0.68	2%	CS
B-4	Mixed Use	26,434	0.61	2%	CS
C-1	Restaurant	59,563	1.37	590,985	<u>2.09</u>
<u>7%</u>	CS				
D-1	Single Family	108,434 <u>99,961</u>	2.49	929	
<u>8%</u>	RS-3				
D-2	Single Family	95,112 <u>87,238</u>	2.18	800	
<u>7%</u>	RS-3				
D-3	Single Family <u>Mixed Use</u>		10,079	0.23	1%
RSRM-3					
E-1	Open Space	272,707 <u>266,851</u>	6.26	13	22%
<u>OL</u>					
Totals		1,221, 796 <u>538</u>	28.05	04	100%





Development Standards- Dev. Area A-1:

The Bridge Church sanctuary and supporting buildings for offices and classrooms.

Gross Lot Area: ~~260,690~~243,105 sq. ft. ~~5.98~~5.8 acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

- Use Unit 5: Community Services and Similar Uses
- Use Unit 10: Off Street Parking Areas
- Use Unit 11: Offices and Studios
- Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 130,345122,553 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

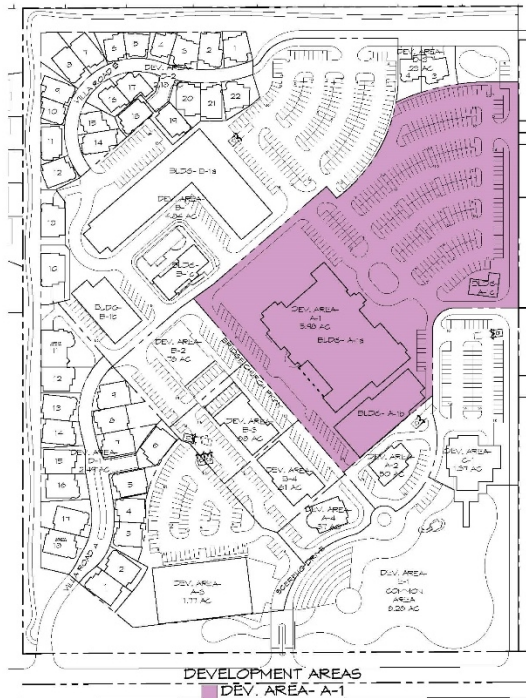
Minimum Building Setbacks:

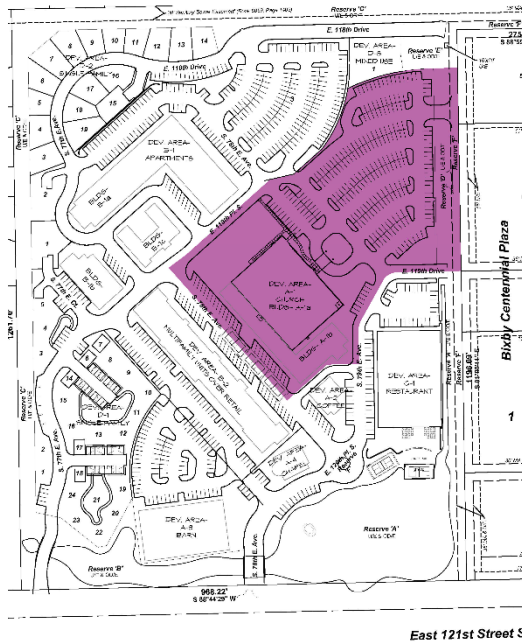
Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: **Typical:** 4-story/ 60' height.

Church Sanctuary Theater: 3-story/ 70' height

Screening: No internal screening of differing uses within the boundaries of the PUD is required.





Development Standards- Dev. Area A-2:

A Coffee shop with Drive-thru service.

Gross Lot Area: **21,816**~~20,963~~ sq. ft. 0.~~5048~~ acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 11: Offices and Studios

Use Unit 12: Eating Places Other than Drive-Ins

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 10,~~908~~**482** sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

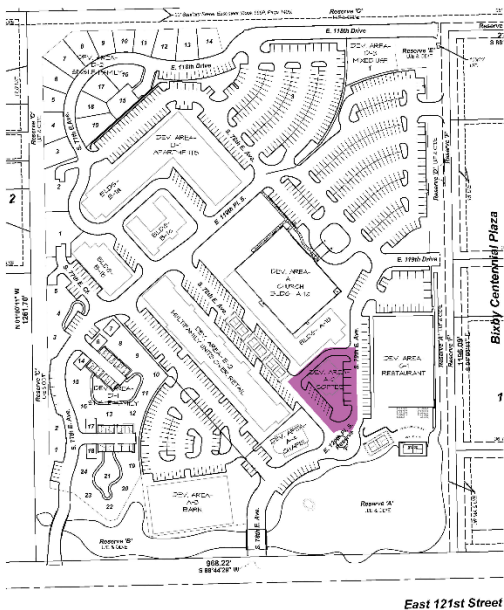
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: 2-story/ 45' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area A-3:

The Barn is a 10,000 square foot multi-use facility available for community events.

Gross Lot Area: 77,16670,100 sq. ft. 1.7761 acres
Zoning: CS
Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 12: Eating Places Other than Drive-Ins

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 38,58335,050 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

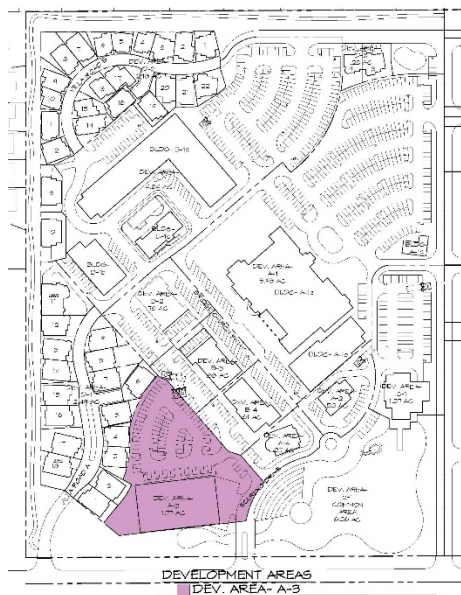
Minimum Building Setbacks:

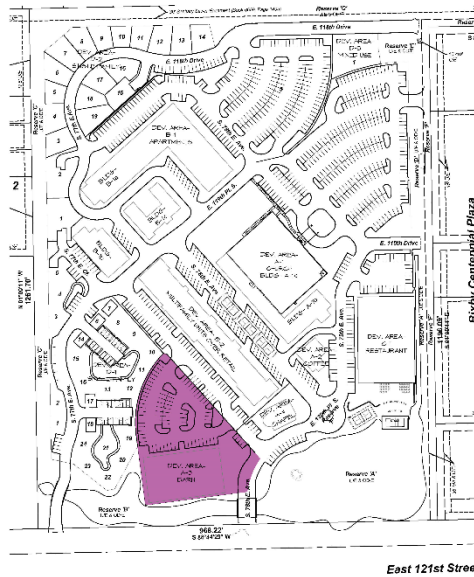
Minimum front, side, and rear yards shall not be required, except that buildings along South 121st East Street shall be setback a minimum of 20 feet

Maximum Building Height: 2-story/ 45' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.





Development Standards- Dev. Area A-4:

The Chapel is an intimate worship space available for weddings, funerals or other gatherings and will typically be used by the Youth Group of the Bridge Church.

Gross Lot Area: ~~16,310~~17,975 sq. ft. 0.~~37~~41 acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 12: Eating Places Other than Drive-Ins

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 8,~~455~~988 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

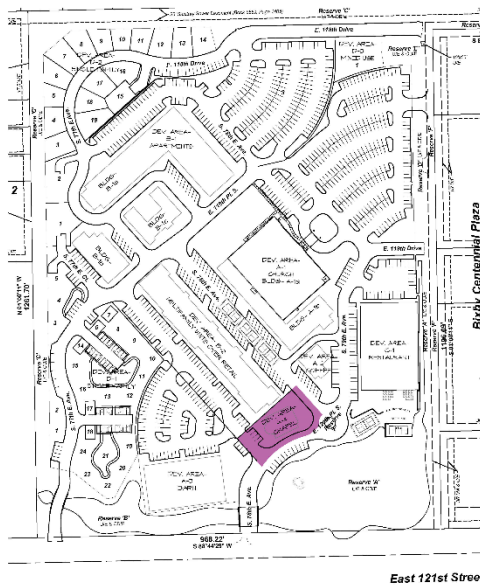
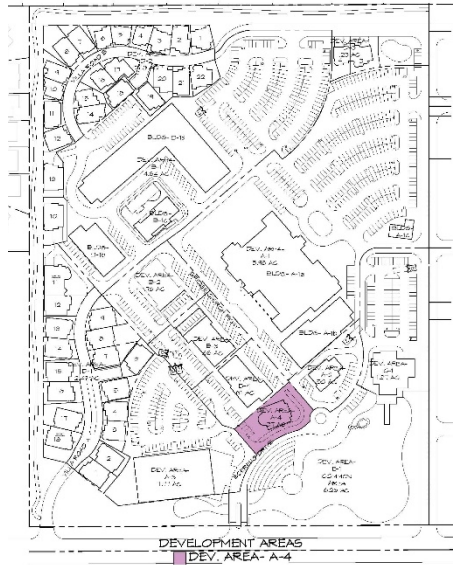
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: 2-story/ 45' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area B-1:

A Multi-family facility with areas available for lease to Retail and Office users. 1st floor spaces shall be used as Retail for a minimum 12 months from issuance of 1st Building Permit within the B-1 Development Area.

The clubhouse will be designed to mimic a traditional downtown courthouse.

An elevator shall be provided in Bldg. B1-a.

A Certificate of Occupancy cannot be issued for Bldg. B-1a until the foundations for Lots 10, 11, 12, and 13 of Block D-2 have begun construction.

Gross Lot Area:

4.845.18 acres

240,658,225.573 sq. ft.

Zoning: RM-3

Number of Units: Maximum ~~420~~160 units

Permitted Uses:

Uses permitted by right (including all uses customarily accessory thereto) within the CS district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7D-6). "Stacking" of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 8: Multi-Family Dwelling and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 11: Offices and Studios

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

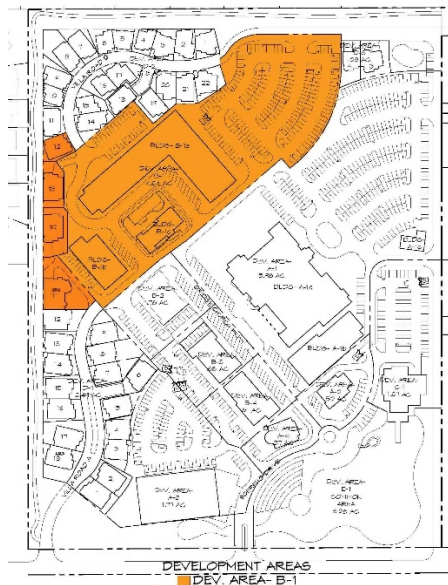
Land area per dwelling unit (minimum square feet): 1,~~742~~42410 s.f./ Unit

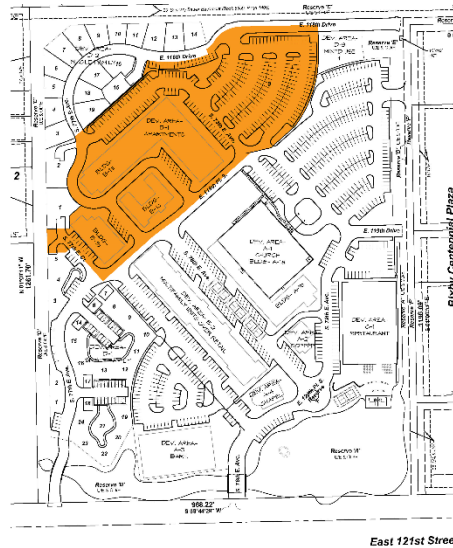
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: 3-story/ 48' height.

Screening: No internal screening of differing uses within the boundaries of the PUD is required.





Development Standards- Dev. Areas Area B-2, B-3 and B-4:

A series of mixed-use buildings with residential units and commercial lease spaces. Retail is to be a priority for 1st floor spaces. The buildings will be designed to mimic a traditional downtown main street. Maximum of 3090 residential units.

Gross Lot Areas:

Dev. Area B-2: 33,139,887,708 sq. ft. 0.762.04 acres

~~Dev. Area B-3: 29,688 sq. ft. 0.68 acres~~

~~Dev. Area B-4: 26,434 sq. ft. 0.61 acres~~

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

- Use Unit 5: Community Services and Similar Uses
- Use Unit 8: Multi-Family Dwelling and Similar Uses
- Use Unit 10: Off Street Parking Areas
- Use Unit 11: Offices and Studios
- Use Unit 12: Eating Places Other than Drive-Ins
- Use Unit 13: Convenience Goods and Services
- Use Unit 14: Shopping Goods and Services
- Use Unit XX: Hotel (Lobby satisfies 1st Floor Retail. Located at SE corner adjacent to A-4)

Maximum Building Square Footage:

Dev. Area B-2: 16,570 sq. ft.

~~Dev. Area B-3: 14,844 sq. ft.~~

~~Dev. Area B-4: 13,217 sq. ft.~~

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

Development Standards- Dev. Areas Area B-2, B-3 and B-4: (cont.)

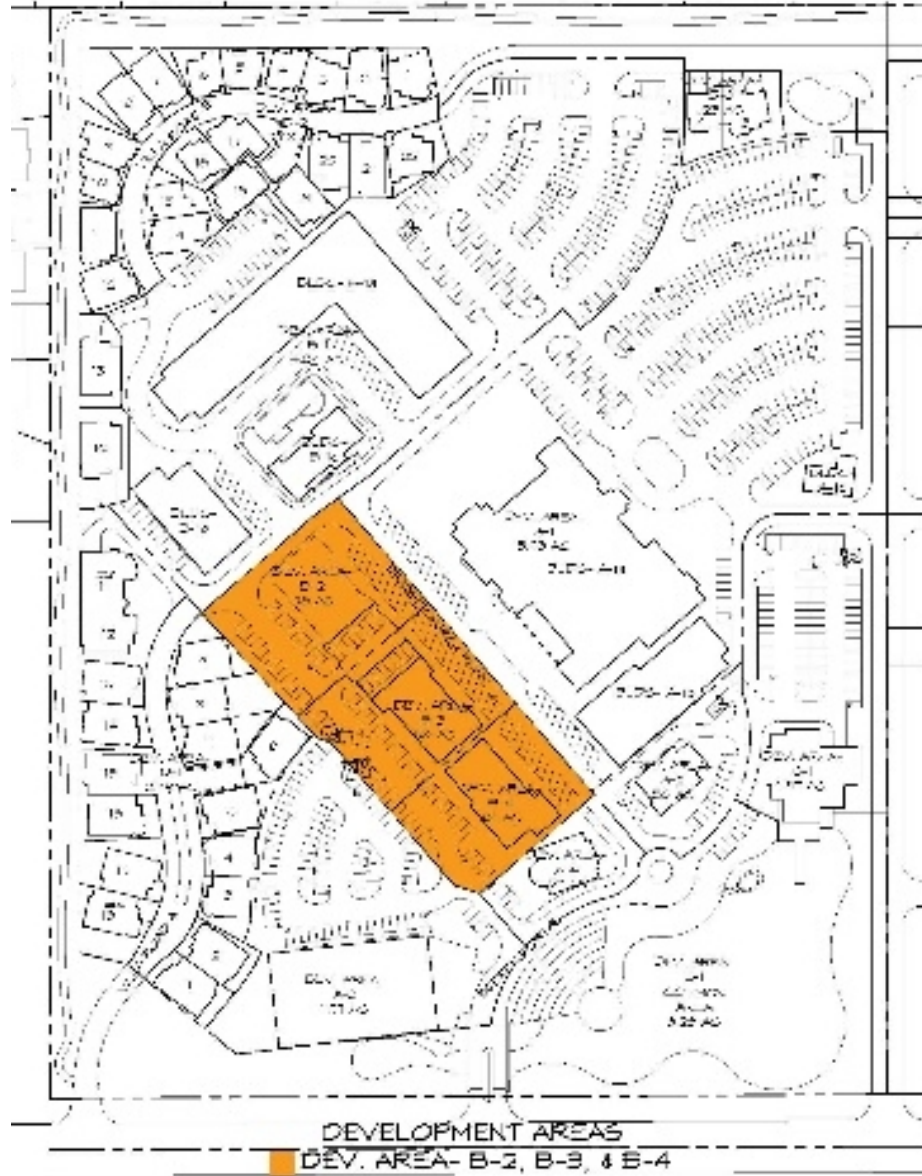
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: 4-story/ 60' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area C-1:

A waterfront restaurant approximately 8,50030,000 square feet with patio seating and a pier.

Gross Lot Area: 59,56390,985 sq. ft. 1.372.09
acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 12: Eating Places Other than Drive-Ins

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 29,78245,493 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

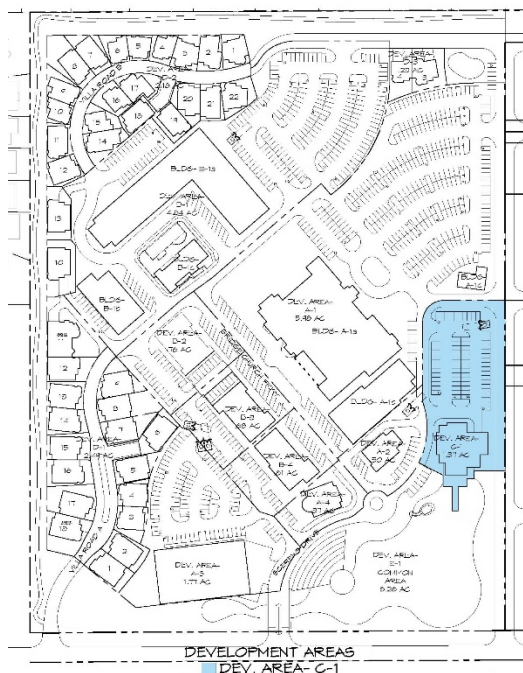
Minimum Building Setbacks:

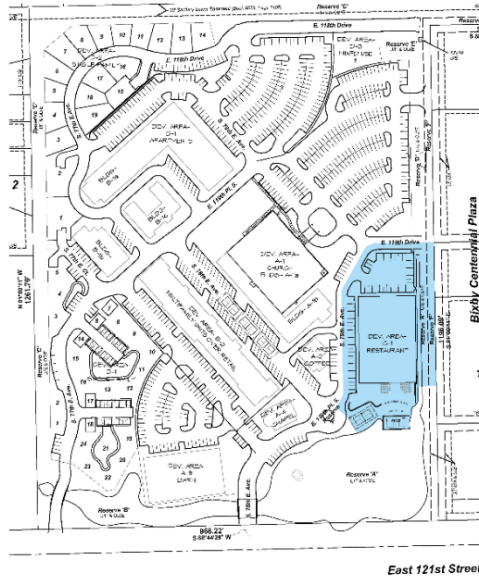
Minimum front, side, and rear yards shall not be required, except that buildings along South 121st East Street shall be setback a minimum of 20 feet

Maximum Building Height: Main Bldg: 2-story/ 38' height.
Water Tower: 70' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.





Development Standards- Dev. Areas D-1, D-2, D-3:

Single-Family, attached and D-3: detached homes designed to mimic an old-world village. All lighting shall be shielded to avoid light spillage across property lines. Landscaping shall be well maintained, and replaced as required.

~~Single-Family, attached and detached homes designed to mimic an old-world village. Each façade shall be different on every unit.~~

~~All lighting shall be shielded to avoid light spillage across property lines.~~

~~Landscaping shall be well maintained, and replaced as required.~~

Gross Lot Area:

Dev. Gross Lot Area:

Dev. Area D-1: 108,434 99,961 sq. ft. 2.4929 acres

Zoning:

Dev. Area D-2: 95,112 sq. ft. 2.18 acres

Dev. Area D-3: 10,079 sq. ft. 0.23 acres

Zoning¹: RS-3

Permitted Uses:

Use Unit 6: Single-Family Dwelling

Use Unit 7: Duplex Dwelling

Use Unit 7a: Townhouse Dwelling

Use Unit 10: Off Street Parking Areas

Minimum Lot Area: 4,000 sq. ft.

Minimum Dwelling Unit Square Footage: 1,700 800 sq. ft.

Minimum Building Setbacks:

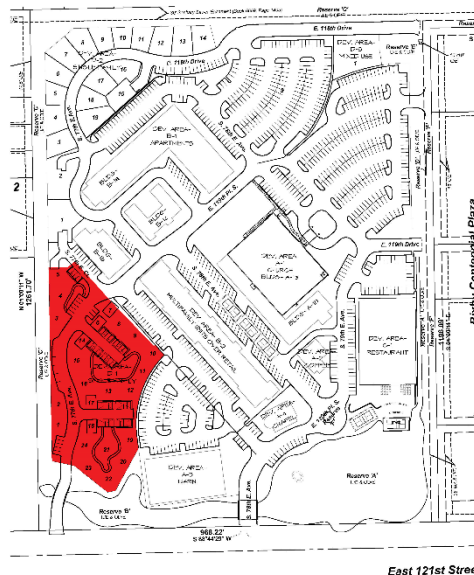
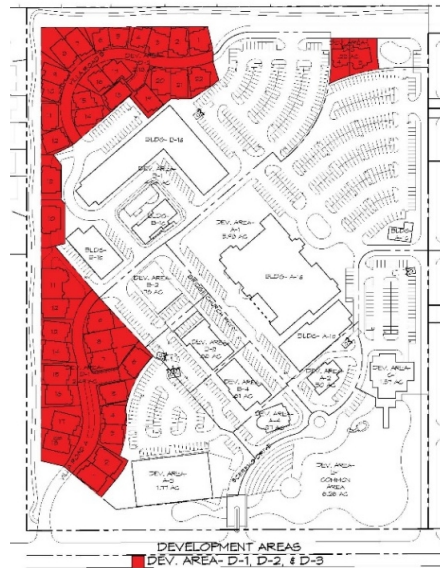
Minimum lot size, front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

A minimum 35' wide Landscape buffer is provided by Development Area E along the North and West property boundaries.

Maximum Building Height: 2-story/ 38' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required. A 59" high, open metal fence with min. 1" pickets at max. 4" o.c. will be provided along the West property lines of the D-1 ~~and D-2~~ Development ~~Areas~~Area.



Development Standards- Dev. Areas D-2:

Single-Family, attached and detached homes designed to mimic an old-world village. Each façade shall be different on every unit.

All lighting shall be shielded to avoid light spillage across property lines.
Landscaping shall be well maintained, and replaced as required.

Gross Lot Area:

Dev. Area D-2: 87,238 sq. ft. 2.00 acres

Zoning:

Dev. Area D-2: RS-3

Permitted Uses:

Use Unit 6: Single-Family Dwelling

Use Unit 7: Duplex Dwelling

Use Unit 7a: Townhouse Dwelling

Use Unit 10: Off Street Parking Areas

Minimum Lot Area: 4,000 sq. ft.

Minimum Dwelling Unit Square Footage: 1,500 sq. ft.

Minimum Building Setbacks:

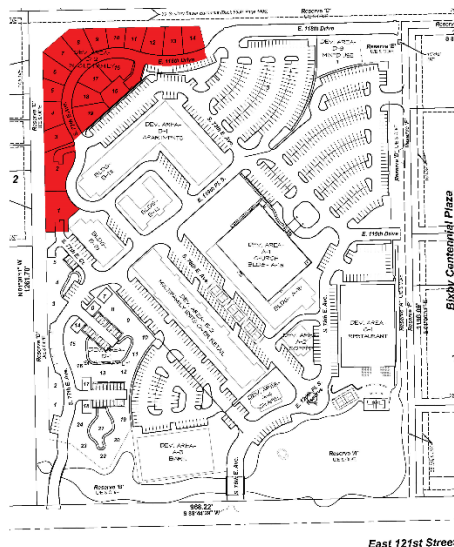
Minimum lot size, front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

A minimum 35' wide Landscape buffer is provided by Development Area E along the North and West property boundaries.

Maximum Building Height: 2-story/ 38' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required. A 59" high, open metal fence with min. 1" pickets at max. 4" o.c. will be provided along the West property lines of the D-2 Development Area.



Development Standards- Dev. Areas D-3:

Mixed-use buildings with residential units and commercial lease spaces.
Retail is to be a priority for 1st floor spaces. The buildings will be designed to
mimic a traditional downtown main street. Maximum of 2 residential units.
All lighting shall be shielded to avoid light spillage across property lines.
Landscaping shall be well maintained, and replaced as required.

Gross Lot Area:

Dev. Area D-3: 10,079 sq. ft. 0.23 acres

Zoning:

Dev. Area D-3: RM-3

Permitted Uses:

Use Unit 6: Single-Family Dwelling

Use Unit 7: Duplex Dwelling

Use Unit 7a: Townhouse Dwelling

Use Unit 10: Off Street Parking Areas

Use Unit 11: Offices and Studios

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Minimum Lot Area: 4,000 sq. ft.

Minimum Dwelling Unit Square Footage: 1,500 sq. ft.

Minimum Building Setbacks:

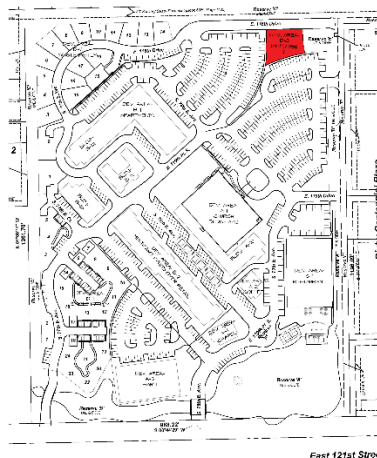
Minimum lot size, front, side, and rear yards shall not be required, except
that Non-Residential or mixed-use buildings located along the main street
shall have a front yard not exceeding 10 feet.

A minimum 35' wide Landscape buffer is provided by Development Area E
along the North and West property boundaries.

Maximum Building Height: 2-story/ 38' height.

Screening:

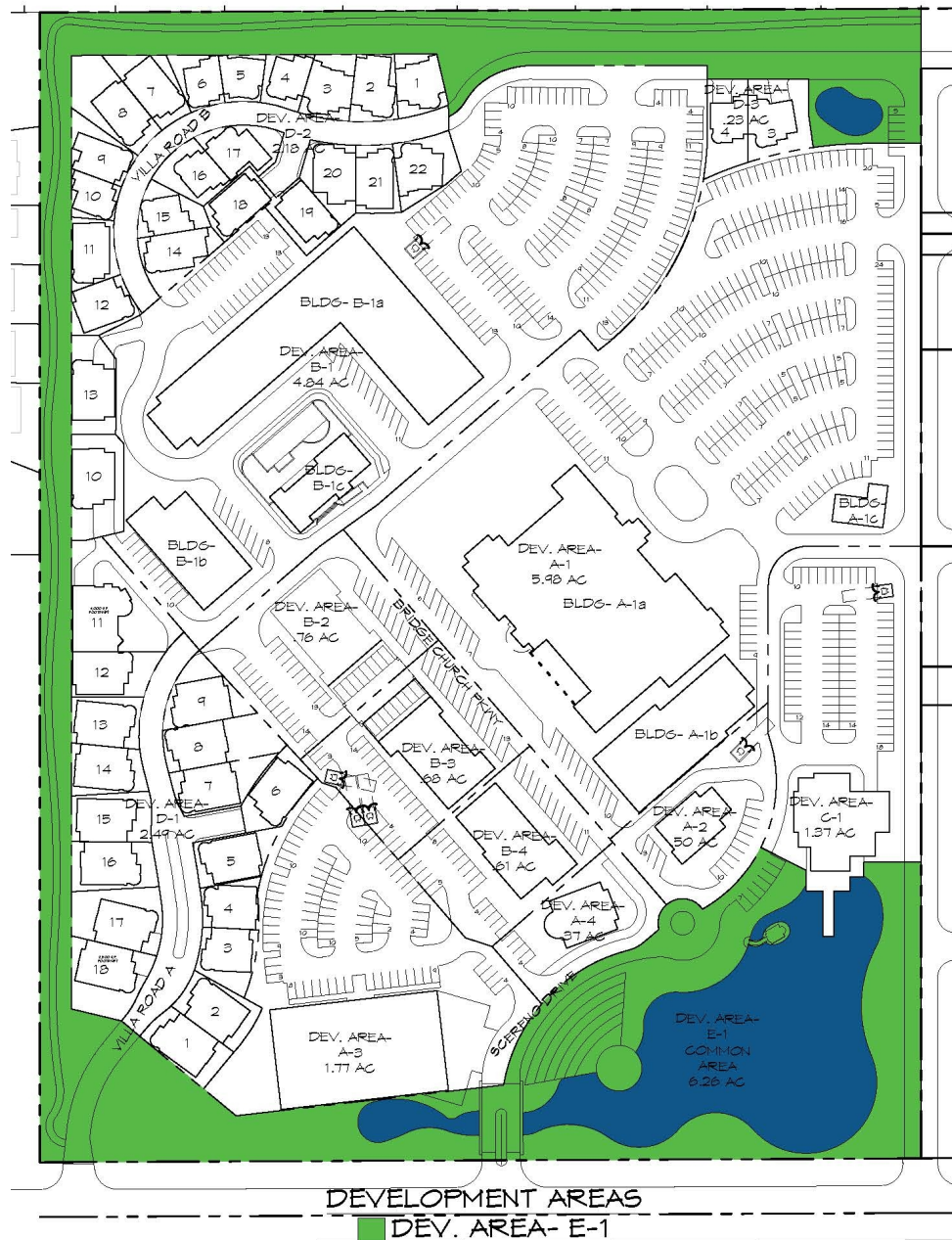
No internal screening of differing uses within the boundaries of the PUD is
required.



Development Standards- Dev. Area E-1:

Maintenance of Dev. Area E-1 shall be the responsibility of the HOA.

Gross Lot Area:





III. General Provisions and Development Standards

A. Landscaping:

1. To retain authenticity to a small village, private streets, plazas, gathering areas, alleys and/or pedestrian access corridors within the Property shall provide a minimum 10% landscape area and will submit a landscape plan during the detailed site plan process.
2. Artificial plants shall be strictly prohibited.
3. Landscaping shall utilize plants listed in the PUD.

4. Permanent irrigation shall be provided for all landscaping as follows:
 - a. Irrigation lines for perimeter landscaping identified in (a) above, shall be placed a minimum of 2.5 feet from a City sidewalk or alley. Reduction of this requirement is subject to review and approval by the City Engineer. Privately owned and operated irrigation lines shall not be located within a public easement.
 - b. Only bubbler-type irrigation lines shall irrigate trees and shrubs. Other landscaping may be irrigated by spray irrigation. Separate valves shall be provided to turn off the spray irrigation line during periods of drought or water conservation.
 - c. Rain, freeze, and wind detectors shall be installed on all irrigation lines.
 - d. Automatic irrigation systems shall be operated between the hours of 6:00 p.m. and 10:00 a.m. to reduce loss of water to evaporation and wind.
5. A minimum 30' wide landscape buffer will be provided along the West and North property lines adjacent to the existing Single-Family homes.

B. Screening:

1. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public rights-of-way.
2. Screening materials for solid waste collection and loading areas shall be the same as the materials used for the principal building, or a six-foot tall solid masonry wall. Trash dumpsters shall have a door, which shall remain closed when not in use.

C. Lighting

1. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development.
2. All lights shall be designed or have the ability to control the light pattern to minimize the light leaving the site at the boundary of the development.
3. The mounting height of each fixture light shall not exceed 30' as measured from the pavement to the light fixture.

4. A maximum light level of .00 foot candles shall be obtained at the boundary of the Development. A photometric study will be provided to verify the .00 foot candle measurement at the property line.
5. All lights will face down and away from the boundary of the development.
6. Light fixtures must be period appropriate styles, ref. samples in the Design Guidelines.
7. If lighting is provided within the Landscape Buffer the fixtures will be ground or bollard mounted. Light sources shall not exceed 48" high. Illumination is to be kept to a minimum.

D. Signage:

Signs located on the Property shall be designed to be period appropriate and comply with the standards below. Signs shall be designed for visual communication and orientation to the pedestrians and slow-moving vehicular traffic crossing pedestrian sidewalks as follows:

1. Hanging or "blade" signs are permitted and shall be placed perpendicular to the façade, located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalks.
2. Canopy signs are permitted and shall be oriented perpendicular or parallel to the façade, typically located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalk.
3. All signs shall maintain a minimum clearance of eight feet above sidewalk level to the bottom of the sign.
4. Pole-mounted signs are prohibited and may only be used for public traffic, safety, transportation, and directional information purposes.
5. Billboards shall not be permitted within, or attached to, any structure.
6. Sandwich signs are permitted on sidewalks, provided that they are located adjacent to the building and are not located in, or block the sidewalk's five-foot wide clear zone.
7. With the exception of the sign standards outlined under this section, all signs must meet the criteria and compliance of the standards of the Sign Guidelines to be established as part of the Design Guidelines for the project.
8. Channel Letters and cabinet signs with or without internal illumination are prohibited.

E. Drainage:

The majority of the site will be graded to allow for surface water to drain directly to the improved tributary or be collected in an internal storm sewer system that will route it to the improved tributary. The final drainage and grading design will allow for an overland flow capacity capable of routing

discharges from the existing total retention facility within 121st Center across the site to the tributary. This will be designed in conformance with City of Bixby Engineering Design Criteria.

F. Vehicular and Pedestrian Access and Circulation:

1. All private driveway and/or street connections shall be subject to City Engineer curb cut and/or ODOT driveway permit approval for the proposed access points to Memorial Dr. (US Hwy 64) and 121st St. S., and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.
2. Pedestrian connectivity will be provided by new sidewalks along all abutting public streets and all private streets as well as internal sidewalk circulation within the development. This sidewalk system will be designed to not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property. All sidewalk layouts will be developed and presented in detail at the PUD detailed site plan submittal.

G. Parking:

1. Required parking for a particular use may be located and maintained anywhere within the Property.
2. On-street parking and shared parking located anywhere within the Property's boundaries may be counted towards meeting the parking requirements of any use.
3. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.
4. Uses may share required parking spaces where the Owner can submit a shared parking analysis prepared by a professional engineer to the Director of Development Services demonstrating the feasibility of shared parking for multiple uses. The shared parking analysis shall address at a minimum the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing parking spaces.

5. As a condition of approval of shared parking, shared parking must result in a reduction of at least ten percent (10%) of the aggregate required parking for such uses.
6. Up to 50% of the parking spaces required for a theater or other place of evening entertainment (after 5:00 PM), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Director of Development Services.
7. Adequate public access to and from public rights-of-way via private drives and/or access easements shall be established for parking garages.
8. In no instance shall a parking structure be taller than the building to which it is closest. Notwithstanding, the maximum height for a parking structure shall be 50 feet.
9. Where parking garages are within view from streets, openings in parking garages shall not exceed 75% of the parking garage's façade. The portion of the parking garage that is visible from the street shall have an architecturally finished façade compatible with the surrounding buildings.
10. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

H. Detailed Site Plan Review

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

J. Requirement to Plat

No building permit shall be issued until:

1. A plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.
2. A Home Owners Association or similar agency is established.

K. Building Heights:

1. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, cupolas, domes, and roof forms whose area in plan is no greater than 25% of the first-floor footprint may exceed the height limits by up to 20 feet.

2. No building on the Property shall be greater than four stories above grade or 70 feet.

L. Utilities:

All proposed utility lines shall be located underground.

M. Definitions:

1. Plaza: An open public area that is usually near city buildings and that often has trees and bushes and places to sit, walk, and shop. Similar in layout and design to a Classic American Downtown Square
2. Condominium flats: A unit within a multi-unit building or complex, which is individually owned and where the owner shares in joint ownership of any common grounds, passageways, etc. A condominium flat is not strictly intended for residential uses.
3. Artisan studios: A mixed commercial-residential space for sale or lease where the individual residing in a portion of the space also operates a store, studio or showroom at the front of the space. The individual operating the commercial use cannot be different from the individual residing in the space.

N. Emergency Vehicle Access:

Parking on-street is prohibited except where provided in approved public street construction drawings. A 24-foot wide drive aisle shall be maintained for emergency vehicles.

O. Visibility Triangles:

Adequate sight distance as approved by the City Engineer will be provided at all intersections through the use of appropriate traffic control devices. Visibility triangles at intersections and private driveways for vehicles exiting the Property shall be provided at intersections with South 121st East Street and other intersections identified during the Site Plan phase.

P. Sidewalk and Clear Zone:

1. A minimum five-foot wide sidewalk is required to be constructed and remain in place along the Main Street Plaza and collector roads.
2. Pedestrian amenities and streetscape features, such as planters, benches, trees, light poles, shall not encroach upon the dedicated five-foot wide sidewalk or "clear zone."

Q. Fencing:

1. Fencing shall be constructed of wrought iron, tubular steel or similar material, or masonry.
2. Fencing is allowed between the primary facade of the building and the property line.
3. Fencing is allowed to separate an outdoor eating area from the Main-street sidewalk if the five-foot wide “clear zone” walk path is maintained.

R. Review of Construction Drawings:

In order to review site and building construction drawings for compliance with this PUD:

1. The Owner shall provide a Preliminary Site Plan for each building permit application demonstrating that the development meets the conditions of this PUD ordinance.
2. The Owner shall submit a final façade plan with a Final Site Plan for each building permit application to ensure that the minimum standards of this ordinance are met. The purpose of the façade plan is to ensure consistency and compatibility for all buildings within the development.
3. The Owner shall submit additional details as deemed necessary by City review staff, including, but not limited to, façade plans of buildings within 100 feet of the building under review.

S. Procedures and Criteria for Alternative Compliance:

1. Alternative compliance is a procedure that allows development to occur where the intent of the PUD and this PUD ordinance is met through an alternative design. It is not a general waiver of regulations. Rather, it permits a site- specific plan to incorporate an alternative design that is equal to or better than the strict application of a design standard in meeting the intent of both the zoning district and the applicable standard.
2. If a concept plan or development plan is to include a request for approval of alternative compliance, a pre-submittal conference is required to determine the preliminary response from the Director of Development Services. Based on that response, the application for a conceptual plan or development plan shall include sufficient

explanation and justification, in both written and graphic form, for the alternative compliance requested.

3. A request for approval of alternative compliance may include proposed alternatives to one or more design standards. To grant a request for alternative compliance the following criteria must be met:
 - a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.
 - b. The proposed alternative achieves the mixed-use goals and policies in the PUD and this PUD ordinance to the same or better degree than the standard.
 - c. The proposed alternative benefits the community and is equivalent to, or better, than compliance with the design standard.
4. Alternative compliance shall apply to the specific site for which it is requested and does not establish a precedent for assured approval of other requests, or the entire development plan, or future developments.

IV. Building Design Standards

A. Building Exterior Façade Materials:

1. Stone will be the predominate façade material, and only durable materials such as clay fired brick, natural and manufactured stone, granite, marble, and traditional 3-coat stucco shall be considered primary materials. Native Oklahoma stone materials shall be of primary consideration in the building material selection process.
2. Primary materials shall comprise at least 80% of the façade of each floor, exclusive of doors and windows.
3. Only primary building materials are allowed on the first-floor facades, exclusive of doors, windows, and their accompanying frames. For the purposes of this section, the first-floor height shall be at least nine feet.
4. Secondary materials used on a building façade are those that comprise less than a total of 20% of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood, or other materials as approved by the MARC.

5. Four-Sided Building Design: All buildings shall be architecturally finished on all sides with the same materials, detailing, and features, except A-1. Where a façade is screened from public view, the architectural finish must match the remainder of the building in color only.
6. Flat roof buildings shall have a parapet.

B. Building Entries:

1. Main entries to buildings shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.
2. Each building and separate lease space at grade shall have a functioning "Primary Entry" from the sidewalk along the street frontage. Corner entries may count as a Primary Entry for both intersecting street fronts.

C. Awnings, Canopies, Arcades and Overhangs:

1. Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.
2. The material of awnings and canopies shall complement the building.
3. Canopies and awnings shall respect the placement of street trees and lighting.
4. All large canopies, i.e. gas stations, banks, etc., that require structural columns for support shall have a minimum six feet masonry or ornamental iron/steel (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall complement the building.

D. Building Articulation:

1. The first floor of a building where retail or service uses take place shall be accentuated by awnings or canopies, different building materials, or other architectural features.
2. For at least every 100 feet of building façade length, building facades fronting streets and private drives shall have massing changes and architectural articulation to provide visual interest and

texture and to reduce large areas of undifferentiated building façade. Design articulation should not apply evenly across the building façade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

V. Expected Schedule of Development

A. Construction shall commence within 24 months from the date the PUD is approved by City Council.

~~B. Development Area A-Anticipated development schedule is as follows:~~

~~B. B-1, A-2, A-3 and A-4: 2017~~

~~C. Development Area B-2, B-3 and B-4: 2018~~

~~D.C. Development Area D-1, D-2, and D-3: 2018~~ 2023/24

~~E. Development Area B-1: 2019~~

a. A-2, A-3, A-4: 2024/25

Exhibit E
Example Images for Classic Americana Downtown Buildings



Exhibit E (cont.)
Example Images for Classic Americana Downtown Buildings





**PLANNED UNIT DEVELOPMENT
BXPUD 17.04 Village**

**VILLAGE of SCERENO
BIXBY, OKLAHOMA**

TABLE OF CONTENTS

	Page
I. Development Concept	3
Exhibit A Vicinity Map	4
Exhibit B Aerial Photo	5
Exhibit C Overall Concept Plan	6
Exhibit D Current Zoning Map	7
Exhibit E Bixby Comprehensive Plan	8
II. Development Standards	
Development Areas Summary and Map	9
Development Area A-1	10
Development Area A-2	11
Development Area A-3	12
Development Area A-4	13
Development Area B-1	14
Development Area B-2	15
Development Area C-1	17
Development Area D-1	18
Development Area D-2	19
Development Area D-3	20
Development Area E-1	21
III. General Provisions and Development Standards	
A. Landscaping	22
B. Screening	22
C. Lighting	23
D. Signage	23
E. Drainage	24
F. Vehicular and Pedestrian Access and Circulation	24
G. Parking	24
H. Detailed Site Plan Review	25
J. Platting Requirement	25
K. Building Heights	26
L. Utilities	26
M. Definitions	26
N. Emergency Vehicle Access	26
O. Visibility Triangles	26
P. Sidewalk and Clear Zone	27
Q. Fencing	27
R. Review of Construction Drawings	27
S. Procedures and Criteria for Alternative Compliance	27
IV. Building Design Standards	
A. Building Exterior Façade Materials	28
B. Building Entries	29
C. Awnings, Canopies, Arcades and Overhangs	29
D. Building Articulation	30
V. Expected Schedule of Development	30
Exhibit F: Example Images for Classic Americana Downtown Buildings	31
Exhibit G: Subdivision Design Guidelines for The Villas at Scereno	

I. Development Concept

A Horizontal and Vertically Integrated Mixed-Use, 28.05 Acre, Master Planned Development with buildings placed near the right-of-way resulting in a pedestrian-oriented development.

Concept objectives:

- Principal plaza to follow the Classic Americana Downtown Square pattern.
- Create Public gathering spaces
- Meandering main street or “spine” with three points of access to existing City streets.
- Shared off-site parking

Legal Description:

ALL OF BIXBY CENTENNIAL PLAZA, A SUBDIVISION OF THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT

THE NORTH ONE HUNDRED FIFTY-EIGHT AND FORTY-TWO HUNDRETHS (158.42) FEET OF LOT FIVE (5), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF:

AND ALSO, LESS AND EXCEPT

THE SOUTH TWO HUNDRED SIXTY-FOUR (264) FEET OF LOT EIGHT (8), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF:

AND ALSO, LESS AND EXCEPT

LOT NINE (9), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF:

AND ALSO, LESS AND EXCEPT

THE SOUTH TWO HUNDRED SIXTEEN (216.00) FEET OF LOT SIX (6), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit A Vicinity Map

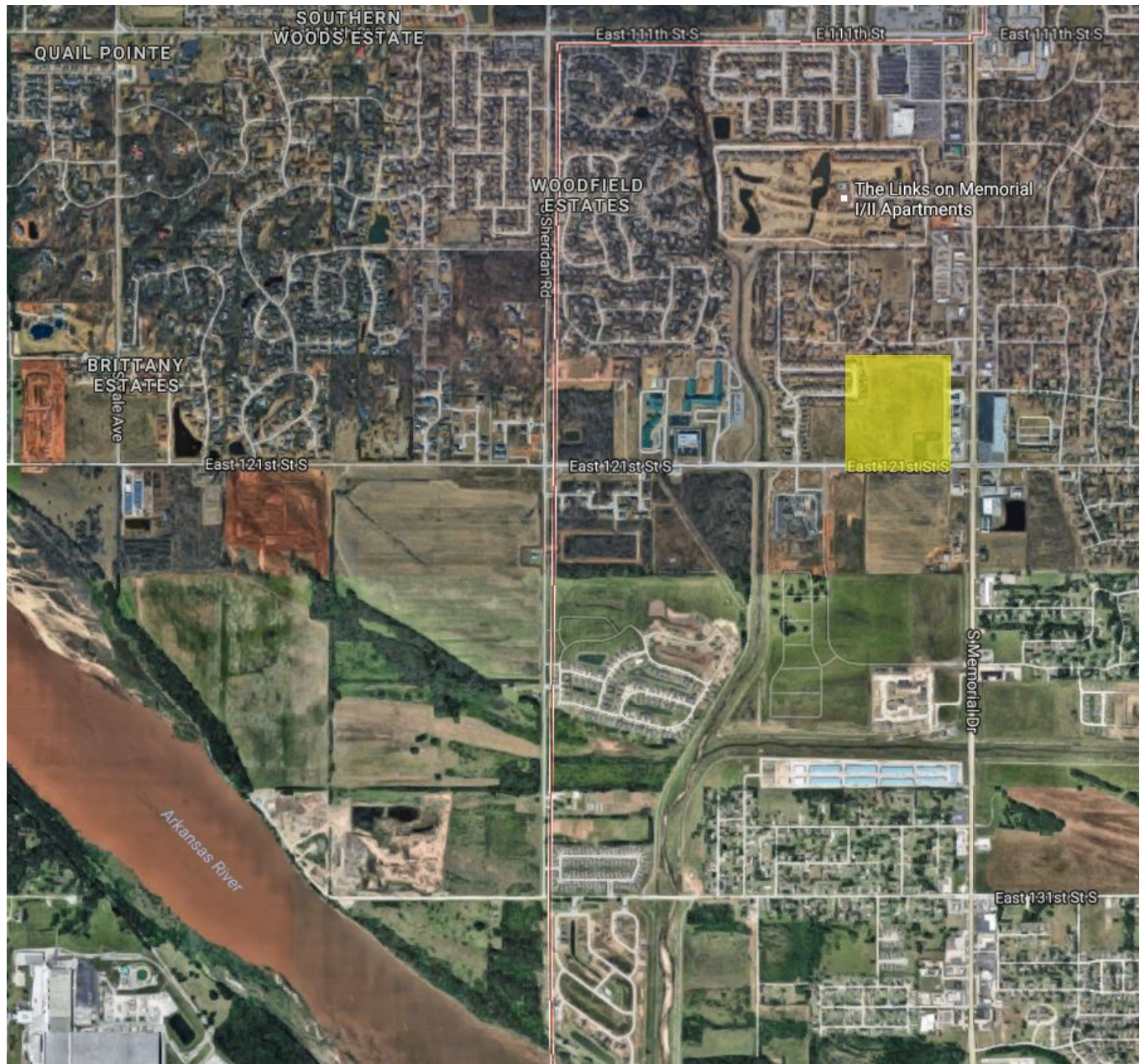


Exhibit B
Aerial Photo

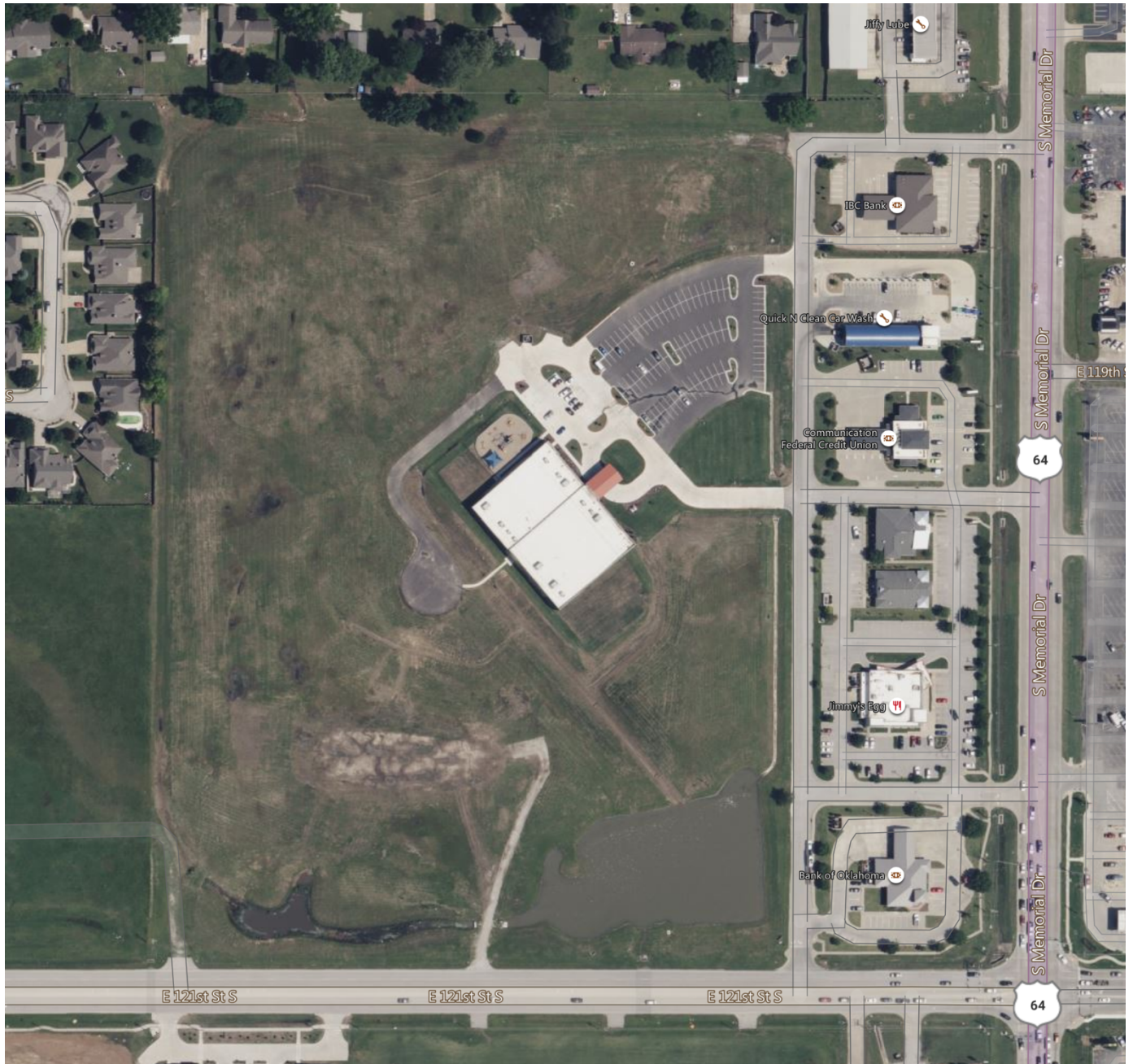
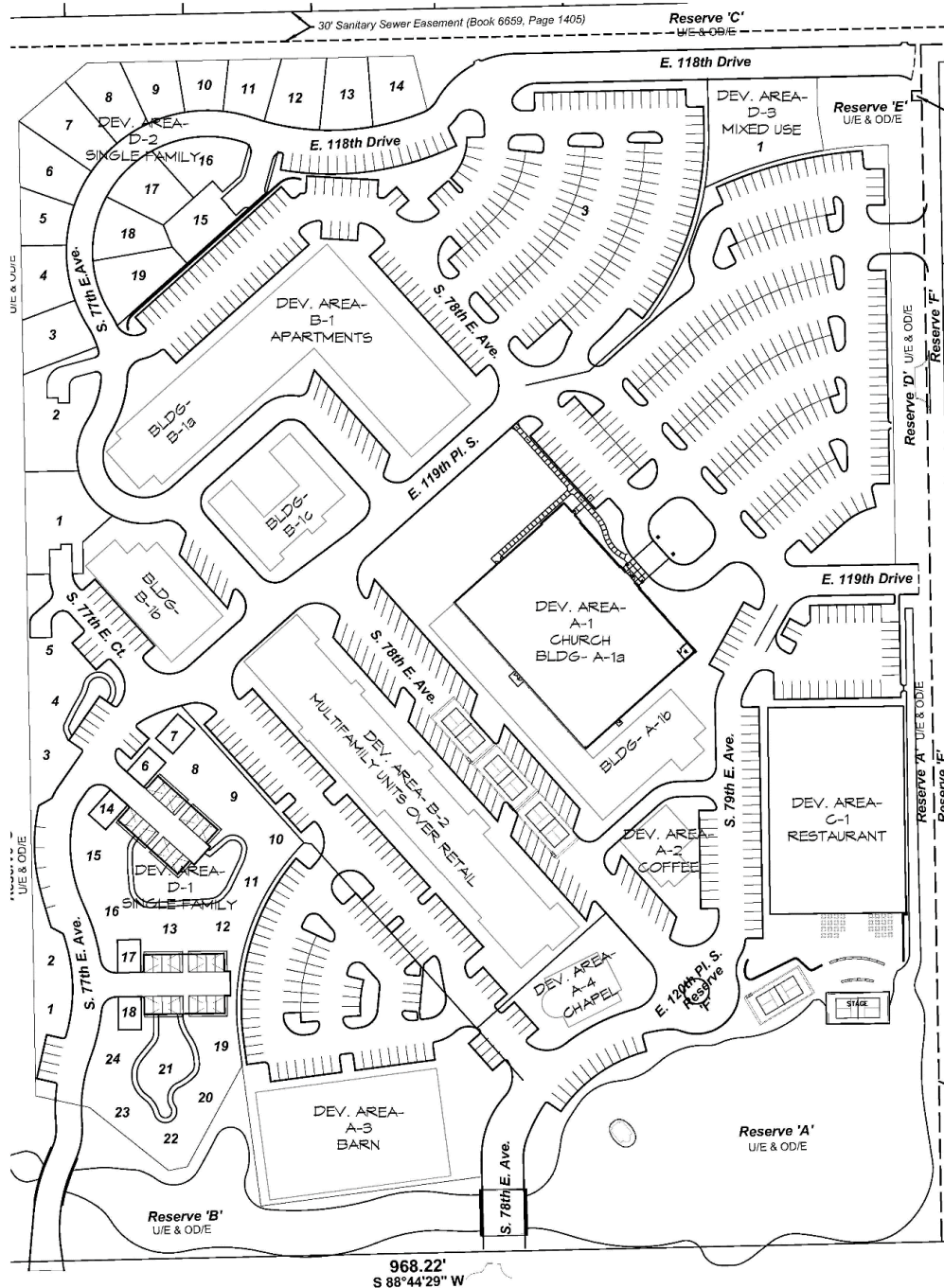
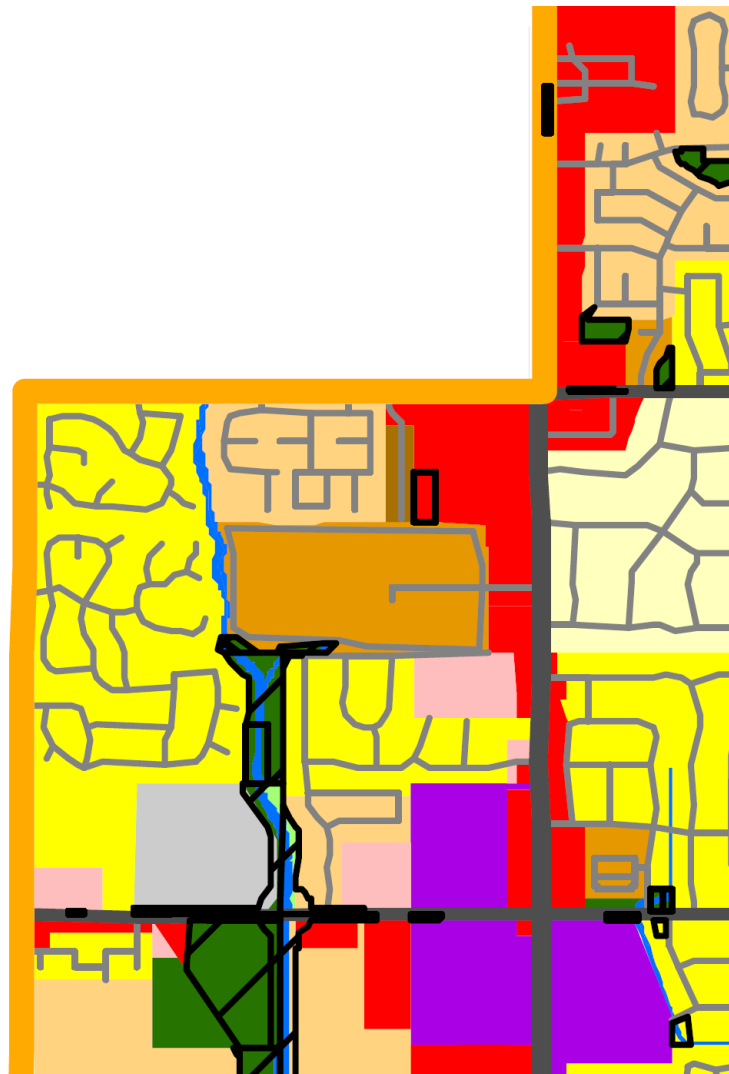


Exhibit C Overall Concept Plan



[illegible]

121 St

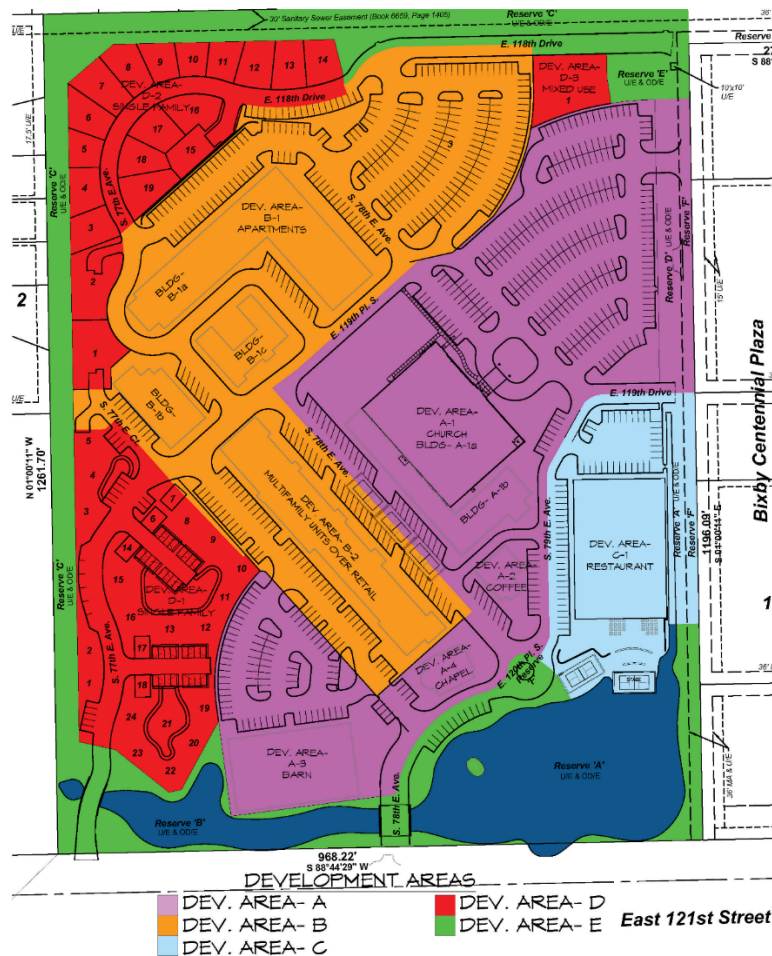


-  City Owned Parcels
-  Bixby Fenceline
-  Bixby City Limit
-  County
-  Highway
-  Major Street
-  Local Street
-  Railroad

II. Development Standards

Development Areas Summary:

Area:	Use:	Square Feet	Acre(s)	% of Total	Zoning
A-1	Church	243,105	5.58	20%	CS
A-2	Coffee	20,963	0.48	2%	CS
A-3	Barn	70,100	1.61	6%	CS
A-4	Chapel	17,975	0.41	1%	CS
B-1	Multi-Family/ Mix	225,573	5.18	18%	RM-3
B-2	Mixed Use	88,708	2.04	7%	CS
C-1	Restaurant	90,985	2.09	7%	CS
D-1	Single Family	99,961	2.29	8%	RS-3
D-2	Single Family	87,238	2.00	7%	RS-3
D-3	Mixed Use	10,079	0.23	1%	RM-3
E-1	Open Space	266,851	6.13	22%	OL
Totals		1,221,538	28.04	100%	



Development Standards- Dev. Area A-1:

The Bridge Church sanctuary and supporting buildings for offices and classrooms.

Gross Lot Area: 243,105 sq. ft. 5.58 acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 11: Offices and Studios

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 122,553 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

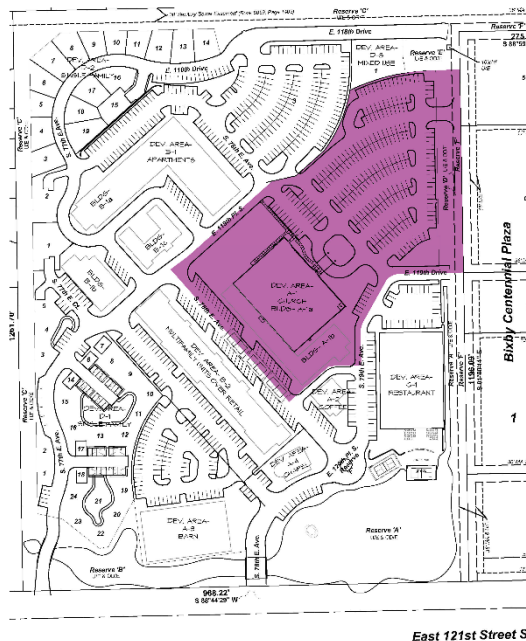
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: Typical: 4-story/ 60' height.

Church Sanctuary Theater: 3-story/ 70' height

Screening: No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area A-2:

A Coffee shop with Drive-thru service.

Gross Lot Area: 20,963 sq. ft. 0.48 acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 11: Offices and Studios

Use Unit 12: Eating Places Other than Drive-Ins

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 10,482 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

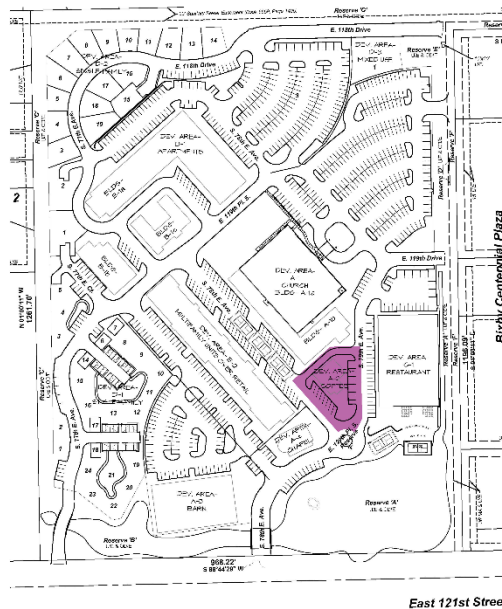
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: 2-story/ 45' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area A-3:

The Barn is a 10,000 square foot multi-use facility available for community events.

Gross Lot Area: 70,100 sq. ft. 1.61 acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 12: Eating Places Other than Drive-Ins

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 35,050 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

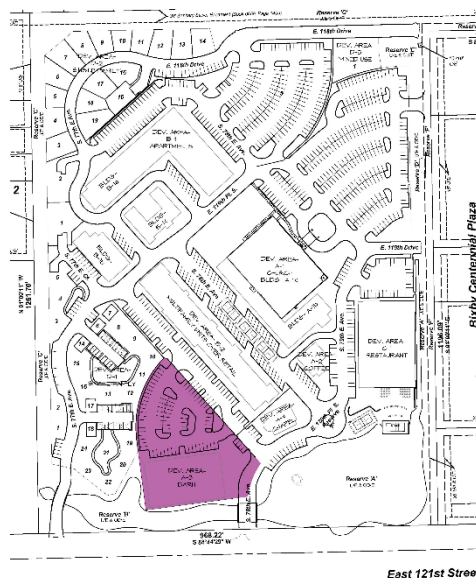
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that buildings along South 121st East Street shall be setback a minimum of 20 feet

Maximum Building Height: 2-story/ 45' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area A-4:

The Chapel is an intimate worship space available for weddings, funerals or other gatherings and will typically be used by the Youth Group of the Bridge Church.

Gross Lot Area: 17,975 sq. ft. 0.41 acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 12: Eating Places Other than Drive-Ins

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 8,988 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

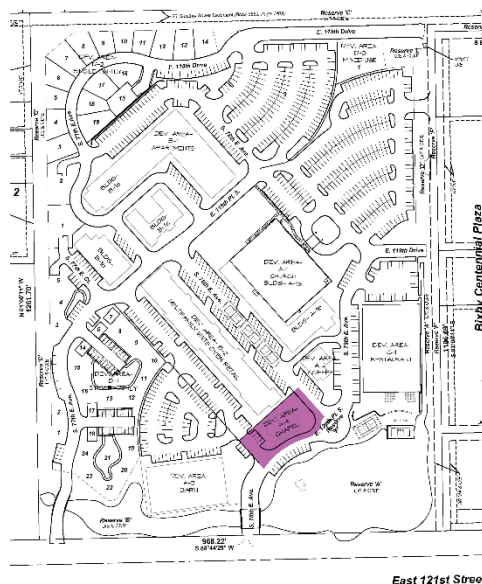
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: 2-story/ 45' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area B-1:

A Multi-family facility with areas available for lease to Retail and Office users. 1st floor spaces shall be used as Retail for a minimum 12 months from issuance of 1st Building Permit within the B-1 Development Area.

The clubhouse will be designed to mimic a traditional downtown courthouse.

An elevator shall be provided in Bldg. B1-a.

A Certificate of Occupancy cannot be issued for Bldg. B-1a until the foundations for Lots 10, 11, 12, and 13 of Block D-2 have begun construction.

Gross Lot Area: 225,573 sq. ft. 5.18 acres

Zoning: RM-3 **Number of Units:** Maximum 160 units

Permitted Uses:

Uses permitted by right (including all uses customarily accessory thereto) within the CS district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7D-6). "Stacking" of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 8: Multi-Family Dwelling and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 11: Offices and Studios

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

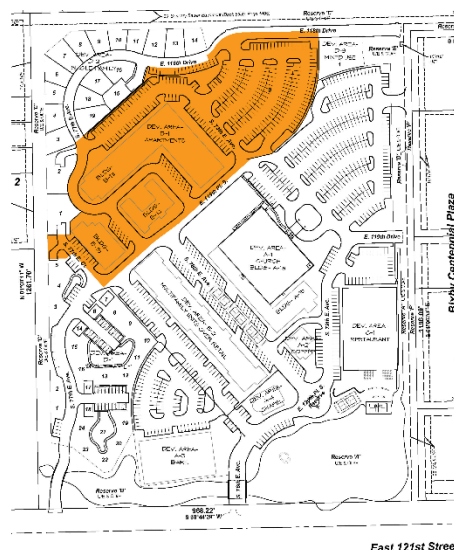
Land area per dwelling unit (minimum square feet): 1,410 s.f./ Unit

Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height: 3-story/ 48' height.

Screening: No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area B-2:

A series of mixed-use buildings with residential units and commercial lease spaces. Retail is to be a priority for 1st floor spaces. The buildings will be designed to mimic a traditional downtown main street. Maximum of 90 residential units.

Gross Lot Areas:

Dev. Area B-2: 88,708 sq. ft. 2.04 acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5:	Community Services and Similar Uses
Use Unit 8:	Multi-Family Dwelling and Similar Uses
Use Unit 10:	Off Street Parking Areas
Use Unit 11:	Offices and Studios
Use Unit 12:	Eating Places Other than Drive-Ins
Use Unit 13:	Convenience Goods and Services
Use Unit 14:	Shopping Goods and Services
Use Unit XX:	Hotel (Lobby satisfies 1 st Floor Retail. Located at SE corner adjacent to A-4)

Maximum Building Square Footage:

Dev. Area B-2: 44,354 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

Development Standards- Dev. Area B-2: (cont.)

Minimum Building Setbacks:

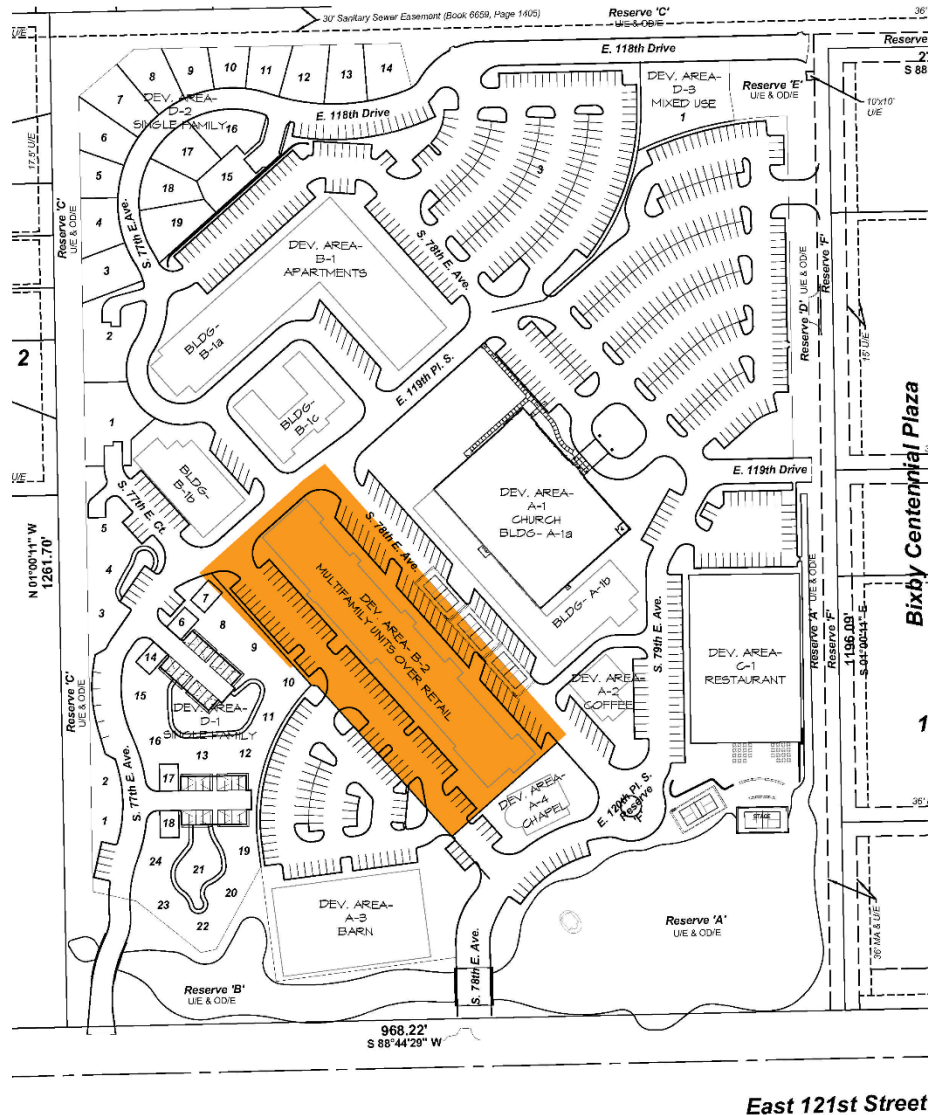
Minimum front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

Maximum Building Height:

4-story/ 60' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Area C-1:

A waterfront restaurant approximately 30,000 square feet with patio seating and a pier.

Gross Lot Area: 90,985 sq. ft. 2.09 acres

Zoning: CS

Permitted Uses:

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

“Stacking” of uses customarily found in a mixed-use development shall also be allowed.

Use Unit 5: Community Services and Similar Uses

Use Unit 10: Off Street Parking Areas

Use Unit 12: Eating Places Other than Drive-Ins

Use Unit 13: Convenience Goods and Services

Use Unit 14: Shopping Goods and Services

Maximum Building Square Footage: 45,493 sq. ft.

Based on maximum .5 F.A.R. per Bixby City Code 11-7D-4

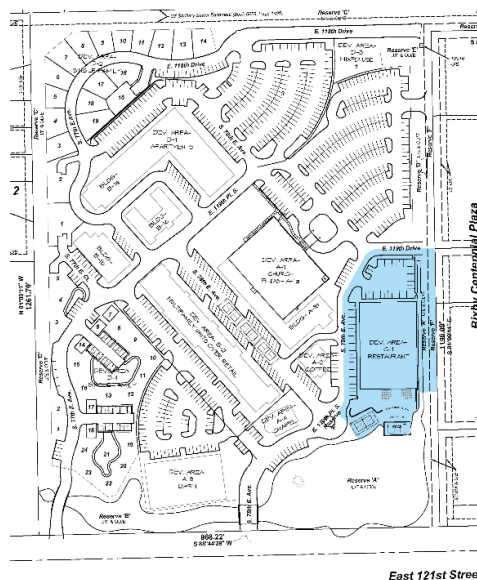
Minimum Building Setbacks:

Minimum front, side, and rear yards shall not be required, except that buildings along South 121st East Street shall be setback a minimum of 20 feet

Maximum Building Height: Main Bldg: 2-story/ 38' height.
Water Tower: 70' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



Development Standards- Dev. Areas D-1:

Single-Family, attached and detached homes designed to mimic an old-world village. All lighting shall be shielded to avoid light spillage across property lines. Landscaping shall be well maintained, and replaced as required.

Gross Lot Area:

Dev. Area D-1: 99,961 sq. ft. 2.29 acres

Zoning:

Dev. Area D-1: RS-3

Permitted Uses:

Use Unit 6: Single-Family Dwelling
Use Unit 7: Duplex Dwelling
Use Unit 7a: Townhouse Dwelling
Use Unit 10: Off Street Parking Areas

Minimum Lot Area: 4,000 sq. ft.

Minimum Dwelling Unit Square Footage: 800 sq. ft.

Minimum Building Setbacks:

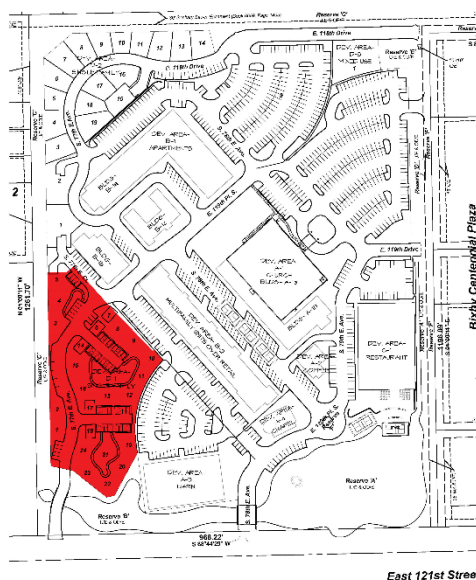
Minimum lot size, front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

A minimum 35' wide Landscape buffer is provided by Development Area E along the North and West property boundaries.

Maximum Building Height: 2-story/ 38' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required. A 59" high, open metal fence with min. 1" pickets at max. 4" o.c. will be provided along the West property lines of the D-1 Development Area.



Development Standards- Dev. Areas D-2:

Single-Family, attached and detached homes designed to mimic an old-world village. Each façade shall be different on every unit.

All lighting shall be shielded to avoid light spillage across property lines.

Landscaping shall be well maintained, and replaced as required.

Gross Lot Area:

Dev. Area D-2: 87,238 sq. ft. 2.00 acres

Zoning:

Dev. Area D-2: RS-3

Permitted Uses:

Use Unit 6: Single-Family Dwelling

Use Unit 7: Duplex Dwelling

Use Unit 7a: Townhouse Dwelling

Use Unit 10: Off Street Parking Areas

Minimum Lot Area:

4,000 sq. ft.

Minimum Dwelling Unit Square Footage:

1,500 sq. ft.

Minimum Building Setbacks:

Minimum lot size, front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

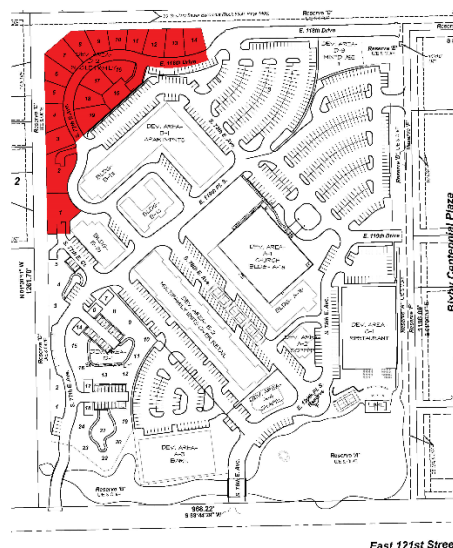
A minimum 35' wide Landscape buffer is provided by Development Area E along the North and West property boundaries.

Maximum Building Height:

2-story/ 38' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required. A 59" high, open metal fence with min. 1" pickets at max. 4" o.c. will be provided along the West property lines of the D-2 Development Area.



Development Standards- Dev. Areas D-3:

Mixed-use buildings with residential units and commercial lease spaces. Retail is to be a priority for 1st floor spaces. The buildings will be designed to mimic a traditional downtown main street. Maximum of 2 residential units. All lighting shall be shielded to avoid light spillage across property lines. Landscaping shall be well maintained, and replaced as required.

Gross Lot Area:

Dev. Area D-3: 10,079 sq. ft. 0.23 acres

Zoning:

Dev. Area D-3: RM-3

Permitted Uses:

Use Unit 6: Single-Family Dwelling
Use Unit 7: Duplex Dwelling
Use Unit 7a: Townhouse Dwelling
Use Unit 10: Off Street Parking Areas
Use Unit 11: Offices and Studios
Use Unit 13: Convenience Goods and Services
Use Unit 14: Shopping Goods and Services

Minimum Lot Area: 4,000 sq. ft.

Minimum Dwelling Unit Square Footage: 1,500 sq. ft.

Minimum Building Setbacks:

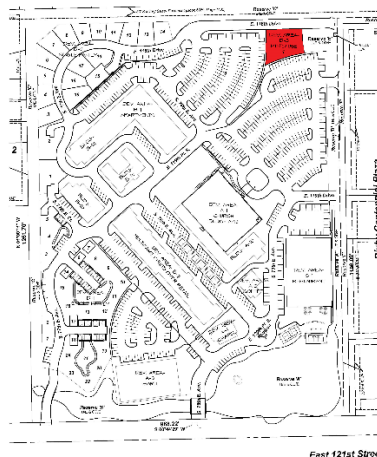
Minimum lot size, front, side, and rear yards shall not be required, except that Non-Residential or mixed-use buildings located along the main street shall have a front yard not exceeding 10 feet.

A minimum 35' wide Landscape buffer is provided by Development Area E along the North and West property boundaries.

Maximum Building Height: 2-story/ 38' height.

Screening:

No internal screening of differing uses within the boundaries of the PUD is required.



6.26 acres of landscaped area including the feature lake with an amphitheater, an open-air Chapel on an island for public use and hike and bike trails around the perimeter of the property to create a minimum 30' wide landscape buffer to the adjacent existing Single-Family homes.

All landscaping shall be well maintained and replaced as required.

Gross Lot Area: 266,851 sq. ft. 6.13 acres



III. General Provisions and Development Standards

A. Landscaping:

1. To retain authenticity to a small village, private streets, plazas, gathering areas, alleys and/or pedestrian access corridors within the Property shall provide a minimum 10% landscape area and will submit a landscape plan during the detailed site plan process.
2. Artificial plants shall be strictly prohibited.
3. Landscaping shall utilize plants listed in the PUD.
4. Permanent irrigation shall be provided for all landscaping as follows:
 - a. Irrigation lines for perimeter landscaping identified in (a) above, shall be placed a minimum of 2.5 feet from a City sidewalk or alley. Reduction of this requirement is subject to review and approval by the City Engineer. Privately owned and operated irrigation lines shall not be located within a public easement.
 - b. Only bubbler-type irrigation lines shall irrigate trees and shrubs. Other landscaping may be irrigated by spray irrigation. Separate valves shall be provided to turn off the spray irrigation line during periods of drought or water conservation.
 - c. Rain, freeze, and wind detectors shall be installed on all irrigation lines.
 - d. Automatic irrigation systems shall be operated between the hours of 6:00 p.m. and 10:00 a.m. to reduce loss of water to evaporation and wind.
5. A minimum 30' wide landscape buffer will be provided along the West and North property lines adjacent to the existing Single-Family homes.

B. Screening:

1. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from adjacent properties and public rights-of-way.
2. Screening materials for solid waste collection and loading areas shall be the same as the materials used for the principal building, or a six-foot tall solid masonry wall. Trash dumpsters shall have a door, which shall remain closed when not in use.

C. Lighting

1. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development.
2. All lights shall be designed or have the ability to control the light pattern to minimize the light leaving the site at the boundary of the development.
3. The mounting height of each fixture light shall not exceed 30' as measured from the pavement to the light fixture.
4. A maximum light level of .00 foot candles shall be obtained at the boundary of the Development. A photometric study will be provided to verify the .00 foot candle measurement at the property line.
5. All lights will face down and away from the boundary of the development.
6. Light fixtures must be period appropriate styles, ref. samples in the Design Guidelines.
7. If lighting is provided within the Landscape Buffer the fixtures will be ground or bollard mounted. Light sources shall not exceed 48" high. Illumination is to be kept to a minimum.

D. Signage:

Signs located on the Property shall be designed to be period appropriate and comply with the standards below. Signs shall be designed for visual communication and orientation to the pedestrians and slow-moving vehicular traffic crossing pedestrian sidewalks as follows:

1. Hanging or "blade" signs are permitted and shall be placed perpendicular to the façade, located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalks.
2. Canopy signs are permitted and shall be oriented perpendicular or parallel to the façade, typically located above or adjacent to the entrance and visible to pedestrian circulation on adjacent sidewalk.
3. All signs shall maintain a minimum clearance of eight feet above sidewalk level to the bottom of the sign.
4. Pole-mounted signs are prohibited and may only be used for public traffic, safety, transportation, and directional information purposes.
5. Billboards shall not be permitted within, or attached to, any structure.
6. Sandwich signs are permitted on sidewalks, provided that they are located adjacent to the building and are not located in, or block the sidewalk's five-foot wide clear zone.
7. With the exception of the sign standards outlined under this section, all signs must meet the criteria and compliance of the standards of

the Sign Guidelines to be established as part of the Design Guidelines for the project.

8. Channel Letters and cabinet signs with or without internal illumination are prohibited.

E. Drainage:

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

F. Vehicular and Pedestrian Access and Circulation:

1. All private driveway and/or street connections shall be subject to City Engineer curb cut and/or ODOT driveway permit approval for the proposed access points to Memorial Dr. (US Hwy 64) and 121st St. S., and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.
2. Pedestrian connectivity will be provided by new sidewalks along all abutting public streets and all private streets as well as internal sidewalk circulation within the development. This sidewalk system will be designed to not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property. All sidewalk layouts will be developed and presented in detail at the PUD detailed site plan submittal.

G. Parking:

1. Required parking for a particular use may be located and maintained anywhere within the Property.
2. On-street parking and shared parking located anywhere within the Property's boundaries may be counted towards meeting the parking requirements of any use.
3. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.
4. Uses may share required parking spaces where the Owner can submit a shared parking analysis prepared by a professional

engineer to the Director of Development Services demonstrating the feasibility of shared parking for multiple uses. The shared parking analysis shall address at a minimum the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing parking spaces.

5. As a condition of approval of shared parking, shared parking must result in a reduction of at least ten percent (10%) of the aggregate required parking for such uses.
6. Up to 50% of the parking spaces required for a theater or other place of evening entertainment (after 5:00 PM), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Director of Development Services.
7. Adequate public access to and from public rights-of-way via private drives and/or access easements shall be established for parking garages.
8. In no instance shall a parking structure be taller than the building to which it is closest. Notwithstanding, the maximum height for a parking structure shall be 50 feet.
9. Where parking garages are within view from streets, openings in parking garages shall not exceed 75% of the parking garage's façade. The portion of the parking garage that is visible from the street shall have an architecturally finished façade compatible with the surrounding buildings.
10. Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.

H. Detailed Site Plan Review

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

J. Requirement to Plat

No building permit shall be issued until:

1. A plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.
2. A Home Owners Association or similar agency is established.

K. Building Heights:

1. Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, cupolas, domes, and roof forms whose area in plan is no greater than 25% of the first-floor footprint may exceed the height limits by up to 20 feet.
2. No building on the Property shall be greater than four stories above grade or 70 feet.

L. Utilities:

All proposed utility lines shall be located underground.

M. Definitions:

1. Plaza: An open public area that is usually near city buildings and that often has trees and bushes and places to sit, walk, and shop. Similar in layout and design to a Classic American Downtown Square
2. Condominium flats: A unit within a multi-unit building or complex, which is individually owned and where the owner shares in joint ownership of any common grounds, passageways, etc. A condominium flat is not strictly intended for residential uses.
3. Artisan studios: A mixed commercial-residential space for sale or lease where the individual residing in a portion of the space also operates a store, studio or showroom at the front of the space. The individual operating the commercial use cannot be different from the individual residing in the space.

N. Emergency Vehicle Access:

Parking on-street is prohibited except where provided in approved public street construction drawings. A 24-foot wide drive aisle shall be maintained for emergency vehicles.

O. Visibility Triangles:

Adequate sight distance as approved by the City Engineer will be provided at all intersections through the use of appropriate traffic control devices. Visibility triangles at intersections and private driveways for vehicles exiting the Property shall be provided at intersections with South 121st East Street and other intersections identified during the Site Plan phase.

P. Sidewalk and Clear Zone:

1. A minimum five-foot wide sidewalk is required to be constructed and remain in place along the Main Street Plaza and collector roads.
2. Pedestrian amenities and streetscape features, such as planters, benches, trees, light poles, shall not encroach upon the dedicated five-foot wide sidewalk or “clear zone.”

Q. Fencing:

1. Fencing shall be constructed of wrought iron, tubular steel or similar material, or masonry.
2. Fencing is allowed between the primary facade of the building and the property line.
3. Fencing is allowed to separate an outdoor eating area from the Main-street sidewalk if the five-foot wide “clear zone” walk path is maintained.

R. Review of Construction Drawings:

In order to review site and building construction drawings for compliance with this PUD:

1. The Owner shall provide a Preliminary Site Plan for each building permit application demonstrating that the development meets the conditions of this PUD ordinance.
2. The Owner shall submit a final façade plan with a Final Site Plan for each building permit application to ensure that the minimum standards of this ordinance are met. The purpose of the façade plan is to ensure consistency and compatibility for all buildings within the development.
3. The Owner shall submit additional details as deemed necessary by City review staff, including, but not limited to, façade plans of buildings within 100 feet of the building under review.

S. Procedures and Criteria for Alternative Compliance:

1. Alternative compliance is a procedure that allows development to occur where the intent of the PUD and this PUD ordinance is met through an alternative design. It is not a general waiver of regulations. Rather, it permits a site- specific plan to

incorporate an alternative design that is equal to or better than the strict application of a design standard in meeting the intent of both the zoning district and the applicable standard.

2. If a concept plan or development plan is to include a request for approval of alternative compliance, a pre-submittal conference is required to determine the preliminary response from the Director of Development Services. Based on that response, the application for a conceptual plan or development plan shall include sufficient explanation and justification, in both written and graphic form, for the alternative compliance requested.
3. A request for approval of alternative compliance may include proposed alternatives to one or more design standards. To grant a request for alternative compliance the following criteria must be met:
 - a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.
 - b. The proposed alternative achieves the mixed-use goals and policies in the PUD and this PUD ordinance to the same or better degree than the standard.
 - c. The proposed alternative benefits the community and is equivalent to, or better, than compliance with the design standard.
4. Alternative compliance shall apply to the specific site for which it is requested and does not establish a precedent for assured approval of other requests, or the entire development plan, or future developments.

IV. Building Design Standards

A. Building Exterior Façade Materials:

1. Stone will be the predominate façade material, and only durable materials such as clay fired brick, natural and manufactured stone, granite, marble, and traditional 3-coat stucco shall be considered primary materials. Native Oklahoma stone materials shall be of primary consideration in the building material selection process.
2. Primary materials shall comprise at least 80% of the façade of each floor, exclusive of doors and windows.

3. Only primary building materials are allowed on the first-floor facades, exclusive of doors, windows, and their accompanying frames. For the purposes of this section, the first-floor height shall be at least nine feet.
4. Secondary materials used on a building façade are those that comprise less than a total of 20% of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood, or other materials as approved by the MARC.
5. Four-Sided Building Design: All buildings shall be architecturally finished on all sides with the same materials, detailing, and features, except A-1. Where a façade is screened from public view, the architectural finish must match the remainder of the building in color only.
6. Flat roof buildings shall have a parapet.

B. Building Entries:

1. Main entries to buildings shall be highlighted using such techniques as building articulation and/or entry canopies so they are obvious to pedestrians and motorists.
2. Each building and separate lease space at grade shall have a functioning "Primary Entry" from the sidewalk along the street frontage. Corner entries may count as a Primary Entry for both intersecting street fronts.

C. Awnings, Canopies, Arcades and Overhangs:

1. Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.
2. The material of awnings and canopies shall complement the building.
3. Canopies and awnings shall respect the placement of street trees and lighting.
4. All large canopies, i.e. gas stations, banks, etc., that require structural columns for support shall have a minimum six feet masonry or ornamental iron/steel (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall complement the building.

D. Building Articulation:

1. The first floor of a building where retail or service uses take place shall be accentuated by awnings or canopies, different building materials, or other architectural features.
2. For at least every 100 feet of building façade length, building facades fronting streets and private drives shall have massing changes and architectural articulation to provide visual interest and texture and to reduce large areas of undifferentiated building façade. Design articulation should not apply evenly across the building façade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggias, canopies, pediments, and moldings that break up the mass of the building are encouraged.

V. Expected Schedule of Development

- A. Construction shall commence within 24 months from the date the PUD is approved by City Council.
- B. Anticipated development schedule is as follows:
 - a. B-1, B-2, C-1, D-1, D-2, D-3: 2023/24
 - b. A-2, A-3, A-4: 2024/25

Exhibit E
Example Images for Classic Americana Downtown Buildings



Exhibit E (cont.)
Example Images for Classic Americana Downtown Buildings





