



City of Bixby Planning Commission Meeting Agenda

Monday, July 17, 2023

6:00 PM

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

Call to Order

Chairman

Roll Call

OC Walker, Secretary

Consent Agenda

- 1) Acceptance of the minutes from the June 20, 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 74008.

Public Hearings

- 3) Comprehensive Plan Amendment (BXCP-23.01), and Rezone (BXZO-23.04, BXZO-23.06, and BXZO-23.07), for property located at 8150, 8160, and 8170 East 131st Street South, Bixby, Oklahoma 74008.
O.C. Walker, City Planner
- 4) Discussion, consideration, and possible vote to approve (BXSP-23.08) for Storij Bixby, located at 7865 East 126th Street South, Bixby, Oklahoma 74008.
- 5) Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT-22.10) for Ellis Ranch located on the South side of East 161st Street South and South Memorial Drive, Bixby, Oklahoma 74008.
O.C. Walker, City Planner
- 6) Discussion, consideration, and possible vote to approve Final Plat (BXPT-23.08), for Robinson Ranch IV, located One-Quarter mile south of 161st Street South and

East of South Memorial Drive (Approximately 16500 South Memorial Drive), Bixby, Oklahoma 74008.

O.C. Walker, City Planner

- 7) Discussion, consideration, and possible vote to approve a Final Plat (BXPT-23.09) for Robinson Ranch Commercial, located One-Quarter mile south of 161st Street South, and East of South Memorial Drive (Approximately 16300 South Memorial Drive), Bixby, Oklahoma 74008.

O.C. Walker, City Planner

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of July 14, 2023, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

O.C. Walker, City Planner

Persons who require a special accommodation to participate in this meeting should contact City Planner O.C. 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

Tuesday | June 20, 2023 | 6:00 PM

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

CALL TO ORDER: 6:10 PM

Roll Call was taken

MEMBERS PRESENT: Josh Nave
Tom Holland
Jason Mohler

MEMBERS ABSENT: Lance Whisman
Steve Hobbs

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

1. Approval of Minutes | Planning Commission meeting May 15, 2023.

Interim Chair Nave asked if there was a motion to approve the Meeting Minutes of May 15, 2023. Commissioner Holland was not present at that meeting and a quorum was not met to approve.

No vote was taken, item will be placed on the next Planning Commission Agenda.

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.

Mr. Walker gave an overview of the project to the Planning Commission.

The Applicant was not present.

Interim Chair Nave asked if there was a motion to approve the Specific Use Permit (BXSUP 23.02) Commissioner Mohler made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes

Motion was Approved

3. Discussion, consideration, and possible vote to approve a Site Plan for Riverview Plaza Coffee Drive Thru, at 3710 East 86th Street South, Bixby, Oklahoma.

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

The Applicant, Mr. Boswell, appeared and was available to answer questions.

Commissioner Holland questioned the physical address and requested staff to check the address. Staff has checked and the address is correct.

The Applicant stated that the East and West sides of the building will be masonry. They will be requesting an address for the site. The site will have a drive-up window as well as a walk-up window access for neighboring businesses/coffee shop.

Interim Chair Nave asked if there was a motion to approve the Site Plan (BXSP 23.07). Commissioner Holland made a motion to approve, and Vice Chair Mohler seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes

Motion was Approved

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.

Mr. Walker presented an overview of the project and stated the applicant was available for questions. The original plat showed four lots and one block. Mr. Rosenbaum provided a revised plat showing five lots and one block.

Barrick Rosenbaum of Schemmer and Associates appeared and answered Commissioner's questions. He also stated that the TAC members had not reviewed the revised plat.

Interim Chair Nave asked if there was a motion to conditionally approve the Final Plat (BXPT 22.19) for Quail Creek Office Park, subject to the item is presented to TAC before moving on the City Council. Commissioner Holland made a motion to approve with staff comments, and Commissioner Mohler seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes

Motion was Approved

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.

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

The Applicant, Erik Enyart of Tanner Consulting, appeared and answered questions. Limits of no access will be added to the final plat with a separate instrument, there is no LOMAR associated with this property.

Interim Chair Nave asked if there was a motion to approve the Preliminary and Final Plat (BXPT 23.06). Commissioner Mohler made a motion to approve, subject to the limits of no access added to the final plat and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes

Motion was Approved

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.

Mr. Walker stated this item was tabled at the last Planning Commission Meeting on May 15, 2023, to allow the Developer and area residents in the Fox Hollow and Norther Heights Neighborhoods to give the opportunity to meet and discuss the project. This also allowed Mr. Blackark to revise the language in the PUD.

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.

Mr. Walker stated the applicant was available for questions.

Mr. Jeff Blackard stated he met with the HOA president he took the information and went back to talk to the community.

Speakers: Stacey Ray 11918 S 73rd E Ave; Eric Thiemann 11938 S 73rd E Ave; Art Herrington 7322 E 119th Street S.

Mr. Blackard addressed the comments from the Speakers and from the Commissioners.

Interim Chair Nave made a motion to approve with a list of conditions:

- Building B-2 shall have two years after the Certificate of Occupancy has been issued to facilitate retail building B-2 and B-1 has twelve months.
- If retail does not come to fruition during this time frame, the Developer must seek approval to revert the retail space into multi-family through the Planning Commission and City Council approval process
- All roofing material shall be constructed of a minimum 50-year composition roof except for flat and metal roofs
- Provide a list of PUD amenities for the entire scope of the project
- Incorporate language in the PUD document that references the Homeowners Association (property manager and maintenance)

The motion was seconded by Commissioner Mohler. The Vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes

Motion was carried.

Old Business – No old business.

New Business – No new business.

The meeting adjourned at 7:40 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, July 17, 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:

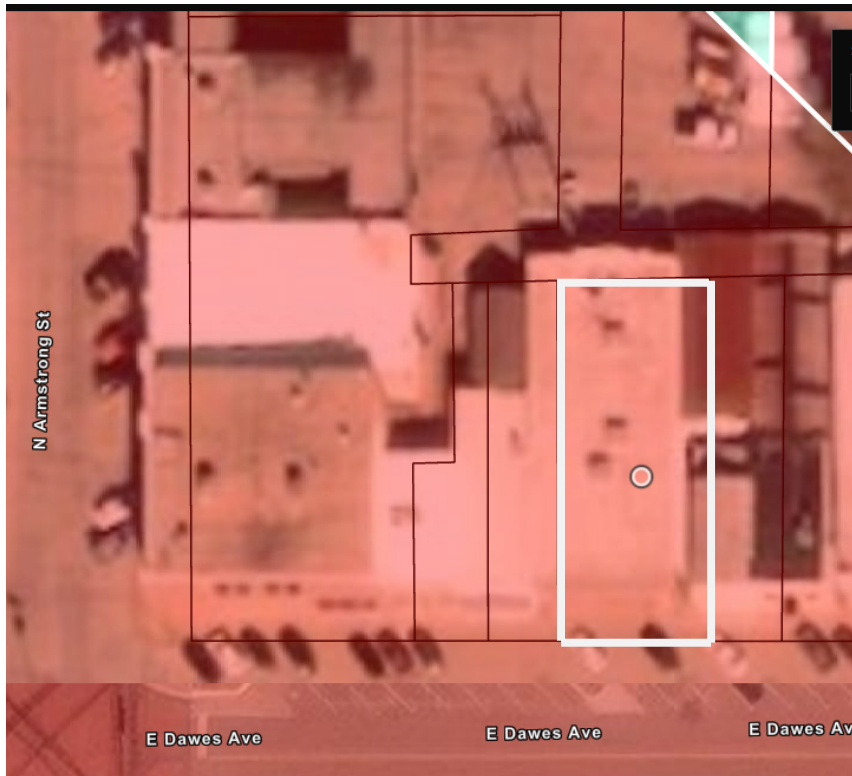


Exhibit A: Zoning Map

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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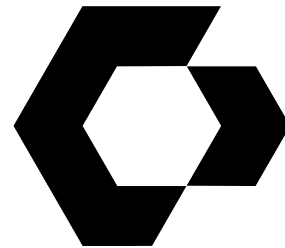
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SHEET ISSUE MATRIX														
• ISSUED ◦ ISSUED FOR REFERENCE ONLY		PERMIT SET												
SHEET NO	SHEET TITLE	05/25/2023												
GENERAL														
G-001	COVER SHEET	•												
G-101	CODE COMPLIANCE PLANS	•												
STRUCTURAL														
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)

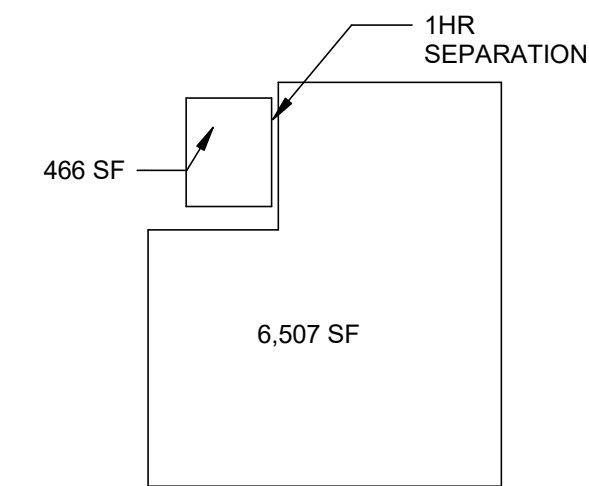
OCCUPANCY	WATER CLOSETS		LAVATORIES		BATHTUBS/SHOWERS	DRINKING FOUNTAINS	OTHER
	MALE	FEMALE	MALE	FEMALE			
ASSEMBLY A3	1 PER 75		1 PER 200		-	1 PER 500	1 SRVC SINK
TOTAL OCCUPANCY LOAD: 140	70	70	70	70	N/A	140	140
REQUIRED	1	1	1	1	N/A	1	1
PROVIDED	1*	2	1	2	N/A	N/A**	1

*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

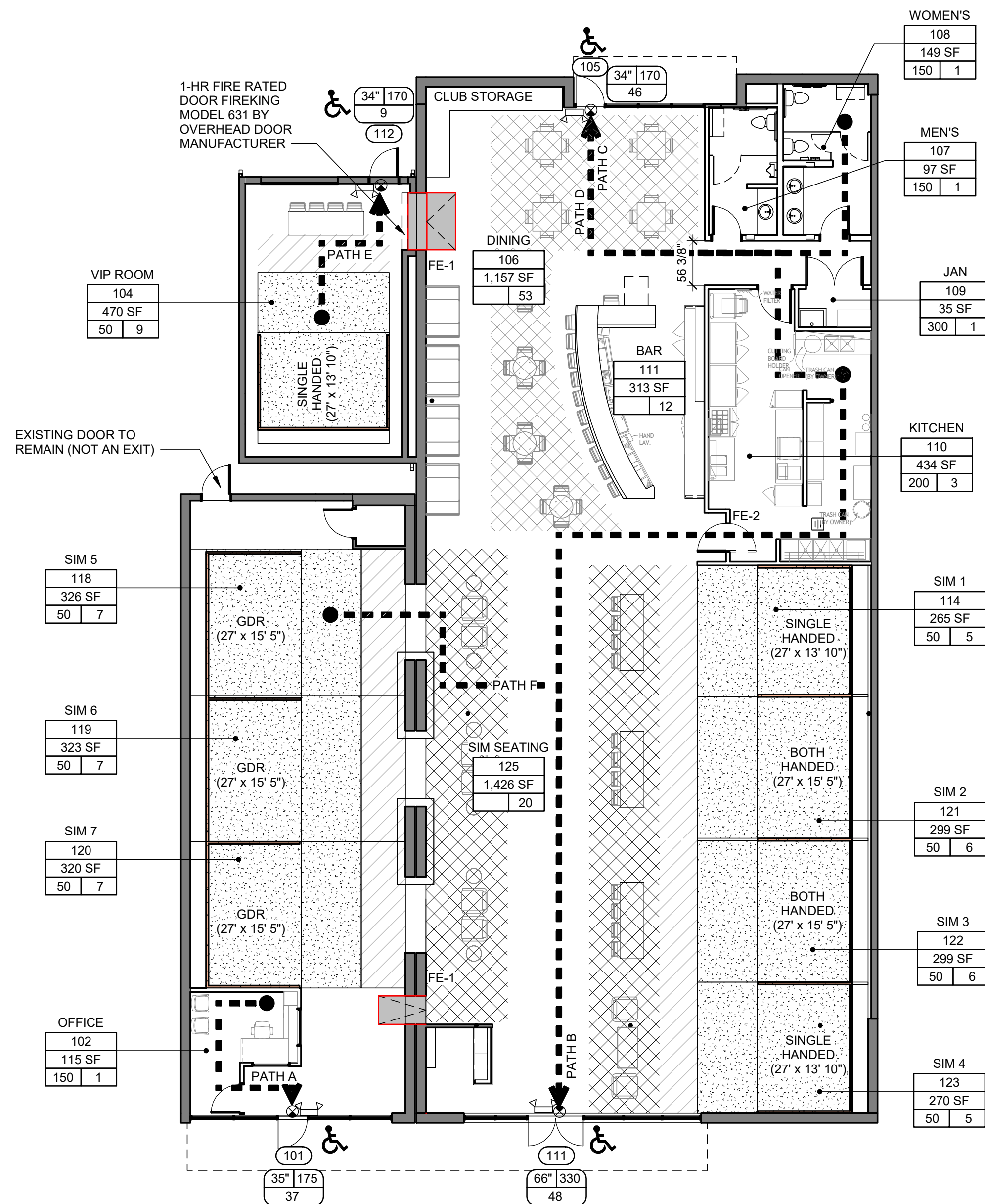
ASSEMBLY	136 OCCUPANTS
DINING	
UNCONCENTRATED	37 OCCUPANTS
FIXED SEATS	
BAR	12 OCCUPANTS
BOOTH	16 OCCUPANTS
KITCHEN	3 OCCUPANTS
SIMULATORS	52 OCCUPANTS
CIRCULATION	16 OCCUPANTS
BUSINESS	1 OCCUPANTS
OFFICE	1 OCCUPANT
ACCESSORY	3 OCCUPANTS
MEN'S	1 OCCUPANT
WOMEN'S	1 OCCUPANT
JANITOR	1 OCCUPANT
TOTAL	140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



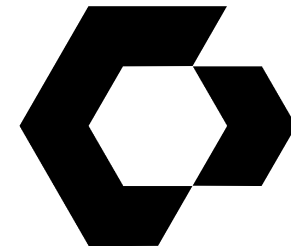
LIFE SAFETY LEGEND

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"

1 LIFE SAFETY PLAN
1" = 10'-0"



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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

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:

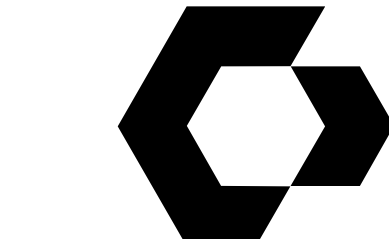
A	B	C	D
362	S	162	33

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.

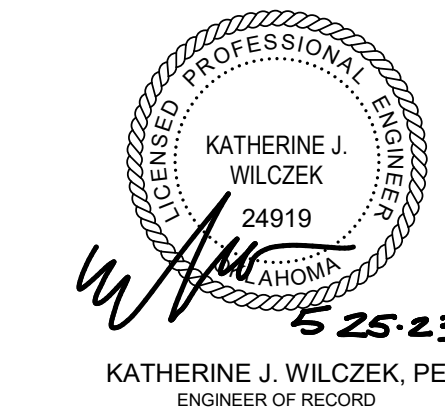
ABBREVIATIONS

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

NO.	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.

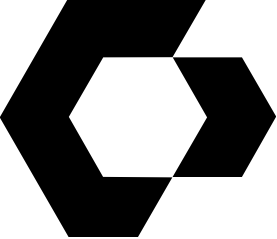
2.3. SUBMITTING A CERTIFIED WRITTEN REPORT OF EACH TEST, INSPECTION AND SIMILAR QUALITY-CONTROL SERVICE TO ENGINEER WITH COPY TO CONTRACTOR AND TO AUTHORITIES HAVING JURISDICTION.

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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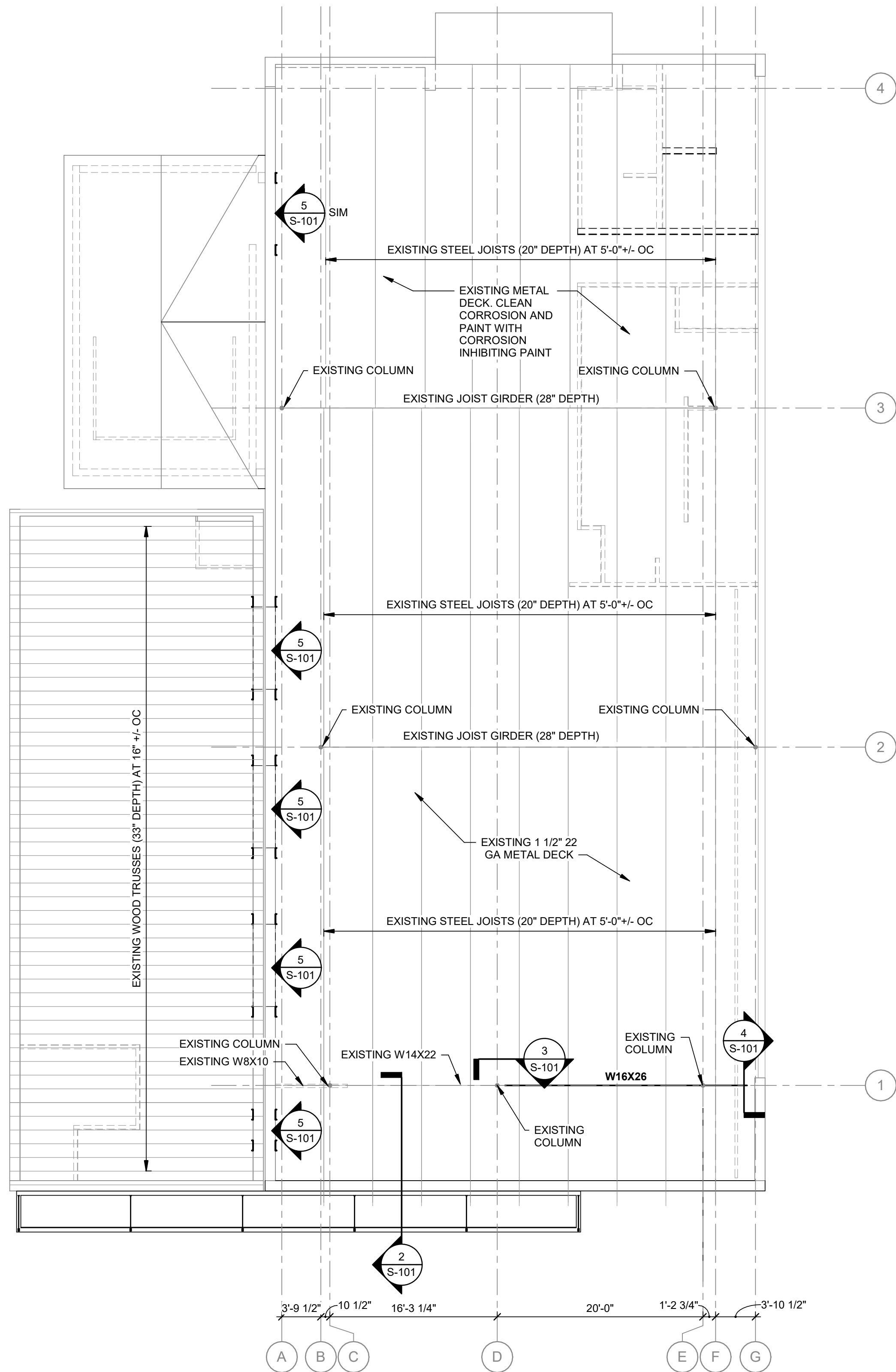
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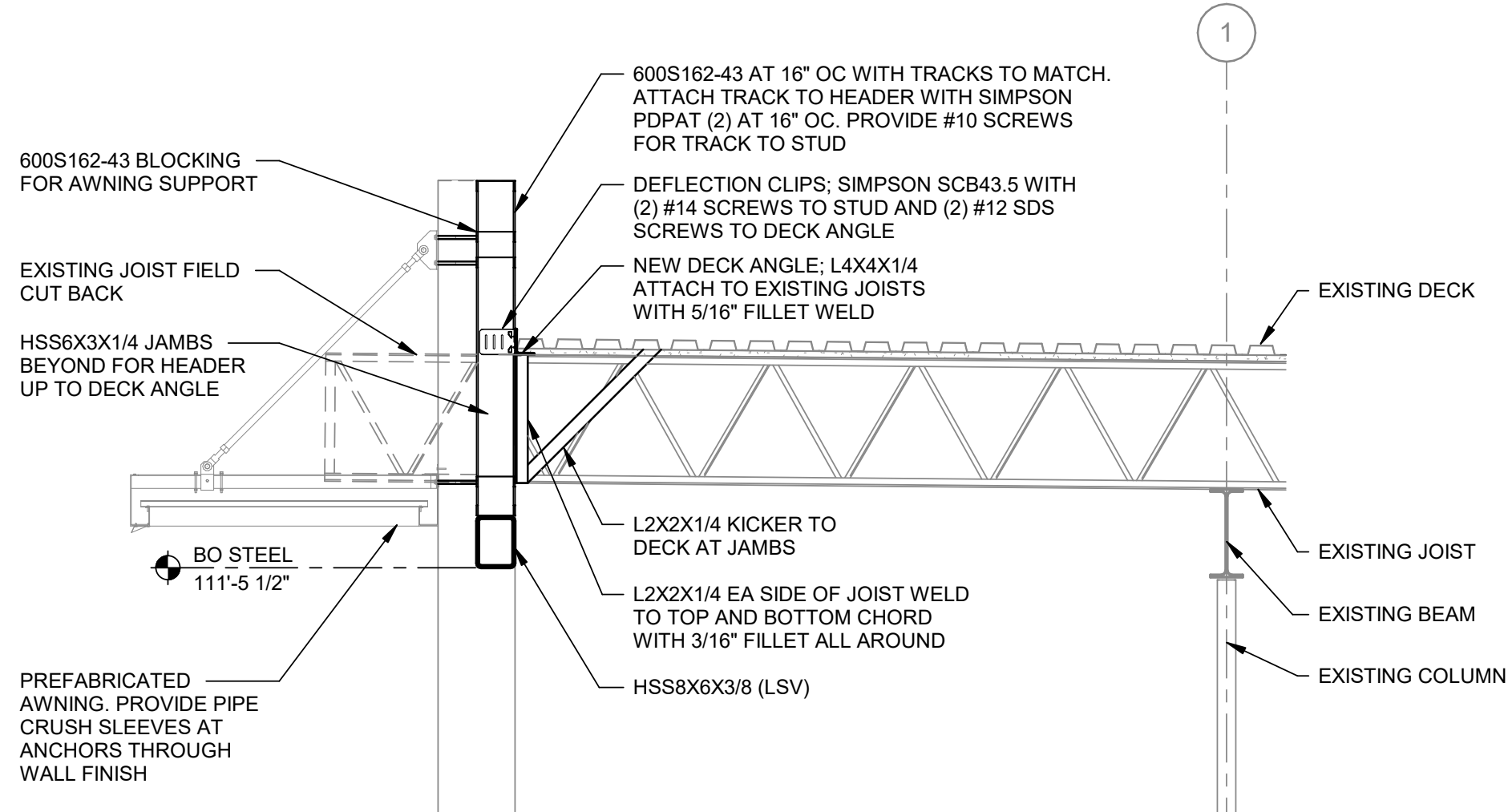
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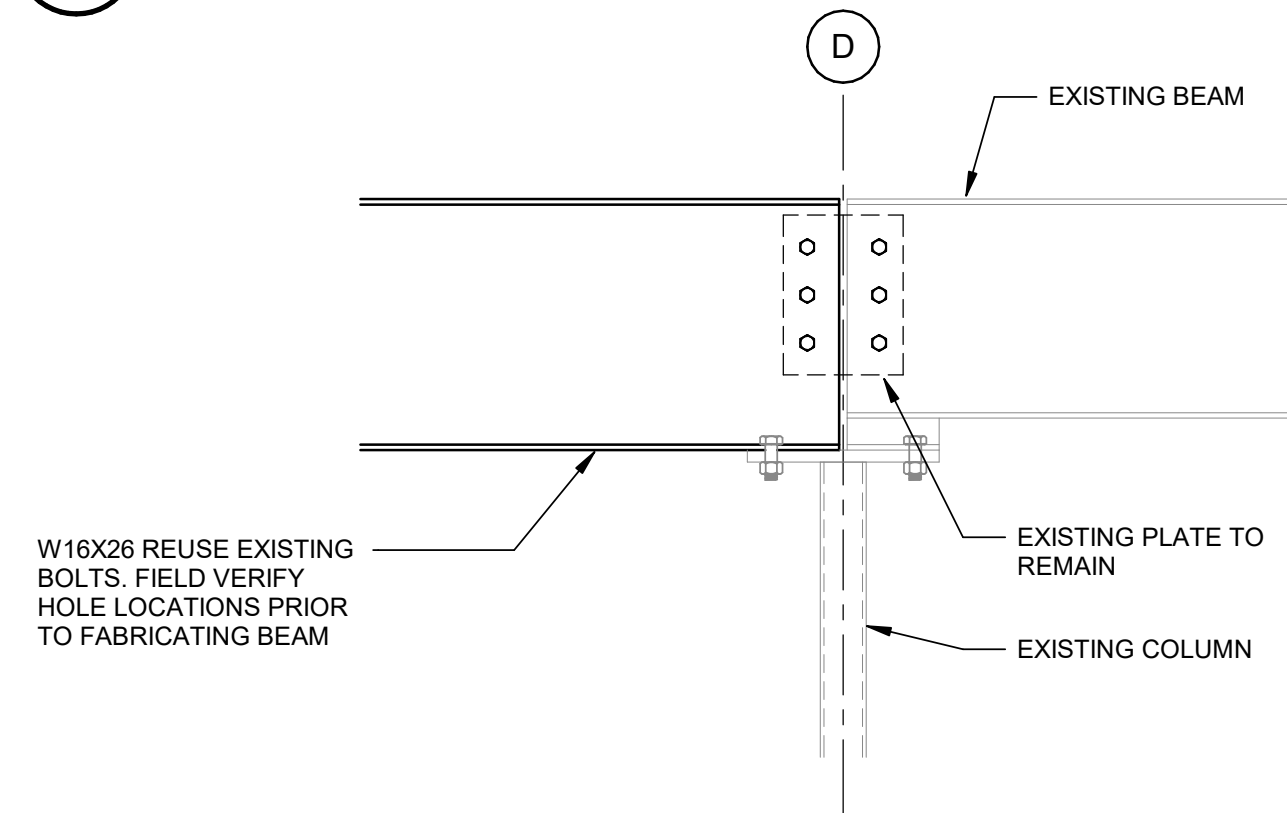
SHEET NAME
SPECIAL INSPECTIONS



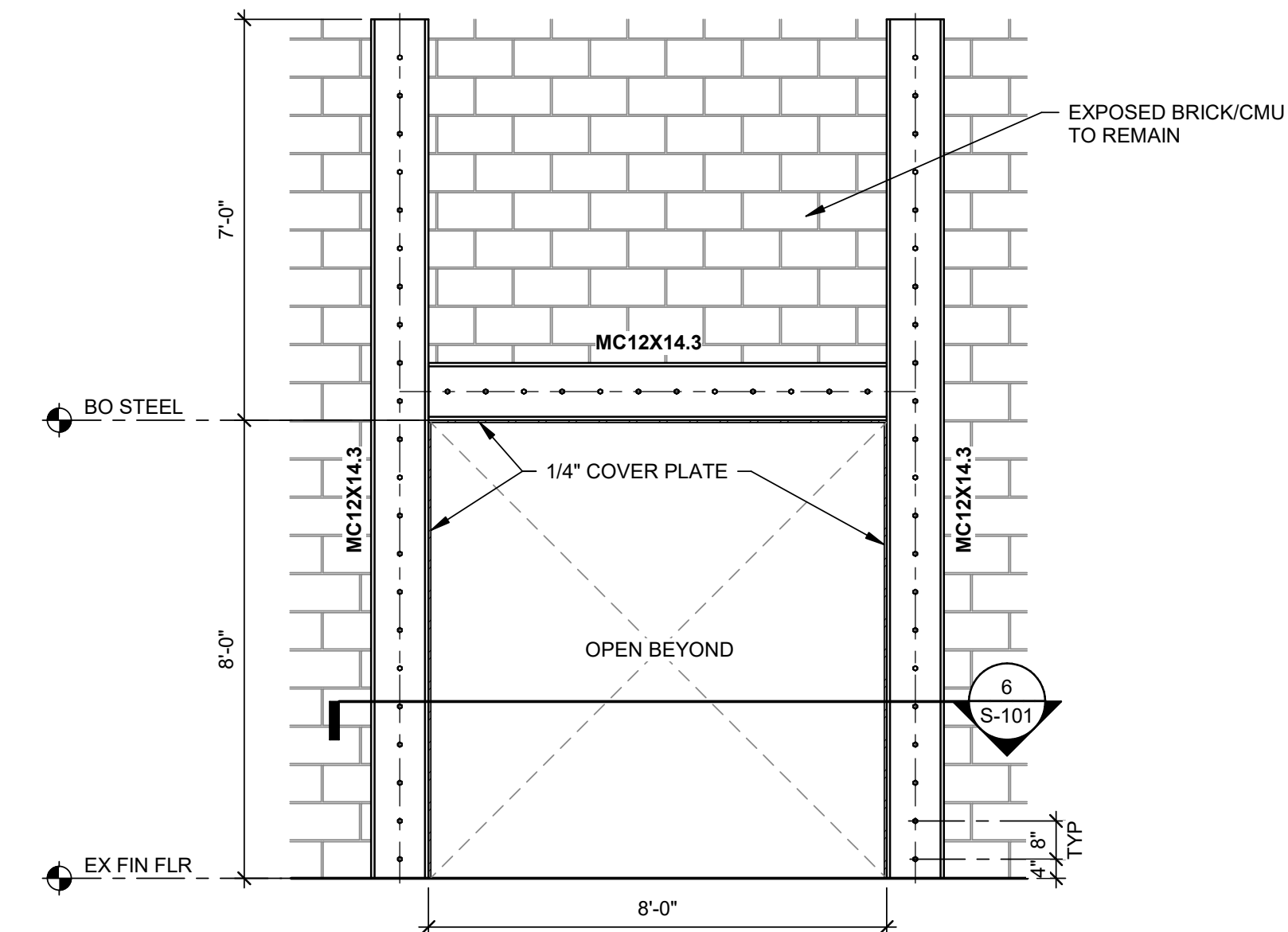
1 ROOF FRAMING
1/8" = 1'-0"



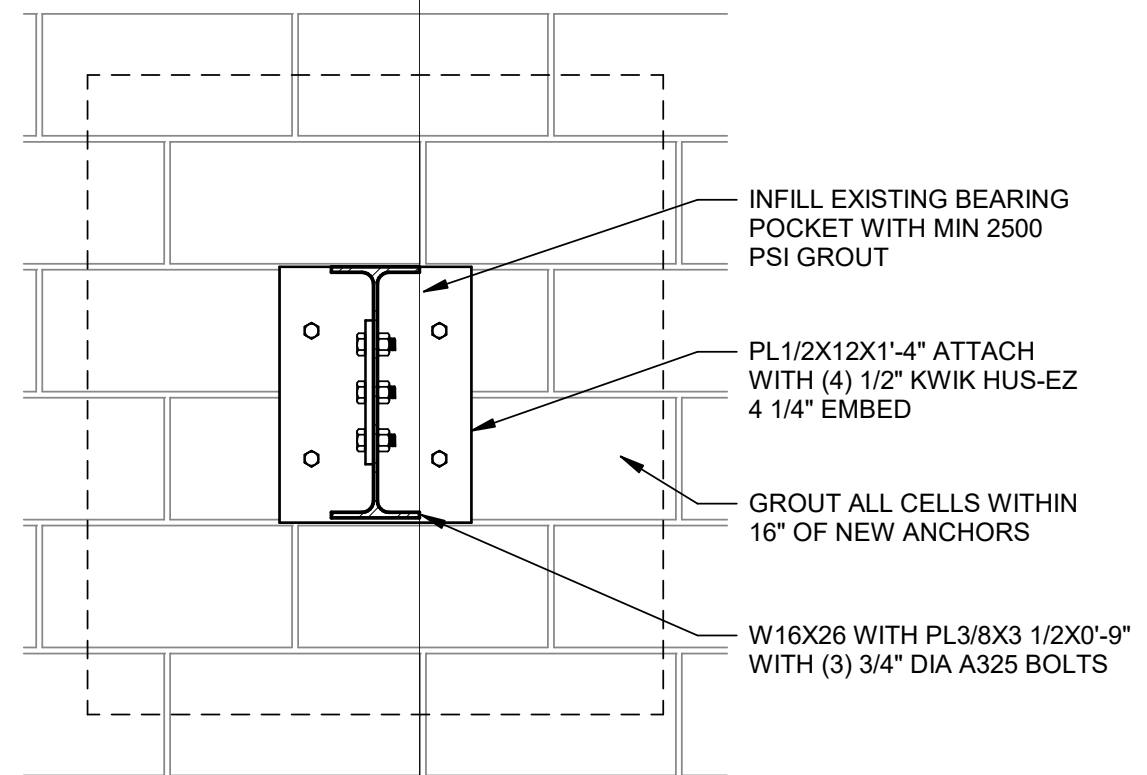
2 DETAIL
1/2" = 1'-0"



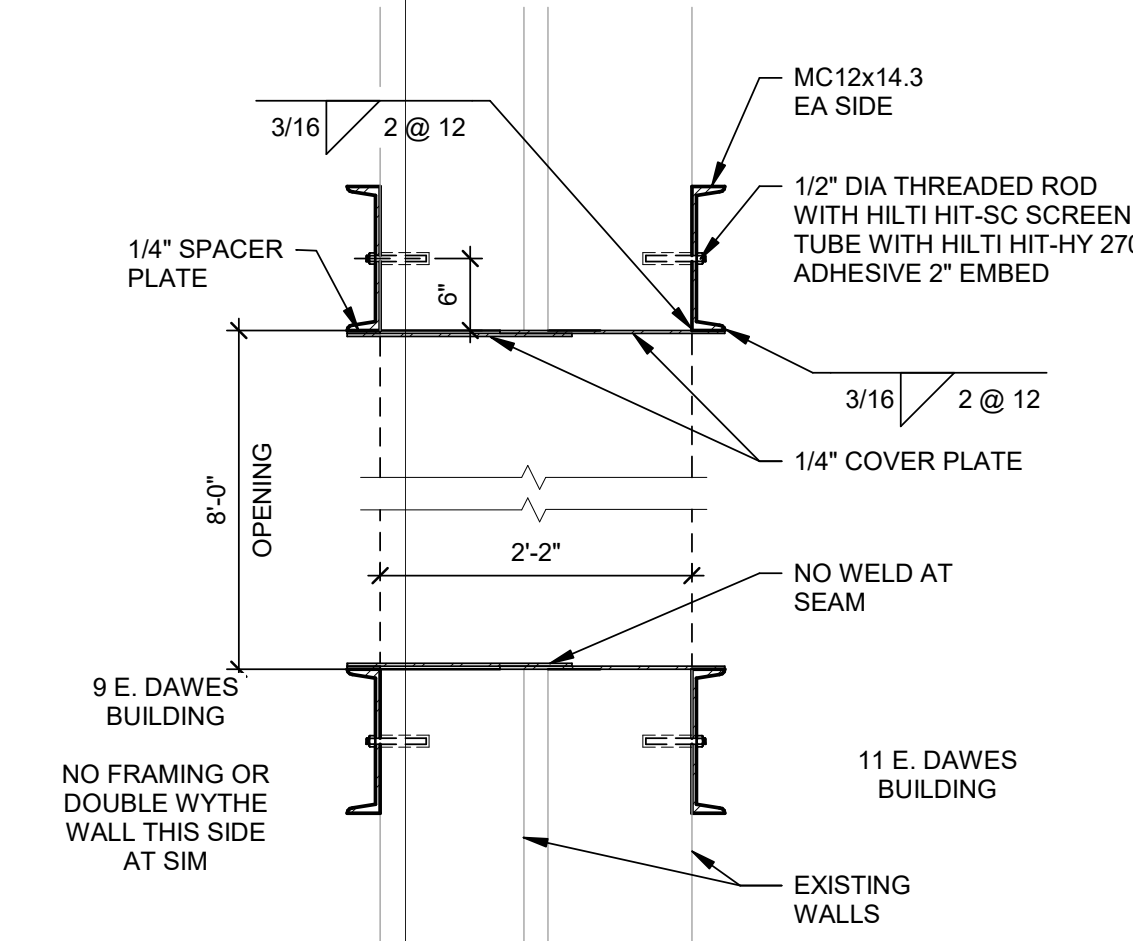
3 FRAMING ELEVATION
1" = 1'-0"



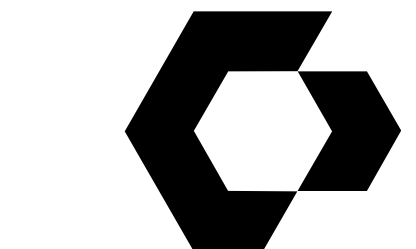
5 FRAMING ELEVATION
3/8" = 1'-0"



4 DETAIL
1" = 1'-0"



6 WALL OPENING DETAIL
3/4" = 1'-0"



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

CYNTERGY ENGINEERING, PLLC
LICENSE # 3537 | EXPIRES 06/30/24



KATHERINE J. WILCZEK, PE
ENGINEER OF RECORD

SCRATCH INDOOR GOLF OAK AND SAGE REALTY

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SHEET NAME
ROOF FRAMING PLAN

SHEET NUMBER
S-101

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	REQUIRE
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	UNFINISHED	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				

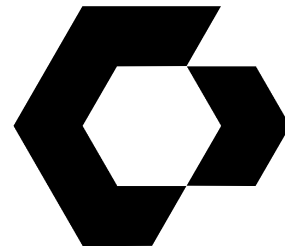
GENERAL NOTES

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



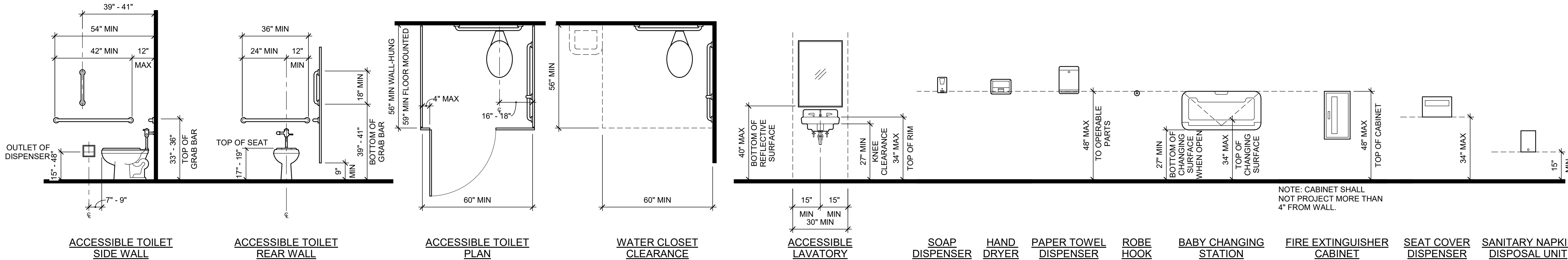
JASON G. MILLS, AIA
ARCHITECT OF RECORD

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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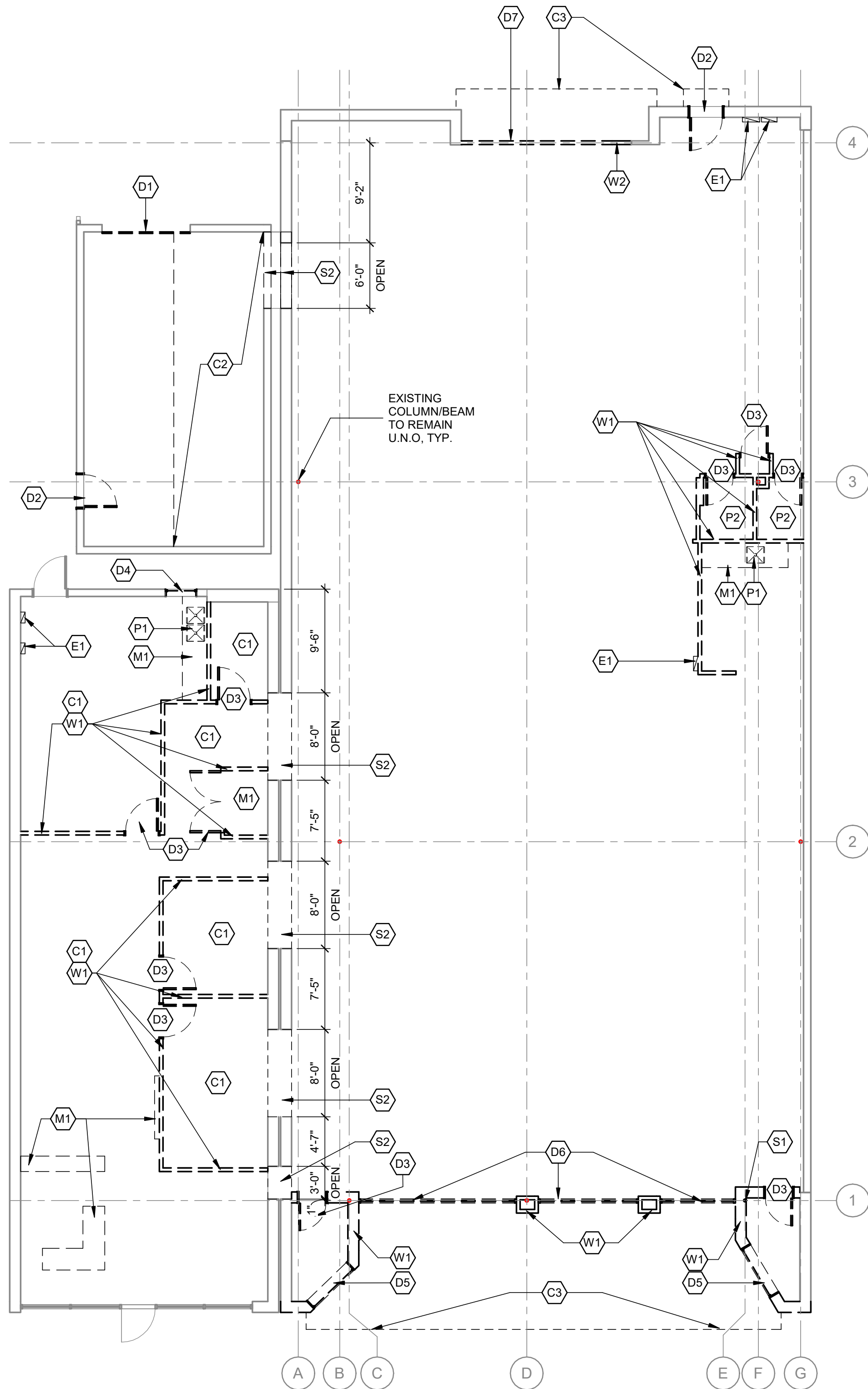
SHEET NAME

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.



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

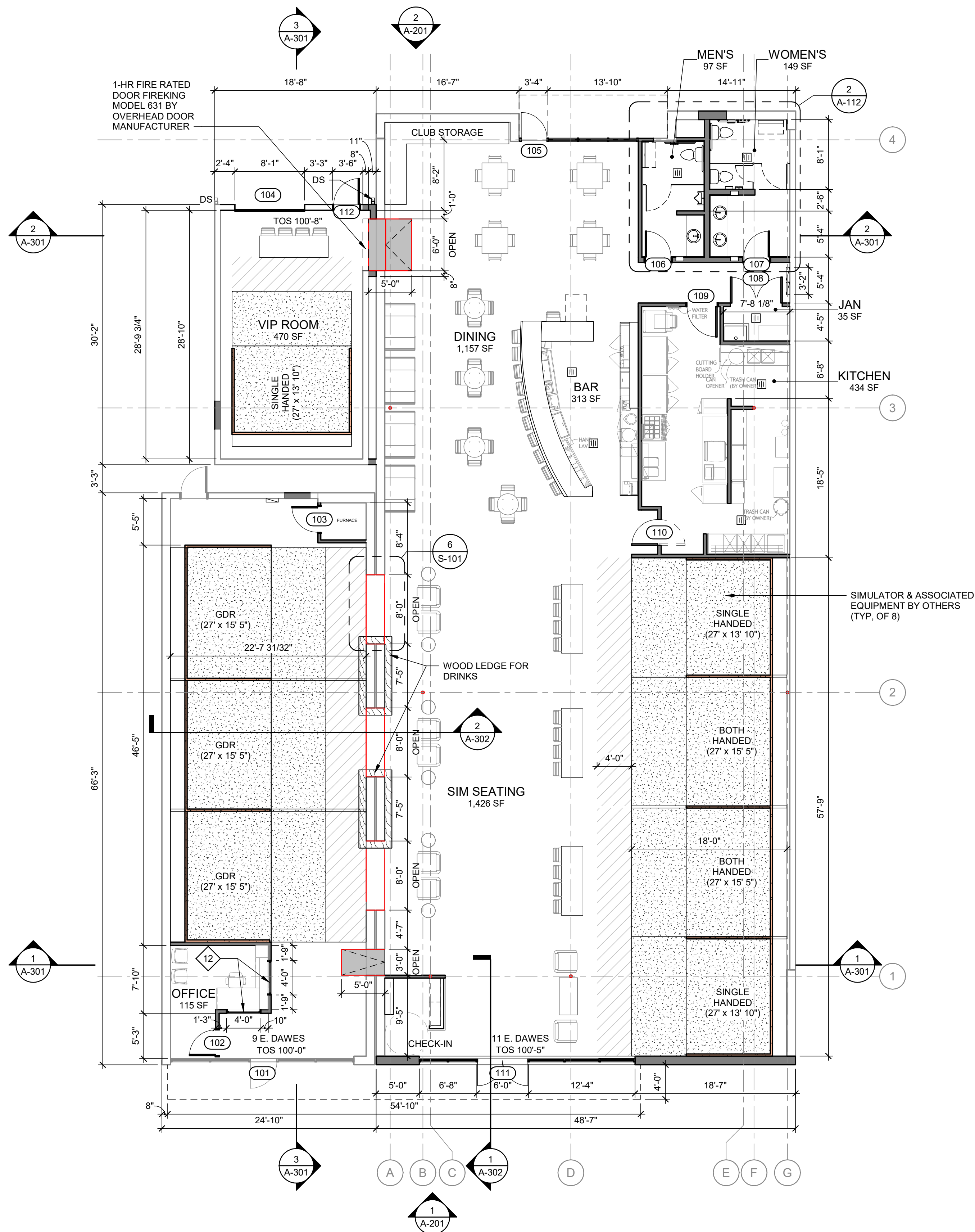
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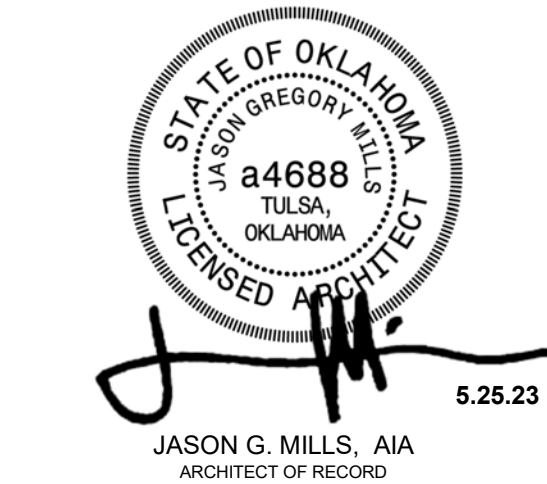
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SHEET NAME
FIRST FLOOR DEMOLITION
PLAN

SHEET NUMBER
AD101



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



SCRATCH INDOOR GOLF
OAK AND SAGE REALTY

9 AND 11 E DAWES AVE
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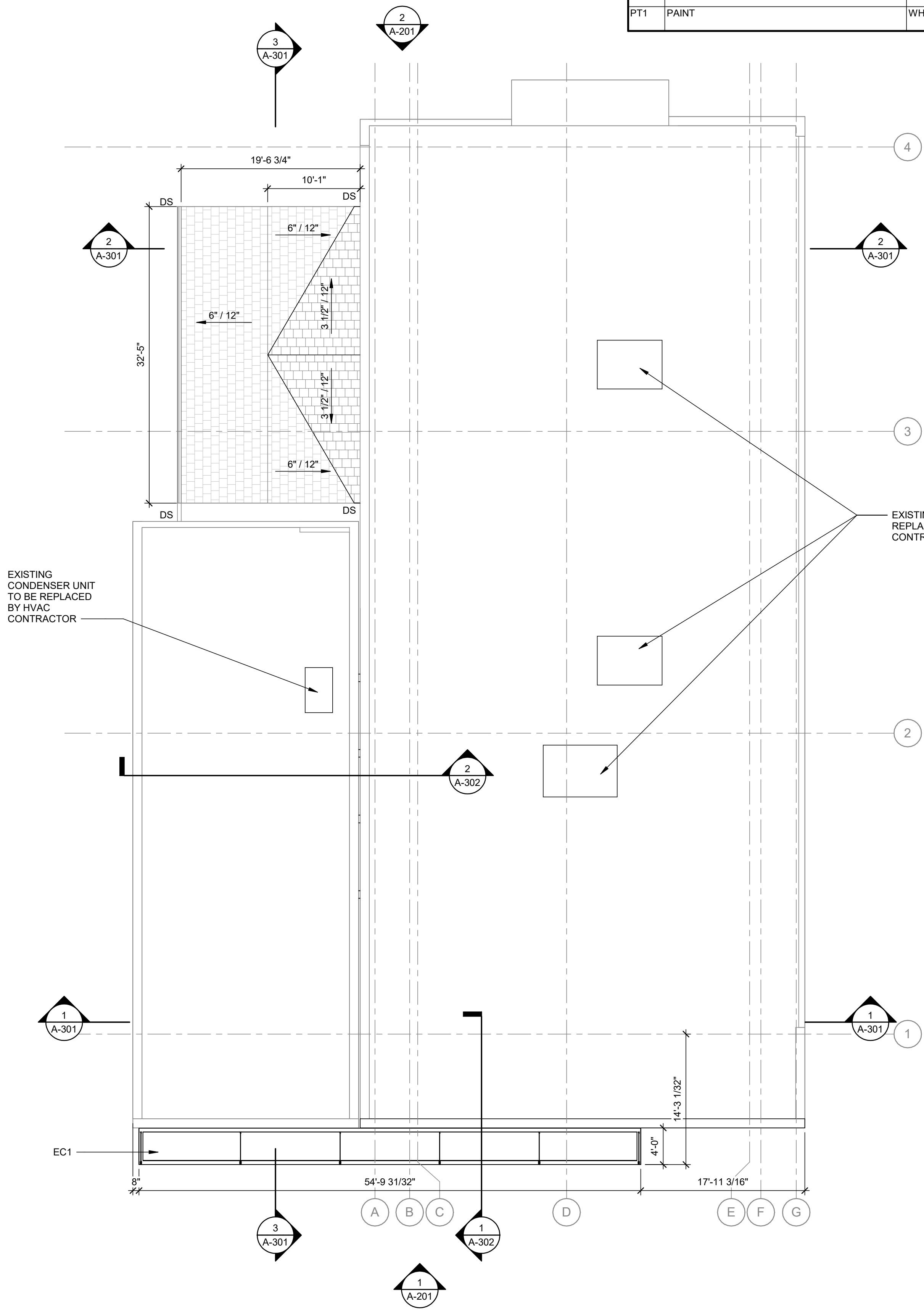
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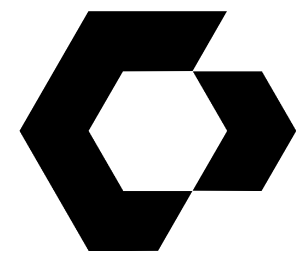
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1 ROOF PLAN
1/8" = 1'-0"

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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5.25.23
JASON G. MILLS, AIA
ARCHITECT OF RECORD

SCRATCH INDOOR GOLF
OAK AND SAGE REALTY

9 AND 11 E DAWES AVE
BIXBY, OK 74008

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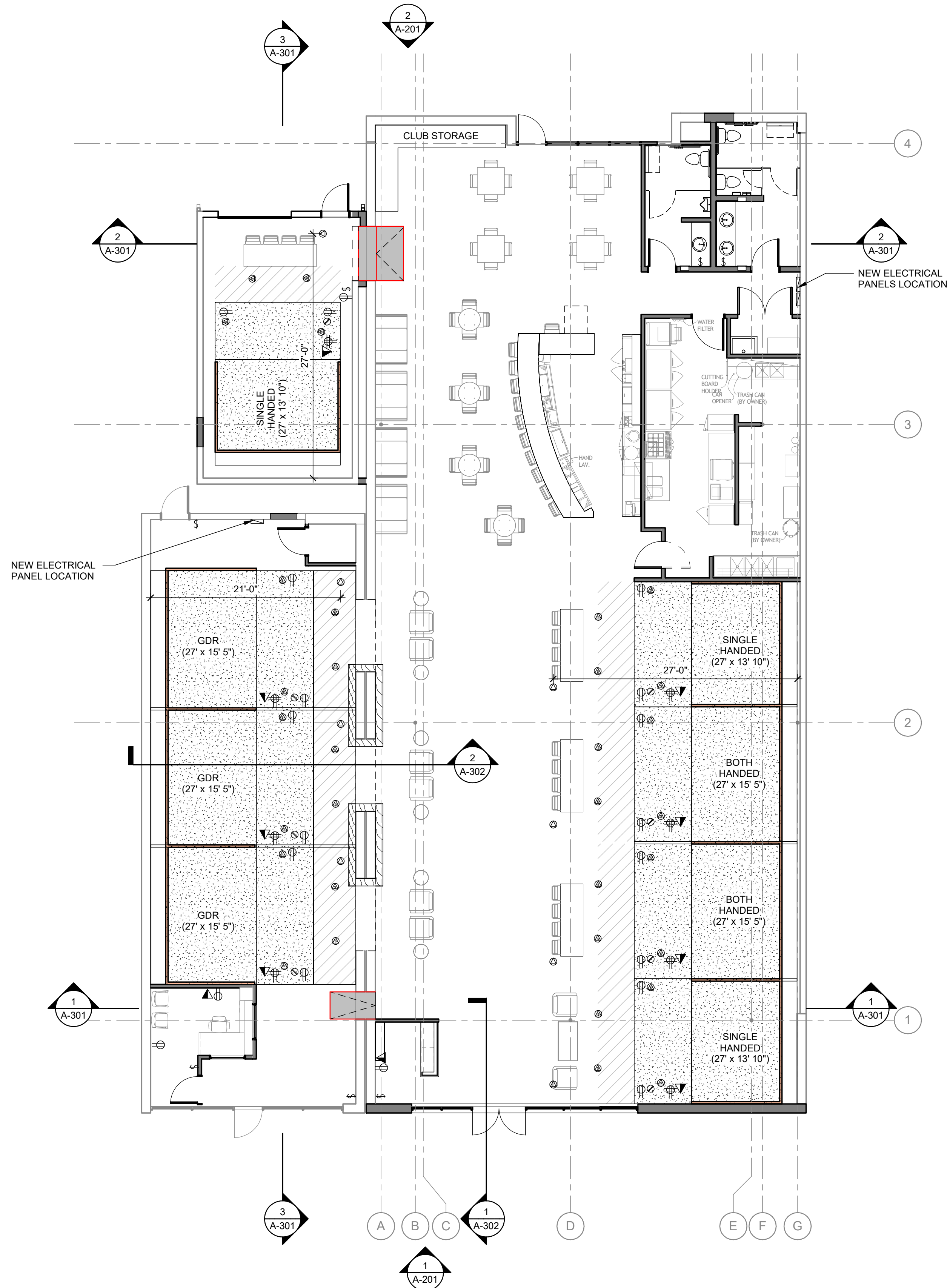
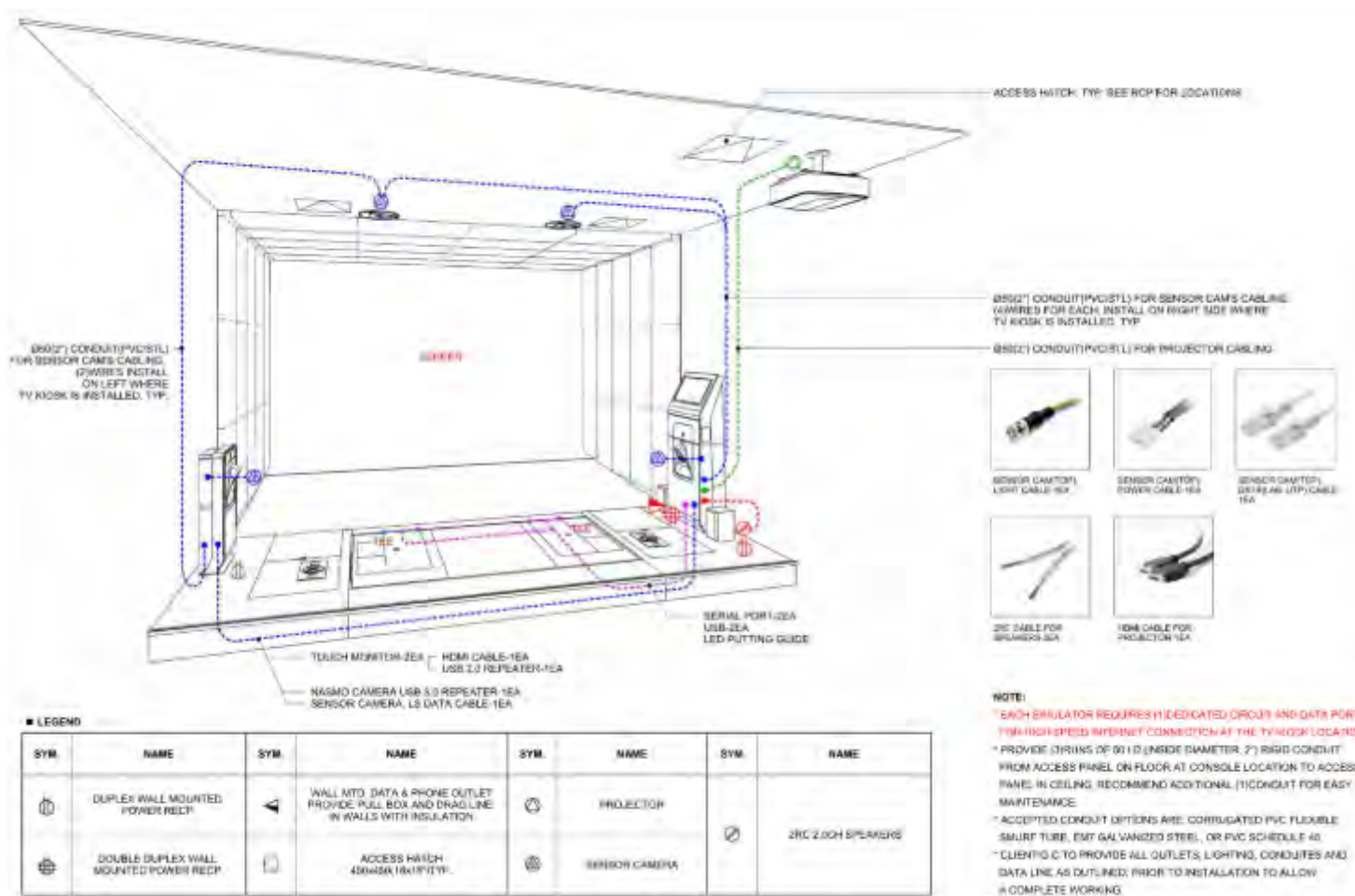
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SHEET NAME
ROOF PLAN

SHEET NUMBER
A-102

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

STATE OF OKLAHOMA
JASON G. MILLS, AIA
ARCHITECT OF RECORD
5.25.23

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SHEET NAME
POWER PLAN

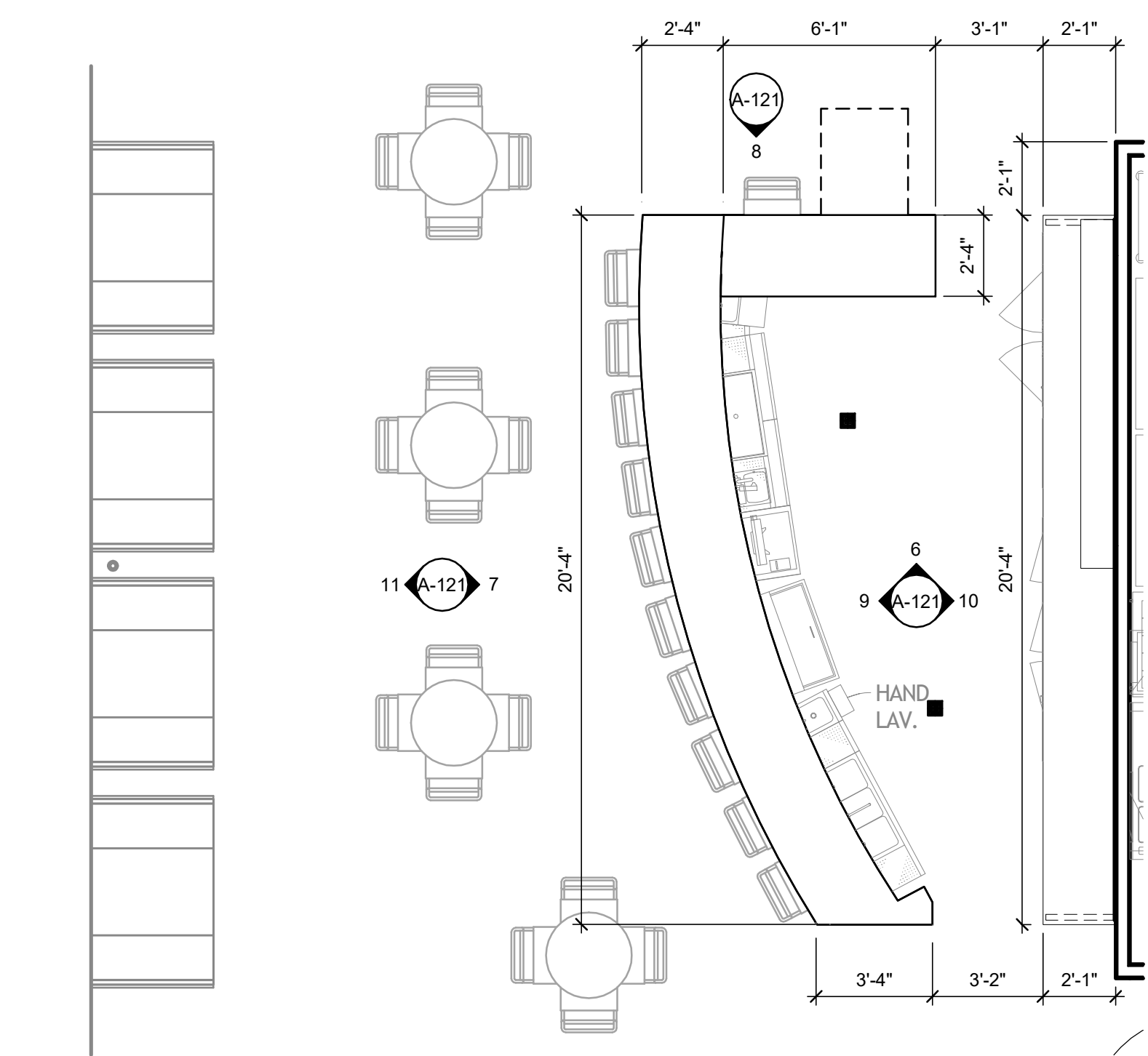
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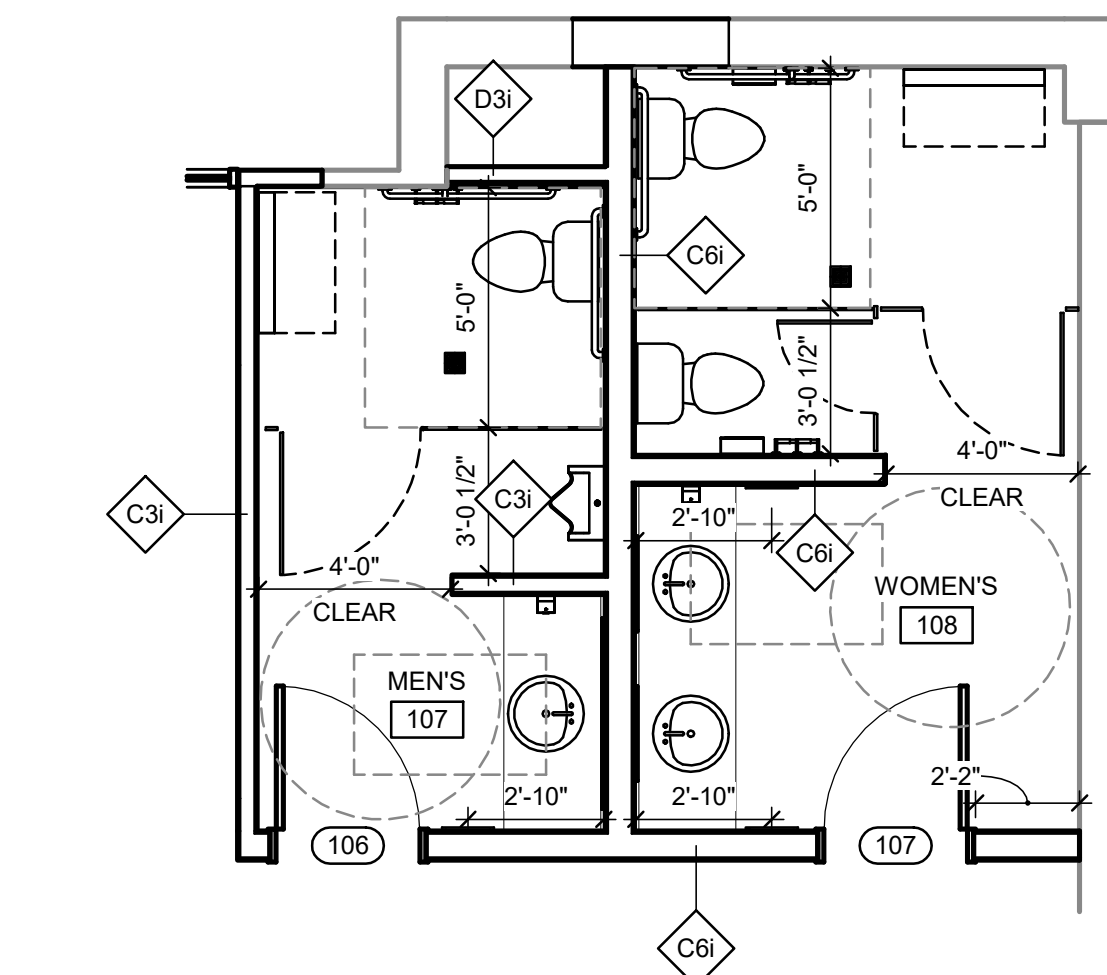
1. PAINT GYPSUM CEILINGS PT1.
2. ALL LIGHTING FIXTURES ARE BASIS OF DESIGN. CONTRACTOR TO FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.
3. NEW ACT GRID TO BE CENTERED IN ROOM U.N.O.
4. LIGHTING LAYOUT FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR VERIFYING APPROPRIATE LIGHT LEVELS.
5.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

A-111

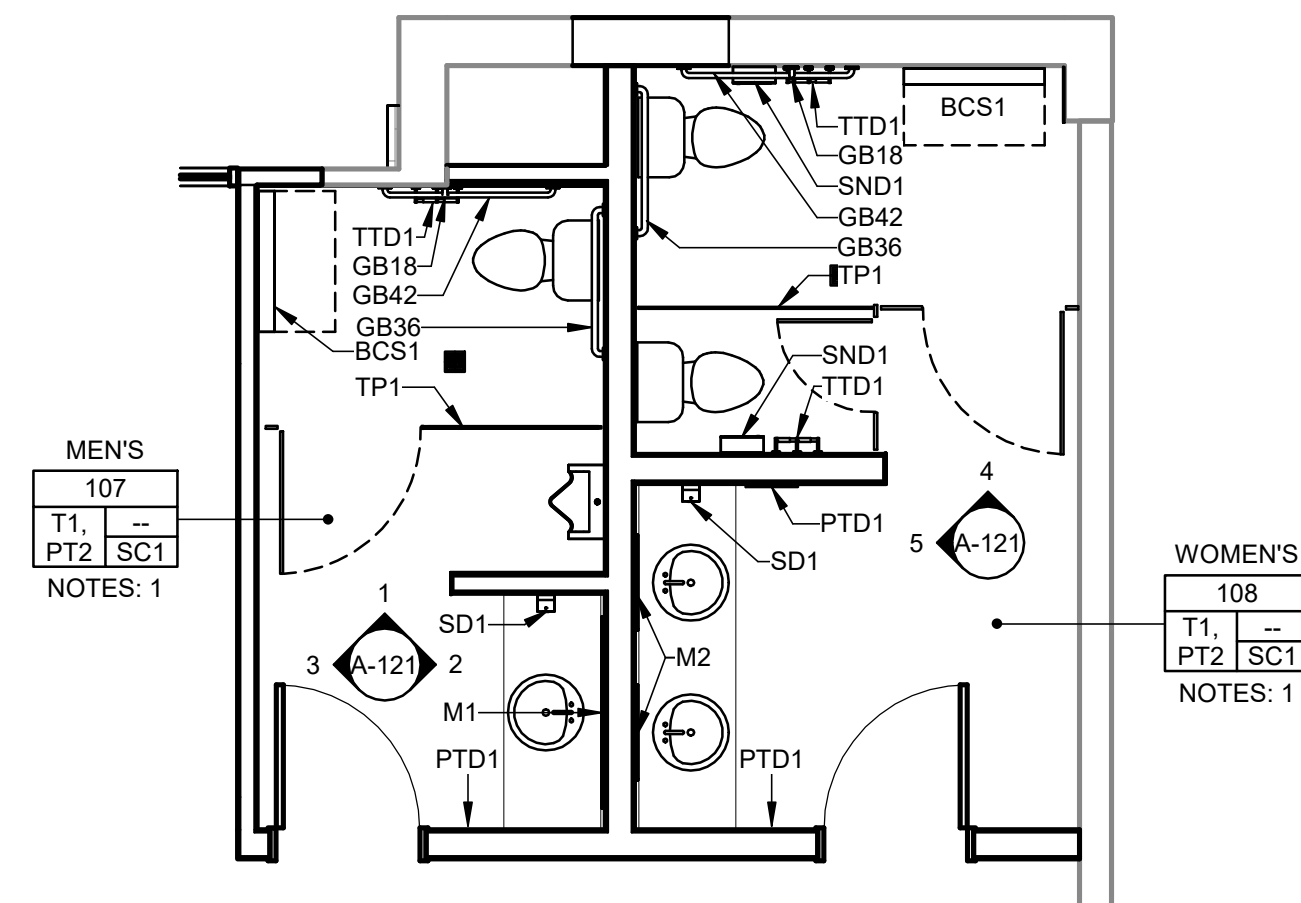




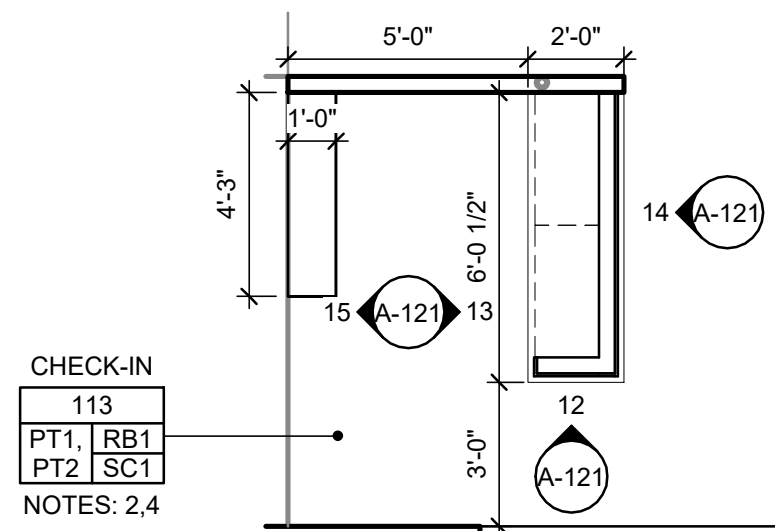
1 BAR AND DINING
1/4" = 1'-0"



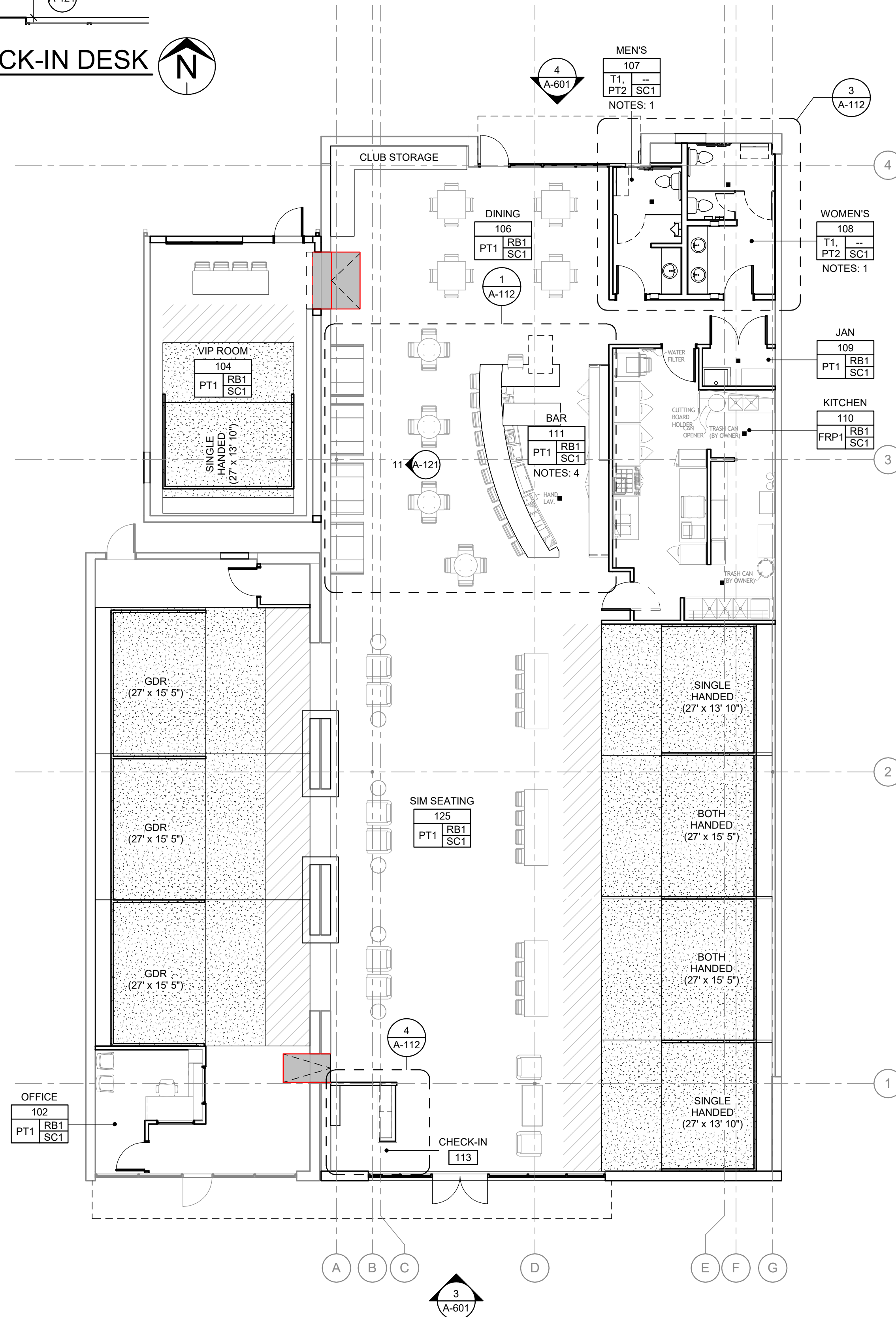
2 ENLARGED RESTROOM FLOOR PLAN
1/4" = 1'-0"



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



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



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

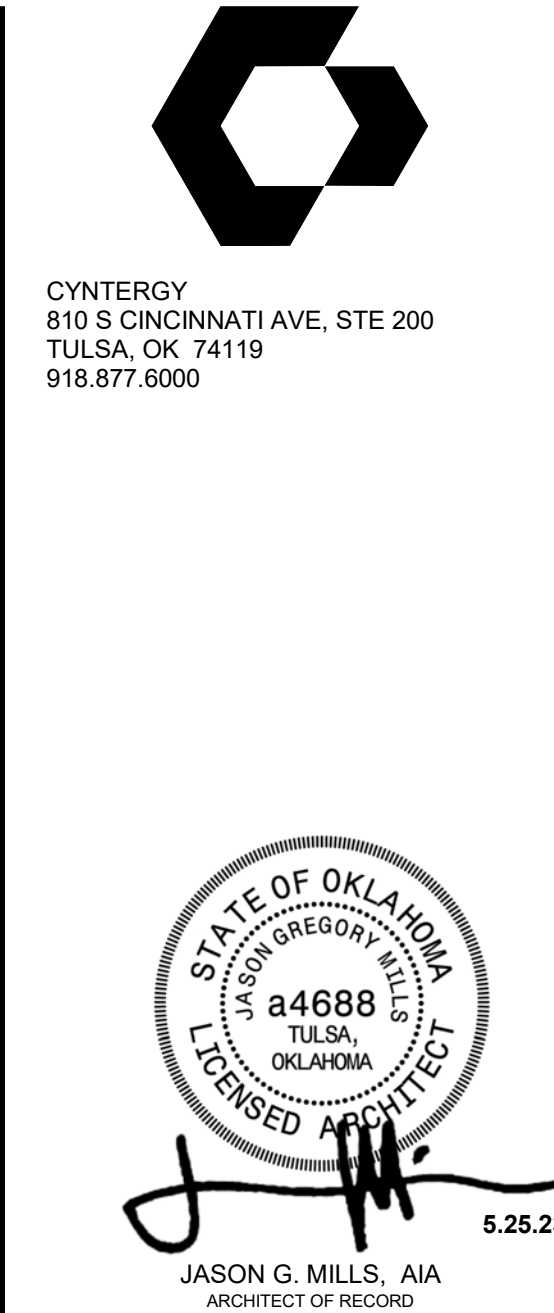
FINISH MATERIAL LEGEND	
MARK	DESCRIPTION
BASE	
RB1	JOHNSONITE; TRADITIONAL WALL BASE; 4" HIGH CONTINUOUS ROLL; COLOR: 20 CHARCOAL
TILE	
T1	DALTILE; COLOR WHEEL LINEAR; COLOR: MATTE ARCTIC WHITE; SIZE: 4X12; INSTALLATION: 1/3 OFFSET
T2	TILEBAR; KALAY; COLOR: ANTHRACITE; SIZE: 3X12; INSTALLATION: STACKED 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	GYPSON 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	
ROOM IDENTIFIER AND FINISH INDICATOR	
ROOM NUMBER	ROOM NAME
101	BASE FINISH
RB1	FLOOR FINISH
PT1	FINISH NOTES
CPT1	FINISH NOTES
NOTES: 2, 3	FINISH NOTES
TRANSITION INDICATOR	
SC1	FLOOR DRAIN
4' MIN SAFETY DISTANCE	
A3	WALL TYPE INDICATOR

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

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



SCRATCH INDOOR GOLF
OAK AND SAGE REALTY
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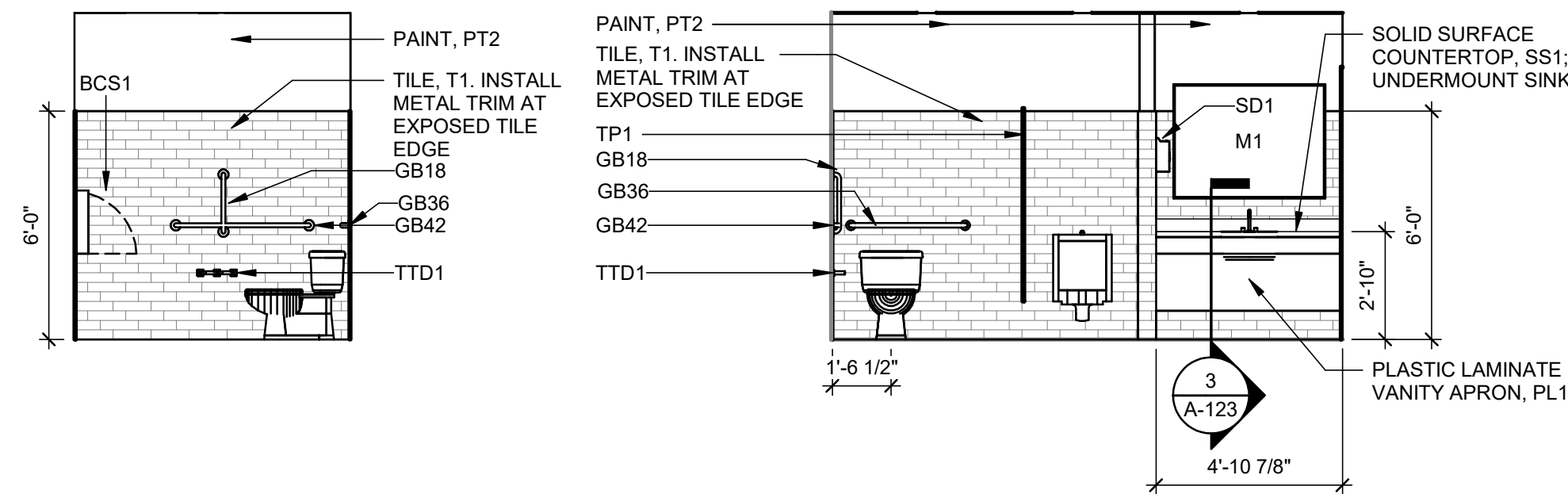
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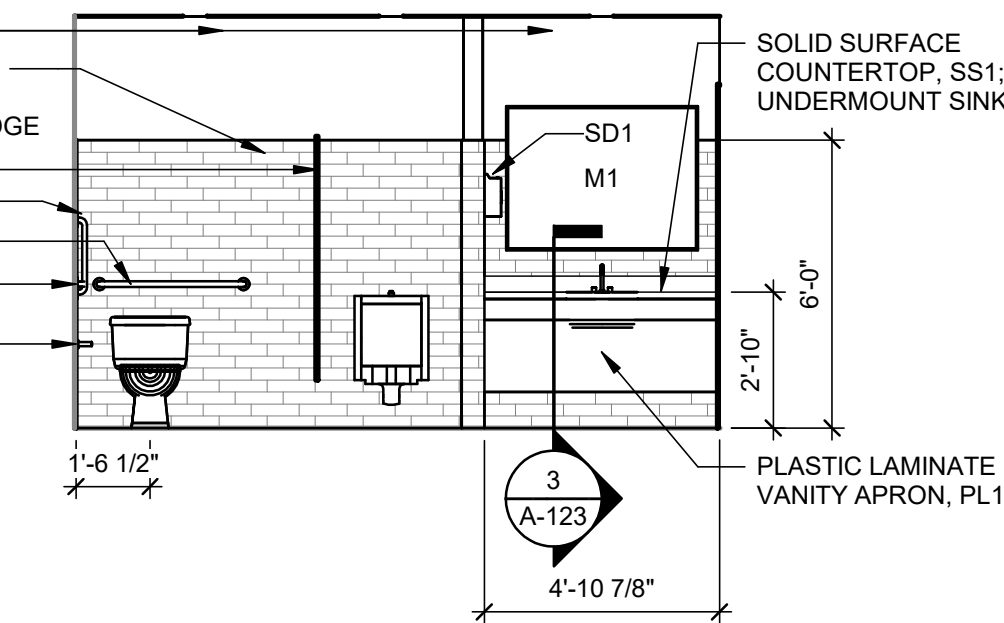
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FINISH PLAN AND ENLARGED RESTROOM PLAN

SHEET NUMBER:
A-112

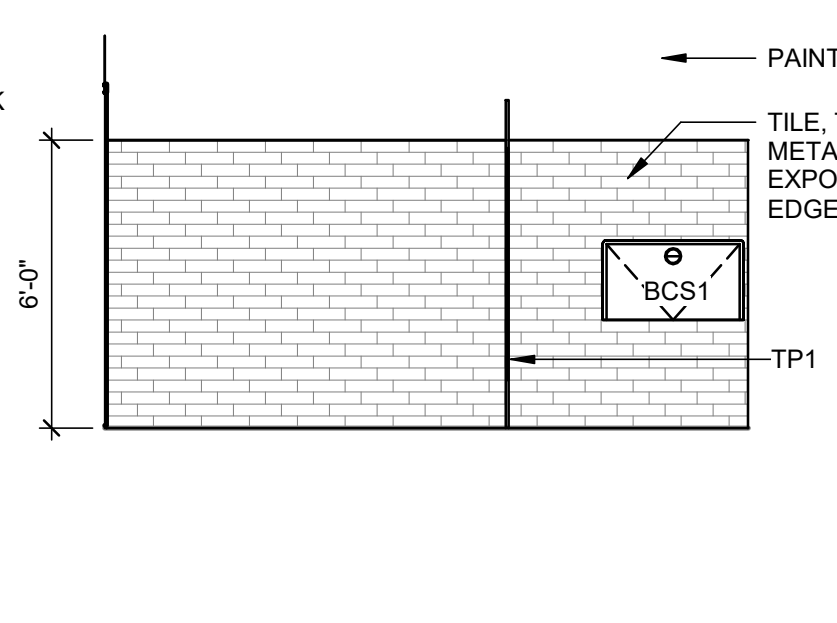
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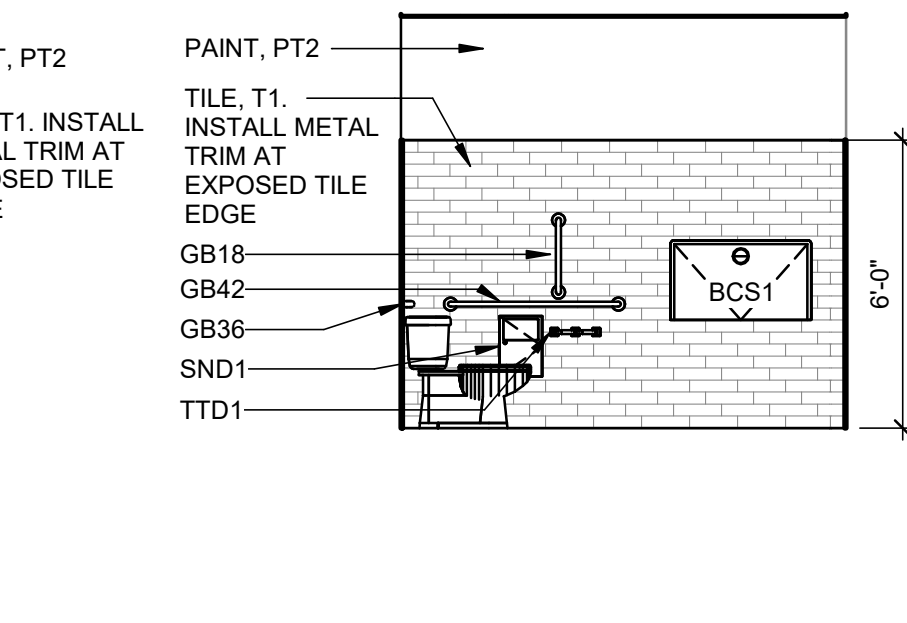
1 MEN'S - NORTH
1/4" = 1'-0"



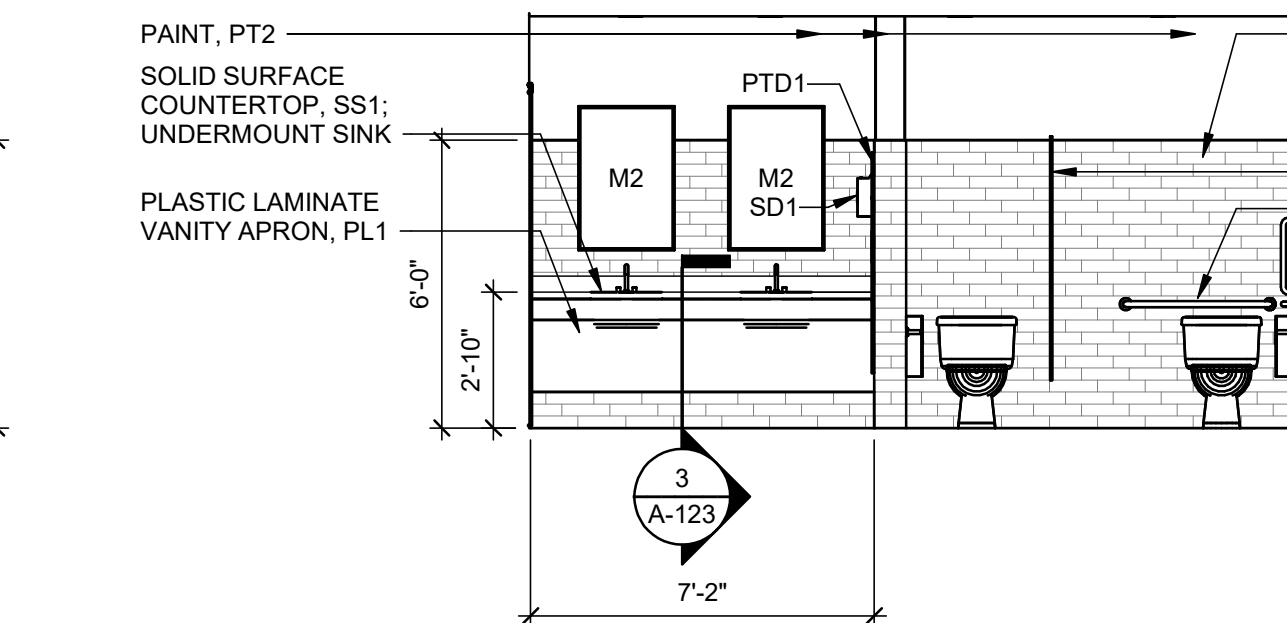
2 MEN'S EAST
1/4" = 1'-0"



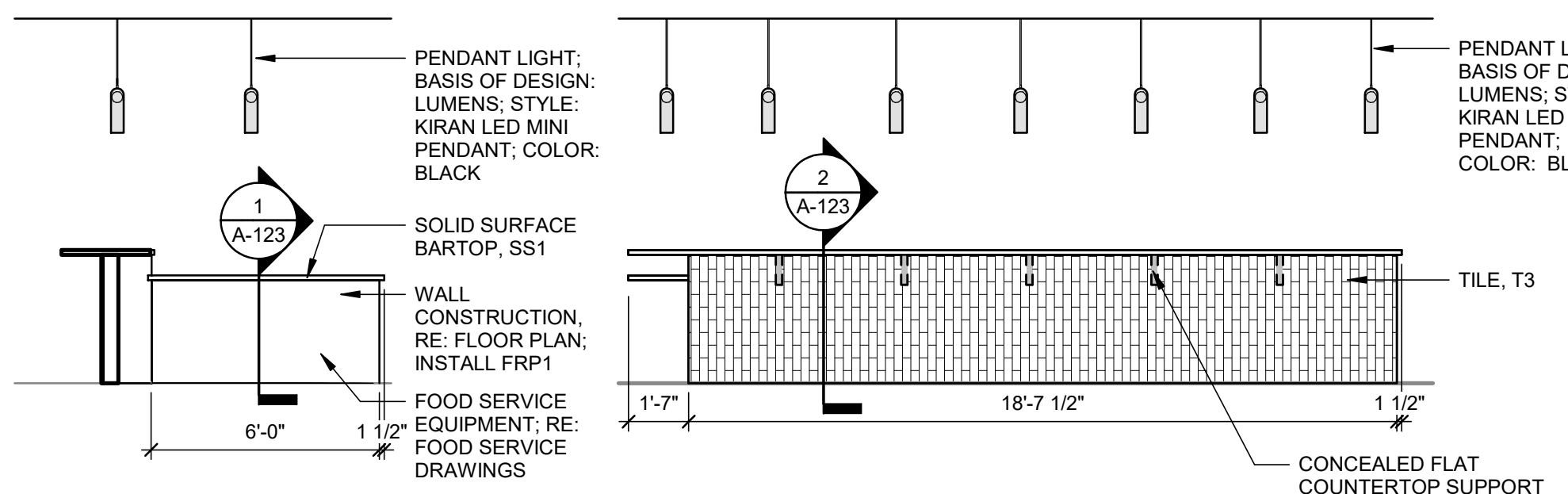
3 MEN'S - WEST
1/4" = 1'-0"



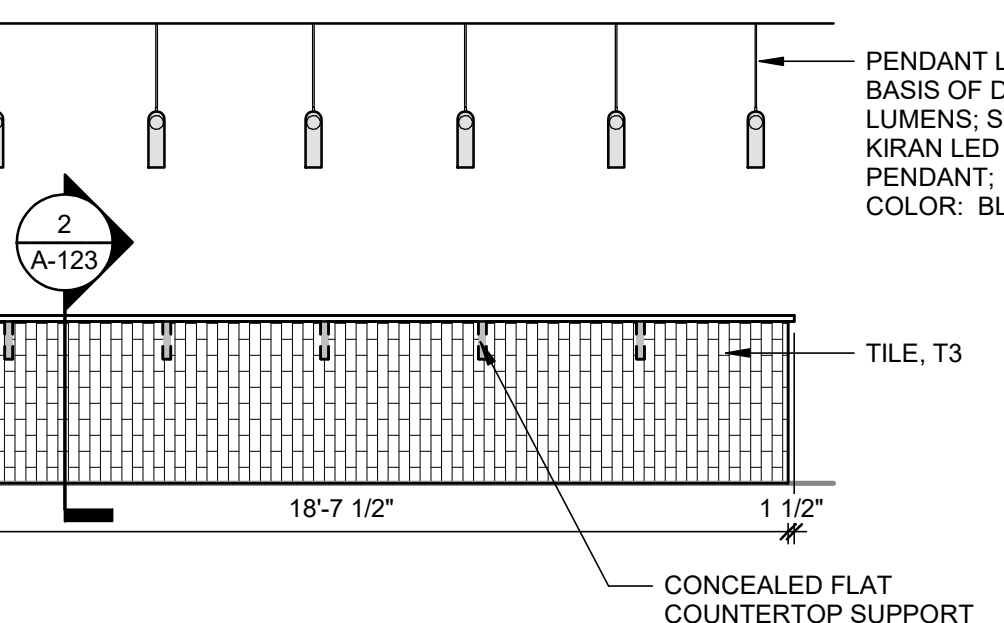
4 WOMEN'S - NORTH
1/4" = 1'-0"



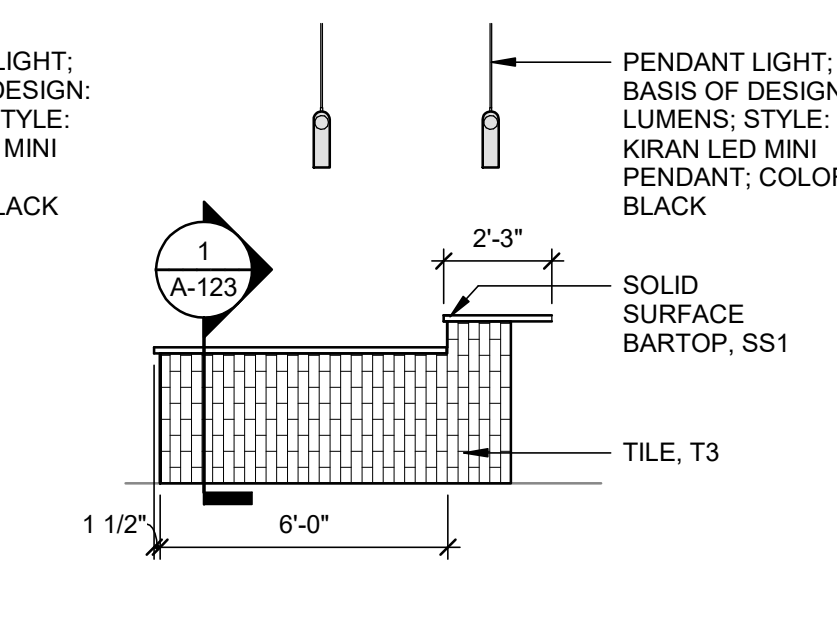
5 WOMEN'S - WEST
1/4" = 1'-0"



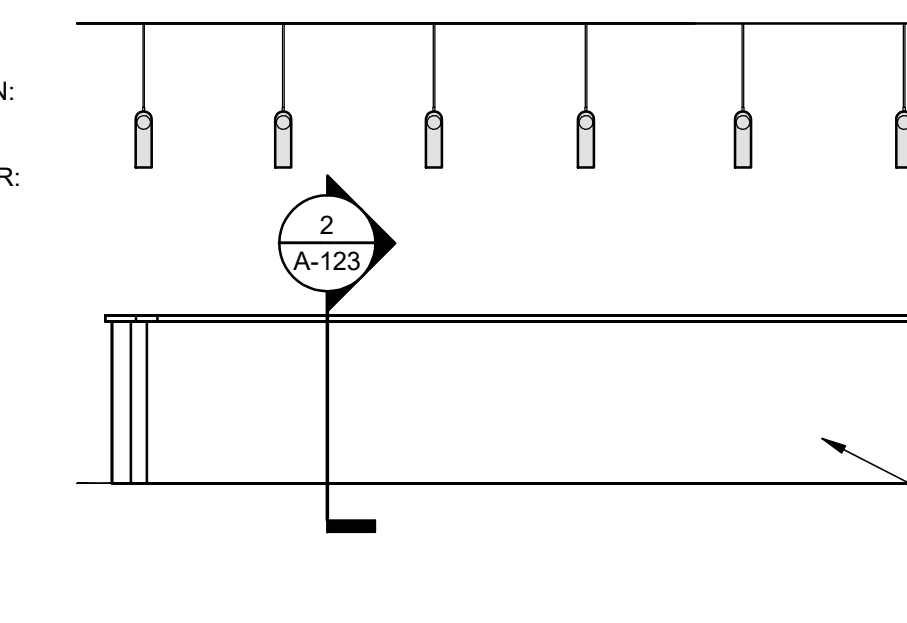
6 BAR - NORTH
1/4" = 1'-0"



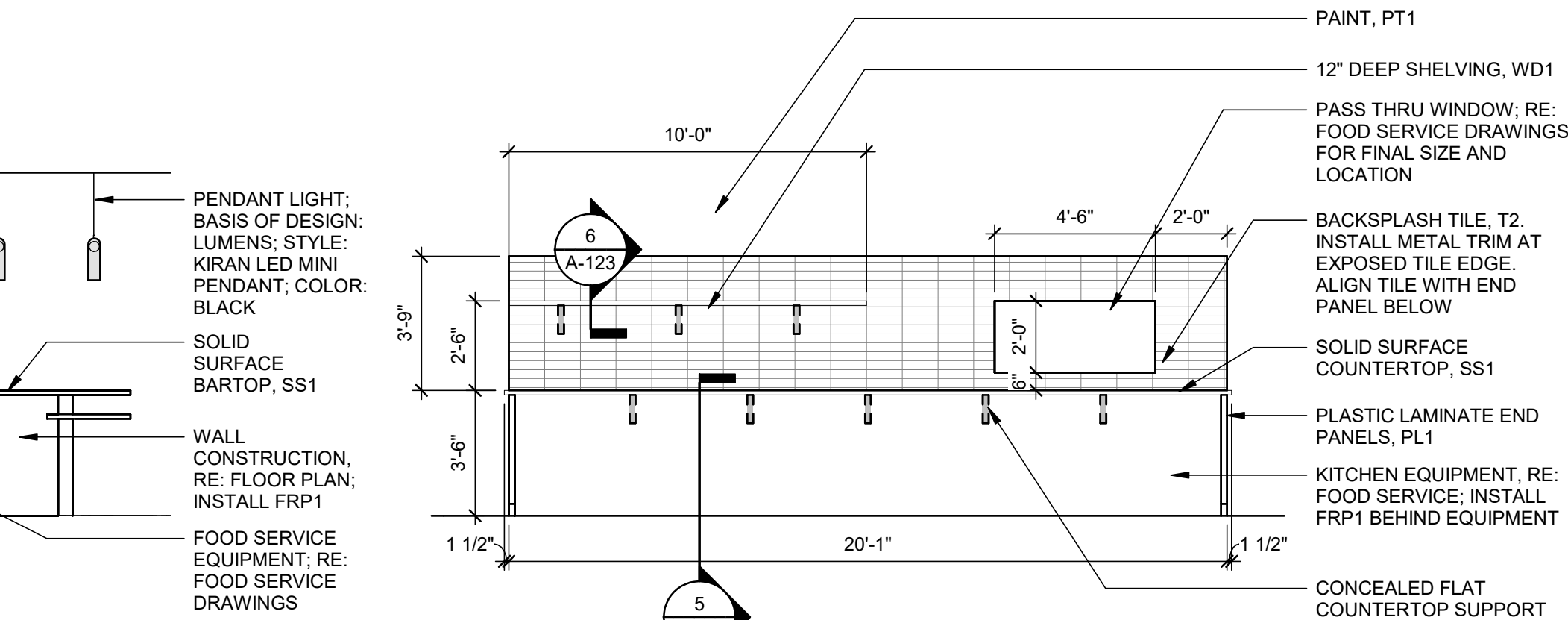
7 BAR - EAST
1/4" = 1'-0"



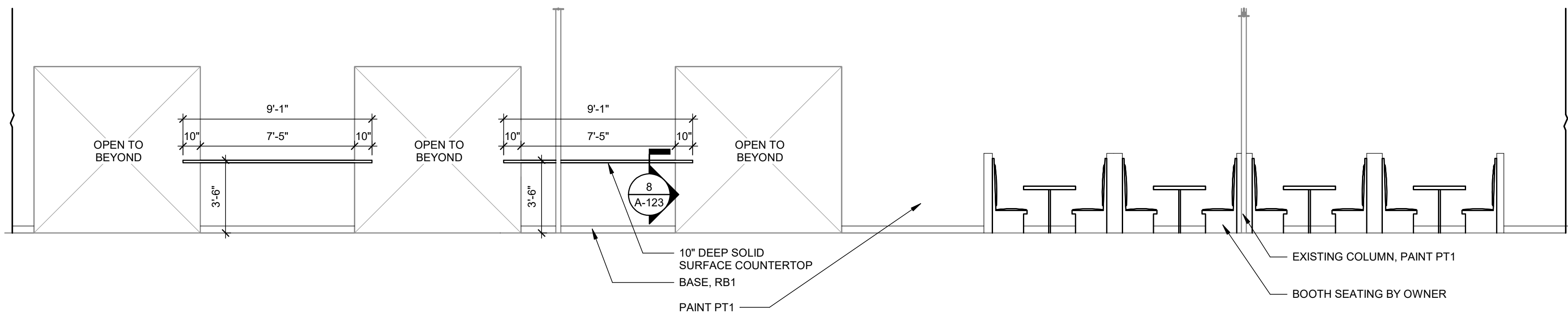
8 BAR - SOUTH
1/4" = 1'-0"



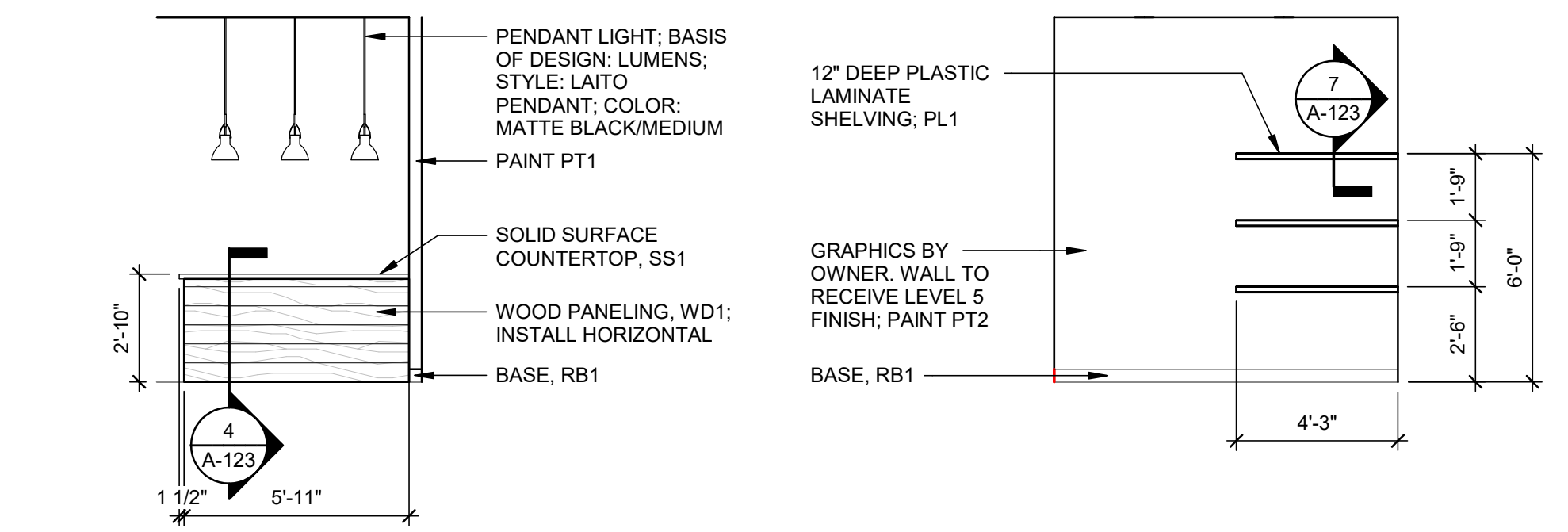
9 BAR - WEST
1/4" = 1'-0"



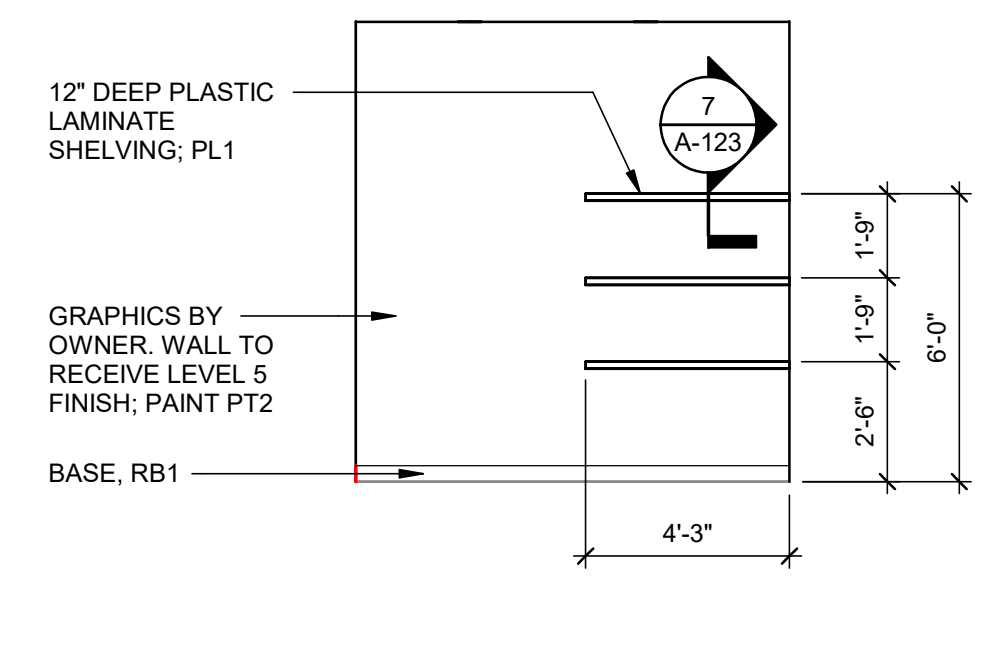
10 BACK BAR
1/4" = 1'-0"



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"



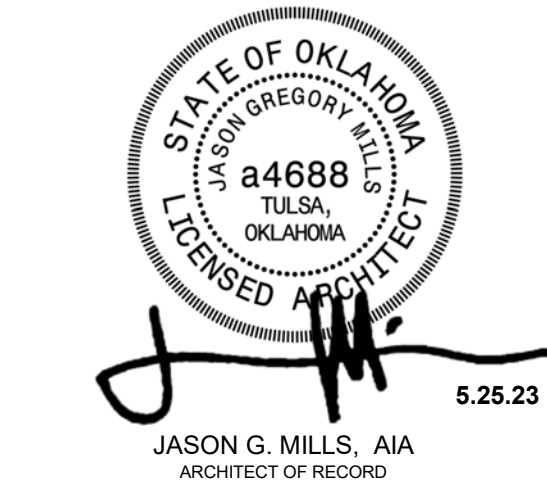
14 CHECK-IN DESK - WEST
1/4" = 1'-0"



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.	



SCRATCH INDOOR GOLF

OAK AND SAGE REALTY

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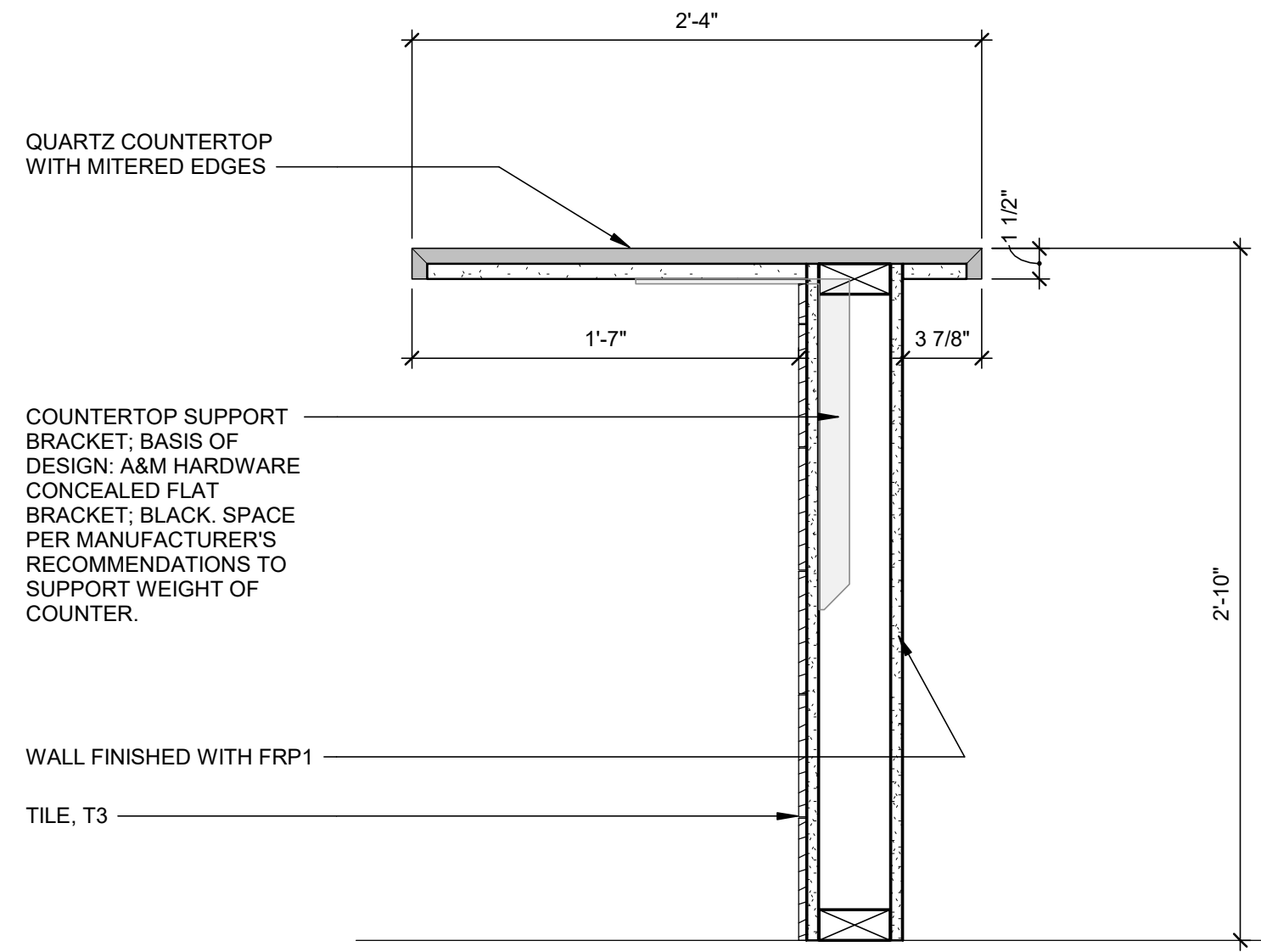
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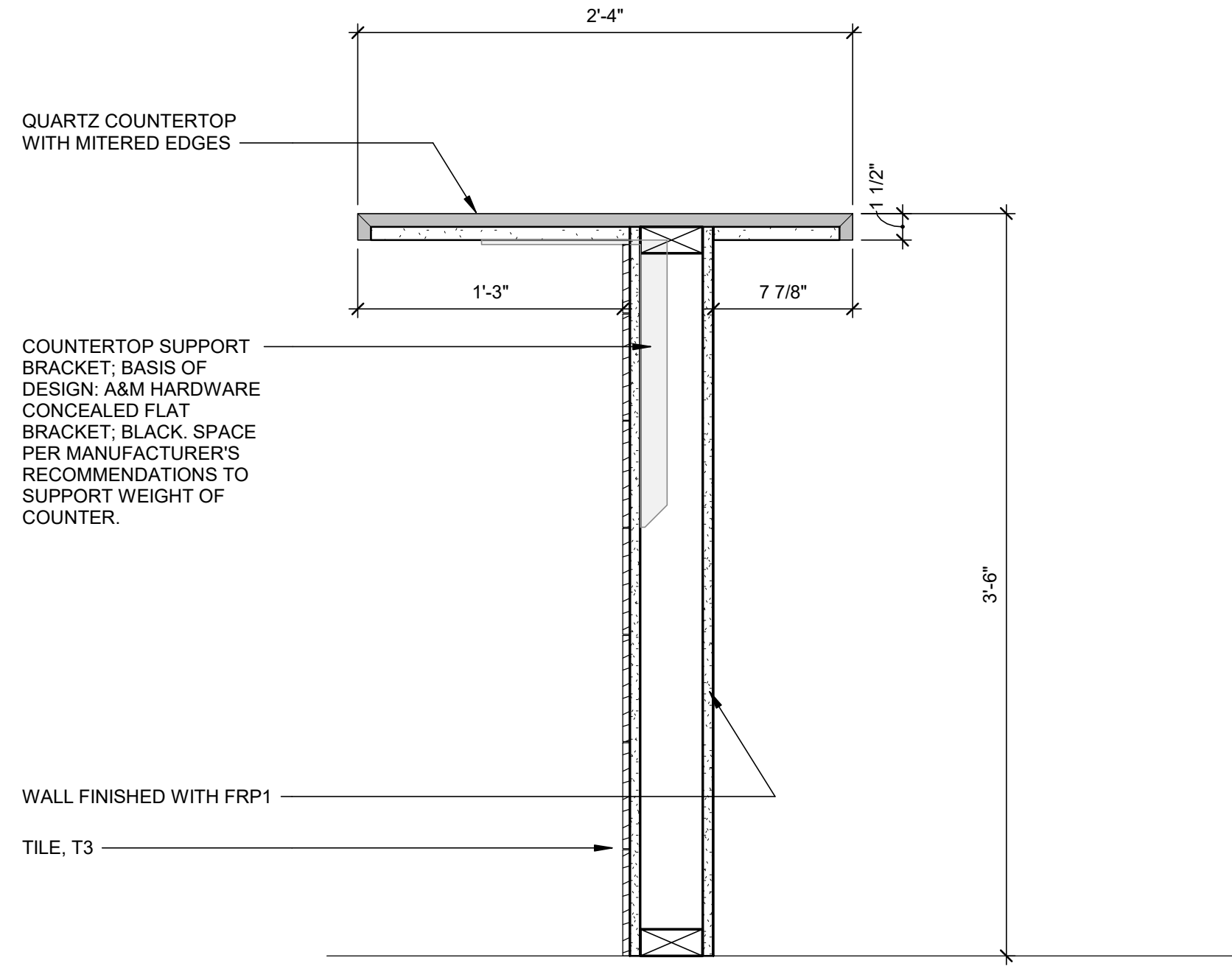
SHEET NAME
INTERIOR ELEVATIONS

SHEET NUMBER
A-121

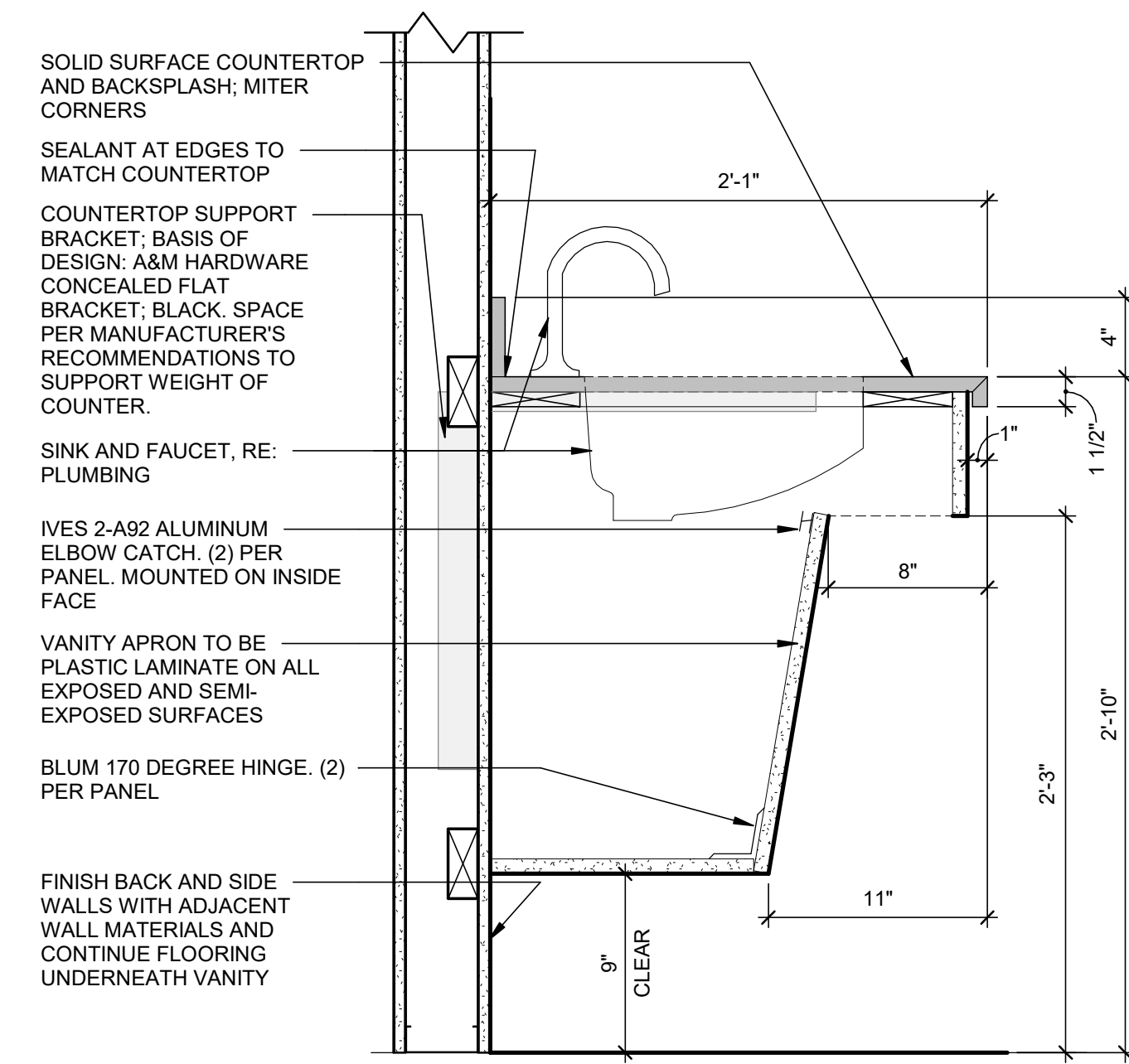
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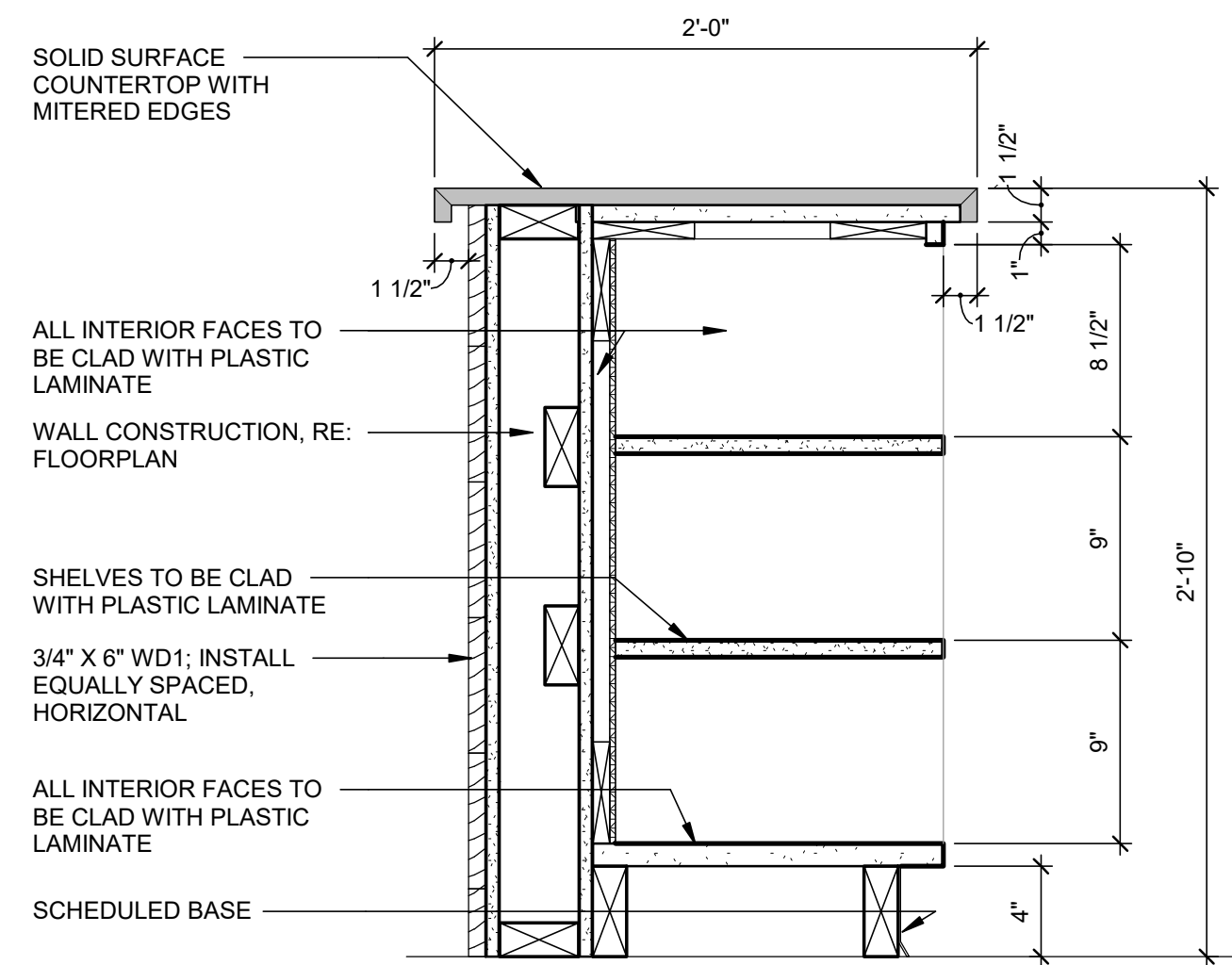
1 BAR - ADA HEIGHT
1 1/2" = 1'-0"



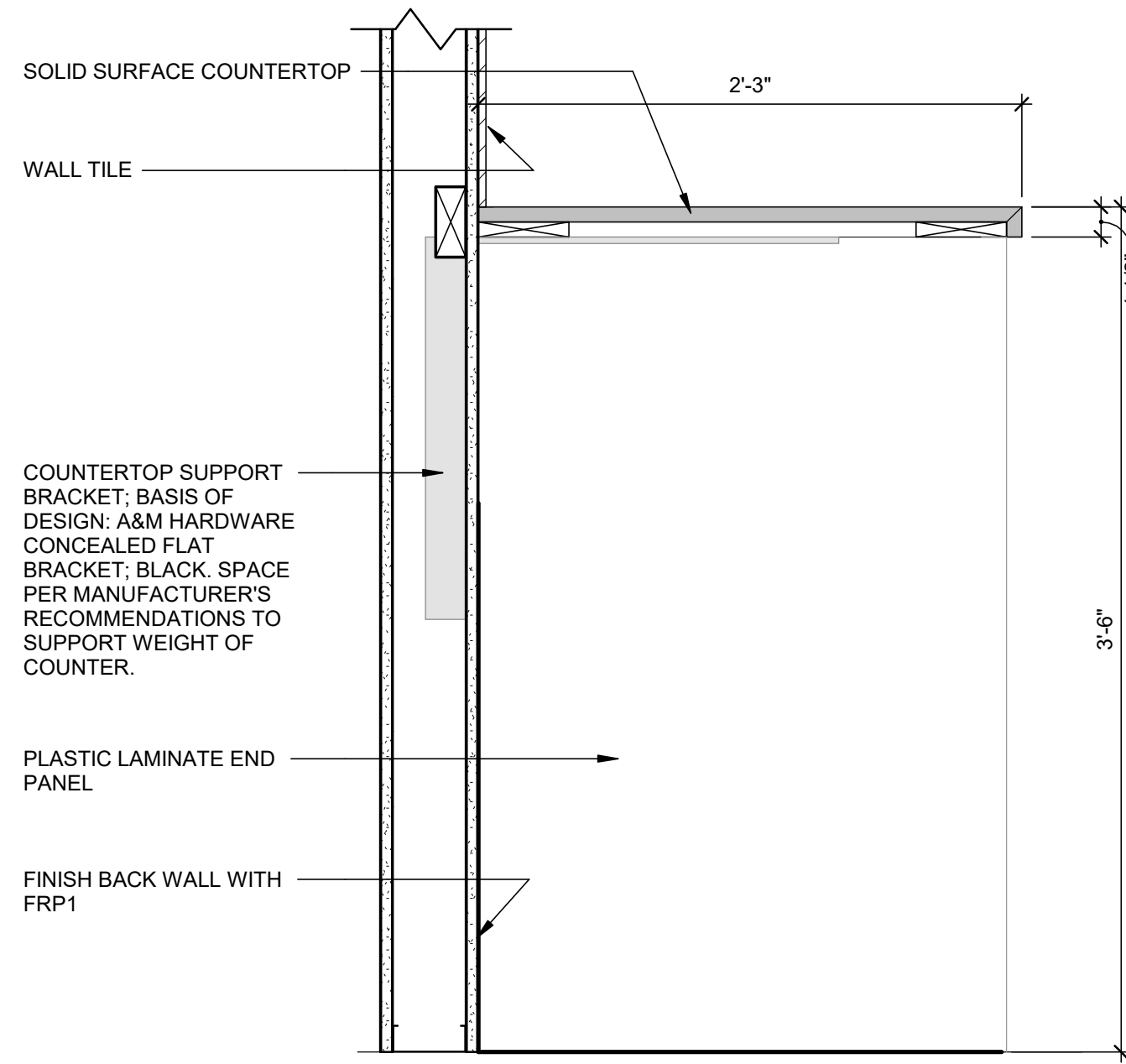
2 BAR - BAR HEIGHT
1 1/2" = 1'-0"



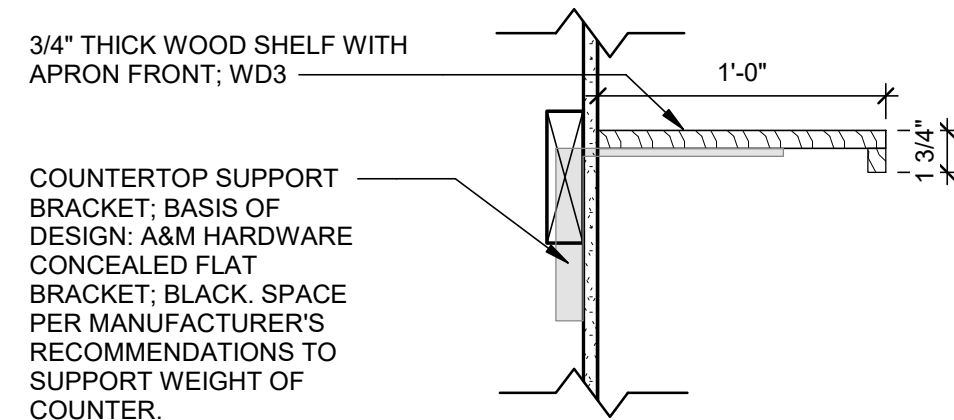
3 ADA VANITY
1 1/2" = 1'-0"



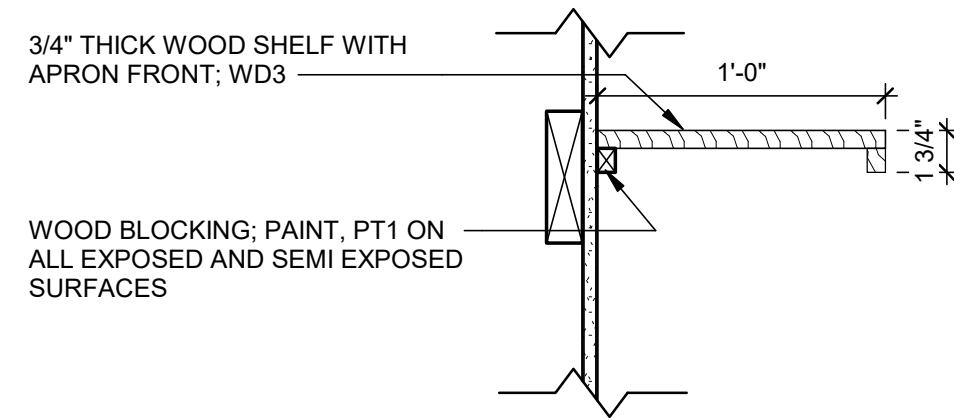
4 CHECK-IN DESK
1 1/2" = 1'-0"



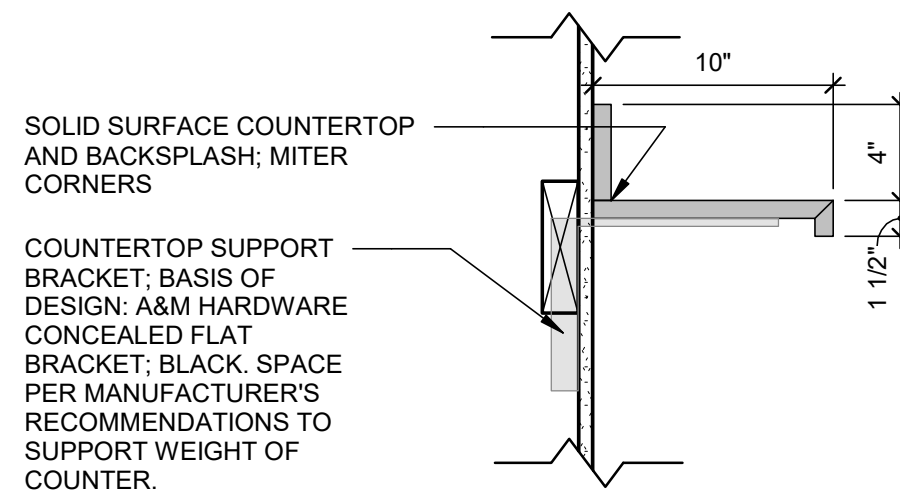
5 BACK BAR COUNTERTOP
1 1/2" = 1'-0"



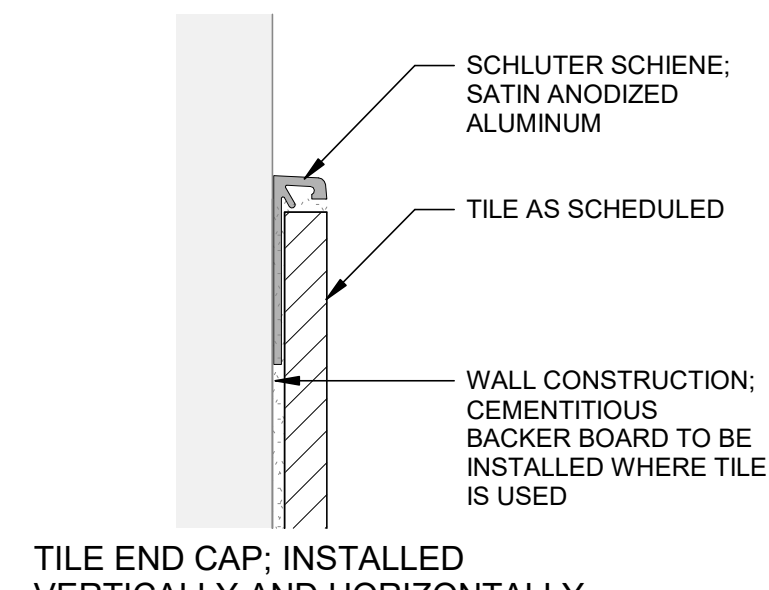
6 BAR SHELVING
1 1/2" = 1'-0"



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



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



9 TRANSITION DETAIL
NOT TO SCALE

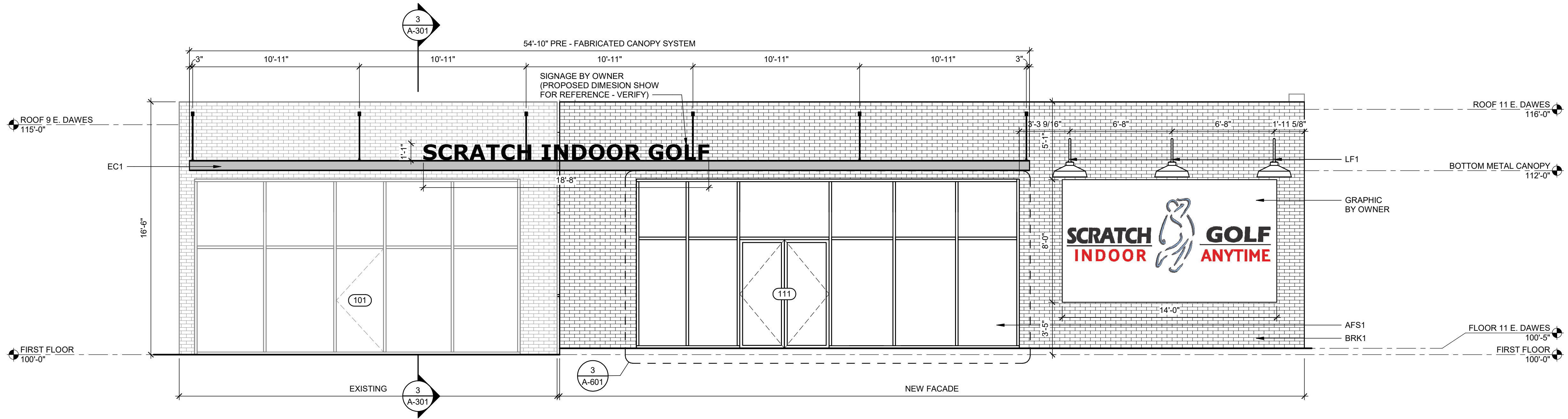
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SHEET NAME
MILLWORK DETAILS

Project Number: P09660.0100
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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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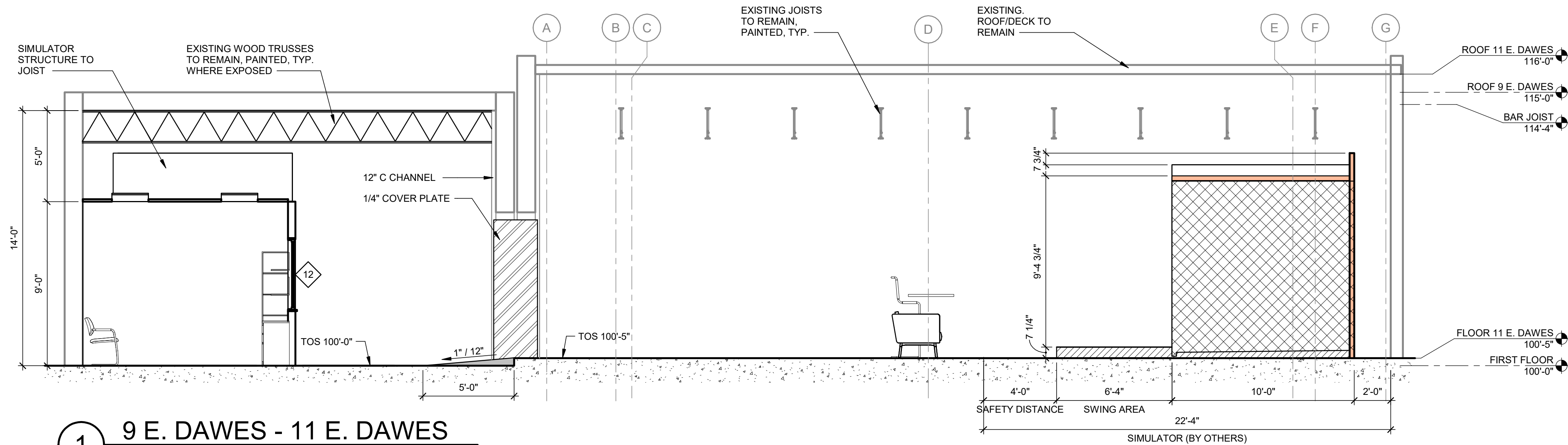
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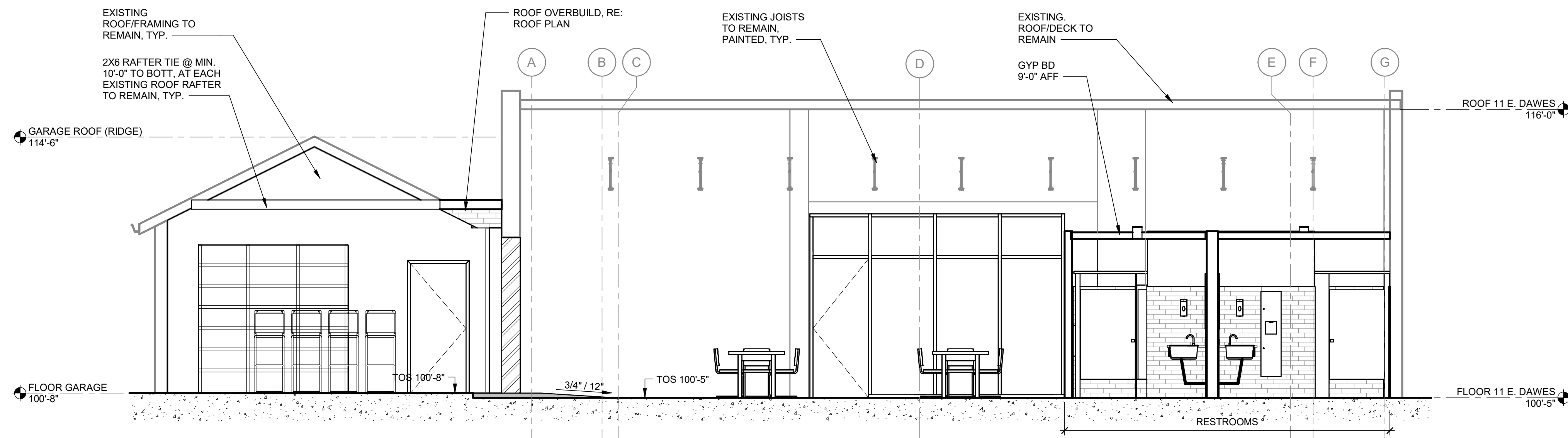
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EXTERIOR ELEVATIONS

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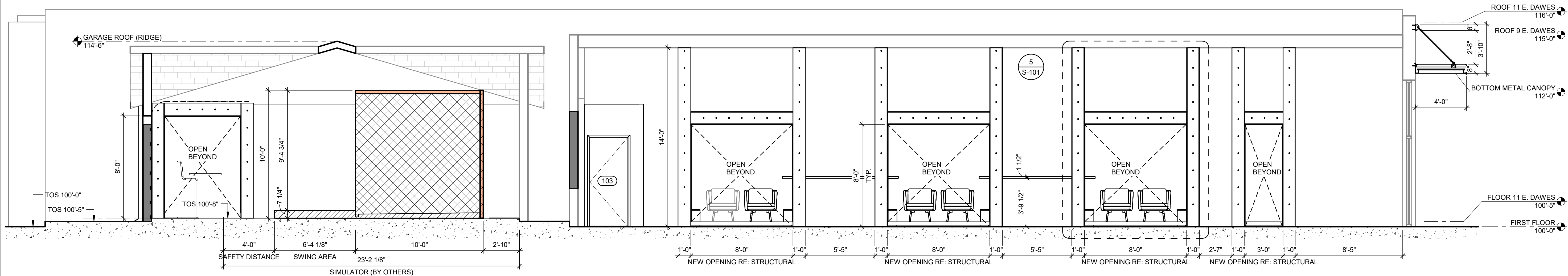
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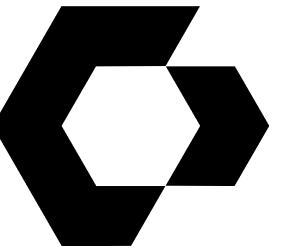
1 9 E. DAWES - 11 E. DAWES
1/4" = 1'-0"



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



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



CYNTERGY
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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.

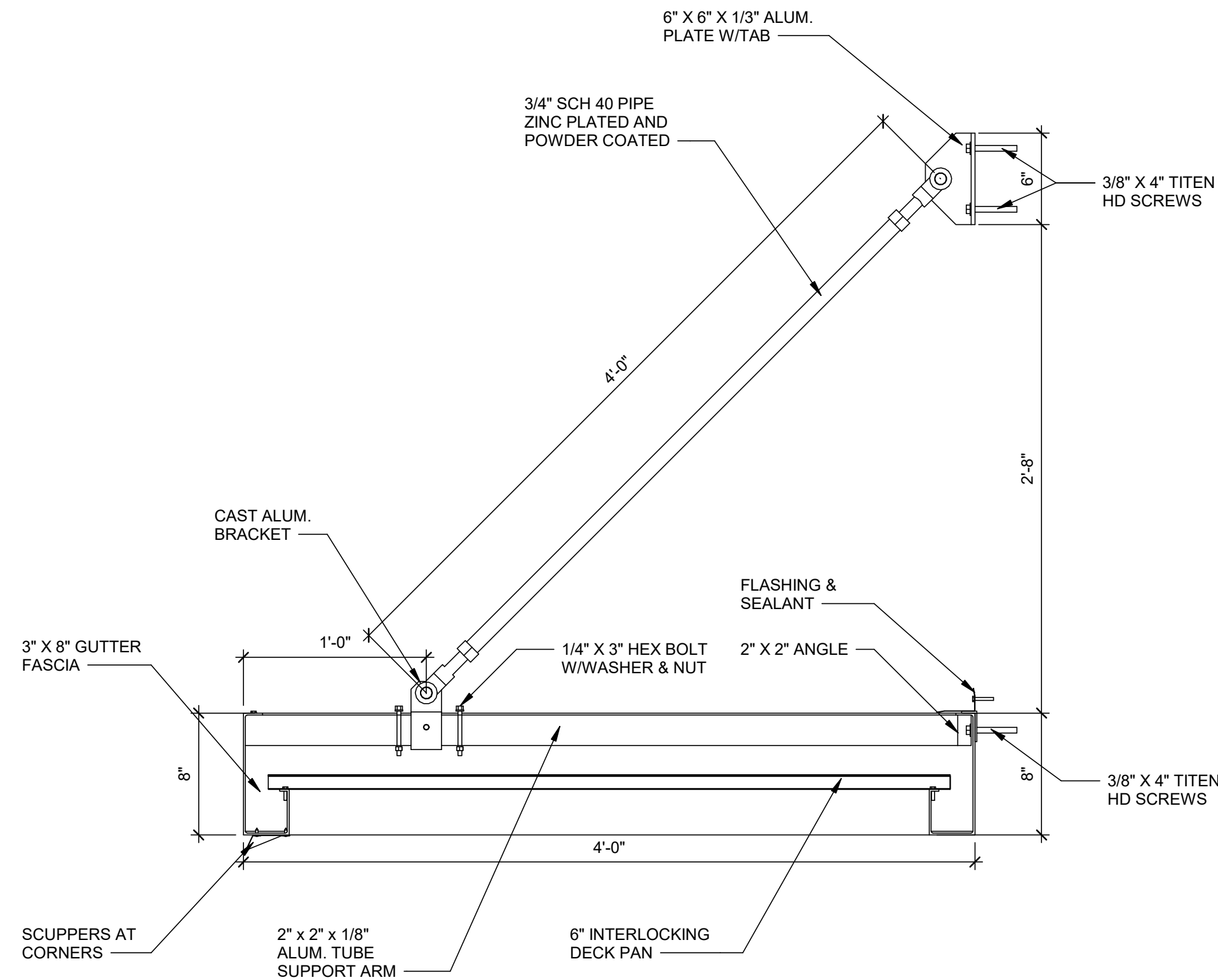
ISSUES / REVISIONS	
05/25/2023	PERMIT ISSUE

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

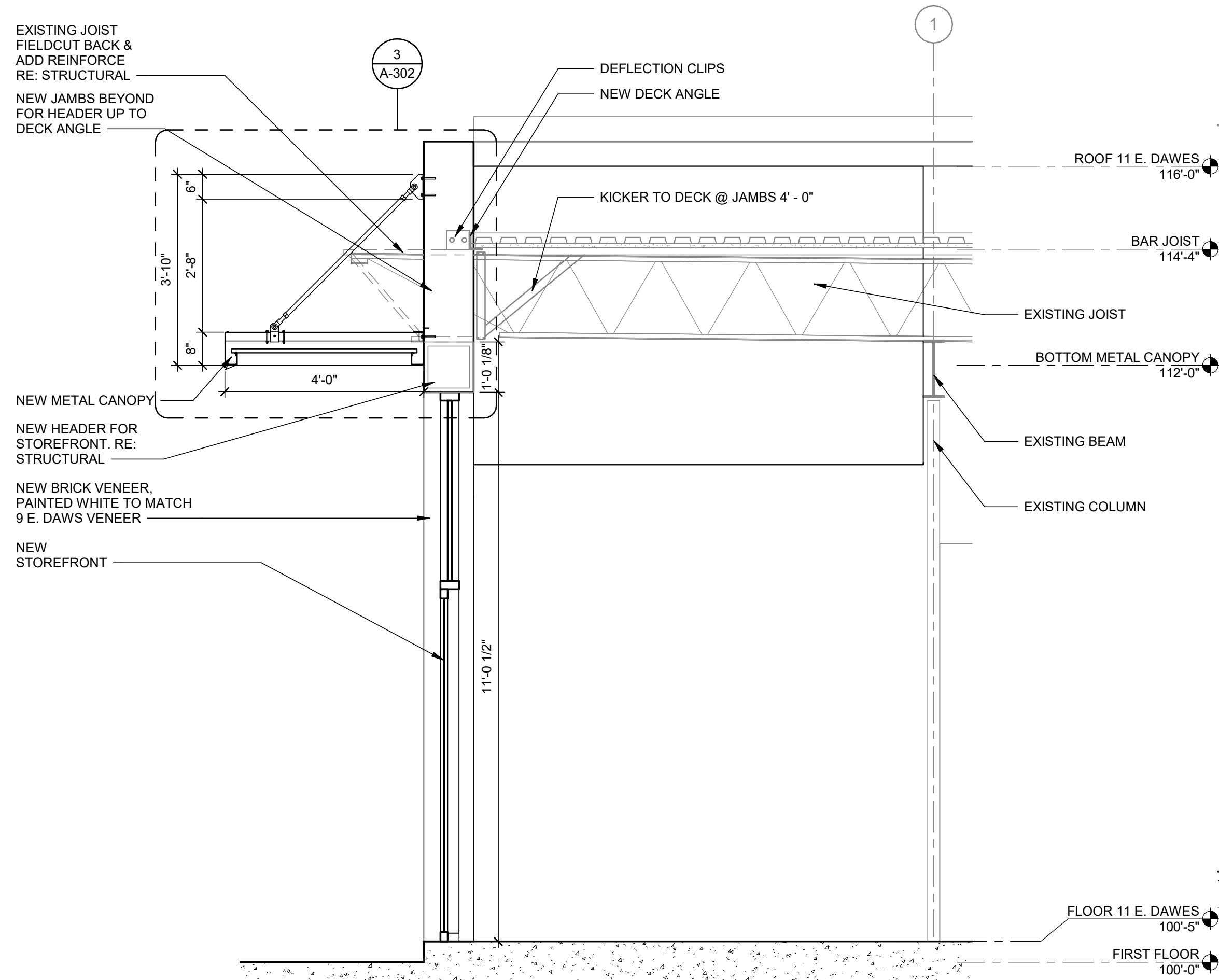
SHEET NAME
BUILDING SECTIONS

SHEET NUMBER
A-301

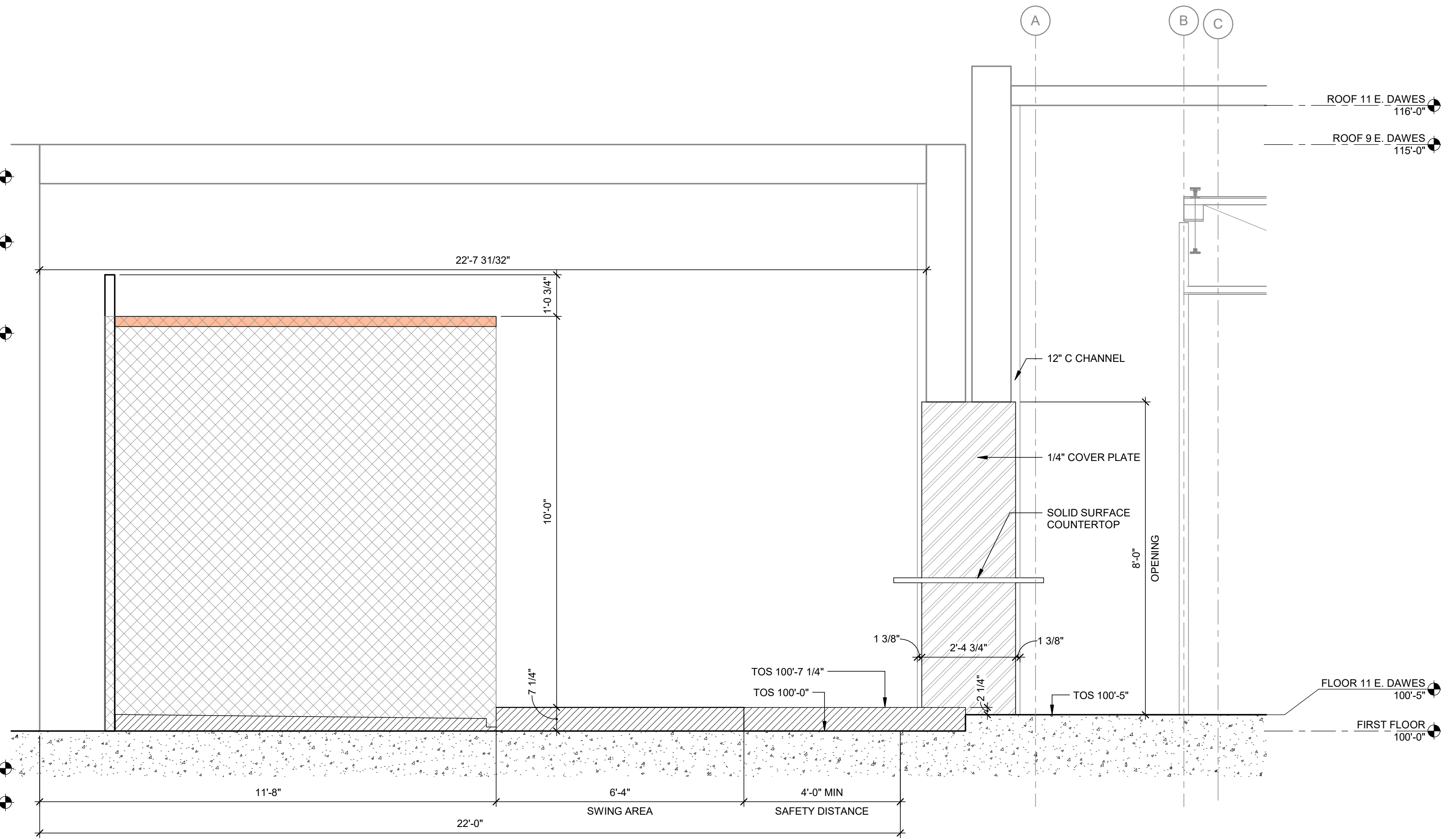
Project Number: P09660.0100
Printed: 5/25/2023 5:35:02 PM
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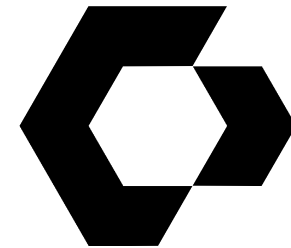
3 METAL CANOPY - DETAIL
1 1/2" = 1'-0"



1 11 E DAWES @ MAIN ENTRY
1/2" = 1'-0"



2 OPENING TYP.
1/2" = 1'-0"



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



5.25.23
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OAK AND SAGE REALTY

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ISSUES / REVISIONS		
05/25/2023	PERMIT ISSUE	

ISSUE DATE: 05/25/2023
CHECKED BY: JM / LG
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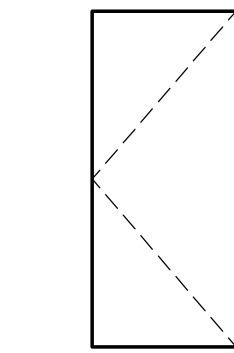
SHEET NAME
WALL SECTIONS

SHEET NUMBER
A-302

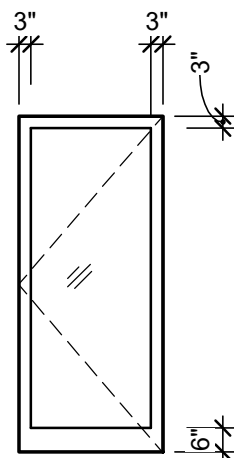
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Printed: 5/25/2023 5:35:03 PM
Project Number: P09660.0100

DOOR AND FRAME SCHEDULE													
MARK	NO	DOOR			MATL	EL	FRAME			FIRE RATING	HDW SET NO	NOTES	
		SIZE	HT	THK			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	

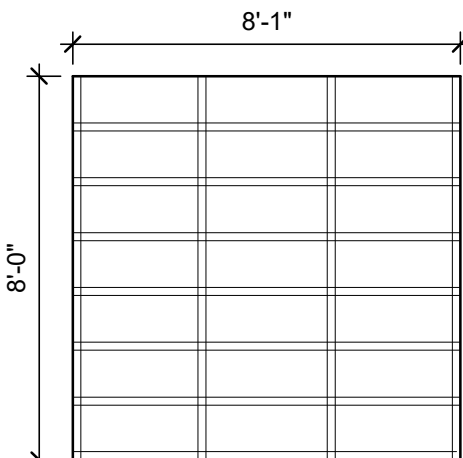
*DOORS MARK 105 AND 111 WITH SAFETY GLAZING
DOOR: WOOD SPECIES AND COLOR TO BE DETERMINED BY OWNER FROM MANUFACTURER'S STANDARD LINE



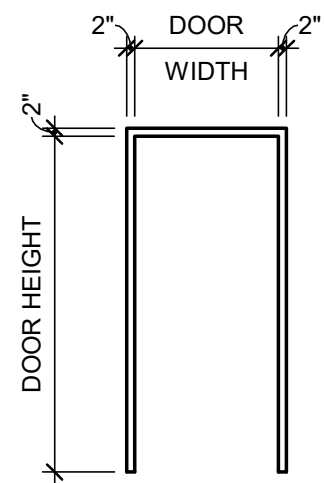
F
HOLLOW METAL, WOOD FLUSH



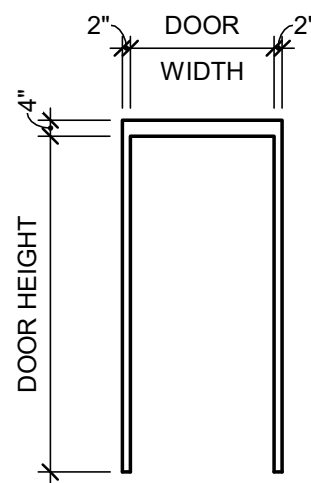
FG
HOLLOW METAL, WOOD FULL GLASS



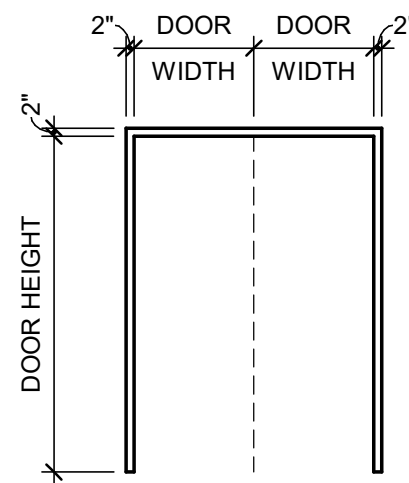
OH
ALUMINUM, TEMPERED GLASS



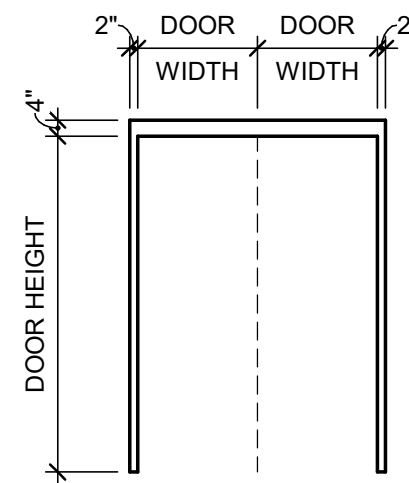
1
HOLLOW METAL FRAME SINGLE DOOR



2
HOLLOW METAL FRAME SINGLE DOOR



3
HOLLOW METAL FRAME DOUBLE DOOR



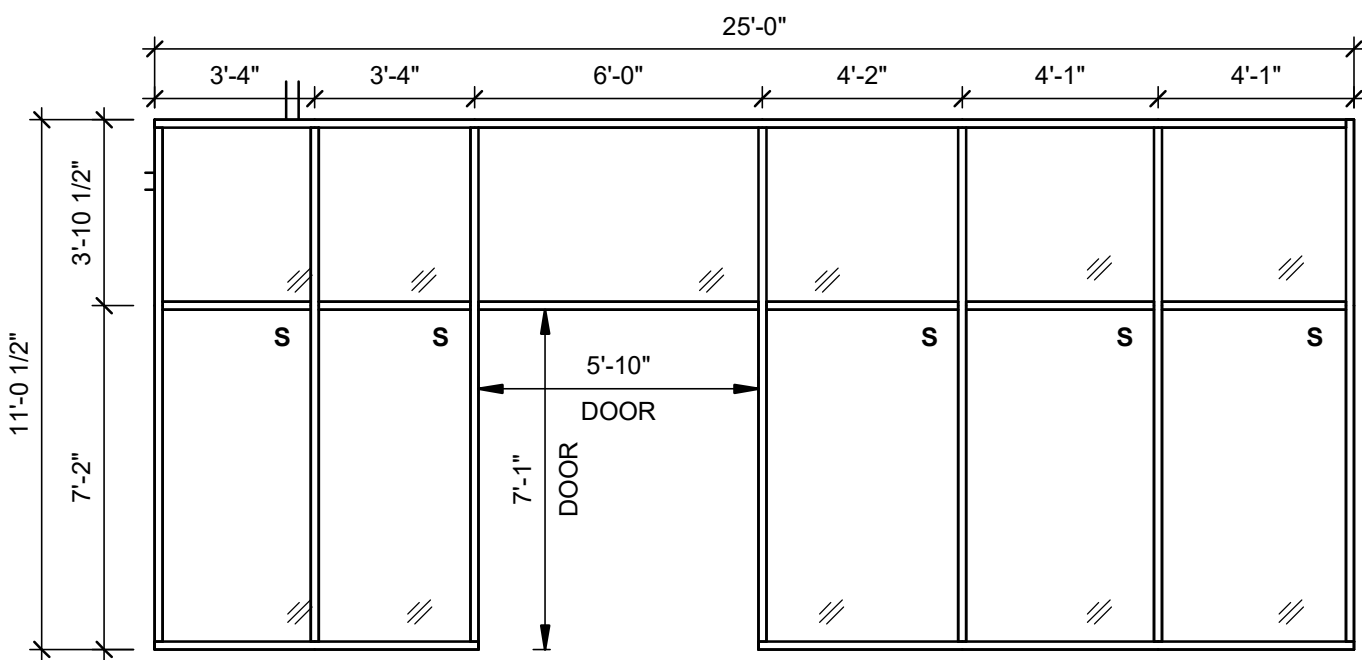
4
HOLLOW METAL FRAME DOUBLE DOOR

1 DOOR ELEVATIONS

1/4" = 1'-0"

2 FRAME ELEVATIONS

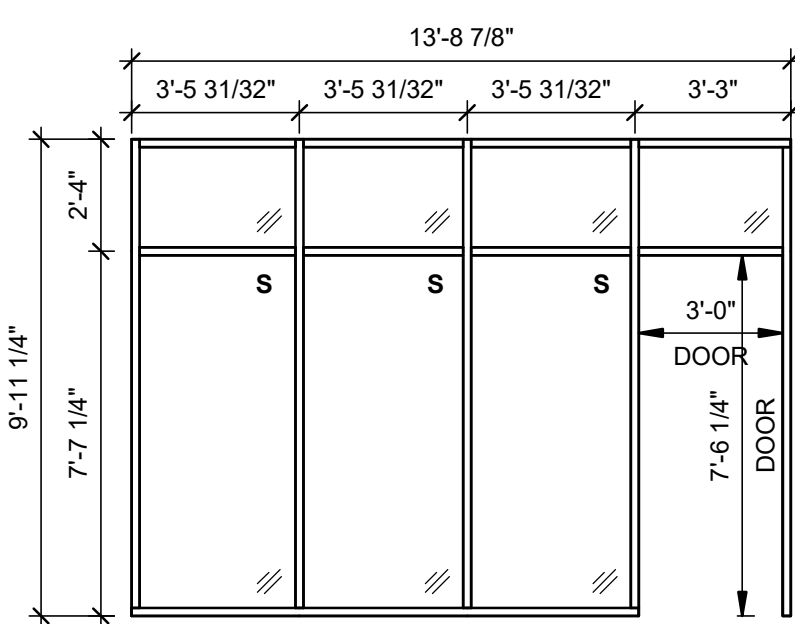
1/4" = 1'-0"



* S = SAFETY GLAZING

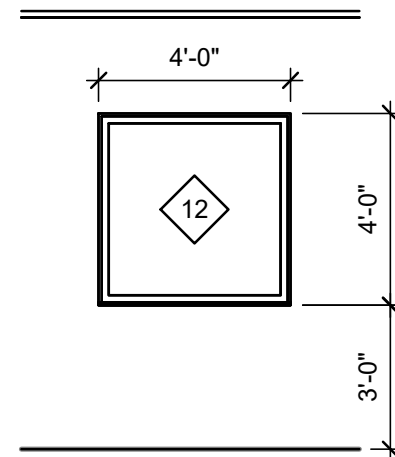
3 MAIN ENTRY STOREFRONT

1/4" = 1'-0"



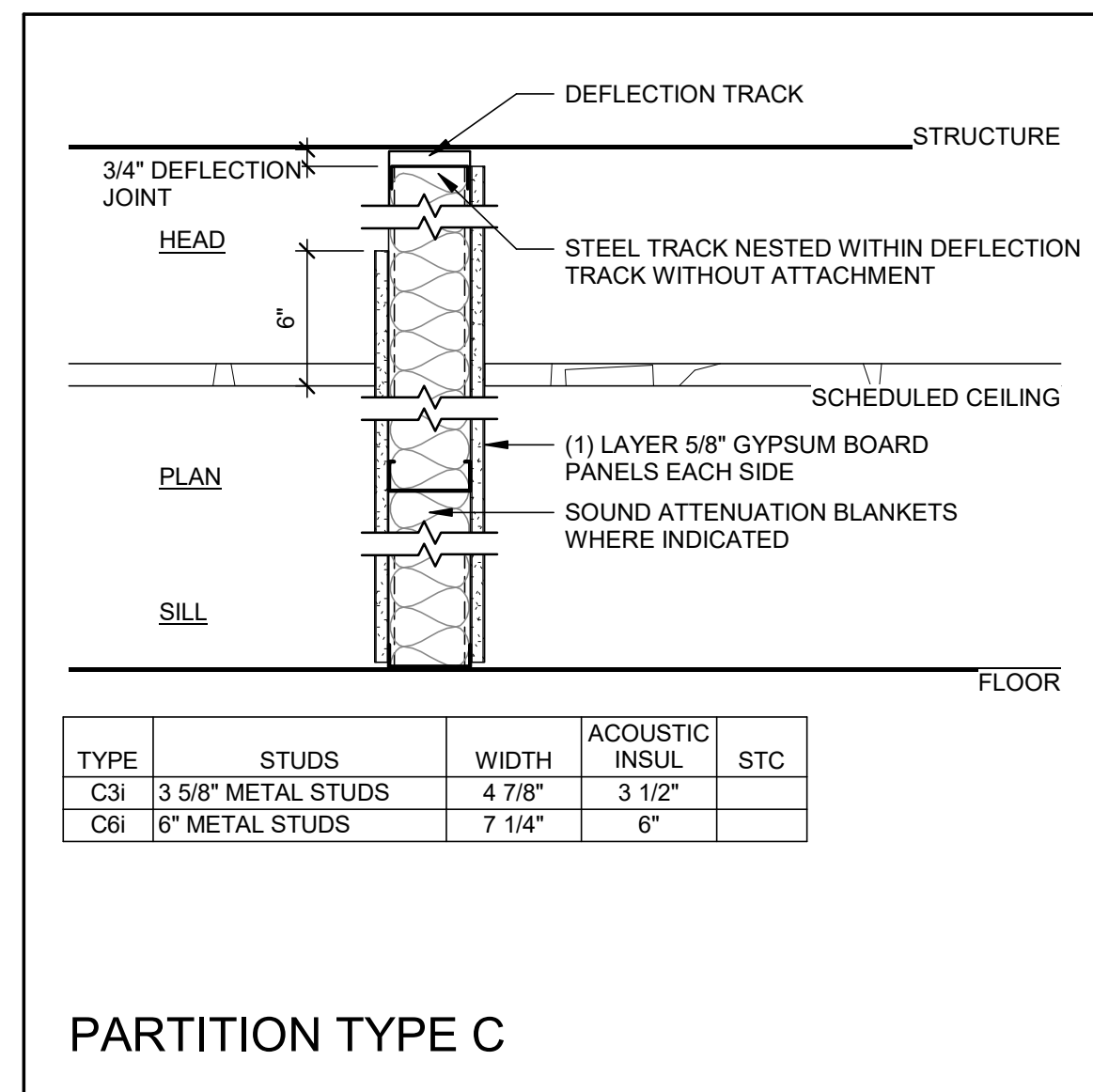
4 REAR ENTRY STOREFRONT

1/4" = 1'-0"



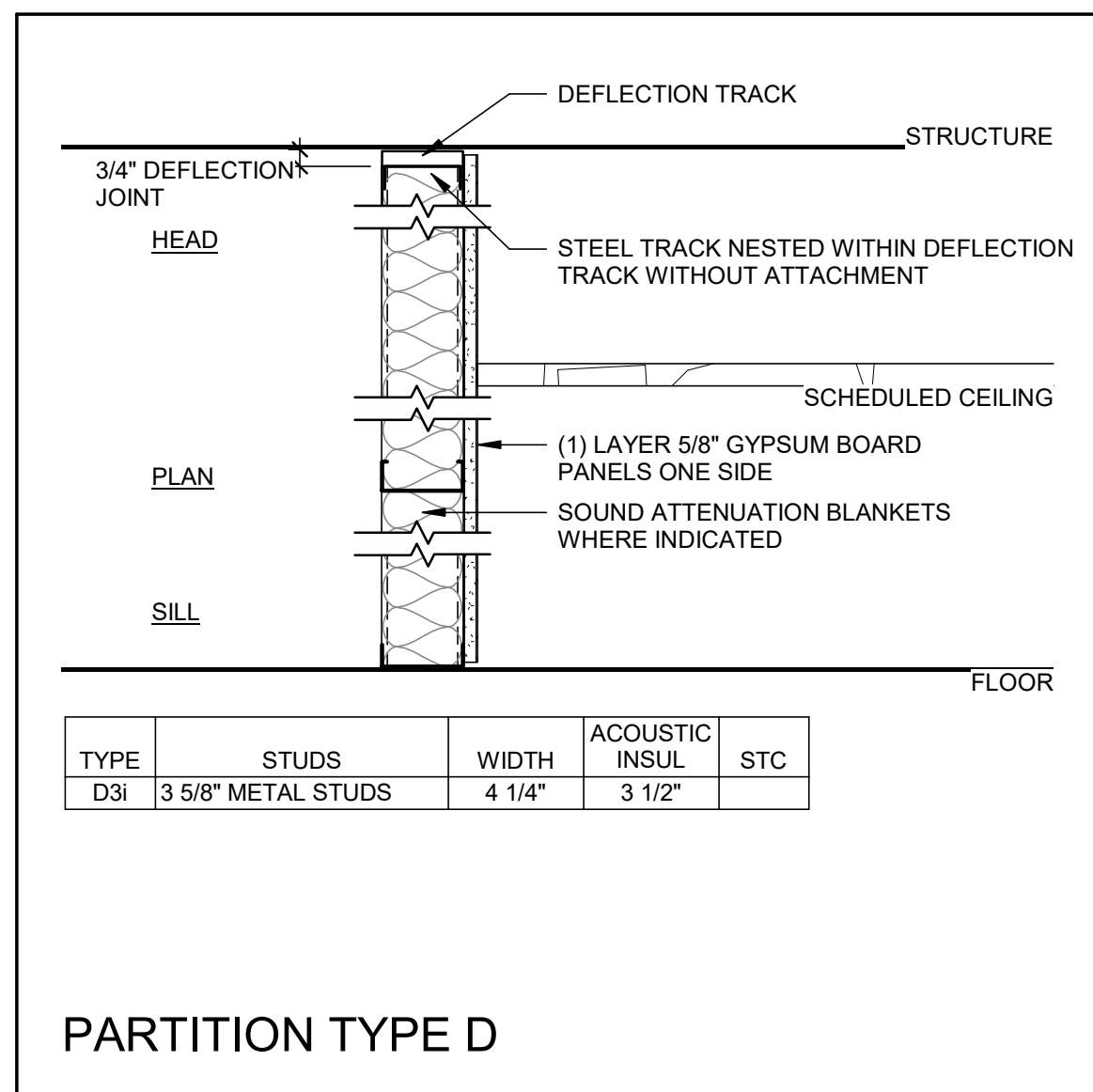
5 OFFICE WINDOW TYP.

1/4" = 1'-0"



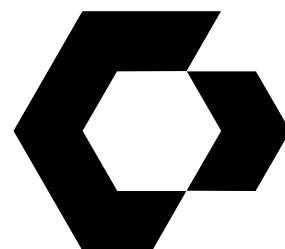
PARTITION TYPE C

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



PARTITION TYPE D

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"	



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ISSUES / REVISIONS

DATE	DESCRIPTION
05/25/2023	PERMIT ISSUE

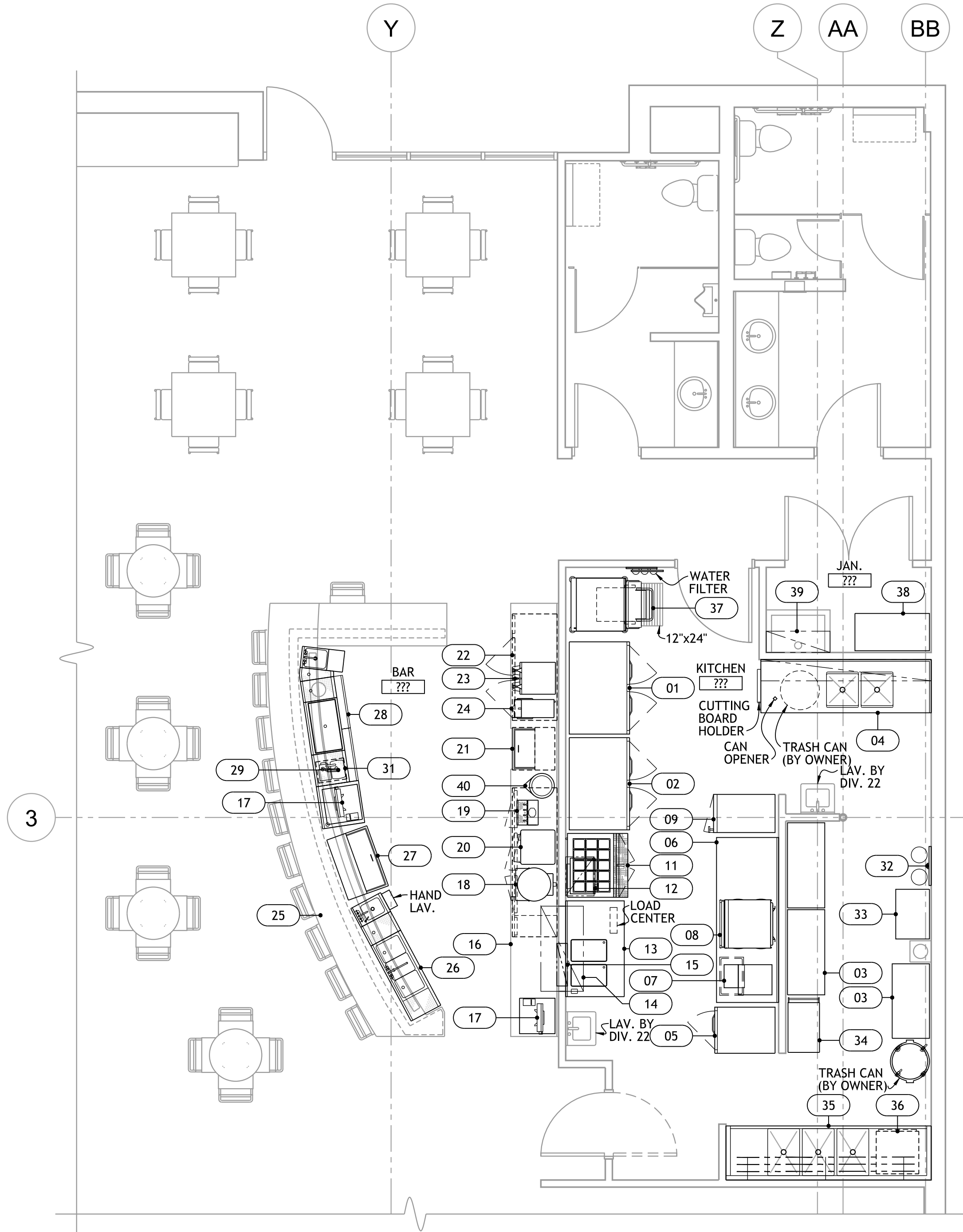
ISSUE DATE: 05/25/2023
CHECKED BY: JM / LG
DRAWN BY: CC

SHEET NAME

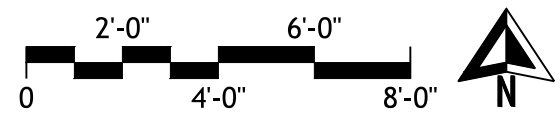
DOOR SCHEDULE, DOOR AND FRAME ELEVATIONS, STOREFRONT ELEVATIONS, AND PARTITION TYPES

SHEET NUMBER

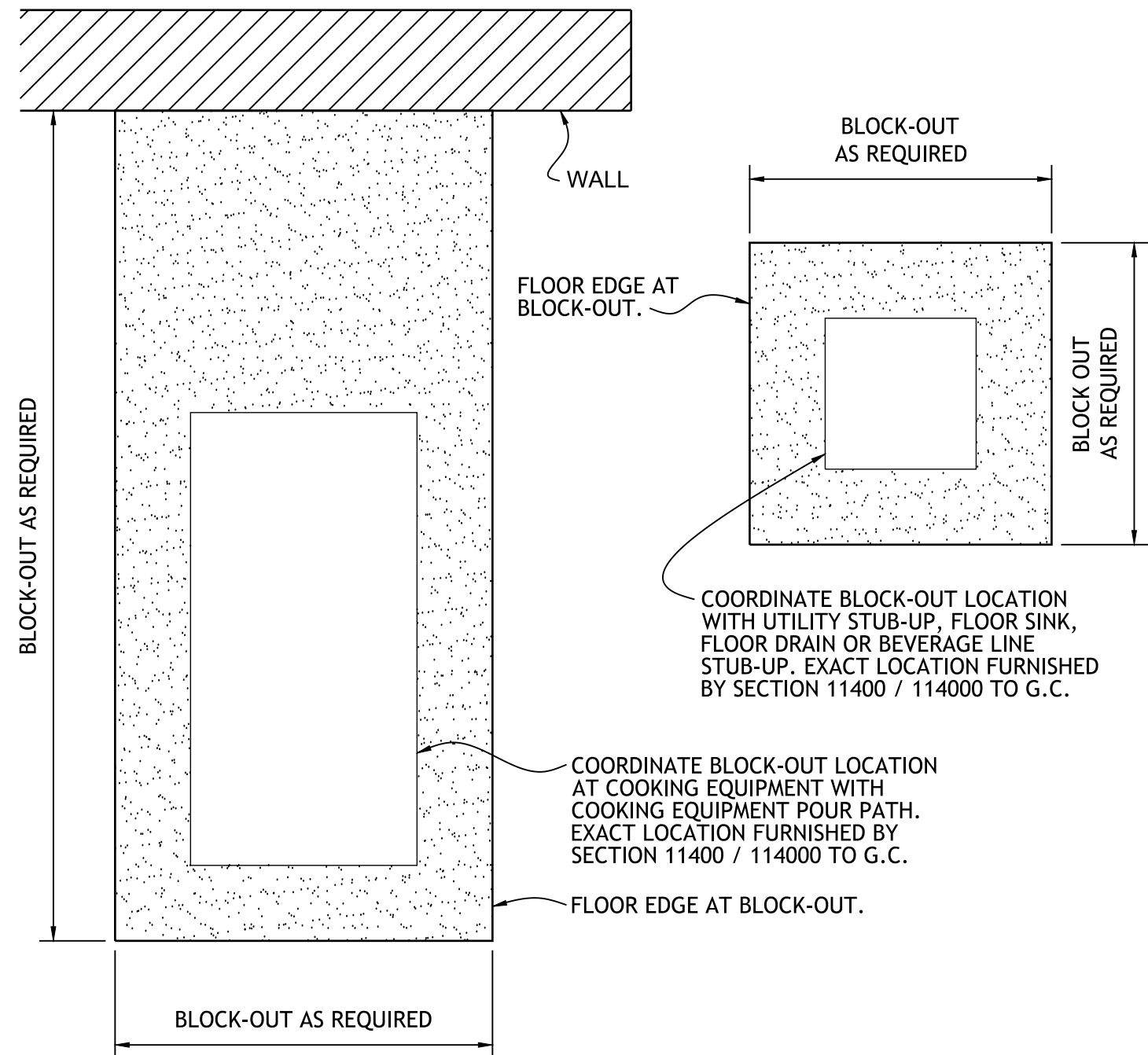
A-601



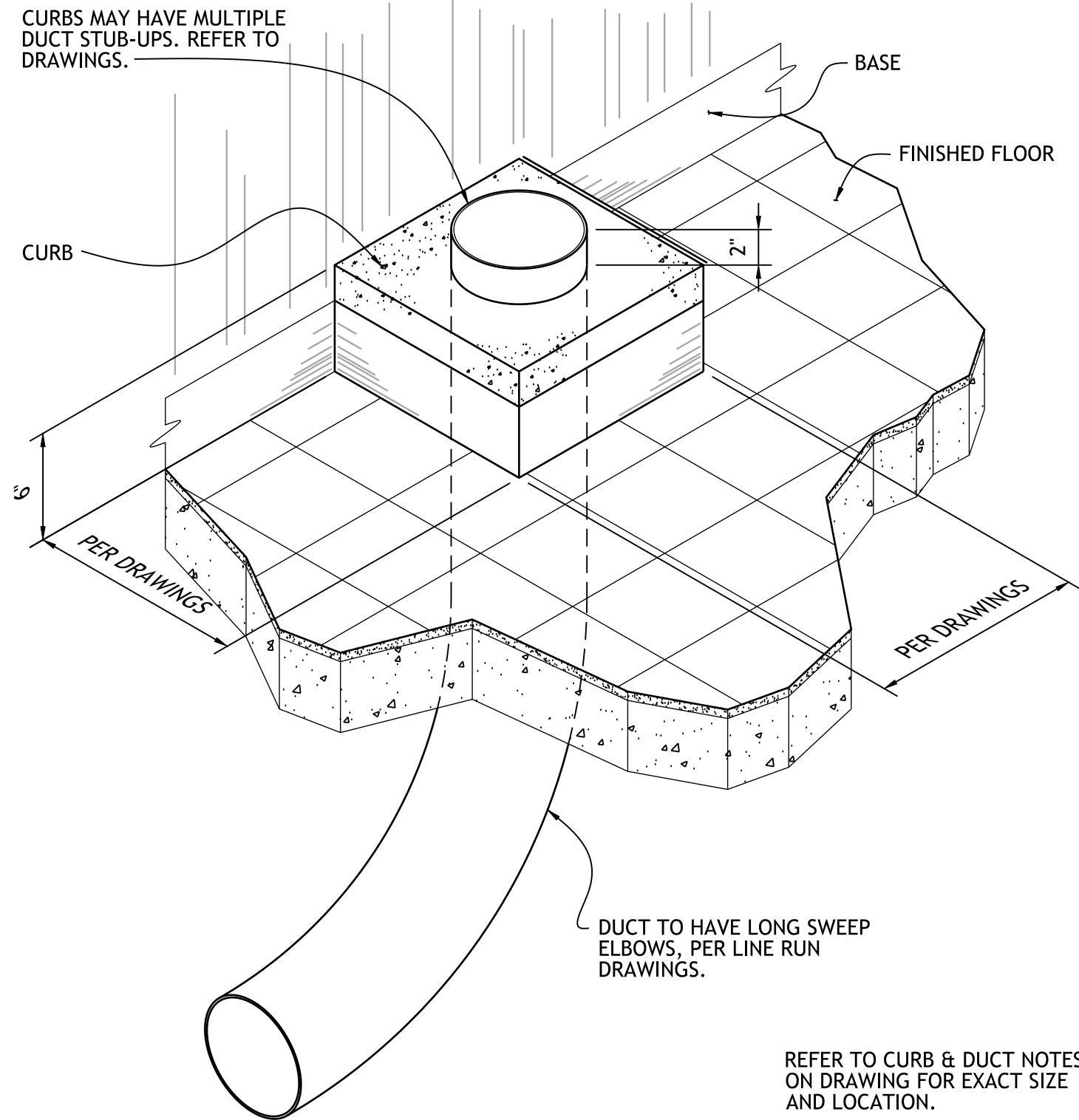
1 FOODSERVICE EQUIPMENT ARRANGEMENT PLAN



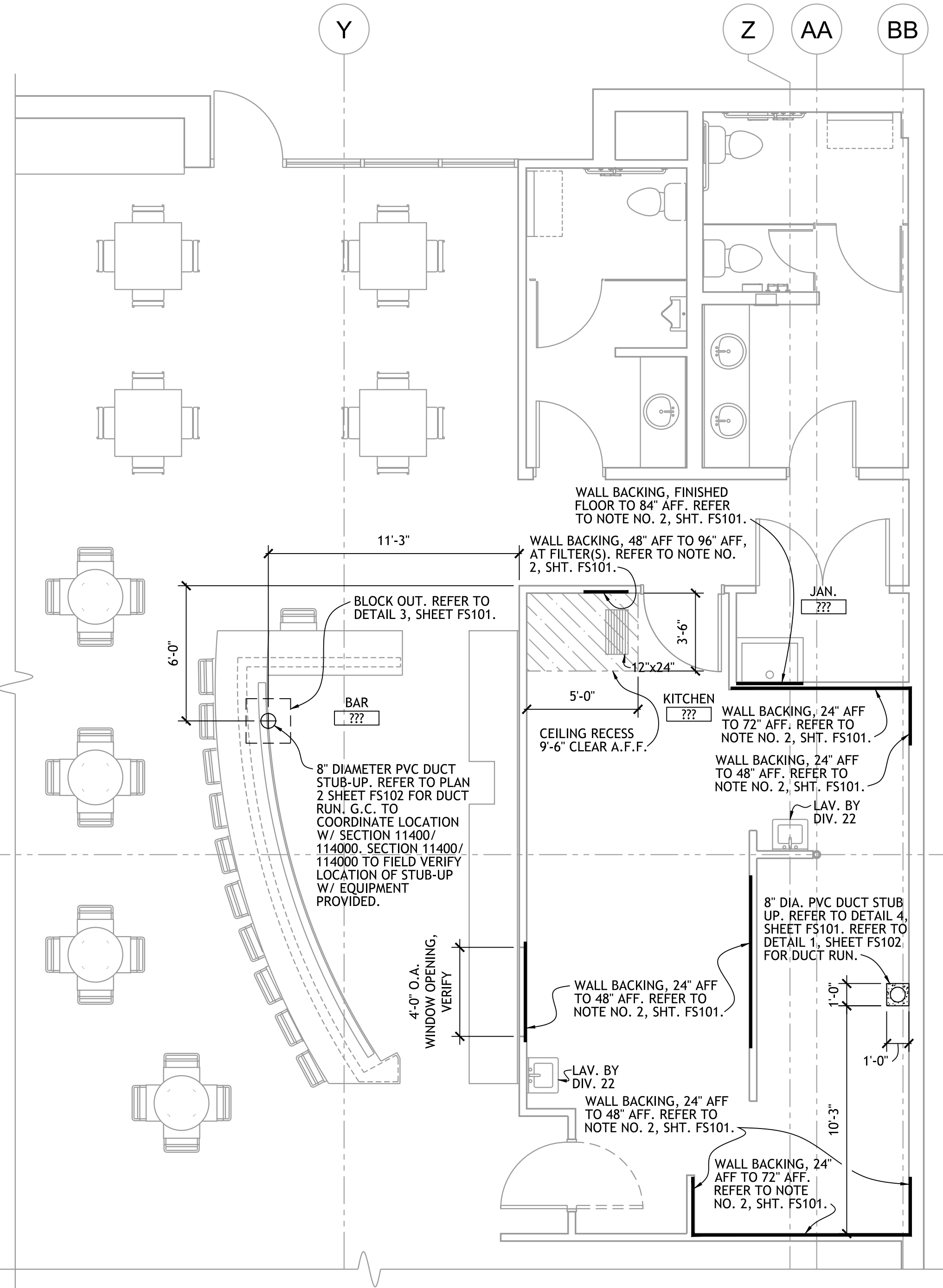
FOODSERVICE EQUIPMENT SCHEDULE			
NO.	DESCRIPTION	NO.	DESCRIPTION
01	MOBILE FREEZER	21	MUG CHILLER
02	MOBILE REFRIGERATOR	22	BACKBAR REFRIGERATOR
03	STORAGE SHELVING	23	COFFEE MAKER (BY OWNER)
04	VEGE. PREP. TABLE	24	ICED TEA BREWER (BY OWNER)
05	MOBILE REFRIGERATOR / FREEZER (FUTURE)	25	BAR (BY DIV. 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)



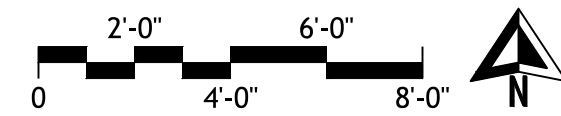
3 TYPICAL - IN-FLOOR UTILITY BLOCK OUT
NO SCALE



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

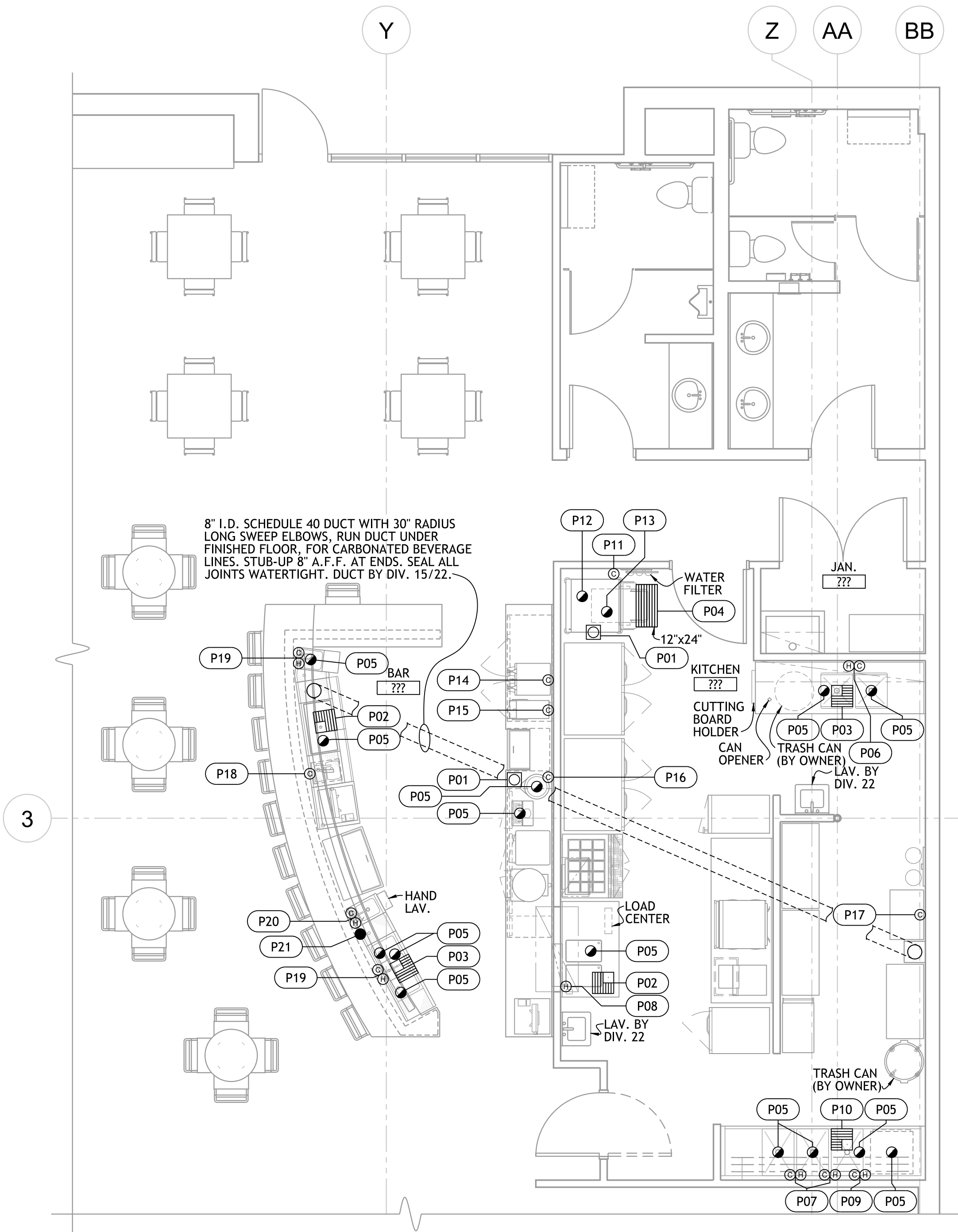


2 FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN

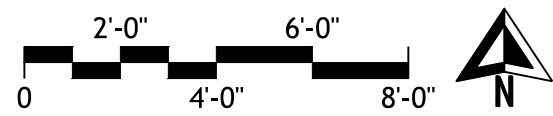


SPECIAL CONDITIONS NOTES	
1.	DIMENSIONS ARE SHOWN FOR THE PURPOSES OF DESIGN AND BIDDING ONLY. FOODSERVICE EQUIPMENT CONTRACTOR MUST COORDINATE & VERIFY ALL DIMENSIONS WITH FOODSERVICE EQUIPMENT SHOP DRAWINGS & MANUFACTURER'S DATA.
2.	GENERAL CONTRACTOR TO FURNISH & INSTALL 16 GA. STEEL BACKING IN WALL 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

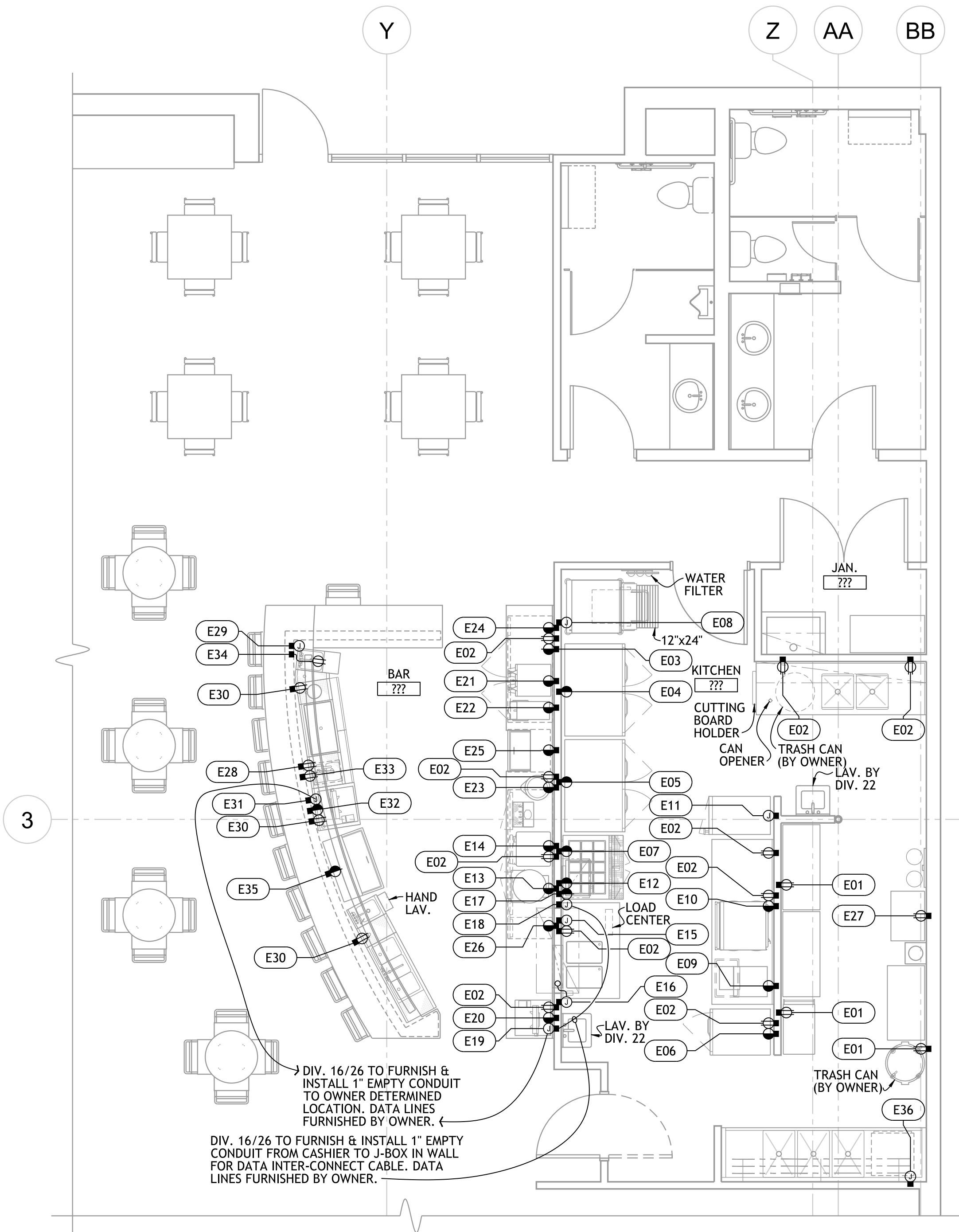
NO.	CONN.	SIZE	LOCATION	A.F.F.	SERVICE TO	REMARKS
P01	FD	---	FLOOR	0"	---	DIV. 22 IS TO EXTEND EQUIPMENT INDIRECT DRAIN TO FD.
P02	FS	12" SQ.	FLOOR	0"	---	DIV. 22 IS TO EXTEND EQUIPMENT INDIRECT DRAIN TO FS. FURNISH WITH 3/4 GRATE.
P03	FS	12" SQ.	FLOOR	0"	---	DIV.22 IS TO EXTEND EQUIPMENT INDIRECT DRAIN 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.

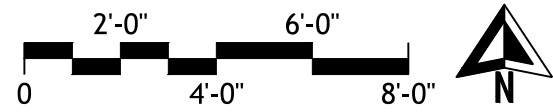
ISSUES / REVISIONS	
5.25.23	Permit Issue

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

SHEET NAME
Foodservice Equipment
Plumbing Connection Plan



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	DR	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, Director of Development Services
Date: Tuesday, June 20, 2023
Name: N/A
RE: Comprehensive Plan Amendment (BXCP-23.01), and Rezone (BXZO-23.04, BXZO – 23.06, and BXZO – 23.07)
Location: 8150, 8160, and 8170 East 131st Street South, Bixby, Oklahoma
STR: Section 12, Township 17N, Range 13E
Applicant: Abbas Momeni

Request: Abbas Momeni is requesting a Comprehensive Plan Amendment (BXCP-23.01), and Rezone (BXZO-23.01, BXZO – 23.06, and BXZO – 23.07).

Description: The applicant is requesting a Comprehensive Plan Amendment (BXCP-22.01) from Medium Density Residential to Neighborhood Commercial. This request is accompanied by applications to rezone three contiguous properties together and rezone them from Single Family (RS-1) to Commercial Shopping (CS) this will assure compatibility with adjoining proximate properties. Properties located to the east and west of the site are designated as Neighborhood Commercial and both properties are zoning Commercial Shopping. The land to the north is designated as High-Density Residential.

Existing Zoning; Use:

Single Family Residential (RS-1)

Abutting Zoning; Use:

North: (AG) Agriculture - Vacant

East: (CS) Commercial Shopping – Vacant, PUD 27

South: (RS-1) Residential Single-Family

West: (CS) Commercial Shopping

Proposed Zoning; Uses:

(CS) Commercial Shopping

Location: 8150, 8160, and 8170 East 131st Street South, Bixby, Oklahoma

Comprehensive Plan:

The property is located in the Corridor District and the corridor supports commercial development along 131st Street. The Comprehensive Land Use map shows this area frontage to be Commercial Shopping (CS). With the Comp Plan Amendment application, the applicant is asking to amend the Comprehensive Plan from Single Family Residential to Commercial Shopping

Utilities/Site Area:

An existing 8” waterline runs East/West along the South side of East 131st South. There is a 10” sanitary sewer line located south of the property in the adjacent neighborhood Henry Fergeson Addition.

Engineering Review Comments:

The staff has not received comments.

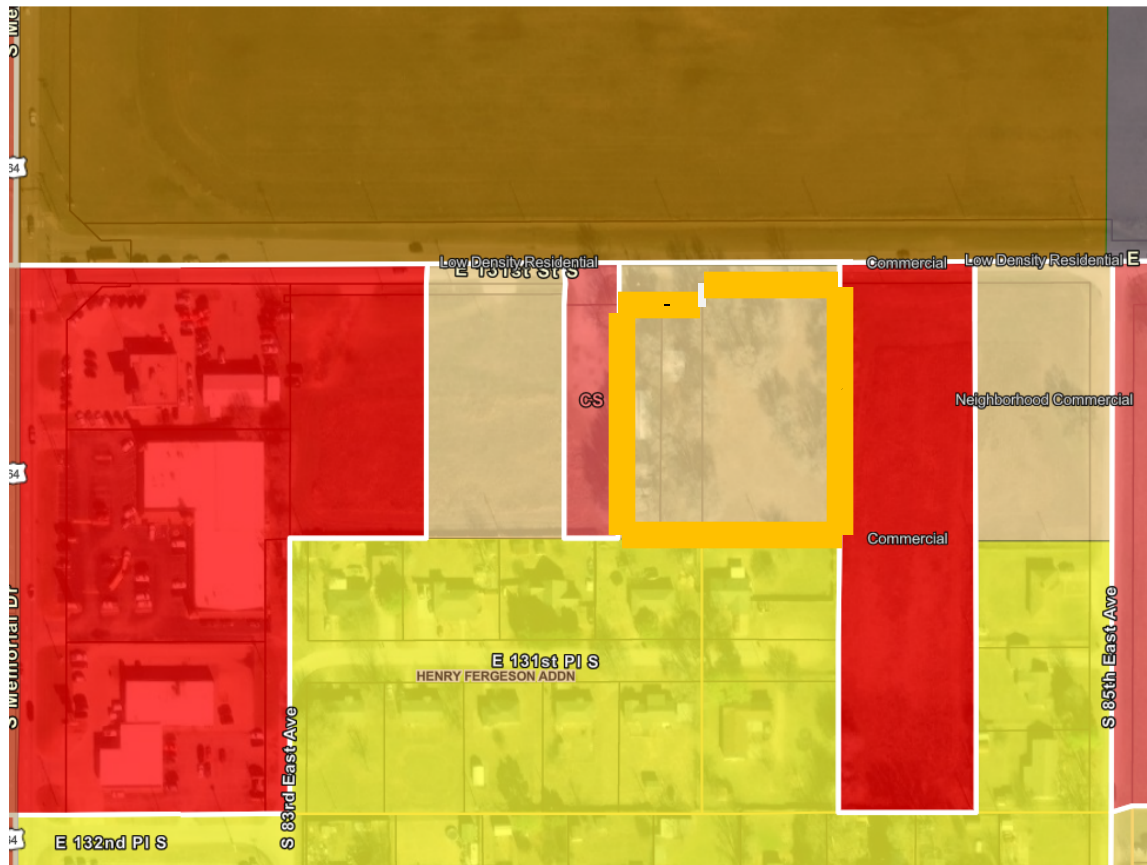
Public Comments:

No comments have been received at the time of writing.

Staff Comments:

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

Exhibit A: City of Bixby Zoning Map



Attachments:
N/A



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, July 17, 2023
RE: StoriJ Bixby
Location: 7865 East 126th Street South, Bixby, Oklahoma
STR: Section 2, Township 17N, Range 13E
Applicant: Willoughby Ridley, LLC

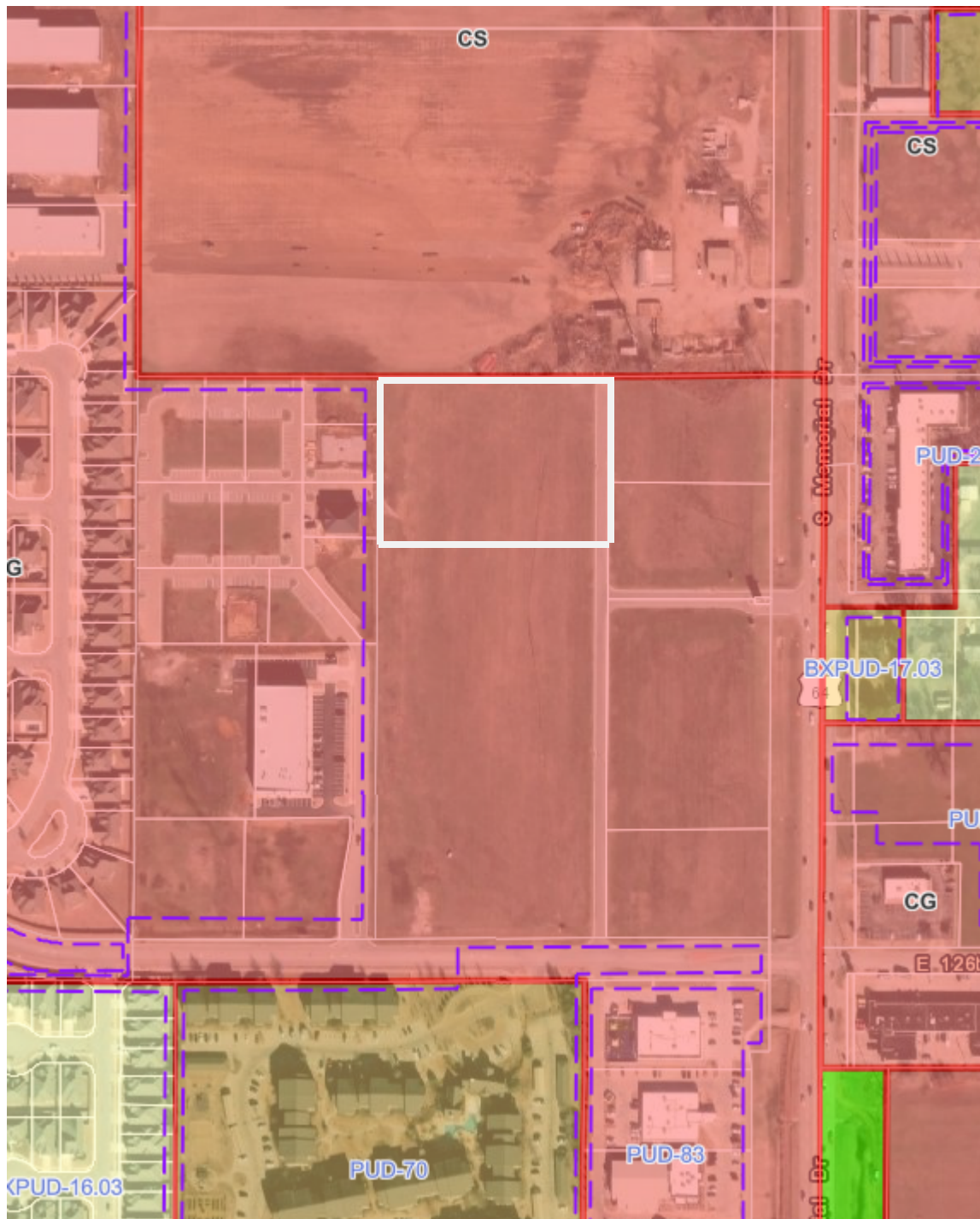
Request: The applicant requests approval of Site Plan BXSP-23.09 for a mini storage facility. The site is located at 7865 East 126th Street South, Bixby, Oklahoma. The land is platted as Lot 1, Block 3, Parke.

Staff Review: The applicant is proposing to construct a mini-storage facility. The property is zoned Commercial General (CG) with BXPUD – 19.04, and the proposal 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 and BXPUD 19.04. All lighting and landscape shall be by zoning regulations.

Existing Zoning; Use: The development Area is currently zoned “CG” (Commercial General) together with BXPUD 19.04.

Proposed Use: Mini Storage facility – Use Unit 16.

Exhibit A: City of Bixby Zoning Map



Staff Comments:

Planning Staff comments are as follows:

- Show sidewalks along East 80th Street
- Provide a mutual access easement to the West of the site to provide circulation movements onto the site (126th Street Office Park)

- Include adjacent subdivision names on the Site Plan
- Provide information on the dumpster enclosure
- Provide a building elevation plan and include exterior material
- Add the dimension for the ingress and egress point to the west of the site. By the crash gate
- All lighting standards shall adhere to the City of Bixby lighting standards (all light shall be shielded and facing downward)
- Any use which abuts residential development and is accessed between the hours of 10:00 p.m. and 7:00 a.m. shall be screened by the erection and maintenance of an eight-foot (8') screening wall made of masonry, masonry-like product, stucco, stone, concrete tilt-up panels, or some combination thereof

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

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

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



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

Bixby Planning Department Site Plan Application

Project Name: Storij Bixby
Project Case #: _____
TAC Hearing Date: _____ Location: 113 West Dawes Avenue
PC Hearing Date: _____ Location: 116 West Needles Avenue
CC Hearing Date: _____ Location: 116 West Needles Avenue

Owner Information:

Name: Memorial Real Estate Investments LLC Phone: 918-232-2364
Email: jad2219@aol.com
Address: 2328 E. 13th St
City/State: Tulsa, OK Zip: 74104

Applicant Information:

Name: Willoughby Ridley, LLC Phone: 310-482-7441
Email: g@willoughbyridley.com
Address: 6500 N. Shartel Ave.
City/State: OKC, OK Zip: 73116

If Applicant is other than Owner:

Indicate interest: development of a mini-storage facility

→ Owner Consent Signature:  Date: 6-1-23

Property Information:

Address: _____ Zip: _____
Subdivision: Parke126 Lot: 1 Block: 3
SEC: 2 TWN: 17N RGE: 13E

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

Application Checklist

01. Zoning Information:

Existing Zoning: BXPUD-19.04 Existing Use: vacant

Requested Zoning: NA Proposed Use: mini-storage facility

Proposed Use Unit(s) #: _____

02. No Is subject tract located in the 100-year floodplain?

03. _____ If so, does this request encroach into the 100-year floodplain?

04. _____ If so, please attach Elevation Certificate.

If the subject property is located within a Planned Unit Development (PUD):

05. PUD #: BXPUD-19.04 Other Case Number(s): _____

06. Yes Does the PUD require Planning Commission approval of a site plan?

Site Plan shall be submitted in the following formats:

X Five (5) full-size hard copies

X Four (4) 11" X 17" hard copies

X One (1) copy on a flash drive

The site plan shall specifically include:

07. X All property lines with dimensions of the parcel(s)

08. X All existing and proposed improvements represented to scale and dimensioned from the lot lines

09. X The names and widths of all adjacent street, road, highway, alley, and railroad rights-of-way of record

10. X Any roadway paving edges, curb lines, sidewalks, culverts, and/or borrow ditch centerlines, if the same are located within or along the boundary of the subject property

11. X Any road, access, drainage, utility, and other such easements, including County Clerk recording references (i.e. Book/Page or Document #) for each

12. X Amount of post-construction impervious area in square feet and percentage of lot area, calculated by a surveyor, architect, or engineer

13. X The topographical layout of the land at no greater than two (2) foot contours if site elevation changes 10 feet or more, or if necessary for proper site design review in the opinion of City staff

14. X Any Special Flood Hazard Areas and Flood Zone designations as identified by the adopted, effective Floodplain maps

15. X Any significant streams, swales, ditches, or natural drainage ways

16. X Any existing or proposed ponds or stormwater detention or retention facilities

17. X All existing and/or proposed driveways and internal drives, to include labeling the surface material to be used (e.g. concrete or asphalt) for each

18. X Dimensions and labels for any existing access limitations and access openings

19. X Water wells, septic or other on-site disposal systems, oil or gas wells or underground lines, significant oil or gas extraction appurtenances, and other critical site features

20. ☒ Unique identifiers so that the plan may be related to the subject property if ever separated from the file, such as project name, location, map, and legal description
21. ☒ Name, address, and contact information of the site plan preparer
22. ☒ A unique drawing number or name to distinguish the site plan from any other drawings submitted
23. ☒ Seal and signature of the design professional preparing the site plan, as required
24. ☒ Date of the site plan, including any dates of revision
25. ☒ North arrow
26. ☒ Graphic scale; a numeric scale may also be used if the native paper size is specified on the site plan
27. ☒ Location map identifying the site within the land Section. Arterial or larger streets within or along the boundaries of the land Section, along with sufficient subdivisions or other land features are required to allow for the identification of the site within the land Section
28. ☒ Other existing critical features not listed above if necessary for proper site design review in the opinion of City staff
29. ☒ Representation of critical features within a sufficient area outside the site if necessary for proper site design review in the opinion of City staff

All information and items listed below must be completed and submitted prior to application review:

30. ☒ All existing and proposed signs
31. ☒ Building elevations or building height information
32. ☒ Proposed fences, walls, gates, and trash receptacle screening enclosures
33. ☒ Site lighting locations (See Note)
34. ☒ All existing and/or proposed landscaping
35. ☒ Site plan showing information listed above

NOTE: Wall pack lighting locations and exhibits have been included in this site plan submittal. Additional architectural color LED lighting, customary to the Storig brand, will be placed on the buildings. Additional photos and videos, for the architectural color LED lighting, will be provided supplemental to the application.

36. Fees:

\$: 450.00*	Base Fee
\$: 50.00*	Agenda Placement Fee (Confirm with Staff)
\$: 120.00	Additional Fee* (\$120.00 per sign)
\$: 620.00	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: Hunter Person Date: 6/6/2023

Applicant – Do Not Write Below This Line

.....

Application Date Received: _____ Received by: _____

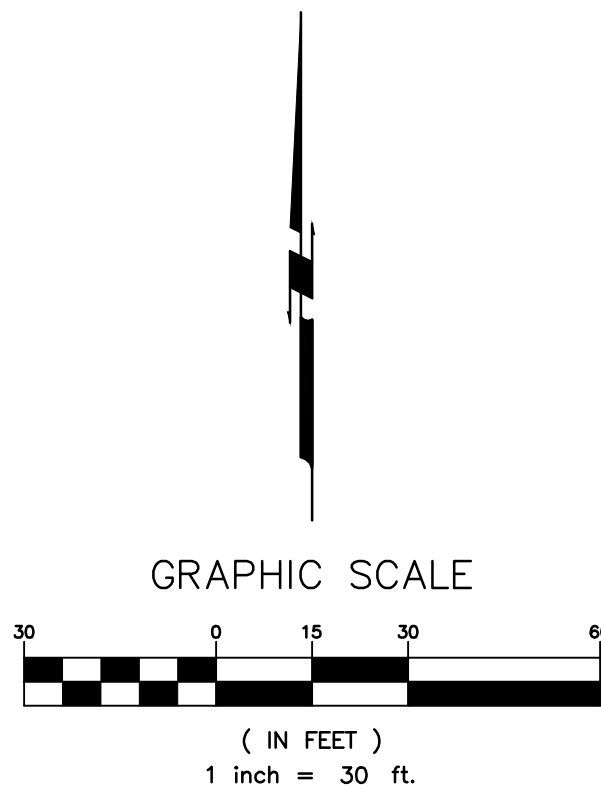
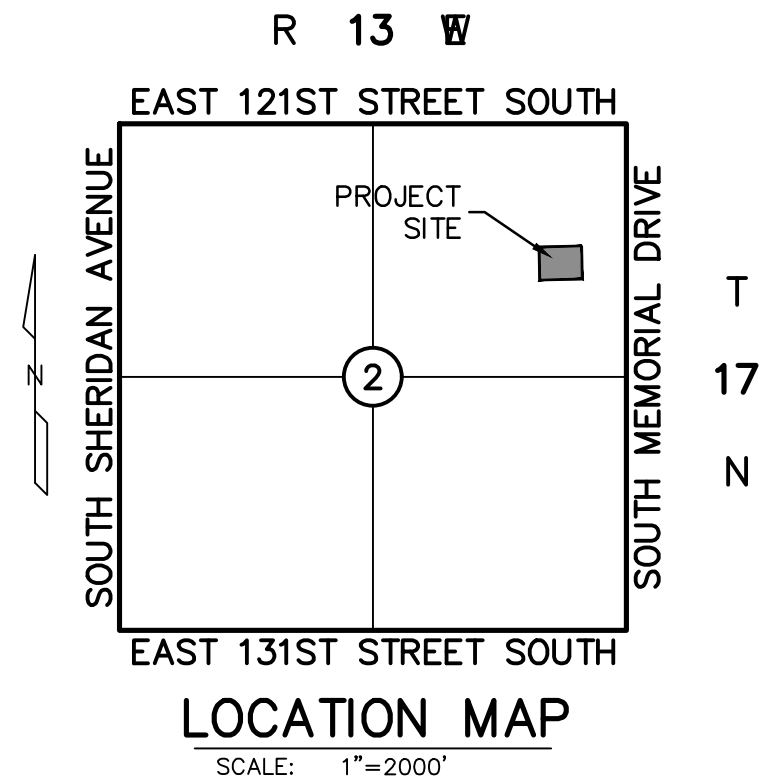
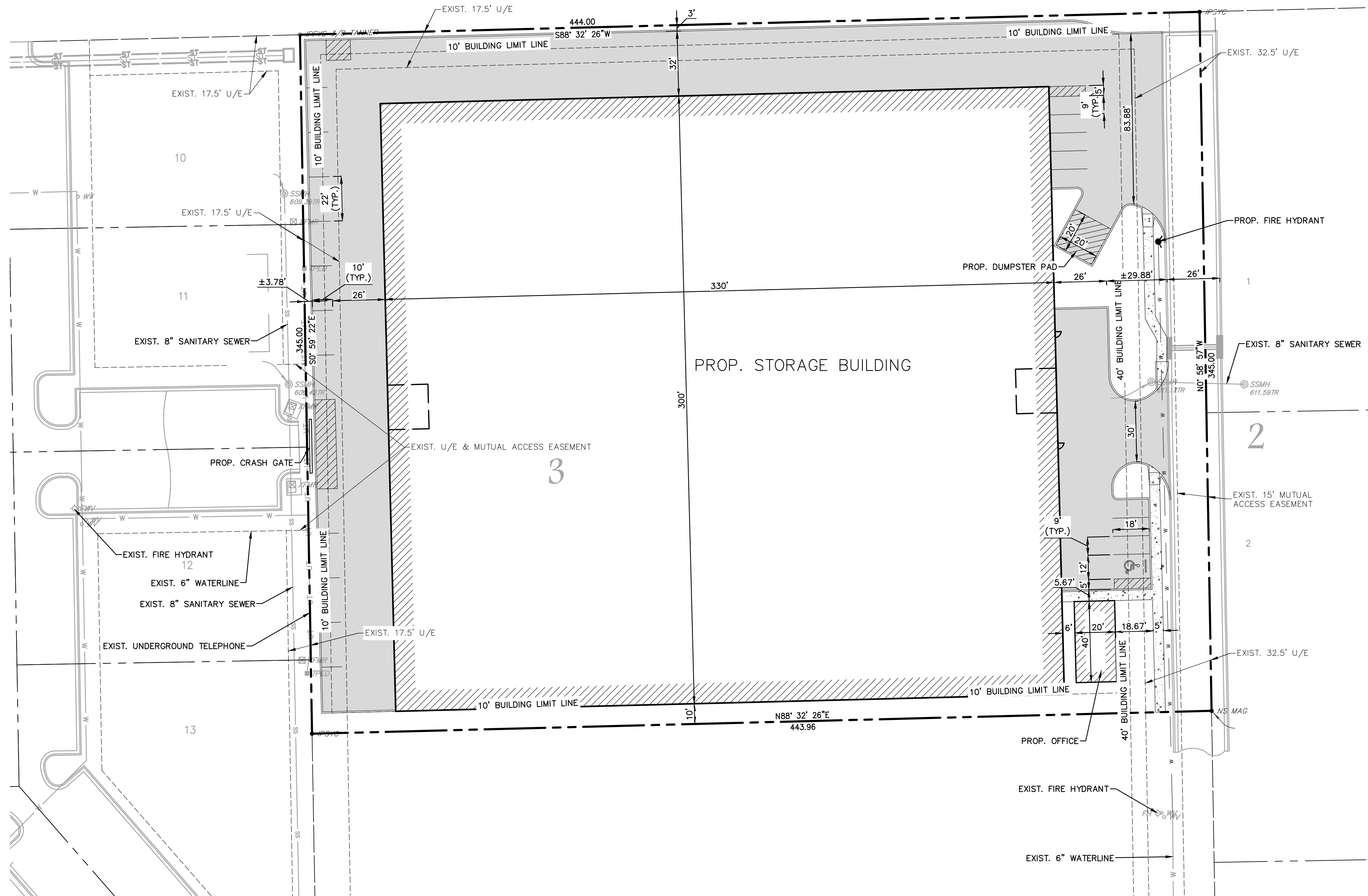
Total Fees \$: _____ Date: _____ Receipt #: _____

PC Action: _____ CC Action: _____

Date/Vote: _____ Date/Vote: _____

Staff Rec. _____ Ord. #: _____

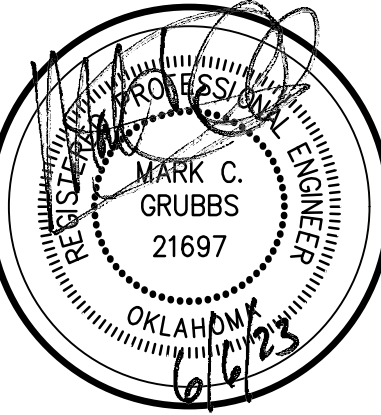
Case Ref. #: _____



AREA SUMMARY TABLE			
DESIGNATION	IMPERVIOUS AREA (SF.)	PERVIOUS AREA (SF.)	PERCENT IMPERVIOUS (%)
PRE-CONSTRUCTION	6,352	146,815	4.15%
POST-CONSTRUCTION	134,472	18,695	87.79%



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Memorial Drive, Suite 200
Bixby, Oklahoma 74008
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA-5115 EXPI. 09/30/24



STORIJ BIXBY
MEMORIAL DRIVE & EAST 126TH STREET
BIXBY, OKLAHOMA 74008
SITE PLAN

REVISIONS		DATE
NO.	DESCRIPTION	

Proj. No.: 23-025
Date: 5/2/2023
Scale: (Horizontal) 1"=50'
(Vertical) N/A
Drawn By: JWG
Checked By: JWG
Approved By: MGS

SHEET NUMBER
SP

Unplatted

N 88°32'26" E
444.00'

Parke 126

3
PART OF LOT 1

443.96'
S 88°32'26" W

PART OF LOT 1

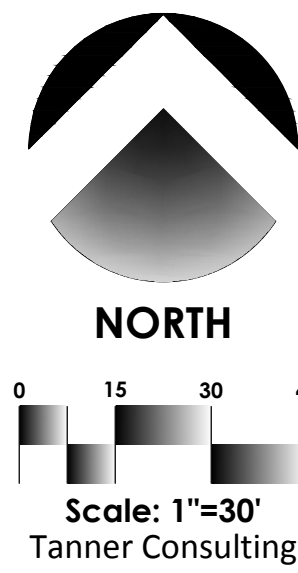
R 13 E



Location Map

Scale: 1"= 2000'

T
17
N



Legend

AI AREA INLET
BM BENCHMARK
CHBS CHISELED BOX
FH FIRE HYDRANT
IPF IRON PIN FOUND
IPFYC IRON PIN FOUND WITH YELLOW CAP
M.A.E. MUTUAL ACCESS EASEMENT
NS NAIL SET
RCP REINFORCED CONCRETE PIPE

SDMH STORM SEWER MANHOLE
SS SANITARY SEWER LINE
SSMH SANITARY SEWER MANHOLE
TPED TELEPHONE PEDESTAL
U/T UNDERGROUND TELEPHONE
WL WATERLINE
WV WATER VALVE
XFMR TRANSFORMER

Surveyor's Legal Description

THE NORTH 345 FEET OF LOT ONE (1), BLOCK THREE (3), "PARKE 126", A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (PLAT NO. 7001)

Boundary Survey With Topography of Part of Lot 1, Block 3 Parke 126

City of Tulsa, Tulsa County, Oklahoma

Benchmark 1

CHISELED BOX SET ON TOP OF CURB AT THE NORTHWEST CORNER OF THE NORTH END OF SOUTH 80TH EAST AVENUE, APPROXIMATELY 19' WEST AND 10' SOUTH OF THE NORTHEAST CORNER OF LOT 1, BLOCK 3, "PARKE 126"

ELEVATION = 611.98' (NAVD 88)

Benchmark 1

CHISELED BOX SET ON THE SE CORNER OF A CONCRETE TRANSFORMER PAD, LOCATED APPROXIMATELY 5' WEST AND 118' NORTH OF THE SOUTHWEST PROPERTY CORNER OF SUBJECT TRACT.

ELEVATION = 609.96' (NAVD 88)

Survey Notes

- ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS SURVEY.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UNDERGROUND UTILITIES WERE LOCATED BY OKIE, TICKET NO. 23041316293605. NOTE: SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- DATE OF LAST SITE VISIT: APRIL 18, 2023
- THIS SURVEY MEETS OR EXCEEDS 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.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).
- ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- SUBJECT PROPERTY CONTAINS 153,168 SQUARE FEET OR 3.516 ACRES.
- ALL MONUMENTS SET ARE 3/8" IRON PINS WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND "SHADED ZONE X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NUMBER 40143C0432L, EFFECTIVE DATE: OCTOBER 16, 2012.
- FEMA FLOOD ZONE LINE WORK SHOWN HEREON IS BASED UPON DATA OBTAINED FROM FEMA'S NATIONAL FLOOD HAZARD LAYER DATABASE ON APRIL 20, 2023.

Surveyor's Statement

I, DAN E. TANNER, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY STATE THAT THE ABOVE REPRESENTS A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

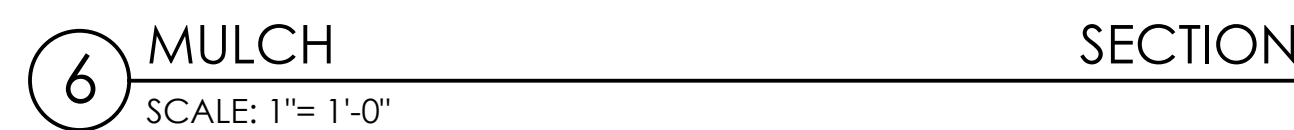
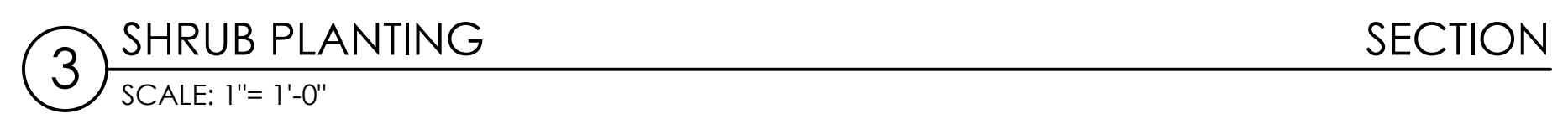
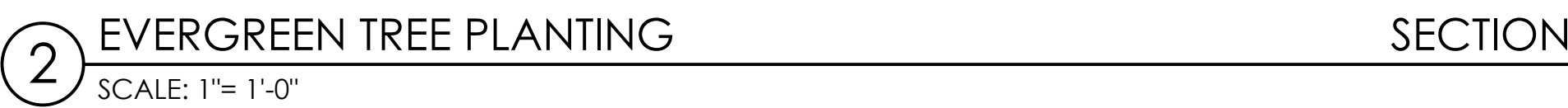
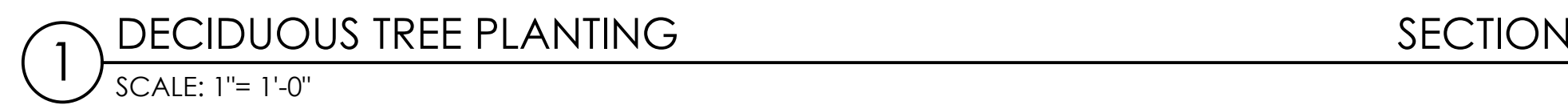
WITNESS MY HAND AND SEAL THIS 20TH DAY OF APRIL, 2023.



BY: DAN E. TANNER, PLS
OKLAHOMA PLS NO. 1435



STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

[illegible]

THESE PLANS ARE TO BE REPRODUCED IN COLOR

2

P:\2023\2346\LANDSCAPE\CAD\SHEETS\2346\NOTES.DWG, L3, 6/5/2023 2:44:09 PM, JSWELL, H1, TANNER CONSULTING, LLC, OK, CA 5661 EXP 6/30/2023

GENERAL PROJECT NOTE

1. Work performed shall conform to these notes, construction drawings, and specifications.
2. Work performed shall conform to all applicable local, state, and federal ordinances and regulations.
3. Contractor shall be responsible for all damage to all utilities during the installation. Contractor shall confirm the location of the utilities prior to starting any work. All utility locations shown are approximate and are based on survey information, site development plans, utility records, etc.
4. The Contractor is responsible for contacting local underground utility services and/or one-call system for utility location and identification, prior to commencing any construction activities.
5. Perform construction activities in the vicinity to existing utilities by hand, if necessary. The Contractor bears full financial and legal responsibility for his/her work and damage to utilities shall be repaired immediately at no cost to the Owner.
6. Notify Landscape Architect of any site conditions that would not allow this plan to be installed as shown. If any part of this plan cannot be installed as shown due to site conditions or any other reason, notify the client's representative for clarification prior to commencing construction.
7. Verify base information. Source of Surveyor, Civil Engineer, or Architect base information is assumed to be correct. Report discrepancies to the Landscape Architect or Owner's Representative immediately.
8. When the Contractor believes they are substantially complete, they are to request a punch-list walk-through with the Owner's representative and Landscape Architect.

DEMOLITION NOTES

1. Items shall only be removed if designated for removal in the drawings. Trees, footings, paving, and other items to be removed to their full depth unless otherwise noted.
2. Significant items found below grade and not shown on drawings shall be brought to the attention of the Landscape Architect or Owner's representative.
3. All concrete and asphalt removal shall be saw-cut. Damage to edges of paving to be saved shall be repaired to an acceptable quality by the Contractor at no cost to the Owner.
4. Remove demolished material from site and dispose of according to local, state, and federal regulations. No burning or burying is allowed.
5. Salvage existing site materials as requested by the Landscape Architect and stockpile on-site in an area that will not inhibit construction activities.

LAYOUT NOTES

1. Layout and verify dimensions and locations prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.
2. Written dimensions take precedence over scaled drawings. Addenda, clarifications, and specifications take precedence over written dimensions.
3. For dimensions of existing buildings and proposed buildings, refer to the architectural drawings.
4. Dimensions are measured perpendicular from adjacent face of building, wall, or other fixed site improvement. Dimensions to centerlines are as indicated.
5. Where dimensions are called 'equal' or 'typical' (TYP.), space referenced items equally measured to their centerlines.
6. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
7. Provide expansion joints where flatwork meets buildings, footings, wall, curbs, steps, or other fixed elements.
8. Install control joints as shown on plans. Control joints in concrete walkways spaced no more than distances equal to 24 to 30 times the slab thickness and be a minimum of ¼ of the depth of the slab made 4-12 hours after concrete finishing.
9. All walkways shall be located from finished face of buildings.

GRADING AND DRAINAGE NOTES

1. Drainage lines to be laid out in field and slope a minimum of 1% downhill.
2. All hardscape surfaces shall drain toward drainage inlets and away from structures.
3. All planting beds to drain toward drain inlets or french drains as shown and away from building at a min. of 6" over 10'. Finished grade of planting beds shall be a minimum 8" lower than the finished floor elevation of the building slab. Notify the Landscape Architect immediately of any perceived discrepancies.
4. Erosion and control measures installed as required by all municipal codes and shall meet all municipal code specifications
5. All drainage pipes in lawn areas to have pop-up exits or drain to specified location.
6. The Contractor is to install according to this plan but proper drainage and grading will be the ultimately be the responsibility of the Contractor on site. Discrepancies in drawing to be brought to the attention of Landscape Architect before or during construction.
7. Walls over 48" from top of wall to bottom of footing to be reviewed by designed by licensed Engineer.

PLANTING NOTES

1. The Contractor shall familiarize himself/herself with the site conditions and verify them to his/her satisfaction.
2. The Contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by Owner and/or Landscape Architect.
3. The Landscape Contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval. The Contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. Approved substituted materials must be offered at no additional costs to the Owner.
4. The Landscape Contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the Landscape Architect immediately of any perceived discrepancies a min. of two (2) working days prior to planting.
5. The Landscape Architect reserves the right to review and approve all plant materials if requested, including sod, at the source nursery with the Landscape Contractor prior to delivery to the job site.
6. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
7. Each tree shall be backfilled with 3 cubic feet of Back to Nature cotton burr compost mixed thoroughly with existing topsoil. Apply Biotone starter following Espoma Organic Bio-tone Starter Plus 4-3-3 following manufacturer's recommendations.
8. For evergreen shrub and tree planting, apply Wilt-Pruf anti-desiccant spray at a rate of 1:10 (Wilt-Pruf to water) the same day as planting.
9. Refer to Civil Engineer's grading plans for grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
10. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
11. All trees must be guyed or staked as shown in the details.
12. Installation- all plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
13. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
14. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner, and/or Landscape Architect shall declare the project substantially complete.
15. Contractor to replace rejected plant material within two (2) weeks of written notice.
16. Contractor shall mulch all plant material throughout and completely to a three-inch (3") depth of loose, weed free sterilized brown hardwood mulch unless noted otherwise in plans or specifications. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
17. Contractor shall place all plant material on site and get Landscape Architect approval before planting.

SOIL PREPARATION NOTES

1. Till and remove the top 8" of soil and stockpile on site. Amend and reuse by percentage as shown below or replace with new conforming mix. Till the 8" of soil mix into the next 6" of soil to obtain 14" of weed free de-compacted soil. Stones over 2" to be removed from the soil.

The top 8" of planting bed soil to consist of the following percentages by volume:

Native or imported topsoil	40%
Sharp washed sand	10%
Leaf Compost	40%
Mushroom or Cotton Burr Compost	10%
2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication

TREE PRESERVATION NOTES

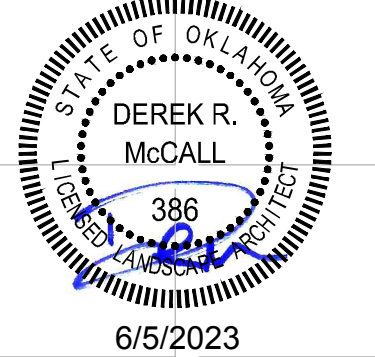
1. All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by 6' construction fence. The fence shall be located at a 5-ft. radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction activity is complete. Construction activities or storage shall not occur within these protected areas. The Contractor shall stake the protective fencing location. The location of the protective fencing shall be approved onsite by the Landscape Architect prior to the start of any site work.
2. When excavation near a tree to be protected must be carried out, damage can be limited by root pruning. Root pruning shall be completed before grading is started and shall occur beneath the protective fencing as shown on the plan.
3. Root pruning shall be performed, when required, with a trencher such as a telephone cable puller or a "Ditch Witch" prior to adjacent excavation. The trenching shall be to a minimum depth of 24" or the depth of excavation. The Contractor shall stake the limit of root pruning as per the plan. Limits of trenching shall be approved by the Landscape Architect prior to any trenching in the field. Do not trench for irrigation or electrical within drip lines of existing trees. Coordinate all trenching required for utility work with the landscape plans.
4. The best method to avoid soil compaction is to KEEP OFF. This includes restricting all traffic both vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

LAWN NOTES

1. Sod or seed all areas as shown on plans and all disturbed areas. If not shown on plans but within limits of work, Contractor to confirm with Landscape Architect.
2. Provide ¾ inch of compost to be tilled into top 4" of lawn areas prior to seeding or sodding if heavy clay soils are present.
3. Top soil shall be free of weeds and foreign material immediately before sodding.
4. Lay sod with closely fitted joints leaving no voids and with ends of sod strips staggered. Sod shall be laid within 24 hours of harvesting.
5. Tamp and roll sod with approved equipment to eliminate minor irregularities and to form close contact with soil bed immediately after planting and watering. Submit type of tamping and rolling equipment to be used to the Landscape Architect for approval, prior to construction.
6. Evenly spread fertilizer composite at a rate of 40 pounds per 5000 square feet or as recommended by manufacturer. Fertilizer shall not be placed until 2 weeks after placement of sod.
7. Lawn to receive a minimum 1/2 inch water for the first 3 weeks after area is sodded. After 3-week period, water twice a week with 3/4 inch of water each time unless comparable amount has been provided by rain.

IRRIGATION NOTES

1. Contractor shall install a fully functional and automated irrigation system that provides full coverage to all landscape areas as shown in the plans and details. Contractor shall cut and remove any abandoned existing irrigation main lines and lateral lines within the project work area.
2. This irrigation design is for diagrammatic purposes only. The intent is to show the general layout and logic of the system. Major adjustments to the design must immediately be brought to the attention of the Landscape Architect. Scaled measurements, quantities, and actual location of equipment may vary due to field adjustments. Piping layout is schematic. Locate heads, lines and wiring along back of curbs and bed edges, combine lines and wiring in common trenches where possible. Place heads directly adjacent to curbs and edges. Place valves in accessible locations. No lines are to be placed under vehicular paving areas unless in irrigation sleeves.
3. This irrigation design makes the assumption that the existing water main is 3" ductile iron and the static pressure is 75psi. Contractor shall verify and notify Tanner Consulting if pressure or flow is significantly different than the assumed.
4. All irrigation sleeving under pavements shall be minimum 4" schedule 40 pvc (unless noted otherwise) placed 18"-24" below finish grade. Cap ends shut and backfill with crushed limestone gravel and compact according to earthwork specifications. Contractor shall field verify any existing sleeves. Temporarily mark ends of all sleeves with wood stakes or steel "t" posts. Permanently mark all sleeves with 1/4" deep "V" cut into pavements. Verify actual locations on site. All sleeving shall be bored underneath existing pavement or installed prior to new pavement. No existing pavement shall be removed for irrigation sleeving.
5. Contractor shall verify and document existing water source data on site and notify Tanner Consulting of any discrepancies before proceeding with installation.
6. Contractor shall coordinate location and installation of irrigation water meter with Civil drawings.
7. Install a Reduced Pressure Principle Backflow Preventer inside building in accordance with all applicable local and state regulations. For outdoor installation, an insulated, fiberglass enclosure is to be installed over the assembly. A GFI receptacle is to be installed within the enclosure and hard wired to an electrical supply. Landscape Architect shall approve of the backflow location if there is not an existing one.
8. Install controller inside building or if installed outside it must be placed inside of a locking enclosure. Coordinate location with General Contractor or Landscape Architect.
9. Install Wireless Rain/Freeze sensor either on a parking lot light pole or on the building facade a minimum of 12' above finished grade. Coordinate location with Landscape Architect.
10. Appropriate size valve boxes are to be installed over all valves.
11. The General Contractor to provide adequate electrical outlets for all irrigation equipment.
12. Contractor shall obtain any required permits, adhere to all municipal codes and follow standard and accepted local practices.
13. A minimum of two (2) automatic drain valves shall be installed at the lowest portion of each zone and at 100' intervals on the mainline.
14. Provide 100% coverage for all landscape areas and make final adjustments to obtain optimal performance. 100% coverage is defined as having head to head coverage in all direction in all areas. **All sprinkler heads shall be adjusted to prevent overspray onto paved surfaces, monument sign, and buildings.** There shall be no shrub heads or drip irrigation placed on the same zone with turf heads and vice versa.
15. Review and report any discrepancies shown on the plan, for correction, prior to proceeding with related work.
16. Install all equipment in accordance with manufacturers details and specifications.
17. Piping shall be as follows unless otherwise noted on plans:
 - A. 1/2" Lateral lines shall be PVC Schedule 40 IPS Plastic Pipe.
 - B. Greater than 1/2" Lateral lines shall be PVC Schedule 40 IPS Plastic Pipe.
 - C. Mainline shall be PVC Schedule 40 IPS Plastic Pipe.
18. Place all piping on the perimeter of landscape areas where possible. Place valves in planting areas or out of view where possible. Limit trenching around existing trees as much as possible, stay min. of 8' from trunk. Be aware of the location of new trees and shrubs and place piping away from the root balls.
19. All spray heads in planting areas to be 12" pop-ups. All spray heads in lawn areas to be a 6" pop up minimum.
20. Some piping may be shown off property or outside of sleeves for graphic purposes only. Place all irrigation components on the property and in appropriate sleeves.
21. All wire connections for the irrigation system shall be made with 3M Direct Bury Splice Kit DBR/Y-6 or approved equal.
22. Control wires shall have looped slack at all valves, corners, and bores. Snake wire in trench to allow for contraction.
23. Detectable underground warning tape shall be installed with all main line and lateral lines.



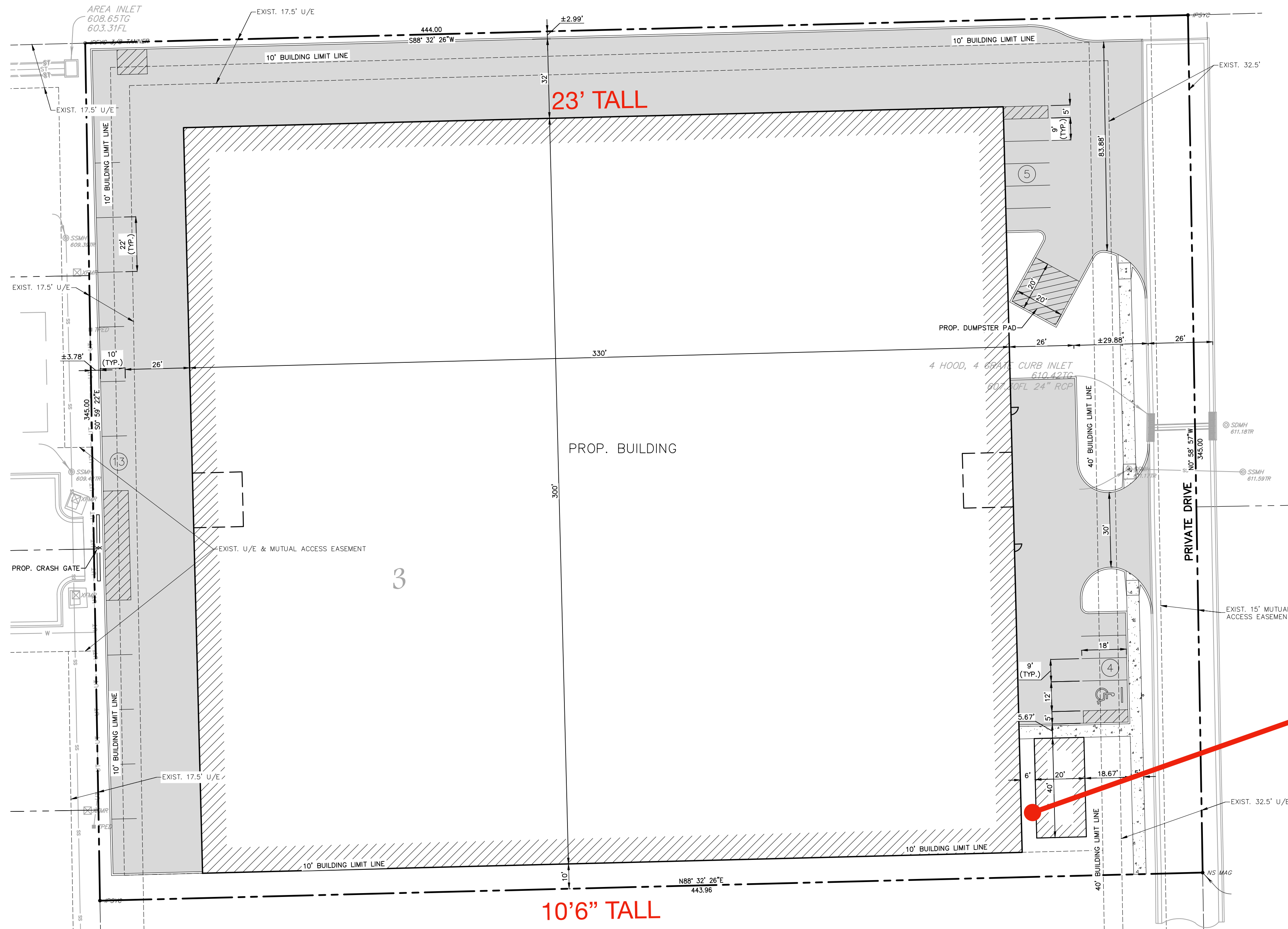
CERTIFICATE OF AUTHORIZATION NO. OK CA 02937 EXP. 6/30/2023
LANDSCAPE ARCHITECT OF RECORD
DEREK ROBERT MCCALL
OK LA0386 EXP. 6/30/2023



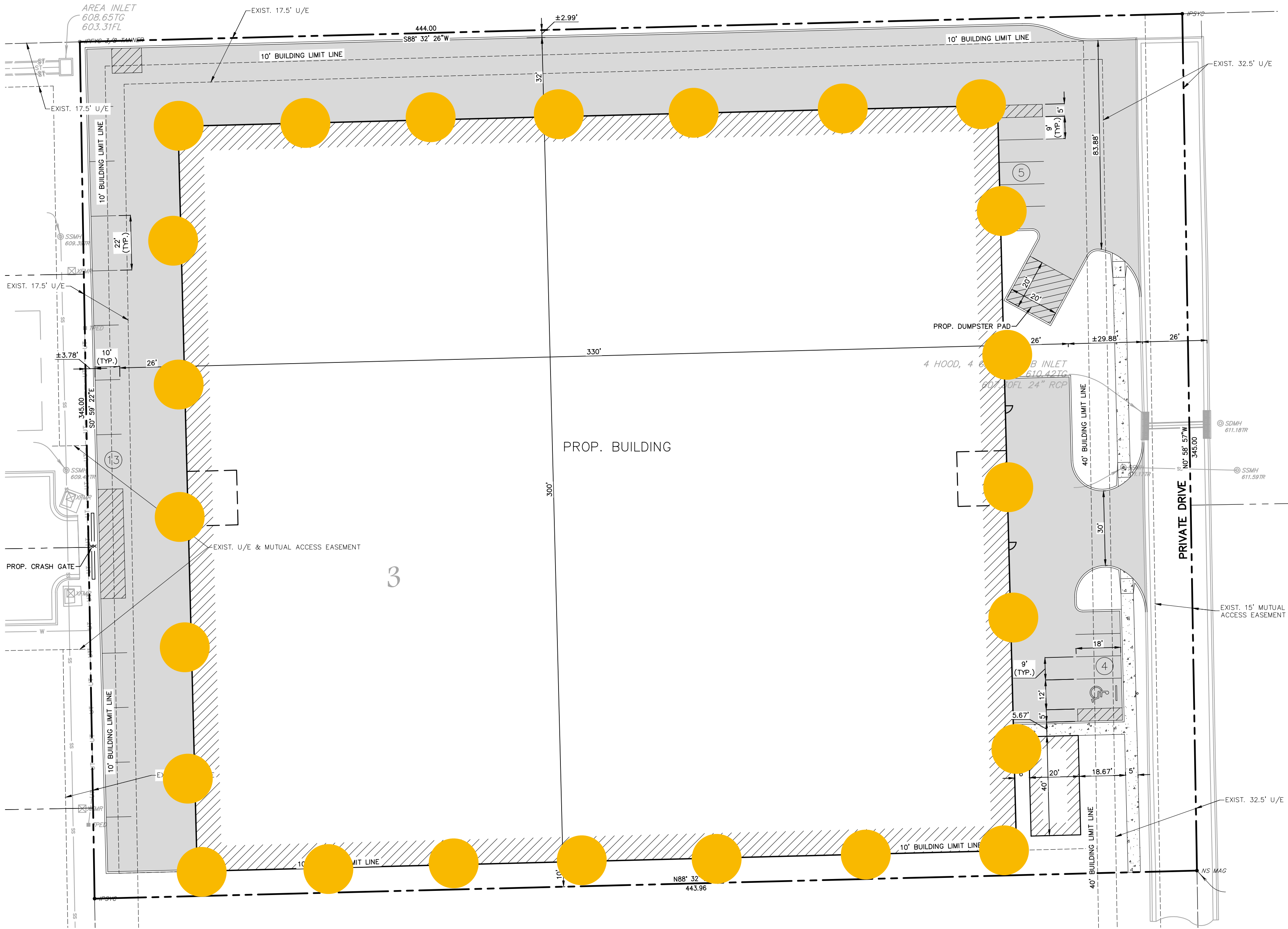
THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

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STORIJ | BIXBY BUILDING HEIGHTS+SIGNAGE



*Signage to be mounted inside sales office.



STORIJ | BIXBY LIGHT SCHEDULE

-  = WallPack Light
- *See next page for lighting specs

- GENERAL NOTES
1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. FIXTURE MOUNTING HEIGHT = 10FT

LUMINAIRE SCHEDULE							
Symbol	Qty	Arrangement	Manufac	Description	Lum Watts	Total Watts	Lum. Lumens
	18	Single	ENVISION LED	LED-ARL-50W-TRI-WH-KN	50W	900	6,500

LED-ARL-50W-TRI-WH-KN



EnVisionLED
the future of energy efficient illumination... NOW!





STORIJ | BIXBY DUMPSTER ENCLOSURE DETAIL

Dumpster Enclosure Blind

LED-ARL-50W-TRI-WH-KN



EnVisionLED
the future of energy efficient illumination... NOW!





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 – City Planner
Date: Monday, June 17, 2022
Name: Ellis Ranch
RE: Ellis Ranch Preliminary Plat – BXPT-22.10 of BXPUD-21.11
Location: South side of East 161st Street South and South Memorial Drive
STR: Section 26, Township 17N, Range 13E
Applicant: Tanner Consulting, LLC

Site Stats:

Acres: 90.773 +/-	Min. Lot Width: 60 ft.	Min. Land Area DU: 8,400 sf.	Min. Lot Size: 5,500 sf.
Number of Lots: 207 Lots	Number of Blocks: 13 Blocks	Reserve Areas: 6 Areas	Min. Dwelling Size: 1,700 sf.

Request:

Tanner Consulting, LLC, is requesting Preliminary Plat approval for Ellis Ranch BXPT-22.10, Development Area B.

Existing Zoning; Use:

Residential Single-Family (RS-3); Vacant

North: (AG) Agriculture; Vacant
(CS) Commercial Shopping; Vacant
East: (AG) Agriculture; Vacant
(CS) Commercial Shopping; Vacant
(RMH) Residential Manufactured Home; Mobile Home Park
(RS-3) Residential Single-Family; Vacant
South: (AG) Agriculture; Vacant
(CS) Commercial Shopping
West: (AG) Agriculture; Vacant

**Staff Review:**

Planned Unit Development BXPUD-21.11 approved Oct. 25, 2021, reflecting lot widths at 60ft and 1700 sq. ft. minimum dwelling size. The applicant is requesting a Preliminary Plat approval for Development Area B of Ellis Ranch with the required lot widths, dwelling size, and first-floor exterior materials at 75% masonry. The proposed development is consistent with development patterns on adjacent and surrounding properties.

Utilities/Site Area:**Water:**

- There is a 12” water main running North/South on the East side of S. Memorial Drive.
- There is an 8” water main running North/South on the West side of S. Memorial Drive located at the Northeast corner of the property.
- There is a 12” water main running East/West on the North side of E. 161st Street South and it crosses to the SW/corner of the intersection.

Sanitary Sewer:

- There is a 21” sanitary sewer main running East/West on the South side of E. 161st Street South.

Planning Review Comments:

- The Ellis Ranch development standards for the proposed Preliminary Plat of Development Area B comply with the Planned Unit Development approved by Council on Oct.25, 2021.
- Incorporate ground elevations on the property on or at 2’ contour intervals.

Engineering Review Comments:

No comments have been received at the time of writing.

Public Comments:

No comments have been received at the time of writing.

Staff Comments:

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.

Exhibits: Exhibit A: City of Bixby Development Area Location Map
 Exhibit B: Preliminary Plat by Tanner Consulting, LLC
 Exhibit C: Conceptual Utility Plan by Tanner Consulting, LLC

Preliminary Plat
BXPUD-21.11

Ellis Ranch

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26)
TOWNSHIP SEVENTEEN (17) 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:

ELLIS RANCH LAND FUND, 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 A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE/4; THENCE SOUTH 88°36'36" WEST AND ALONG THE SOUTH LINE OF THE NE/4, FOR A DISTANCE OF 72.18 FEET TO A POINT ON THE PRESENT WEST RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 88°36'36" WEST AND CONTINUING ALONG SAID SOUTH LINE, FOR A DISTANCE OF 2173.07 FEET; THENCE NORTH 1°57'28" WEST FOR A DISTANCE OF 485.00 FEET; THENCE NORTH 1°53'18" EAST FOR A DISTANCE OF 537.00 FEET; THENCE NORTH 6°47'18" EAST FOR A DISTANCE OF 435.00 FEET; THENCE NORTH 18°32'19" EAST FOR A DISTANCE OF 760.00 FEET; THENCE NORTH 24°56'19" EAST FOR A DISTANCE OF 525.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE/4; THENCE NORTH 88°35'21" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 550.00 FEET; THENCE SOUTH 1°24'39" EAST FOR A DISTANCE OF 1318.00 FEET; THENCE NORTH 88°40'54" EAST FOR A DISTANCE OF 1047.62 FEET TO A POINT ON THE PRESENT WEST RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE; THENCE SOUTH 1°11'06" EAST AND ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1315.17 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,954,072 SQUARE FEET, OR 90.773 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) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 26;
- (2) CHISELED "X" FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°11'06" WEST.

ELLIS RANCH LAND FUND, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE AREAS AND STREETS AND HAS DESIGNATED THE SAME AS "ELLIS RANCH", 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 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 WATER 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, 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 EAST 161ST STREET SOUTH PUBLIC STREET RIGHT-OF-WAY DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. 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.
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 OWNER OF EACH LOT 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 OWNERS OF EACH LOT WITHIN THE SUBDIVISION AGREE TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC 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 IMPLEMENTATION 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 STORM SEWER FACILITIES, BUT THE OWNER OF EACH LOT 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 UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
4. ALL WATER LINES, SANITARY SEWER LINES, AND 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 OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

1. EACH LOT 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 LOT OWNER 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. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, THE HOMEOWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION IV. (THE "ASSOCIATION"), AND BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

1. THE OWNER OF THE LOT AFFECTED 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. STORMWATER DRAINAGE AND DETENTION EASEMENTS

1. THE OWNER/DEVELOPER HEREBY ESTABLISHES AND DEDICATES TO THE PUBLIC PERPETUAL AND NON-EXCLUSIVE STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER AND ACROSS RESERVES B AND C, AS DEPICTED ON THE ACCOMPANYING PLAT, FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE OF THE SUBDIVISION.
2. THE STORMWATER DETENTION AND DRAINAGE FACILITIES CONSTRUCTED IN STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADOPTED STANDARDS OF THE CITY OF BIXBY, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY ENGINEERING DEPARTMENT.
3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN STORMWATER DRAINAGE AND DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY ENGINEERING DEPARTMENT.
4. THE STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER(S) OF RESERVES B AND C, WHICH IS SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT, WHICH OWNER SHALL BE THE OWNER/DEVELOPER UNTIL SUCH TIME AS RESERVES A AND E, CONTAINING THE EASEMENTS, ARE CONVEYED TO THE HOMEOWNERS' ASSOCIATION, WHICH ASSOCIATION SHALL THEREUPON ASSUME MAINTENANCE RESPONSIBILITIES. MAINTENANCE OF THE EASEMENT AREAS SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, DETENTION, AND RETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE OWNER OF THE LOT OR RESERVE AREA CONTAINING SUCH EASEMENT SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - 4.1. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
 - 4.2. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - 4.3. THE EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.
 - 4.4. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

4. IN THE EVENT THE OWNER(S) OF RESERVES B AND C, WHICH ARE SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT, SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION, RETENTION, OR OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, OR THE ALTERATION OF GRADE WITHIN THE EASEMENT AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF RESERVES B AND C, WHICH ARE SUBJECT TO THE EASEMENT, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF RESERVES B AND C, OR ANY PART THEREOF CONTAINING THE EASEMENT AREA, TO THE ASSOCIATION. IN THE EVENT THE OWNER(S) OF RESERVES B AND C, WHICH IS SUBJECT TO THE EASEMENT, FAILS TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE OWNER(S) OF RESERVES B AND C, OR ANY PART THEREOF SUBJECT TO THE EASEMENT, OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON EACH ASSOCIATION MEMBER'S RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY, OKLAHOMA.

CITY OF BIXBY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II. - RESERVE AREAS

A. ALL RESERVE ARAS

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING PRIVATE STREETS, STORMWATER DRAINAGE AND DETENTION, ENTRY FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, UTILITIES, OPEN SPACE, PRIVATE PARKS, SIDEWALKS AND/OR TRAILS, AND OTHER PRIVATE RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION (AS DEFINED BELOW), FORMED PURSUANT TO SECTION IV. HEREOF. IN ADDITION TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, CERTAIN RESERVE AREAS THE PRIVATE UTILITARIAN AND RECREATIONAL FACILITIES AND IMPROVEMENTS THEREIN LOCATED, ARE RESERVED FOR POTENTIAL USE BY THE OWNERS OF THE LOTS WITHIN ADDITIONAL RESIDENTIAL DEVELOPMENT(S) THAT OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, OR OTHERS UPON AGREEMENT BY THE OWNER/DEVELOPER, MAY DEVELOP FROM TIME TO TIME INCLUDING, WITHOUT LIMITATION, THAT ADJACENT RESIDENTIAL DEVELOPMENT OF THE 20.529 ACRES LYING TO THE EAST AND NORTH OF THE SUBDIVISION, CORRESPONDING WITH PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-21.11 DEVELOPMENT AREA C, AND PLATTED AS "SOUTHERN FARMS", PLAT NO. 7063. ALL THE OWNERS OF THE LOTS WITHIN SUCH ADDITIONAL DEVELOPMENT(S) SHALL BE SHALL CONTRIBUTE TO THE MAINTENANCE, REPAIR, REPLACEMENT AND IMPROVEMENT OF SUCH COMMON AREAS, THE PRIVATE FACILITIES AND IMPROVEMENTS, ACCORDING TO AGREEMENT(S) BETWEEN THE OWNER/DEVELOPER AND THE OWNER(S) OF SUCH ADDITIONAL RESIDENTIAL DEVELOPMENT(S) INCLUDING, WITHOUT LIMITATION, SAID "SOUTHERN FARMS".
2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF PRIVATE IMPROVEMENTS AND RECREATIONAL FACILITIES LOCATED THEREIN, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE ASSOCIATION (AS DEFINED BELOW) AS PROVIDED IN SECTION IV. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA OR SUBDIVIDED PART THEREOF BY THE OWNER/DEVELOPER TO THE ASSOCIATION.
3. ALL COMMON SPACE WITHIN ALL RESERVE AREAS, INCLUDING ENTRY FEATURES AND AREAS OF GRASS, AND THE GRASS-COVERED AREAS OF THE ADJACENT EAST 161ST STREET SOUTH AND SOUTH MEMORIAL DRIVE RIGHTS-OF-WAY, SHALL BE MAINTAINED AS TO SCHEDULE AND STANDARD OF CARE AS DETERMINED APPROPRIATE BY THE ASSOCIATION (AS DEFINED BELOW). AT A MINIMUM, THE GRASS-COVERED AREAS OF THE RESERVE AREAS AND ADJACENT RIGHT-OF-WAY SHALL BE MOWED EVERY 7 - 10 DAYS DURING THE GROWING SEASON.
4. IN THE EVENT ANY RESERVE AREA OWNER FAILS TO MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE ASSOCIATION (AS DEFINED BELOW), AS SET FORTH IN SECTION IV. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION. IN THE EVENT THE RESERVE AREA OWNER FAILS TO TIMELY PAY THE COSTS OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE BY AND RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION (AS DEFINED BELOW), PROVIDED, HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS; OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY. A LIEN AS PROVIDED IMMEDIATELY ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.
5. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION (AS DEFINED BELOW) AGREES TO HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF BIXBY, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF BIXBY NOR THE DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION (AS DEFINED BELOW) OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

B. RESERVE A:

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS DESIGNATED BY THE OWNER/DEVELOPER FOR PRIVATE STREETS, TRAILS, SIDEWALKS, AND OTHER PRIVATE RECREATIONAL FACILITIES, SECURITY GATES, ENTRY FEATURES, SUBDIVISION IDENTIFICATION SIGNAGE, FENCING AND WALLS, LANDSCAPING,

IRRIGATION, LIGHTING, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

2. RESERVE A IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER AS PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM SAID LOTS AND THE PUBLIC STREETS.
3. THE OWNER/DEVELOPER HEREBY GRANTS TO THE CITY OF BIXBY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE AND ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE A AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.
4. THE OWNER/DEVELOPER, FOR ITSELF AND ITS SUCCESSORS, HEREBY COVENANTS WITH THE CITY OF BIXBY, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, TO:
 - 4.1. CONSTRUCT AND MAINTAIN STREETS EXTENDING THE FULL LENGTHS OF RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING CITY OF BIXBY DESIGN STANDARDS FOR A MINOR RESIDENTIAL PUBLIC STREET.
 - 4.2. PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET WITHIN RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL OR EMERGENCY VEHICLE AND SPECIFICALLY ANY FIRE SUPPRESSION VEHICLE.
 - 4.3. SECURE INSPECTION BY THE CITY OF BIXBY, OKLAHOMA, OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF BIXBY, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF BIXBY, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH CITY OF BIXBY, OKLAHOMA, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.
 - 4.4. THE OWNER/DEVELOPER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE CITY OF BIXBY, OKLAHOMA, SHALL HAVE NO DUTY TO MAINTAIN ANY PRIVATE STREET WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

C. RESERVES B AND C:

1. RESERVES B AND C ARE DESIGNATED DESIGNATED BY THE OWNER/DEVELOPER FOR STORMWATER DRAINAGE AND DETENTION, PRIVATE PARKS, PLAYGROUNDS, TRAILS, SIDEWALKS, AND OTHER PRIVATE RECREATIONAL FACILITIES, ENTRY FEATURES, SUBDIVISION IDENTIFICATION SIGNAGE, FENCING AND WALLS, LANDSCAPING, IRRIGATION, LIGHTING, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.
2. RESERVES B AND C, REGARDLESS OF WHETHER SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS STORMWATER DRAINAGE AND DETENTION EASEMENTS.

D. RESERVES D, E, AND F:

1. RESERVES D, E, AND F ARE DESIGNATED DESIGNATED BY THE OWNER/DEVELOPER FOR PRIVATE PARKS, PLAYGROUNDS, TRAILS, SIDEWALKS, AND OTHER PRIVATE RECREATIONAL FACILITIES, LANDSCAPING, IRRIGATION, LIGHTING, OPEN SPACE, UTILITIES, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

Preliminary Plat
BXPUD-21.11

Ellis Ranch

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SECTION III. - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-21.11 ("161ST & MEMORIAL") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-21.11 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON OCTOBER 18, 2021, AND APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 25, 2021, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2366) APPROVED OCTOBER 25, 2021, AND

WHEREAS, MAJOR AMENDMENT NO. 1 TO PUD NO. BXPUD-21.11 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON FEBRUARY 21, 2023, AND APPROVED BY THE BIXBY CITY COUNCIL ON FEBRUARY 27, 2023, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2431) APPROVED FEBRUARY 27, 2023, WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE FEBRUARY 27, 2023, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT (PUD) 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 PUD AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH 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 THE CITY OF BIXBY, OKLAHOMA.

NOW, 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. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-21.11, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-21.11 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON FEBRUARY 27, 2023.

B. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA B (ALL OF "ELLIS RANCH")

GROSS LAND AREA:	4,048,113 SF	92.932 AC
NET LAND AREA:	3,953,205 SF	90.753 AC
PERMITTED USES:	USE UNIT 6 SINGLE-FAMILY DWELLINGS ON INDIVIDUAL LOTS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.	
MAXIMUM NUMBER OF DWELLING UNITS:	283	
MINIMUM LOT WIDTH †:	55 FT	
MINIMUM LOT SIZE:	5,500 SF	
MINIMUM LAND AREA PER DWELLING UNIT:	8,400 SF *	
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT **	
OFF-STREET PARKING AND YARD COVERAGE:	MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD WIDTH OR AREA.	
MINIMUM LIVABILITY SPACE:	3,000 SF ***	
MINIMUM YARD SETBACKS:		
FRONT YARD:	15 FT; 20 FT GARAGE	
REAR YARD:	15 FT	
SIDE YARD (INTERIOR):	5 FT	
SIDE YARD ABUTTING A STREET:	15 FT	
GARAGE FACING SIDE YARD STREET:	20 FT	
OTHER BULK AND AREA REQUIREMENTS:	AS REQUIRED WITHIN THE RS-3 DISTRICT	
MINIMUM DWELLING SIZE:	1,000 SF ††	
FIRST FLOOR EXTERIOR MATERIALS:	75% MASONRY ****	
* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.		

- ** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
- *** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
- **** MASONRY SHALL INCLUDE BRICK, NATURAL OR MANUFACTURED STONE, AND STUCCO. CEMENTITIOUS FIBER IS AN APPROVED ALTERNATIVE. MASONRY SHALL BE APPLIED TO A MINIMUM OF THREE (3) BUILDING SIDES. MINIMUM MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES.
- *****TEMPORARY MODEL HOME WITH SALES OFFICE MAY EXCEED MAXIMUM FRONT YARD DRIVEWAY COVERAGE AND MAY HAVE REDUCED LIVABILITY SPACE UNTIL DWELLING IS CONVERTED TO SINGLE-FAMILY HOME AND SOLD. TEMPORARY PAVING SHALL THEN BE REMOVED AND YARD AREA FINISHED PER ALL APPLICABLE PUD DEVELOPMENT STANDARDS.
- † DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.
- †† MAXIMUM OF TWO (2) AT 1,000 TO 1,149 SF; MAXIMUM OF 30 AT 1,150 TO 1,299 SF; MAXIMUM OF 32 AT 1,300 TO 1,499 SF; NO MAXIMUM AT 1,500 SF.

C. DEVELOPMENT STANDARDS FOR ALL PUD DEVELOPMENT AREAS
1. ACCESS AND CIRCULATION

STREETS SERVING 161ST & MEMORIAL SHALL BE PRIVATE. THE PRIVATE STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF BIXBY FOR MINOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO, PRIVATE, GATED STREETS WITH REDUCED RIGHT-OF-WAY WIDTH. ANY DIVIDED, BOULEVARD STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF BIXBY DURING THE PLATTING STAGE. GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

EXCEPT AS OTHERWISE PROVIDED IN THIS PUD, SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTAGES, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A PUBLIC SIDEWALK EASEMENT.

2. SIGNS

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG THE ARTERIAL STREET FRONTAGE AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. ENTRY SIGNAGE WILL BE INTEGRATED WITH THE LANDSCAPED ENTRIES AND CONTAINED WITHIN RESERVE AREAS OR EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. RESIDENTIAL SIGNAGE SHALL OTHERWISE COMPLY AND ALL COMMERCIAL SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY 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 PUD AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF. WITHIN DEVELOPMENT AREAS B AND C, THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS AND DWELLING UNITS CONTAINED WITHIN THE PLAT.

NO BUILDING PERMIT SHALL BE ISSUED WITHIN DEVELOPMENT AREA A UNTIL A SITE PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF BIXBY STAFF AS BEING IN COMPLIANCE WITH THIS PUD. USE UNIT 16 SELF STORAGE SHALL NOT EXCEED 50% OF THE GROSS LAND AREA OR 50% OF THE STREET FRONTAGE OF DEVELOPMENT AREA A, SHALL BE SCREENED ALONG DEVELOPMENT AREA C BY A 6-FOOT MINIMUM HEIGHT MASONRY FENCE OR A MASONRY EXTERIOR SELF STORAGE BUILDING WALL, AND OTHERWISE PERIMETER FENCING SHALL CONSIST OF DECORATIVE METAL SECURITY FENCING, AND SHALL SUBSTANTIALLY CONFORM TO THE DESIGNS AS REPRESENTED ON EXHIBIT J [OF THE PUD].

WHEN FULLY PLATTED, NOT LESS THAN 18 ACRES OF 161ST & MEMORIAL SHALL BE PRESERVED AS OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS.

PARKING SERVING NEIGHBORHOOD AMENITIES MAY BE PERMITTED PARTIALLY WITHIN THE STREET RIGHT-OF-WAY AND LANDSCAPING REQUIRED FOR SUCH OFF-STREET PARKING MAY BE RELOCATED ELSEWHERE WITHIN THE CONTIGUOUS COMMON OPEN SPACE. FOR IMPROVED VISIBILITY OF NEIGHBORHOOD AMENITIES, FENCING SERVING USE UNIT 5 NEIGHBORHOOD FACILITIES MAY BE FOUR (4) FEET IN HEIGHT AND MAY BE TRANSPARENT. IF DEVELOPMENT AREA B IS PHASED, THE POOL AND CLUBHOUSE SHALL

BE INCLUDED WITHIN THE FIRST PHASE, THE PLAYGROUND AND SPORTS FIELD SHALL BE INCLUDED NO LATER THAN THE SECOND PHASE, AND INTERIOR TRAILS AND 4-FOOT FENCING WITHIN AMENITIES SHALL CORRESPOND WITH THE PHASE LOTS BACKING TO THE AMENITIES. A LETTER SPECIFYING PHASE AMENITIES SHALL BE SUBMITTED TO THE CITY OF BIXBY WITH EACH FINAL PLAT.

4. CITY DEPARTMENT REQUIREMENTS

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

SECTION IV. - HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, A NOT-FOR-PROFIT CORPORATE ENTITY, AN ASSOCIATION (THE "HOMEOWNERS' ASSOCIATION" OR "ASSOCIATION") COMPRISED OF ALL OWNERS OF LOTS WITHIN "ELLIS RANCH", AND ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY BE SUBSEQUENTLY MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION, WHICH ASSOCIATION IS ESTABLISHED AND FORMED (OR TO BE ESTABLISHED AND FORMED) FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, RESERVE AREAS, AND OTHER PROPERTY AND FACILITIES THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR THE PURPOSE OF ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THIS SUBDIVISION, AND ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST IN A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION AND MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS

THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE ASSOCIATION IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND FILED OF RECORD BY THE OWNER/DEVELOPER. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. ENFORCEMENT RIGHTS OF THE ASSOCIATION

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. - ENFORCEMENT, DURATION, AMENDMENT, & 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 LOT OWNER SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING A LOT WITHIN THE SUBDIVISION TO MAINTAIN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT(S) TO PREVENT HIM/HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION V. ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR LOTS 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 COVENANTS CONTAINED WITHIN SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-21.11 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-21.11 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS WITHIN SECTION II. RESERVE AREAS AND SECTION IV. HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION OR ALTERNATIVELY, THE COVENANTS WITHIN SECTION II. OR IV. MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE LOTS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, IN THE EVENT OF A CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL GOVERN. 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.

D. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF BIXBY ZONING CODE AS THE SAME EXISTED ON FEBRUARY 27, 2023, OR AS SUBSEQUENTLY AMENDED.

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

ELLIS RANCH LAND FUND, 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 ELLIS RANCH LAND FUND, LLC TO THE FOREGOING INSTRUMENT, AS ITS _____, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF ELLIS RANCH LAND FUND, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

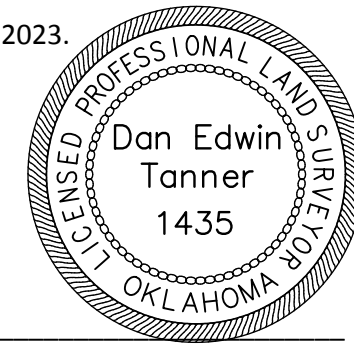
MY COMMISSION EXPIRES

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 "ELLIS RANCH", 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.

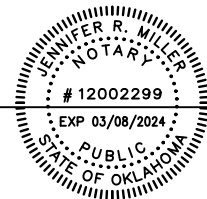
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.



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.

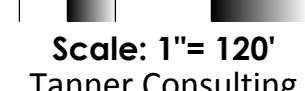


MY COMMISSION EXPIRES

NOTARY PUBLIC

BXPUD-21.11

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



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
EASMT	EASEMENT
GOV'T	GOVERNMENT
INA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
9929	ADDRESS ASSIGNED

- SANITARY SEWER MANHOLE
-  EXISTING SANITARY SEWER
-  FIRE HYDRANT ASSEMBLY

Location Map
Scale: 1" = 2000'

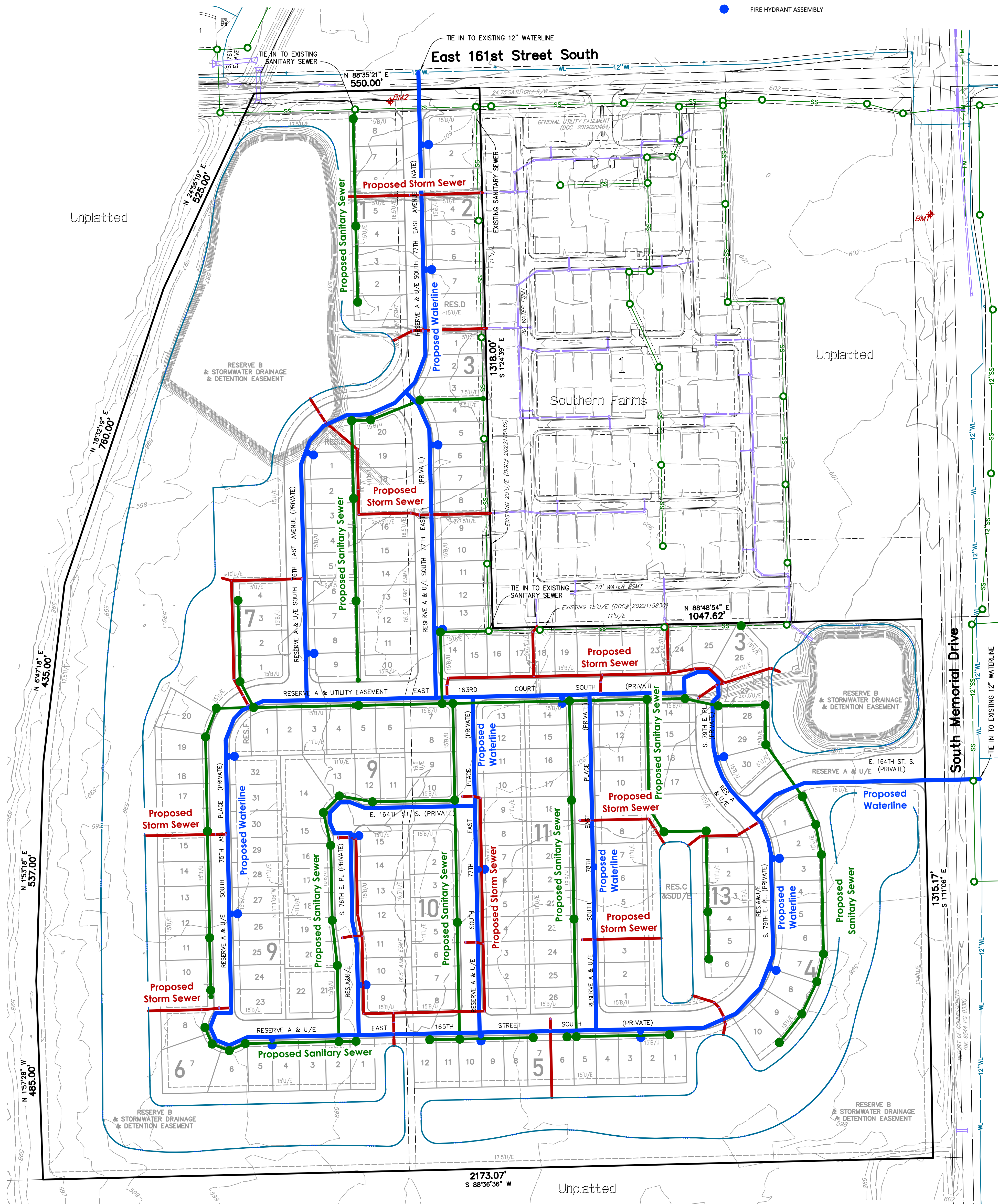
SUBDIVISION CONTAINS:

TWO HUNDRED AND FIVE (205) LOTS
IN THIRTEEN (13) BLOCKS
WITH SIX (6) RESERVES

GROSS SUBDIVISION AREA: 90.773 AC

OWNER:
Ellis Ranch Land Fund, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
ATTN: ZACK ROACH
1320 North Porter Avenue
Norman, Oklahoma 73071
Phone: (405) 689-5443

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@TANNERBATTS.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



DATE OF PREPARATION: May 12, 2023

Ellis Ranch
SHEET 1 OF 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, July 17, 2023
Name: Robinson Ranch IV
RE: Robinson Ranch – Final Plat (BXPT 23.08)
Location: One-Quarter mile south of 161st Street South, and East of South Memorial Drive (Approximately 16500 South Memorial Dr.)
STR: Section 25, Township 17N, Range 13E
Applicant: Erik Enyart, Tanner Consulting, LLC

Site Stats:

Acres: 27.79 +/-	Min. Lot Width: 60 Ft.	Average lot size: 7,200 Sq. Ft. N/A
Number of Lots: 110 Lot	Number of Blocks: 7 Blocks	Reserve Areas: 3 Areas

Request:

Tanner Consulting is requesting Final Plat approval for Robinson Ranch IV.

Existing Zoning; Use:

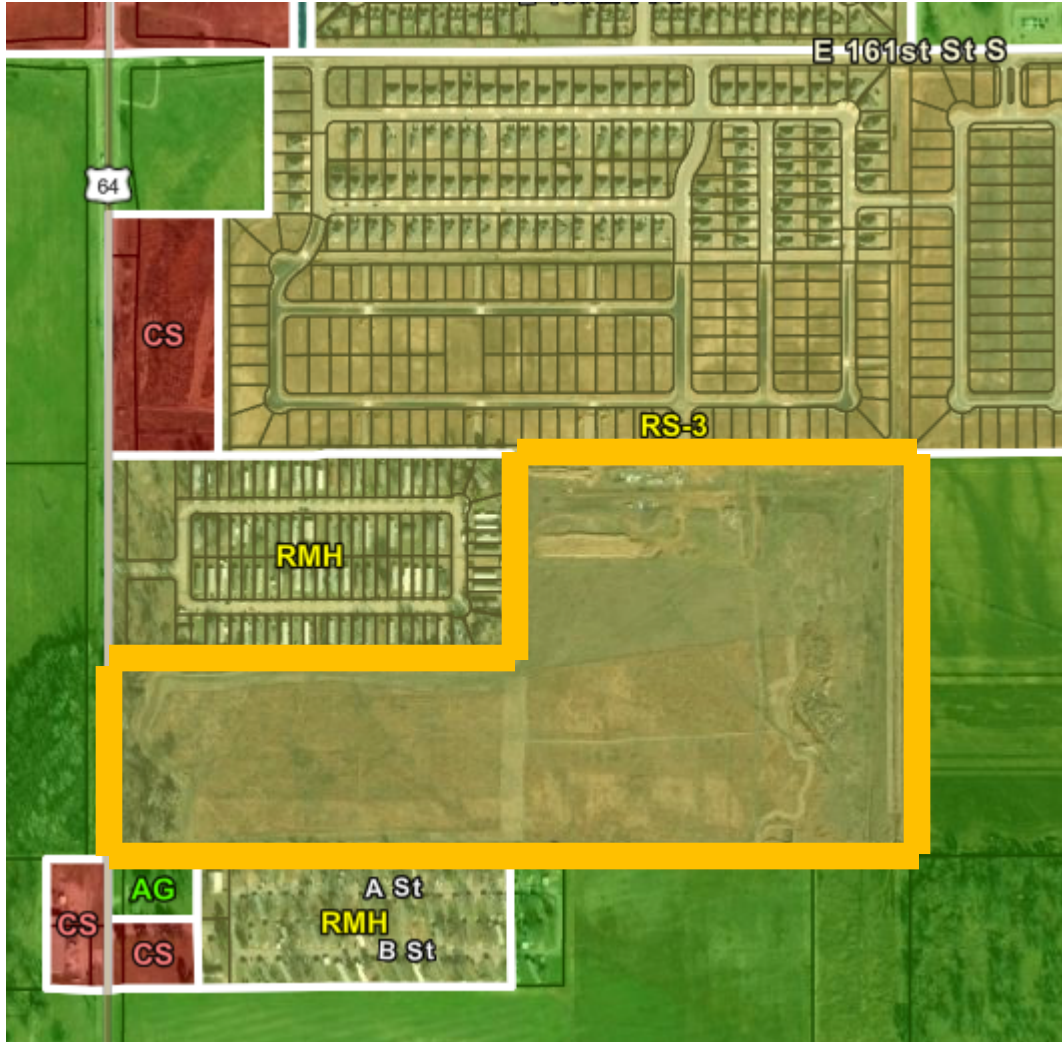
Single Family Residential (RS-3) together with BXPUD 16.05

Abutting Zoning; Use:

North: (RMH)Residneial Moblie Home; Pecan Park and (RS-3) Single Family Residential; Robinson Ranch III
East: (AG) Agriculture; Vacant
South: (RMH)Residneial Moblie Home; Bixby Estates, and (AG) Agriculture; vacant

West: (AG) Agriculture; 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:

An existing 12" sanitary sewer line is located on the East side of South Memorial Drive.

Water:

An existing 12' waterline is located on the East side of South Memorial Drive.

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
3. Include Limits of No Access points along South Memorial Drive
4. The utility easement in the rear of Blocks 2,3 and 7 vary in are different widths
5. Include building and yard setback lines
6. According to the approved PUD each lot should be a minimum of 60" in width
7. Each lot shall have one point of access

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 Final Plat with Planning and Engineering comments implemented to the Plat before moving to Council.

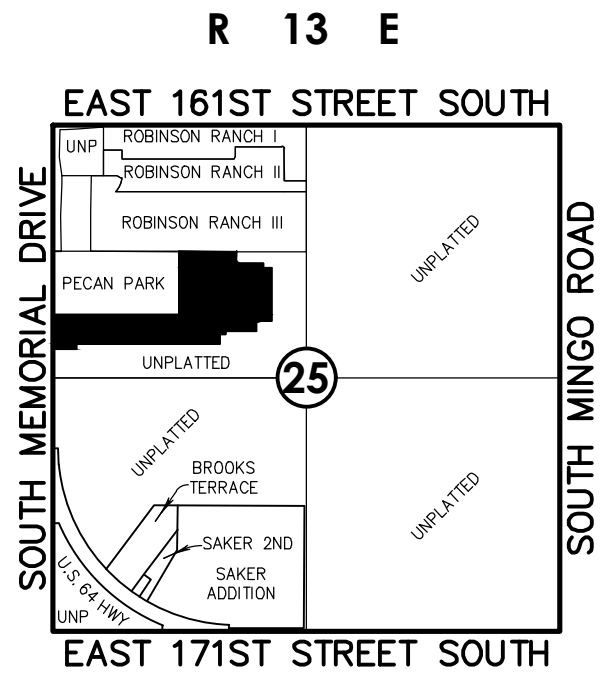
Attachments:

Figure 1: City of Bixby Zoning Map

Exhibit A Final Plat by Engineered by Tanner Consulting, LLC.

Lot Area & Address Table

AREA LABEL	AREA(ACRES)	ADDRESS
BLOCK 1 LOT 1	12896	00000
BLOCK 1 LOT 2	9804	00000
BLOCK 1 LOT 3	13268	00000
BLOCK 1 LOT 4	9294	00000
BLOCK 1 LOT 5	8250	00000
BLOCK 1 LOT 6	7554	00000
BLOCK 1 LOT 7	7549	00000
BLOCK 1 LOT 8	7597	00000
BLOCK 1 LOT 9	7835	00000
BLOCK 1 LOT 10	8255	00000
BLOCK 1 LOT 11	8583	00000
BLOCK 1 LOT 12	8694	00000
BLOCK 1 LOT 13	8694	00000
BLOCK 1 LOT 14	8668	00000
BLOCK 1 LOT 15	8479	00000
BLOCK 1 LOT 16	8453	00000
BLOCK 1 LOT 17	7880	00000
BLOCK 1 LOT 18	7503	00000
BLOCK 1 LOT 19	7228	00000
BLOCK 1 LOT 20	7443	00000
BLOCK 1 LOT 21	7177	00000
BLOCK 1 LOT 22	7308	00000
BLOCK 1 LOT 23	8102	00000
BLOCK 1 LOT 24	8125	00000
BLOCK 1 LOT 25	7500	00000
BLOCK 1 LOT 26	7500	00000
BLOCK 1 LOT 27	7500	00000
BLOCK 1 LOT 28	7500	00000
BLOCK 1 LOT 29	7500	00000
BLOCK 1 LOT 30	7930	00000
BLOCK 1 LOT 31	7930	00000
BLOCK 1 LOT 32	9814	00000
BLOCK 1 LOT 33	12714	00000
BLOCK 1 LOT 34	7971	00000
BLOCK 1 LOT 35	7800	00000
BLOCK 1 LOT 36	7800	00000
BLOCK 1 LOT 37	7200	00000
BLOCK 1 LOT 38	7200	00000
BLOCK 1 LOT 39	8069	00000
BLOCK 2 LOT 1	8828	00000
BLOCK 2 LOT 2	7775	00000
BLOCK 2 LOT 3	7775	00000
BLOCK 2 LOT 4	8675	00000
BLOCK 2 LOT 5	7904	00000
BLOCK 2 LOT 6	6965	00000
BLOCK 2 LOT 7	6683	00000
BLOCK 2 LOT 8	7041	00000
BLOCK 2 LOT 9	7040	00000
BLOCK 2 LOT 10	6914	00000
BLOCK 2 LOT 11	7917	00000
BLOCK 3 LOT 1	9245	00000
BLOCK 3 LOT 2	8444	00000
BLOCK 3 LOT 3	8616	00000
BLOCK 3 LOT 4	8633	00000
BLOCK 3 LOT 5	8626	00000
BLOCK 3 LOT 6	8499	00000
BLOCK 3 LOT 7	8151	00000
BLOCK 3 LOT 8	7664	00000
BLOCK 3 LOT 9	7450	00000
BLOCK 3 LOT 10	7364	00000
BLOCK 3 LOT 11	7642	00000
BLOCK 3 LOT 12	8266	00000
BLOCK 4 LOT 1	7568	00000
BLOCK 4 LOT 2	7568	00000
BLOCK 4 LOT 3	7568	00000
BLOCK 4 LOT 4	7568	00000
BLOCK 4 LOT 5	7568	00000
BLOCK 4 LOT 6	7621	00000
BLOCK 4 LOT 7	8705	00000
BLOCK 4 LOT 8	7579	00000
BLOCK 4 LOT 9	7581	00000
BLOCK 4 LOT 10	7583	00000
BLOCK 4 LOT 11	10068	00000
BLOCK 4 LOT 12	10693	00000
BLOCK 4 LOT 13	9225	00000
BLOCK 4 LOT 14	8161	00000
BLOCK 4 LOT 15	7635	00000
BLOCK 4 LOT 16	7548	00000
BLOCK 4 LOT 17	7560	00000
BLOCK 5 LOT 1	8266	00000
BLOCK 5 LOT 2	7200	00000
BLOCK 5 LOT 3	7200	00000
BLOCK 5 LOT 4	7200	00000
BLOCK 5 LOT 5	8266	00000
BLOCK 5 LOT 6	9331	00000
BLOCK 5 LOT 7	8792	00000
BLOCK 5 LOT 8	8254	00000
BLOCK 5 LOT 9	7715	00000
BLOCK 5 LOT 10	7177	00000
BLOCK 5 LOT 11	7880	00000
BLOCK 5 LOT 12	8017	00000
BLOCK 5 LOT 13	7626	00000
BLOCK 5 LOT 14	8221	00000
BLOCK 5 LOT 15	9055	00000
BLOCK 5 LOT 16	9720	00000
BLOCK 5 LOT 17	9772	00000
BLOCK 6 LOT 1	8266	00000
BLOCK 6 LOT 2	7200	00000
BLOCK 6 LOT 3	7200	00000
BLOCK 6 LOT 4	7200	00000
BLOCK 6 LOT 5	8266	00000
BLOCK 7 LOT 1	7150	00000
BLOCK 7 LOT 2	7150	00000
BLOCK 7 LOT 3	6600	00000
BLOCK 7 LOT 4	6600	00000
BLOCK 7 LOT 5	6600	00000
BLOCK 7 LOT 6	6600	00000
BLOCK 7 LOT 7	6600	00000
BLOCK 7 LOT 8	6600	00000
BLOCK 7 LOT 9	7032	00000



Location Map

Scale: 1"= 2000'

SUBDIVISION CONTAINS:

ONE HUNDRED AND TEN (110) LOTS
IN SEVEN (7) BLOCKS
WITH THREE (3) RESERVE AREAS

GROSS SUBDIVISION AREA: 27.791 ACRES

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD(BRG)(CB)	CHORDDIS(CD)
1	47.24'	30.00'	90°13'13"	N46°17'43"W	42.51'
2	31.41'	30.00'	59°58'54"	N58°36'14"E	29.99'
3	28.98'	25.00'	66°25'19"	N58°11'40"W	27.39'
4	39.27'	25.00'	90°00'00"	N43°35'41"E	35.36'
5	21.03'	25.00'	48°11'23"	N25°30'00"W	20.41'
6	152.77'	50.00'	37°03'35"	N37°56'05"E	99.91'
7	16.09'	25.00'	36°52'12"	N72°58'13"W	15.81'
8	143.04'	1020.00'	8°02'06"	N87°23'16"W	142.92'
9	136.03'	970.00'	8°02'06"	N87°23'16"W	135.92'
10	136.73'	975.00'	8°02'06"	N87°23'16"W	136.62'
11	143.74'	1025.00'	8°02'06"	N87°23'16"W	143.62'
12	179.71'	975.00'	10°13'38"	N83°18'52"E	179.45'
13	112.67'	1025.00'	6°17'52"	N85°26'45"E	112.61'
14	42.02'	25.00'	96°17'52"	N49°33'15"W	37.24'
15	35.27'	25.00'	80°49'55"	N39°00'38"E	32.42'
16	188.92'	1025.00'	10°13'38"	N83°18'52"E	188.66'
17	156.01'	975.00'	9°10'05"	N84°00'38"E	155.85'
18	139.12'	1025.00'	7°46'37"	N87°31'01"W	139.02'
19	151.00'	975.00'	8°52'24"	N86°58'07"W	150.84'
20	157.96'	1020.00'	8°52'24"	N86°58'07"W	157.81'
21	67.48'	970.00'	3°59'09"	N89°24'45"W	67.47'
22	42.58'	25.00'	97°34'53"	N47°34'51"E	37.62'
23	37.62'	25.00'	86°12'35"	N44°18'53"W	34.17'
24	39.25'	25.00'	89°57'42"	N46°46'15"E	35.34'
25	16.09'	25.00'	36°52'12"	N19°38'41"W	15.81'
26	142.86'	50.00'	163°42'05"	N43°46'15"E	98.99'
27	16.09'	25.00'	36°52'12"	N72°48'48"W	15.81'
28	36.70'	25.00'	84°06'19"	N46°41'57"E	33.49'
29	44.58'	25.00'	102°10'12"	N40°09'48"W	38.90'
30	97.74'	950.00'	5°53'41"	N1°41'57"E	97.70'
31	34.53'	25.00'	79°08'25"	N49°10'54"E	31.85'
32	178.84'	950.00'	10°47'10"	N15°18'53"E	178.58'
33	213.23'	1010.00'	12°05'47"	N15°39'35"E	212.83'
34	174.63'	432.90'	23°06'47"	N10°09'04"E	173.45'
35	150.43'	372.90'	23°06'47"	N10°09'04"E	149.41'
36	39.27'	25.00'	90°00'00"	N46°24'19"W	35.36'
37	39.20'	25.00'	89°50'35"	N46°19'36"W	35.31'
38	39.34'	25.00'	90°09'25"	N43°40'24"E	35.40'

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:
(a) FOUND BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
(b) CHISELED X FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°11'06" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH MEMORIAL DRIVE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY 86TH EAST AVENUE, A PUBLIC STREET.
- THE UTILITY EASEMENT (WATERLINE EASEMENT) DATED THE 29TH DAY OF NOVEMBER, 2021 AND FILED OF RECORD DECEMBER 22, 2021 AS DOCUMENT # 2021149659 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA, IS WHOLLY CONTAINED WITHIN THE LEGAL DESCRIPTION FOR THE BOUNDARY OF "ROBINSON RANCH IV" AND TERMINATES AUTOMATICALLY UPON THE FILING OF RECORD OF THIS PLAT "ROBINSON RANCH IV" IN THE RECORDS OF SAID COUNTY CLERK, AS PROVIDED IN SAID EASEMENT. THUS, SAID EASEMENT IS NOT REPRESENTED HEREON.
- ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXPECT OTHERWISE PERMITTED BY THE CITY OF BIXBY.
- FEMA FLOODPLAIN, AS SHOWN HEREON, ARE PER LETTER OF MAP REVISION (LOMR) CASE NO. _____ APPROVED BY FEMA PER LETTER DATED _____.

Conditional Final Plat

BXPUD-16.05

Robinson Ranch IV

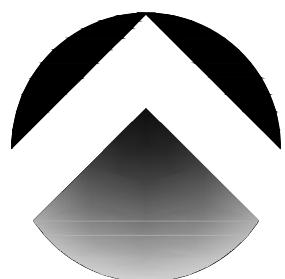
PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Tulsa L Dev., LLC

CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RAUSCHCOLEMAN.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

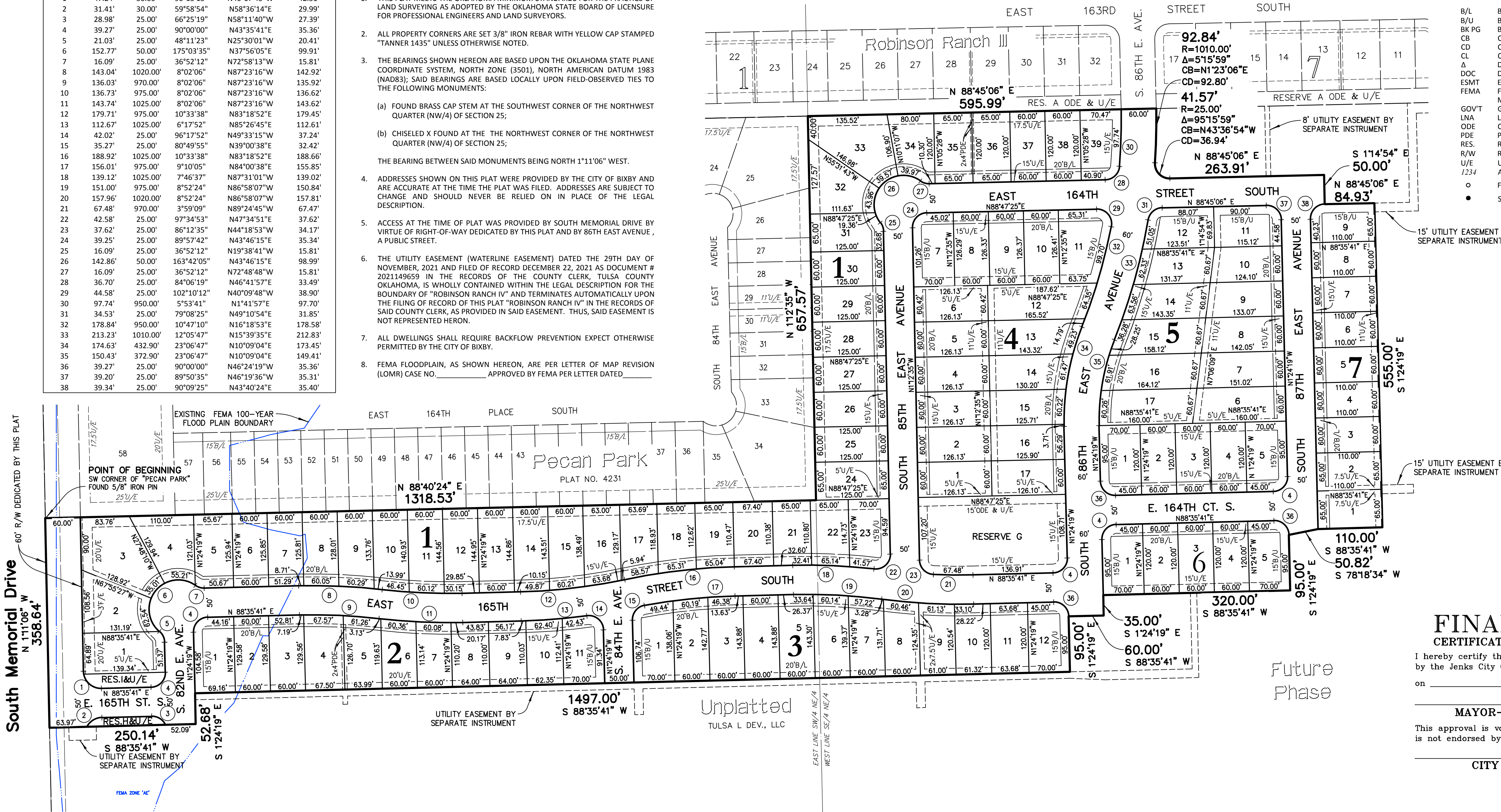
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

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



NORTH
0 50 100 150
Scale: 1"= 100'
Tanner Consulting

- 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 | FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY | GOVT GOVERNMENT | LNA LIMITS OF NO ACCESS | ODE OVERLAND DRAINAGE EASEMENT | PDE PRIVATE DRAINAGE EASEMENT | RES RESERVE | R/W RIGHT-OF-WAY | U/E UTILITY EASEMENT | UT ADDRESS ASSIGNED | UT FOUND MONUMENT | UT SET MONUMENT (SEE NOTE 2) |



FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council

on _____

MAYOR-VICE MAYOR

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

CITY MANAGER

Robinson Ranch IV

SHEET 1 OF 3

DATE OF PREPARATION: June 6, 2023

Conditional Final Plat

BXPUD-16.05

Robinson Ranch IV

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

Deed of Dedication and Restrictive Covenants

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID NW/4, AT THE SOUTHWEST CORNER OF "PECAN PARK", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4231); THENCE NORTH 88°40'24" EAST AND ALONG THE SOUTH LINE OF SAID ADDITION, FOR A DISTANCE OF 1318.53 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°12'35" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 657.57 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°45'06" EAST AND ALONG THE SOUTH LINE OF "ROBINSON RANCH IV", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7058), FOR A DISTANCE OF 595.99 FEET; THENCE SOUTHWESTERLY ALONG A 1010.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 1°14'54" EAST, A CENTRAL ANGLE OF 5°15'59", WITH A CHORD BEARING AND DISTANCE OF SOUTH 1°23'06" WEST FOR 92.80 FEET, FOR AN ARC DISTANCE OF 92.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 95°15'59", WITH A CHORD BEARING AND DISTANCE OF SOUTH 43°36'54" EAST FOR 36.94 FEET, FOR AN ARC DISTANCE OF 41.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°45'06" EAST FOR A DISTANCE OF 263.91 FEET; THENCE SOUTH 1°14'54" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°45'06" EAST FOR A DISTANCE OF 84.93 FEET; THENCE SOUTH 1°24'19" EAST FOR A DISTANCE OF 555.00 FEET; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 110.00 FEET; THENCE SOUTH 78°18'34" WEST FOR A DISTANCE OF 50.82 FEET; THENCE SOUTH 1°24'19" EAST FOR A DISTANCE OF 95.00 FEET; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 1°24'19" EAST FOR A DISTANCE OF 35.00 FEET; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 1°24'19" EAST FOR A DISTANCE OF 95.00 FEET; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 1497.00 FEET; THENCE SOUTH 1°24'19" EAST FOR A DISTANCE OF 52.68 FEET; THENCE SOUTH 88°35'41" WEST FOR A DISTANCE OF 250.14 FEET TO A POINT ON THE WEST LINE OF SAID NW/4; THENCE NORTH 1°11'06" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 358.64 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,210,582 SQUARE FEET, OR 27.791 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:

- A) CHISELED 'X' FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
- B) BRASS CAP STEK FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°11'06" EAST.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, AND SUBDIVIDED INTO ONE HUNDRED TEN (110) LOTS IN SEVEN (7) BLOCKS, ALONG WITH THE RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY ("THE PLAT") AND HAS DESIGNATED THE SUBDIVISION AS "ROBINSON RANCH IV," A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA ("SUBDIVISION"). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY LOT AND RESERVE AREA AND EVERY OWNER THEREOF FOR THE PERIOD AS HEREAFTER DEFINED.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNER DOES HEREBY GRANT, DONATE, CONVEY, AND DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER 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, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWERLINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

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

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, 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, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT OR RESERVE AREA 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 RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS OR DESIGNATED CONTRACTORS, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

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

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

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

C. UNDERGROUND SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE 17.5'-WIDE PERIMETER UTILITY EASEMENTS OF 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 AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT 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 ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

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

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF BIXBY OR THE SUPPLIER OF UTILITY SERVICES, IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. RESERVE AREAS

1. RESERVES G, H, AND I, AS DEPICTED UPON THE ACCOMPANYING PLAT, ARE ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF RESIDENTIAL LOTS WITHIN THE SUBDIVISION AND ARE HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOME OWNERS ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

2. RESERVES G, H, AND I ARE RESERVED FOR PRIVATE RECREATION AND OPEN SPACE INCLUDING, BUT NOT NECESSARILY LIMITED TO: PRIVATE PARKS, SIDEWALKS AND TRAILS, LANDSCAPING, IRRIGATION, ENTRY FEATURES, SIGNAGE, LIGHTING, WALLS, FENCING, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, FOR STORMWATER DRAINAGE, AND FOR UTILITIES.

3. RESERVES H AND I, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS GENERAL UTILITY EASEMENTS, PROVIDED THAT THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL FACILITIES, STRUCTURES, AND USES AS OUTLINED HEREINAbove.

4. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION, THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE TO OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS FROM UTILITY OR OVERLAND DRAINAGE EASEMENT AREAS WITHIN ANY RESERVE AREA.

5. IN THE EVENT ANY RESERVE AREA OWNER FAILS TO PROPERLY MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM THE NECESSARY MAINTENANCE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE HOME OWNERS ASSOCIATION, AS SET FORTH IN SECTION III. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION, IN THE EVENT THE RESERVE AREA OWNER FAILS TO TIMELY PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON SUCH RESERVE AREA, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA; OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE WATER BILLS FOR ALL OF THE RESIDENTIAL LOT OWNERS WITHIN THE SUBDIVISION, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

6. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AGREES TO HOLD HARMLESS THE OWNER AND THE CITY OF BIXBY, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF BIXBY NOR THE OWNER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

F. SURFACE DRAINAGE

EACH LOT 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 ADJACENT STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SAID OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION F. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND THE CITY OF BIXBY, OKLAHOMA.

G. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED BY THE OWNER IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENT UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA, PROVIDED THAT, WHERE COINCIDENT WITH TRAIL EASEMENTS OR UTILITY EASEMENTS, NON-OBSTRUCTING TRAILS AND/OR NON-OBSTRUCTING ABOVE-GROUND UTILITY APPURTENANCES SHALL BE PERMITTED. ALL LANDSCAPING, EXCEPT THE PLANTING OF TURF, SHALL REQUIRE THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA.

4. DRAINAGE FACILITIES CONSTRUCTED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, AS SET FORTH WITHIN SECTION III. HEREIN, AT ITS EXPENSE, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED AS PRESCRIBED BY THE CITY OF BIXBY, OKLAHOMA, OR, ABSENT SUCH PRESCRIPTIONS, IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- c. DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE HOME OWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE ALTERATION OF GRADE, OR THE GENERAL LACK OF GROUNDS MAINTENANCE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE HOME OWNERS ASSOCIATION. IN THE EVENT THE HOME OWNERS ASSOCIATION FAILS TO TIMELY PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST ALL OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA, OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

H. PRIVATE DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE CITY OF BIXBY, OR ITS SUCCESSORS, NON-EXCLUSIVE, PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "PRIVATE DRAINAGE EASEMENT" OR "PDE" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE SWALES AND OTHER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE CONSTRUCTED BY THE OWNER IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN A PRIVATE DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

4. DRAINAGE SWALES AND OTHER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, AS SET FORTH WITHIN SECTION III. HEREIN, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. AT A MINIMUM, CUSTOMARY GROUNDS MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- c. DRAINAGE FACILITIES SHALL BE KEPT FREE OF DEBRIS.
- d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. ALL LANDSCAPING (EXCEPT THE PLANTING OF TURF) WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL REQUIRE THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA.

6. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN A PRIVATE DRAINAGE EASEMENT, OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE ALTERATION OF GRADE, OR THE GENERAL LACK OF GROUNDS MAINTENANCE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH EASEMENT AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO TIMELY PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST ALL OF THE OWNERS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA, OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE WATER BILLS FOR ALL RESIDENTIAL LOT OWNER WITHIN THE SUBDIVISION, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

7. THE COVENANTS SET FORTH IN THIS SUBSECTION H. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING "ROBINSON RANCH IV" WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-16.05 ("PRAIRIE RANCH") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-16.05 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON DECEMBER 19, 2016, AND APPROVED BY THE BIXBY CITY COUNCIL ON APRIL 10, 2017 WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2212) APPROVED APRIL 24, 2017, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INJURING 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 DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, ALL FUTURE LOT OWNERS, AND THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.05, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-16.05 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON APRIL 10, 2017.

B. DEVELOPMENT STANDARDS (BXPUD-16.05 DEVELOPMENT AREA B)

GROSS LAND AREA: 128.70 ACRES
PERMITTED USES:
USES PERMITTED AS A MATTER OF RIGHT IN THE RS ZONING DISTRICTS INCLUDING THOSE USES LISTED AS PERMISSIBLE ACCESSORY USES, AS WELL AS AREA WIDE USES BY RIGHT.
MAXIMUM NUMBER OF LOTS: 525: 379 AT 60 FEET, 87 AT 65 FEET, 59 AT 70 FEET
MINIMUM LOT WIDTH: 60 FEET
MINIMUM LOT SIZE: 6,600 SQUARE FEET
MAXIMUM BUILDING HEIGHTS: 2 STORIES AND 35 FEET
OFF-STREET PARKING AND FRONT YARD COVERAGE:
DWELLING UNIT
MINIMUM LIVABILITY SPACE: 2,000 SQUARE FEET
MINIMUM SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 20 FT
SIDE YARD ABUTTING STREET: 15 FT
SIDE YARD NOT ABUTTING STREET: 5 FT
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS DISTRICTS
MINIMUM DWELLING SIZE: 1,175 SQUARE FEET
MINIMUM MASONRY FIRST FLOOR:
ALL HOME EXTERIORS SHALL BE 100% MASONRY UP TO THE FIRST FLOOR PLATE LINE.

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. PARKS & AMENITIES

THE OWNER IS COMMITTED TO CREATING NEIGHBORHOOD PARKS AND PLAYGROUNDS THAT FAMILIES AND NEIGHBORS CAN ENJOY TOGETHER. ROBINSON RANCH WILL CONTAIN AT LEAST 4 ACRES OF COMMON PARKLAND, WITH A COMMERCIAL GRADE PLAYGROUND, STRUCTURE AND BASKETBALL COURT. OTHER AMENITIES THAT MAY BE INCLUDED ARE BENCHES AND COMMUNITY PAVILION. FURTHER, A 30-FOOT WIDE TRAIL EASEMENT IS BEING DEDICATED TO ALLOW FOR FUTURE TRAIL CONSTRUCTION.

2. SIGNS

COMMERCIAL SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH THE BIXBY ZONING CODE STANDARDS OF USE UNIT 21 AND THE CS DISTRICT FOR BUSINESS SIGNS.

RESIDENTIAL SUBDIVISION ENTRANCE SIGNS SHALL BE PERMITTED ALONG MEMORIAL DRIVE AND 161ST STREET AND SHALL COMPLY WITH THE BIXBY ZONING CODE. AT LEAST TWO PROMINENT MASONRY ENTRY SIGNS SHALL BE CONSTRUCTED.

Conditional Final Plat

BXPUD-16.05

Robinson Ranch IV

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

3. LANDSCAPING AND SCREENING

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY DURING THE SITE PLAN AND PLATTING REVIEWS. THE PLANS WILL BE DESIGNED TO ENHANCE THE APPEARANCE OF BOTH THE DEVELOPMENT AND THE MEMORIAL DRIVE AND 161ST STREET CORRIDORS.

DEVELOPMENT AREA "A": THE COMMERCIAL PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH BIXBY ZONING CODE CHAPTER 12, LANDSCAPE REQUIREMENTS AND SHALL ALSO INCLUDE A 10' LANDSCAPE AREA, WHICH EXTENDS ALONG THE ENTIRETY OF BOTH ABUTTING STREET RIGHTS-OF-WAY (MEMORIAL DRIVE AND 161ST STREET), EXCEPT AT VEHICULAR ACCESS POINTS.

DEVELOPMENT AREA "B": THE RESIDENTIAL PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH BIXBY ZONING CODE CHAPTER 12, LANDSCAPE REQUIREMENTS, INCLUDING THE REQUIREMENT FOR A 15' LANDSCAPE BUFFER ALONG MEMORIAL DRIVE. AS INDICATED ON THE CONCEPT PUD PLAN, THE MAIN ENTRANCES INTO THE RESIDENTIAL AREA SHALL BE LANDSCAPED WITH TREES THAT MEET THE MINIMUM SIZE REQUIREMENTS OUTLINED IN CHAPTER 12. A LANDSCAPE BED SHALL ALSO BE PROVIDED IN FRONT OF ANY SUBDIVISION ENTRANCE SIGN. FURTHER, THE NEIGHBORHOOD PARKS DEPICTED IN THE CONCEPT PLAN SHALL BE INSTALLED AT THE TIME THAT ADJACENT LOTS ARE DEVELOPED AND PLATTED.

TREE PRESERVATION AND REMOVAL SHALL BE GOVERNED BY THE STANDARDS OF CHAPTER 12.

A 6-FOOT TALL WOOD-BOARD FENCE SHALL BE INSTALLED ALONG THE BOUNDARY OF ALL RESIDENTIAL LOTS WHICH ABOUT THE PLANNED COMMERCIAL PROPERTY. ALONG 161ST STREET SOUTH AND MEMORIAL DRIVE MASONRY COLUMNS WILL BE ADDED EVERY 100 FEET. THIS SHALL BE COMPLETED PRIOR TO OCCUPANCY OF THE HOMES. SCREENING WITHIN THE COMMERCIAL PROPERTIES SHALL BE IN ACCORDANCE WITH CITY REGULATIONS.

4. CITY DEPARTMENT REQUIREMENTS

UNLESS SPECIFIED OTHERWISE WITHIN THE PUD DOCUMENT, THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING THOSE OF THE FIRE DEPARTMENT AND CITY ENGINEER.

5. STREETS

STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REGULATIONS. CONCRETE SIDEWALKS WILL BE IN PLACE ALONG 161ST STREET SOUTH AND MEMORIAL DRIVE IN ACCORDANCE WITH CITY REGULATIONS.

SECTION III. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN) SHALL BE CONSTRUCTED, DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

A. NO DIVISION OF LOTS

NO LOT MAY BE DIVIDED OR PLIT.

B. RESIDENTIAL LOTS

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY STRUCTURES MAY BE CONSTRUCTED ON EACH LOT AS MAY BE PERMITTED BY THE CITY. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY COMMERCE, INDUSTRY, BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME BE APPLICABLE UNDER AND PURSUANT TO THE STATUTES, RULES, REGULATIONS AND ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

C. RESIDENTIAL PURPOSES

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING BONA FIDE HOME BUILDERS) COVENANTS WITH AND REPRESENTS TO THE DECLARANT AND TO THE ASSOCIATION THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR OWNER'S IMMEDIATE FAMILY MEMBERS.

D. SUBMISSION OF PLANS

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION TWO (2) SETS OF BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE") FOR ITS APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COMMITTEE SHALL ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT AND SHALL ENHANCE THE PURPOSE OF THE DEVELOPMENT TO PROVIDE A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY

MAXIMUM TIME WITHIN WHICH PLANS MUST BE REVIEWED AND APPROVED OR DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED IN THAT PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

E. ARCHITECTURAL REQUIREMENTS

- EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.
- ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE GREY OR BLACK IN COLOR, PREFERABLY WEATHERWOOD. DEVIATION FROM THIS COLOR REQUIRES APPROVAL FROM THE COMMITTEE.

F. ADDITIONS TO EXISTING STRUCTURES

ALL ADDITIONS SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE DWELLING ON ANY LOT. ALL ADDITIONS SHALL FALL WITHIN THE BUILDING SET-BACKS ON SAID LOT AND SHALL NOT BE PLACED OVER ANY DRAINAGE OR UTILITY EASEMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO APPLICABLE CITY CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING STRUCTURE.

G. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A PRIVATE GARAGE TO ACCOMMODATE A MINIMUM OF ONE (1) AUTOMOBILE. NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH OVERHEAD STYLE DOOR. ALL GARAGE DOORS ARE TO BE KEPT CLOSED WHEN NOT ENTERING OR EXITING THE GARAGE. ANY DETACHED STRUCTURE TO BE BUILT ON A LOT, SUCH AS A COVERED ENTERTAINMENT AREA, GUEST HOUSE, POOL HOUSE, STORAGE BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST, PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO ANY EXISTING STRUCTURE.

H. TEMPORARY STRUCTURES

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING SHALL BE ERECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

I. FENCES

NO FENCE SHALL BE CONSTRUCTED ON ANY SAID LOT IN THE AREA BETWEEN THE FRONT BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY SAID LOT. NO FENCE ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE SIDE STREET SET-BACK LINE TOWARD THE STREET EXCEPT FOR THE COMMUNITY ENTRY. FURTHER, THE PLACEMENT/LOCATION OF ANY PERIMETER FENCING AROUND THE SUBDIVISION AS INITIALLY INSTALLED BY THE DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE ADJUSTED, RELOCATED OR MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE AND/OR THE BOARD. ANY PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE FRAMING SHALL BE TOWARD THE INSIDE OF THE OWNER'S LOT. ALL FENCES MUST BE INSTALLED BY A PROFESSIONAL INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY FENCING WITH VERTICAL BOARDS (NOT HORIZONTAL) AND NO CHAIN-LINK FENCES, WIRE, HOG WIRE, OR OTHER SIMILAR MATERIALS SHALL BE PERMITTED. PRIOR TO INSTALLATION, THE FENCE DESIGN AND NAME OF THE INSTALLER MUST BE APPROVED BY THE COMMITTEE.

J. MAILBOXES

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE DEVELOPER. COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.

K. SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, RESALE OR RENT, OR SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALE OF A DWELLING THEREON. IN NO EVENT SHALL ANY SUCH SIGN STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

L. PARKED VEHICLES

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON THE DRIVEWAY. NO INOPERATIVE VEHICLES OF ANY NATURE SHALL BE PERMITTED TO REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. IT IS THE INTENTION OF THE DECLARANT THAT, EXCEPT ON SPECIAL OCCASIONS SUCH AS HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE THAT ALL PARKING SHALL BE IN DRIVEWAYS AND NOT ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL BE PARKED ON THE STREET FOR MORE THAN TWO (2) CONSECUTIVE DAYS AND SHALL NOT BE PARKED OVERNIGHT ON A STREET. ANY VIOLATION OF THIS SECTION MAY RESULT IN A TOWING OF THE VEHICLE AT THE OWNER'S EXPENSE PER MUNICIPAL REGULATIONS. NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

M. APPEARANCE OF LOT

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT IN A CLEAN AND SANITARY CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL OPEN AREAS ON LOTS SHALL BE KEPT MOWED TO A HEIGHT OF NOT MORE THAN SIX (6) INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARDS OF ANY LOT. THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE LOT OWNER TO MAINTAIN OR LANDSCAPE THE GROUNDS OF THEIR LOT IN ACCORDANCE WITH THE PROVISIONS ABOVE, THE ASSOCIATION MAY, UPON 15 DAYS' WRITTEN NOTICE TO THE OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT. THE COST OF ANY MAINTENANCE REQUIRED UNDER THIS SECTION AND ANY ENFORCEMENT COSTS SHALL BE ASSESSED TO THE OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY BE COLLECTED IN ACCORDANCE WITH SECTION IV.C.

N. RECREATIONAL VEHICLES AND ACCESSORIES

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, OR OTHER VEHICLES USED FOR RECREATIONAL PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY WILL FIT ENTIRELY INTO A PRIVATE GARAGE.

O. STORAGE AND CONSTRUCTION MATERIALS

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS TO BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL BE ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE REASONABLY NECESSARY.

P. GARBAGE/DUMPING

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS STORED BEHIND THE RESIDENCE OR WITHIN ENCLOSED GARAGES AND MUST BE OUT OF STREET VIEW EXCEPT TWELVE (12) HOURS PRIOR TO AND 12 HOURS AFTER THE NORMAL CURBSIDE PICKUP TIME. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

Q. MODEL HOME AND CONSTRUCTION FACILITIES

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES. ONE TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES ONE-HUNDRED PERCENT (100%) OCCUPANCY.

SECTION IV. HOME OWNERS ASSOCIATION

A. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOME OWNERS ASSOCIATION (THE "ASSOCIATION" OR "HOA") TO GOVERN THE SUBDIVISION TO BE KNOWN AS ROBINSON RANCH PROPERTY OWNERS ASSOCIATION. THE HOA HAS BEEN OR SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO. OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES, LIKE THE PROPERTY DESCRIBED HEREIN, MAY BE ANNEXED BY THE OWNER OR ITS ASSIGNEE TO THE SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER (OR ITS ASSIGNEE OR AFFILIATED CORPORATE OWNER) BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED THERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES, SUCH AS THE PROPERTY DESCRIBED HEREIN, AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO, AND, IN ACCORDANCE THERewith, OWNER DOES HEREBY NOTE AND ANNEX THE PROPERTY DESCRIBED HEREIN TO THE ORIGINAL/PREVIOUSLY ESTABLISHED SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT WITHIN THE SUBDIVISION, AND IS A RECORD OWNER OF THE FEE INTEREST THEREOF, SHALL BE A MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF A LOT.

C. ASSESSMENTS

EACH OWNER OF A LOT WITHIN THE SUBDIVISION, EXCEPT OWNER/DECLARANT, BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS AND AS AMENDED AND THE BYLAWS OF THE HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY UNPAID SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. MAINTENANCE OF COMMON AREAS

THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT, OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, DRAINAGE FACILITIES, PERIMETER FENCING, AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT, OR DESCRIBED IN THESE COVENANTS, AND AS AMENDED.

E. LIMITATION ON LIABILITY

THE HOA SHALL BE ENTITLED TO ALL PROTECTIONS AFFORDED UNDER OKLAHOMA'S GENERAL CORPORATION ACT AND ANY OTHER LAWS PROVIDING PROTECTION TO OWNER'S ASSOCIATIONS. NEITHER ANY MEMBER NOR OWNER, NOR THE DIRECTORS AND OFFICERS OF THE HOA SHALL BE PERSONALLY LIABLE FOR DEBTS CONTRACTED FOR OR OTHERWISE INCURRED BY THE HOA OR FOR ANY TORTS COMMITTED BY OR ON BEHALF OF THE HOA OR OTHERWISE. NEITHER THE OWNER, THE HOA, ITS DIRECTORS, OFFICERS, AGENTS OR EMPLOYEES SHALL BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, FOR FAILURE TO INSPECT ANY PREMISES, IMPROVEMENTS OR PORTION THEREOF, OR FOR FAILURE TO REPAIR OR MAINTAIN THE SAME.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN. FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED FROM TIME TO TIME BY THE OWNER AND/OR ASSOCIATION. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR UPON ANY COMMON AREA, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE PRIOR OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS OR IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2043, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OR ITS ASSIGNEE AND APPROVED BY THE CITY. 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 BXPUD-16.05 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-16.05 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOTS (SUBJECT TO OWNER OR OWNER'S ASSIGNEE CONSENT). THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 20__.

TULSA L DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY
STEPHEN LIEUX, MANAGER

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF WASHINGTON) SS

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED STEPHEN LIEUX, TO ME PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT HE WAS THE MANAGER OF TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND HE RESPECTIVELY ACKNOWLEDGED TO ME THAT HE HAD EXECUTED THE SAME FOR THE CONSIDERATION AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

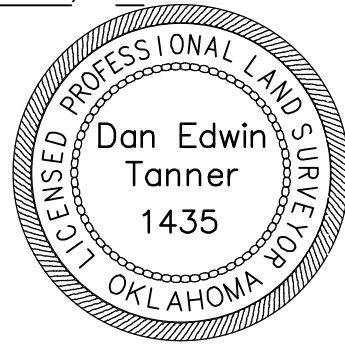
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS ____ DAY OF _____, 20__.

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 "ROBINSON RANCH IV", 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 _____, 20__



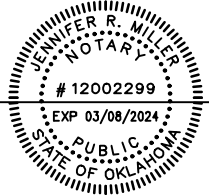
BY:
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, 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





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, July 17, 2023
Name: Robinson Ranch Commercial
RE: Robinson Ranch Commercial – Final Plat (BXPT 23.09)
Location: One-Quarter mile south of 161st Street South, and East of South Memorial Drive (Approximately 16300 South Memorial Dr.)
STR: Section 25, Township 17N, Range 13E
Applicant: Erik Enyart, Tanner Consulting, LLC

Site Stats:

Acres: 5.47 +/-	Min. Lot Width: 328.35 ft.	DU/acre: N/A
Number of Lots: 1 Lot	Number of Blocks: 1 Block	Reserve Areas: N/A

Request:

Tanner Consulting is requesting Final Plat approval for Robinson Ranch Commercial.

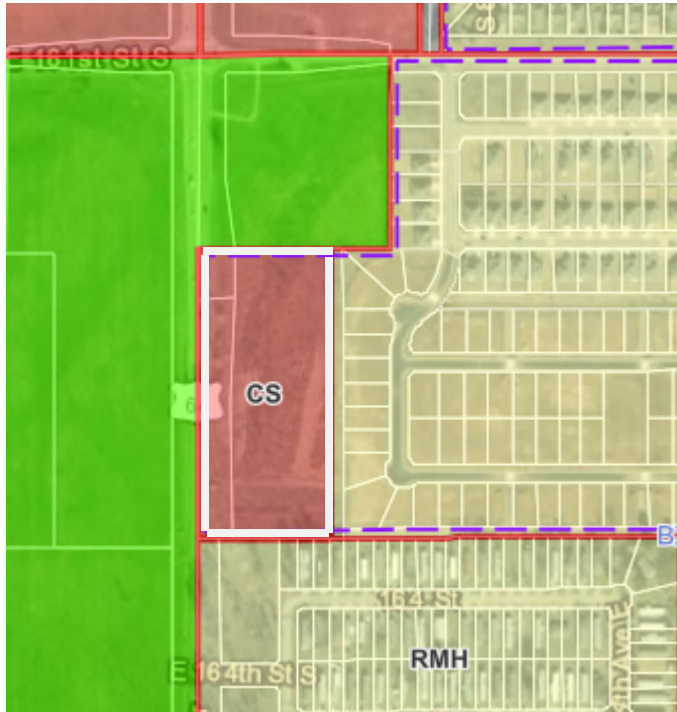
Existing Zoning; Use:

Commercial Shopping (CS) together with BXPUD 16.05

Abutting Zoning; Use:

North: (AG) Agriculture; Vacant
East: (RS-3) Single Family Residential; Robinson Ranch III
South: (RMH)Residneial Moblie Home; Pecan Park
West: (AG) Agriculture; 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:

An existing 12" sanitary sewer line is located on the East side of South Memorial Drive.

Water:

An existing 12' waterline is located on the East side of South Memorial Drive.

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
3. Include Limits of No Access points along South Memorial
4. Increase the Utility Easement on the East and South of the property to 17.5', not 11'

Engineering Review Comments:

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

Staff Report: [BXPT-23.09](#)|[ROBINSON RANCH COMMERCIAL](#) | 7.14.2023 | [Page 2 of 3](#)

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 Final Plat with Planning and Engineering comments implemented to the Plat before moving to Council.

Attachments:

Figure 1: City of Bixby Zoning Map

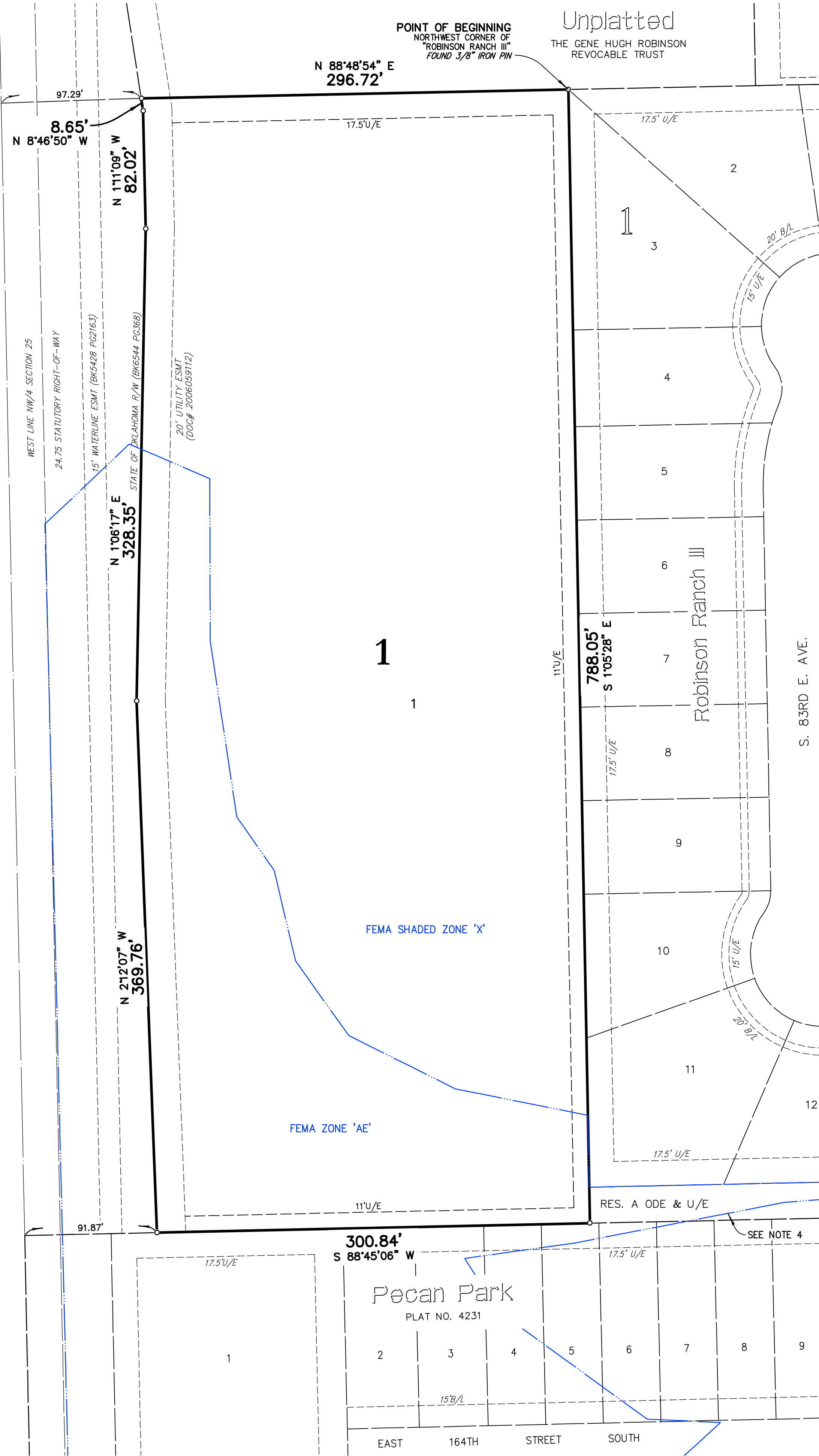
Exhibit A Final Plat by Engineered by Tanner Consulting, LLC.

South Memorial Drive (U.S. Highway 64)

- LEGEND
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - ODE OVERLAND DRAINAGE EASEMENT
 - RES. RESERVE
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)

Notes:

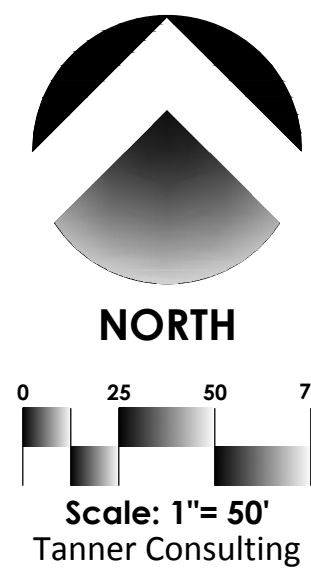
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS 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 BRASS CAP STEM AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
 - CHISELED X FOUND AT THE THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°11'06" WEST.
- ACCESS AT THE TIME OF THE PLAT WAS PROVIDED BY SOUTH MEMORIAL DRIVE (U.S. HIGHWAY 64), BEING A PUBLIC STREET.
- FEMA FLOODPLAINS AS SHOWN HEREON, IS PER LETTER OF MAP REVISION (LOMR) CASE NO: 21-06-2680A APPROVED BY FEMA PER LETTER DATED AUGUST 10, 2021.



Conditional Final Plat

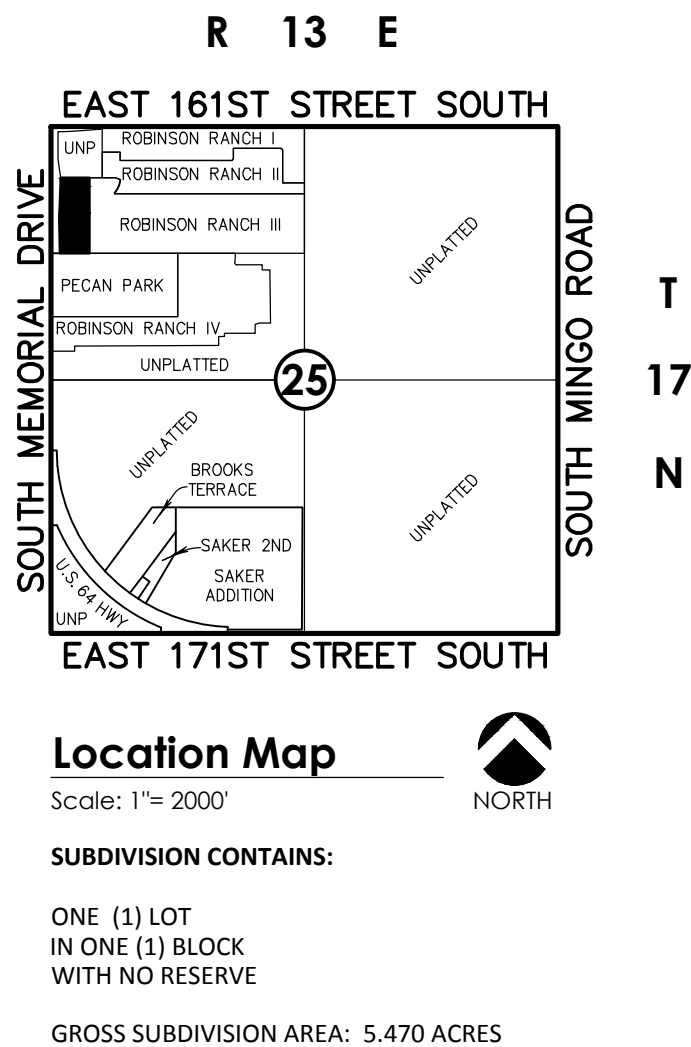
Robinson Ranch Commercial

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



OWNER:
Tulsa L Dev., LLC
CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RCH.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

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



FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved
by the Jenks City Council
on _____

MAYOR-VICE MAYOR

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

CITY MANAGER

Conditional Final Plat
BXPUD-16.05

Robinson Ranch

Commercial

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

Deed of Dedication and Restrictive Covenants

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT," IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "ROBINSON RANCH III", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7058); THENCE SOUTH 1°05'28" EAST AND ALONG THE WEST LINE OF BLOCK ONE (1) OF SAID SUBDIVISION, FOR A DISTANCE OF 788.05 FEET TO A POINT, BEING THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH LINE OF "PECAN PARK", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4231); THENCE SOUTH 88°45'06" WEST AND ALONG THE NORTH LINE OF SAID "PECAN PARK", FOR A DISTANCE OF 300.84 FEET TO THE PRESENT EAST RIGHT OF WAY LINE OF SOUTH MEMORIAL DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE FOUR (4) FOLLOWING COURSES: NORTH 2°12'07" WEST FOR A DISTANCE OF 369.76 FEET; THENCE NORTH 1°06'17" EAST FOR A DISTANCE OF 328.35 FEET; THENCE NORTH 1°11'09" WEST FOR A DISTANCE OF 82.02 FEET; THENCE NORTH 8°46'50" WEST FOR A DISTANCE OF 8.65 FEET; THENCE NORTH 88°48'54" EAST FOR A DISTANCE OF 296.72 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 238,259 SQUARE FEET, OR 5.470 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:

- CHISELED 'X' FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
- BRASS CAP STEM FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°11'06" EAST.

AND THE OWNER 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 IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY ("THE PLAT") AND HAS DESIGNATED THE SUBDIVISION AS "ROBINSON RANCH COMMERCIAL," A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA ("SUBDIVISION"). THE OWNER HEREBY SUBJECTS THE LAND DESCRIBED ABOVE TO THE PROVISIONS, COVENANTS AND RESTRICTIONS SET FORTH HEREIN WHICH SHALL RUN WITH THE LAND AND BE BINDING ON EVERY OWNER WITHIN THE SUBDIVISION FOR THE PERIOD AS HEREAFTER DEFINED.

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER 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, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWERLINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE LOT.
- WITHIN THE DEPICTED UTILITY EASEMENT AREAS, 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, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, 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.

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

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

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

C. UNDERGROUND SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PERIMETER UTILITY EASEMENTS OF 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 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.

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

- THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT 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 ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

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

- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, COMMUNICATION, OR GAS SERVICE AND EACH LOT OWNER AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF BIXBY OR THE SUPPLIER OF UTILITY SERVICES, IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. SURFACE DRAINAGE

EACH LOT 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 ADJACENT 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 AND SURFACE WATERS OVER AND ACROSS SAID OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION F. SHALL BE ENFORCEABLE BY ANY AFFECTED OWNER WITHIN THE SUBDIVISION AND THE CITY OF BIXBY, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PROPERTY COMPRISING "ROBINSON RANCH COMMERCIAL" WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-16.05 ("PRAIRIE RANCH") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE); AND

WHEREAS, PUD NO. BXPUD-16.05 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON DECEMBER 19, 2016, AND APPROVED BY THE BIXBY CITY COUNCIL ON APRIL 10, 2017 WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2212) APPROVED APRIL 24, 2017, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INJURING 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 DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, ALL FUTURE LOT OWNERS, AND THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.05, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-16.05 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON APRIL 10, 2017.

B. DEVELOPMENT STANDARDS (BXPUD-16.05 DEVELOPMENT AREA A)

GROSS LAND AREA: 5.88 ACRES

PERMITTED USES:

USES PERMITTED AS A MATTER OF RIGHT IN THE CS ZONING DISTRICT AND CUSTOMARY ACCESSORY USES, SEXUALLY ORIENTED BUSINESSES ARE STRICTLY PROHIBITED WITHIN THIS DEVELOPMENT.

MAXIMUM FLOOR AREA RATIO: .50

MAXIMUM BUILDING HEIGHTS: NOT TO EXCEED 3 STORIES

MINIMUM PUBLIC STREET FRONTAGE: 100 FEET

MINIMUM SETBACKS:

FRONT ARTERIAL RIGHT-OF-WAY: 50 FT

FRONT NON-ARTERIAL RIGHT-OF-WAY: 25 FT

REAR ADJACENT TO RESIDENTIAL: 20 FT

FROM ALL OTHER LOT BOUNDARIES: 0 FT

MINIMUM LANDSCAPING: 15% OF LOT AREA

MINIMUM AND MAXIMUM PARKING RATIO: AS PER APPLICABLE USE UNIT

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE CS DISTRICT

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. PARKS & AMENITIES

THE OWNER IS COMMITTED TO CREATING NEIGHBORHOOD PARKS AND PLAYGROUNDS THAT FAMILIES AND NEIGHBORS CAN ENJOY TOGETHER. ROBINSON RANCH WILL CONTAIN AT LEAST 4 ACRES OF COMMON PARKLAND, WITH A COMMERCIAL GRADE PLAYGROUND STRUCTURE AND BASKETBALL COURT. OTHER AMENITIES THAT MAY BE INCLUDED ARE BENCHES AND COMMUNITY PAVILION. FURTHER, A 30-FOOT WIDE TRAIL EASEMENT IS BEING DEDICATED TO ALLOW FOR FUTURE TRAIL CONSTRUCTION.

2. SIGNS

COMMERCIAL SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH THE BIXBY ZONING CODE STANDARDS OF USE UNIT 21 AND THE CS DISTRICT FOR BUSINESS SIGNS.

3. LANDSCAPING AND SCREENING

A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY DURING THE SITE PLAN AND PLATTING REVIEWS. THE PLANS WILL BE DESIGNED TO ENHANCE THE APPEARANCE OF BOTH THE DEVELOPMENT AND THE MEMORIAL DRIVE AND 161ST STREET CORRIDORS.

DEVELOPMENT AREA "A": THE COMMERCIAL PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH BIXBY ZONING CODE CHAPTER 12, LANDSCAPE REQUIREMENTS AND SHALL ALSO INCLUDE A 10' LANDSCAPE AREA, WHICH EXTENDS ALONG THE ENTIRETY OF BOTH ABUTTING STREET RIGHTS-OF-WAY (MEMORIAL DRIVE AND 161ST STREET), EXCEPT AT VEHICULAR ACCESS POINTS.

TREE PRESERVATION AND REMOVAL SHALL BE GOVERNED BY THE STANDARDS OF CHAPTER 12.

A 6-FOOT TALL WOOD-BOARD FENCE SHALL BE INSTALLED ALONG THE BOUNDARY OF ALL RESIDENTIAL LOTS WHICH ABUT THE PLANNED COMMERCIAL PROPERTY. ALONG 161ST STREET SOUTH AND MEMORIAL DRIVE MASONRY COLUMNS WILL BE ADDED EVERY 100 FEET. THIS SHALL BE COMPLETED PRIOR TO OCCUPANCY OF THE HOMES. SCREENING WITHIN THE COMMERCIAL PROPERTIES SHALL BE IN ACCORDANCE WITH CITY REGULATIONS.

4. CITY DEPARTMENT REQUIREMENTS

UNLESS SPECIFIED OTHERWISE WITHIN THE PUD DOCUMENT, THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING THOSE OF THE FIRE DEPARTMENT AND CITY ENGINEER.

5. STREETS

STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REGULATIONS. CONCRETE SIDEWALKS WILL BE IN PLACE ALONG 161ST STREET SOUTH AND MEMORIAL DRIVE IN ACCORDANCE WITH CITY REGULATIONS.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE OWNER, AND ANY OWNER OF A LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN. FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND THE LOT OR SUBDIVIDED PORTION THEREOF, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS WITHIN THE SUBDIVISION OR IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2049, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OR ITS ASSIGNEE AND APPROVED BY THE CITY. 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 BXPUD-16.05 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-16.05 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOT (SUBJECT TO OWNER OR OWNER'S ASSIGNEE CONSENT). THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 20__.

TULSA L DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY
STEPHEN LIEUX, MANAGER

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF WASHINGTON) SS

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE AFORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED STEPHEN LIEUX, TO ME PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT HE WAS THE MANAGER OF TULSA L DEV., LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING CONVEYANCE FOR AND ON ITS BEHALF, AND HE RESPECTIVELY ACKNOWLEDGED TO ME THAT HE HAD EXECUTED THE SAME FOR THE CONSIDERATION AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

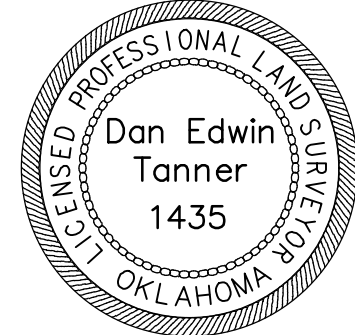
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS _____ DAY OF _____, 20__.

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 "ROBINSON RANCH COMMERCIAL", 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 _____, 20__



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

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, 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

