



City of Bixby Planning Commission Meeting Agenda

Monday, August 21, 2023

6:00 PM

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

Call to Order

Chairman

Roll Call

OC Walker, Secretary

Public Hearings

- 1) Acceptance of the minutes from the July 17, 2023, Planning Commission Regular Meeting.

O.C. Walker, City Planner

- 2) Discussion, consideration, and possible vote to approve Planned Unit Development (PUD-12), Major Amendment 'C' for the South County Industrial Park which is located One-half mile North of East 151st Street South and West of Kimberly Clark Place, Bixby, Oklahoma 74008.

O.C. Walker, City Planner

- 3) Discussion, consideration, and possible vote to approve the Final Plat of Presley Heights West, Blocks 1 -3, (BXPT-23.12), which is located South of 141st East Avenue, One-half mile West of South Harvard Avenue, Bixby, Oklahoma 74008.

O.C. Walker, City Planner

- 4) Discussion, consideration, and possible vote to approve the Preliminary and Final Plat (BXPT-23.11) for Courts and Commons, Village at Scereno is located One-eighth mile North of East 121st Street South and 400' West of Memorial Drive, Bixby, Oklahoma 74008 (The Bridge Church).

O.C. Walker, City Planner

- 5) Discussion, consideration, and possible vote to approve a Site Plan (BXSP-23.09) for Tangelo Orthodontics, which is located at 12265 South Memorial Drive, Bixby, Oklahoma 74008.

- 6) Discussion, consideration, and possible vote to approve an Amended Preliminary Plat for Alderwood Estates (BXPT 22.21) for property located one half mile West of South Harvard Avenue, and one quarter mile South of East 151st Street South, Bixby, Oklahoma 74008.

O.C. Walker, City Planner

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of August 18, 2023, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

OC Walker, City Planner

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

BIXBY PLANNING COMMISSION MINUTES

Tuesday | July 17, 2023 | 6:00 PM

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

CALL TO ORDER: 6:05 PM

Roll Call was taken

MEMBERS PRESENT: Josh Nave
Tom Holland
Jason Mohler
Steve Hobbs

MEMBERS ABSENT: Lance Whisman

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

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

Interim Chair Nave asked if there was a motion to approve the Meeting Minutes of June 20, 2023. Commissioner Holland raised concern over the Village of Scereno regarding B1 and B2, and Mr. Walker addressed his question.

Vice Chair Hobbs asked if there was a motion to approve the Consent Agenda 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
Mr. Hobbs	Abstain

Motion was Approved

2. 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.

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

The Applicant was present.

Vice Chair Hobbs asked if there was a motion to approve the Comprehensive Plan Amendment (BXCP 23.01) Commissioner Holland made a motion to approve, and Commissioner Nave seconded. The vote was recorded as follows:

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

Motion was Approved

Vice Chair Hobbs asked if there was a motion to approve the Rezone (BXZO 23.04, BXZO 23.06, and BXZO 23.07) Commissioner Holland made a motion to approve, and Commissioner Nave seconded. The vote was recorded as follows:

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

Motion was Approved

3. Discussion, consideration, and possible vote to approve (BXSP-23.08) for Storij Bixby, located at 7865 East 126th Street South, Bixby, Oklahoma 74008.

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

The Applicant, Grant Willoughby, appeared, presented the project, and was available to answer questions. The project is a drive-in climate-controlled facility that appears from the outside that it is a warehouse. Discussed lighting and the ability to change the color of the lighting based on holidays, Bixby colors, etc. The building will have a masonry façade with perimeter lighting that will not spill off of the property.

Commissioner Nave asked Staff regarding the PUD and if the mini-storage was listed by right or was a new PUD being created or amended. Commissioner Mohler stated that this was not on the frontage of the Memorial and that once this area is built out would this building be visible. Commissioner Holland said that this area is finally being built out with office buildings within that PUD and he was concerned that the office buildings or tenants may not want to be near a mini-storage. Commissioner Holland said he would like to see good screening and landscaping.

Vice Chair Hobbs asked if there was a motion to approve the Site Plan (BXSP 23.08). Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Mohler seconded. The vote was recorded as follows:

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

Motion was Approved

4. Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT- 23.07) for Ellis Ranch located on the South side of East 161st Street South and South Memorial Drive, Bixby, Oklahoma 74008.

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

The applicant Erik Enyart, Tanner Consulting appeared and answered Commissioner's questions. He stated that this is a revised Preliminary Plat incorporating the new development standards that were approved with the PUD amendment.

Vice Chair Hobbs asked if there was a motion to approve the Preliminary Plat (BXPT 23.07) for Ellis Ranch. Commissioner Nave made a motion to approve with staff comments, and Commissioner Holland seconded. The vote was recorded as follows:

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

Motion was Approved

5. 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.

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.

Vice Chair Hobbs asked if there was a motion to approve the Final Plat (BXPT 23.08). Commissioner Mohler made a motion to approve, and Commissioner Nave seconded. The vote was recorded as follows:

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

Motion was Approved

6. 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.

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. He stated they would work with staff on the limits of no access along the Memorial corridor. They are currently working on removing the area within the flood plain with a FEMA LOMAR and the plat will not be filed until the matter is resolved.

Vice Chair Hobbs asked if there was a motion to approve the Final Plat (BXPT 23.09). Commissioner Mohler made a motion to approve per staff recommendations, and Commissioner Nave seconded. The vote was recorded as follows:

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

Motion was Approved

7. 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.

Mr. Walker presented a brief overview of the project and stated the applicant was available for questions. The item was erroneously placed on the agenda last month as it was not published in the legal news.

Mr. Walker stated the applicant was available for questions.

The applicant, Austin Wojciechowski appeared and presented the commissioners with an overview of the project and answered questions.

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

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

Motion was Approved

Old Business – No old business.

New Business –

Election of Chairman and Vice-Chairman for the City of Bixby's Planning Commission.

Mr. Nave nominated Commissioner Hobbs as Chairman and Commissioner Mohler as Vice Chair.

Vice Chair Hobbs asked if there was a motion to appoint Commissioner Hobbs as Chairman and Commissioner Mohler as Vice Chair. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes
Mr. Hobbs	Abstain

Motion was Approved

The meeting adjourned at 6:59 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, Director of Development Services
Date: Monday, August 21, 2023
Name: South County Industrial Park
RE: Planned Unit Development PUD-12, Major Amendment C
Location: One-half (1/2) mile North of 151st Street and West of Kimberly Clark Place, approximately 70 acres.
STR: Section 16, Township 17N, Range 13E
Applicant: Bell Land Use, LLC – Robert Bell

Request:

For the approval of the Planned Unit Development (PUD-12, Major Amendment C) with no change to the current zoning of Industrial Light (IL). The allowed-use units are 22, 22A, 23, and 25 as modified by this PUD text.

Description:

The subject property is designated Industrial by the Bixby Comprehensive Plan and is currently zoning IL and PUD 12. The Planned Unit Development is a replacement PUD that is being submitted to create a maximum development flexibility condition that allows for ease of the following:

- Lot creation (Lot Split)
- Development Standards for employment-based manufacturing users
- Services users that are important to the manufacturers and community
- Development Standards that are in compliance with the City of Bixby's 151st appearance overlay
- Restrict certain uses that would be inappropriate for the site

The subject property is not in the 151st Street Corridor Appearance Review District. The district is specified to be an area six hundred feet (600") from the center of 151st Street and Memorial Drive, west of Bixby city limits.

The developer does want to institute a variation of the Corridor Appearance review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development and maintain a consistent look with areas in the district. These standards shall include the following:

- Landscaping
- Building material section
- Structural design
- Color scheme provisions
- Limit sound and air quality issues
- Provide attractive sites for industrial development to benefit Bixby's residents and visitors.

The minimum development standards and exceptions are as follows:

- All sides of buildings facing public streets shall be 65% masonry to the first floor top plate to include brick, stucco, tilt-up concrete, or similar masonry like product, stone, or some combination thereof
- The development will establish a plat with four lots that will allow a lot split to the parcels to be approved by the review of the planning staff for each lot upon verification of compliance to the subdivision regulations.
- The development must submit building elevations with a site plan with site plan, legal description, and a surveyor's lot split exhibit with each proposed building
- Submittal with the site plan will be a landscape plan. This plan will include protection of existing trees, if possible, and incorporate features that aid in protecting nearby residential uses from the activities on the site
- The City Planner may refer a proposed structure to the City Council for approval if determined to be of exceptional character, iconic, or potentially offensive

Site Stats:

Acres: 77.1 Acres	Minimum Street Frontage: Minimum 50 Feet	Total Land Area: 3,361,638 sq. ft.
Max Number of Lots: 12	Max. Building Height: 50 Feet	Min. Lot Size: Per IL zone

Request:

The applicant is requesting to Amend PUD 12 to only allow for the following permitted use units:

- Use Unit 22 – Research and Development
- Use Unit 22A – Science and Technology
- Use Unit 23 – Warehousing and Wholesaling
- Use Unit 25 – Light Manufacturing

The following uses shall be prohibited by the PUD and not allowed on the Property:

(There are use units in permitted use that are identified to be clear that they cannot be introduced as an accessory use.)

- Use Unit 13 – Medical Marijuana Dispensary (To include transporting use)
- Use Unit 22 – Medical Marijuana research facility
- Use Unit 22A – Medical marijuana testing laboratory
- Use Unit 23 – Medical Marijuana Warehousing and Wholesaling Facility
- Sexually Oriented Business as defined in Section 11-7D-6, Bixby Zoning Code

Existing Zoning; Use:

Light Industrial (IL)

Abutting Zoning; Use:

North: (AG) Agriculture

East: (RS-3) Single-Family dwellings

South: (CS) and (RS-3) Vacant

West: (AG) Agriculture Vacant

Zoning Map:

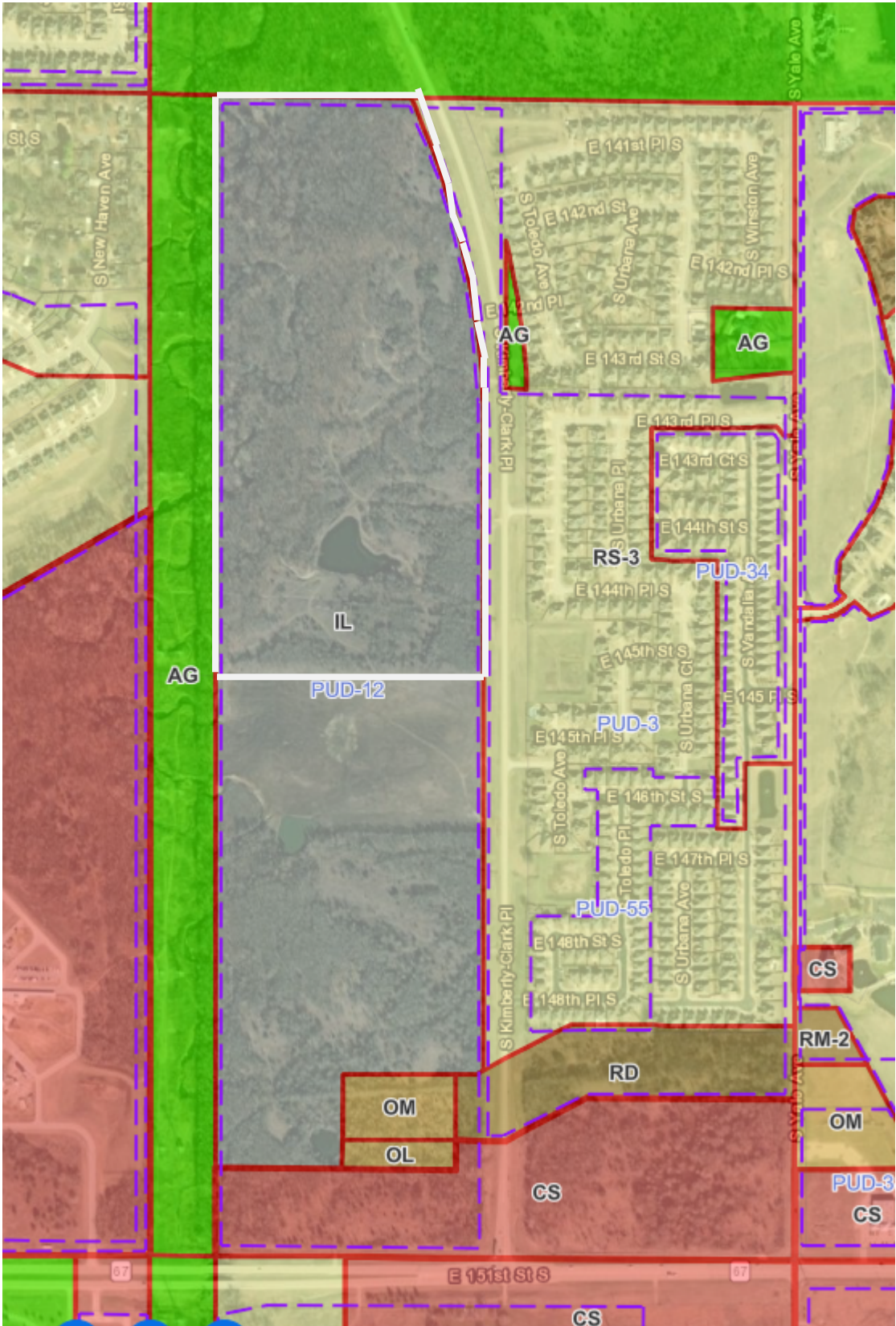


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting to amend existing PUD 12 to develop the site is expected to have approximately 12 lots. The initial plat will submit with 4 lots strategically located to allow future development through a Lot Split process. The majority of the land area within the development will be dedicated to employment-based manufacturing types of users.

Utilities/Site Area:

The South County Industrial Place, Bixby, Oklahoma is fully served by public water, sanitary sewer, and all other necessary utilities.

Planning Review Comments:

1. Shall comply with Corridor Appearance District requirements
2. Lot Splits approval process will be authorized by the Planning Staff
3. Shall comply with the PUD 12, Major Amendment C for the following:
 - a. Screening
 - b. Signage
 - c. Parking
 - d. Drainage and Utility
 - e. Existing Zoning and Comprehensive Plan
 - f. Site Plan Review

Engineering Review Comments: Development Services has not received Engineering comments at the time of this writing.

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

Staff Comments:

1. Staff supports the Planning Commission recommendation for approval of the requested Planned Unit Development (PUD) Amendment C, with Planning and Engineering comments implemented to the Plat before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: The South County Industrial Place PUD Booklet

East 146th Street South
and
South Kimberly Clark Place
Bixby Oklahoma

Planned Unit Development Number _____

Industrial and Services Park with restricted uses

SOUTH COUNTY INDUSTRIAL PARK



🔔 Bell Land Use LLC
918-902-0462

Jim Roberts, Principal
South County Industrial Park and
Industrial Developers of Oklahoma (IDO)

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EXHIBIT 'A'

LEGAL DESCRIPTION

TRACT A

A TRACT OF LAND THAT IS A PORTION OF LOT (2), BLOCK ONE (1), SITRIN CENTER ADDITION, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2993, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE S 01°12'20" E, A DISTANCE OF 1298.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 89°25'40" E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 1218.15 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH YALE PLACE; THENCE N 04°19'15" W A DISTANCE OF 0.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 1337.80 FEET, A RADIUS OF 3636.68 FEET, A CHORD BEARING OF N 14°51'36" W AND A CHORD LENGTH OF 1330.27 FEET, SAID CURVE BEING ALONG THE WEST LINE OF SAID YALE PLACE; THENCE N 25°23'54" W A DISTANCE OF 8.96 FEET TO A POINT THAT IS THE INTERSECTION OF SAID WEST LINE OF YALE PLACE AND THE NORTH LINE OF SAID LOT 2; THENCE S 89°30'23" W ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 900.44 FEET TO THE POINT OF BEGINNING.

AND

TRACT B:

A TRACT OF LAND THAT IS A PORTION OF LOT THREE (3), BLOCK ONE (1), SITRIN CENTER ADDITION, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2993, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE S 01°12'20" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 1323.58 FEET; THENCE N 89°20'58" E, A DISTANCE OF 1223.81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH YALE PLACE; THENCE N 01°13'14" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1125.25 FEET TO A POINT OF CURVE; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 196.81 FEET, A RADIUS OF 3636.68 FEET, A CHORD BEARING OF N 02°46'16" W AND A CHORD LENGTH OF 196.79 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE S 89°25' 40" W ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 1218.15 FEET TO THE POINT OF BEGINNING.

I. Executive Summary

Industrial Developers of Oklahoma (IDO) deliver unrivaled expertise in development, property management and leasing throughout Oklahoma. Through years of developing a trusted reputation as the premier industrial developer in Oklahoma, IDO is well positioned to assist with the development of buildings which surpass the needs of its clients.

Since 1991, principals of IDO have focused exclusively on the development of state-of-the-art industrial facilities. With over 75 years of collective real estate experience and a portfolio of buildings approaching one billion dollars, no other development group in Oklahoma can match the track record and experience of IDO.

Unlike the typical merchant developer, IDO approaches each project with the intent of holding the facility as a long-term investment. Consequently, each project is engineered and constructed beyond standards typically adhered to for warehouse/R&D facilities. Our design, development practices and follow-up ensure that our clients enjoy the long-term benefits of buildings developed by IDO.

The subject property is designated Industrial by the Bixby Comprehensive Plan and is currently Zoned IL – PUD 12. The Planned Unit Development is a replacement PUD that is being submitted to create a maximum development flexibility condition that allows for ease of lot creation, development standards for employment-based manufacturing users and those service users that are important to the manufacturers and the community, development standards that are in compliance with the City of Bixby 151st Street Appearance Overlay, and to restrict certain uses that would be inappropriate for the site.

II. Development Text

The subject property is not in the Corridor Appearance Review District. The district is specified to be an area six hundred feet (600') from center 151st Street at Memorial West to Bixby city limits.

The developer does want to institute a variation of the Corridor Appearance review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development and maintain a consistent look with areas in the district. These standards shall include landscaping, building material selection, structural design and color scheme provisions, sound reduction methods, improved air quality, and to provide attractive sites for industrial development to the benefit of the city's visitors and residents. The minimum development standards and exceptions are as follows:

- A. All sides of buildings facing public streets shall be 65% masonry to the first-floor top plate to include brick, stucco, tilt up concrete, or similar masonry like product, stone, or some combination thereof.
- B. The development will establish a plat with four lots that will allow a lot split to three parcels to be approved by the review of the planning staff for each lot upon verification of compliance to the subdivision regulations. See section related to Plat and Lot Splits.
- C. The development must submit building elevations with a site plan, legal description and a surveyor's lot split exhibit with each proposed building.
- D. Submittal with the site plan will be an extensive landscape plan. This plan will include protection of existing trees, if possible, and incorporate features that aid in protecting nearby residential uses from the activities on the site.
- E. The City Planner may refer a proposed structure to the City Council for approval if determined to be of exceptional character, iconic, or potentially offensive.

The majority of the land area within the development will be dedicated for employment-based manufacturing type users. It is recognized that certain industrial style service users are important to the manufacturers and to the community. These businesses usually require less space and require more parking area to accommodate a small retail component. It is important that the service businesses be located appropriately not to cause interference to larger type industrial uses. The development may have service type users which can be located as a single tenant in a building or multiple tenants in a single building. The service tenant will be limited to no more than 25% of the space they occupied can be used for retail sales of their product.

Maximum development of the site is expected to be approximately 12 lots. The initial plat will be submitted with 4 lots strategically located to allow future development through a Lot Split program. A parcel located on the west side of the development will be created as a reserve area with requirements associated with the floodplain that is located in this area of the development. Recognizing that users of the site will require specific sizes and criteria, each lot will be allowed to be divided into three parcels with the submittal of a legal description and surveyor's lot split exhibit. The Planning Staff will be authorized to approve the lot split upon verification of compliance to the subdivision regulations. For example, each lot shall have direct access to City Water and Sewer and easement to Storm water and meet the minimum standards of the IL Light Industrial Zoning District.



The development standards of the Planned Unit Development will specify permitted uses that are allowed within the property and will specify several uses that are not allowed.

The land Areas of the development are as follows:

	Square Footage	Acres
80' ROW	271,746	6.24
Lot Area	2,462,917	56.54
Land Conservancy/Floodplain	<u>626,974</u>	<u>14.39</u>
Total	3,361,638	77.1

III. Development Standards

The Property will be Zoned IL (Light Industrial)

Permitted Uses:

All uses allowed by right in the Use Unit 22, Use Unit 22A, Use Unit 23, and Use Unit 25 except as defined below.

Prohibited Uses:

The following uses shall be prohibited by the PUD and not allowed on the Property:

(There are use units not in a permitted use that are identified to be clear that they cannot be introduced as an accessory use.)

Use Unit 13- Medical Marijuana Dispensary (To include transporting use)

Use Unit 22 - Medical marijuana research facility.

Use Unit 22A - Medical marijuana testing laboratory.

Use Unit 23 – Medical Marijuana Warehousing and Wholesaling Facility.

Sexually Oriented Business as defined in Section 11-7D-6 Bixby Zoning Code

Minimum Lot Area Per Unit:	Per IL Zone
Minimum Width	50 Feet
Minimum Setback from side Property Line	10 Feet
Minimum Setback from Development east property Line: (Reserve Area)	25 Feet
Minimum Setback from Development north Property Line:	20 Feet
Minimum Setback from south Property Line (Office Zoning)	25 Feet
Maximum Permitted Building Height:	50 Feet

Screening:

Per IL Light Industrial Zoning

Landscaping:

Submittal with the required site plan will be an extensive landscape plan. The plan will comply with all requirements of the City of Bixby codes. An additional landscape buffer is planned along the right of way of Kimberly Clark Place. This is designed to protect the residential uses along this roadway. The plan will also include protection of existing trees, if possible, and incorporate features that aid in protecting adjacent residential use from the activities on the site.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from any adjacent residential properties. Street and parking lot lighting shall not exceed 15 feet in height and be approved by City Engineer prior to installation.

IV. Signage

1. General requirements:
 - a. The Development may place two ground sign along Kimberly Clark Place at each entrance to the development that incorporates the uses within the development.
 - b. Ground signs associated with the uses shall be limited 120 square feet and shall be submitted to City for appearance approval
2. Wall or canopy signs within the development shall not exceed an aggregate display surface area of 1 square foot per each lineal foot of the building wall to which the sign or signs are affixed. Wall and canopy signs shall be further restricted as follows:
 - a. A wall or canopy sign shall not extend above the top of the parapet or building wall on which it is located
3. During the period of construction, but not exceeding 24 months, a maximum of one sign advertising the construction may be erected on the Kimberly Clark Place frontage of the development. This sign shall comply with the City of Bixby Sign Code for display area allowed.

V. Parking

Parking Spaces shall comply with the requirements of the Zoning Code for the use being installed.

VI. Drainage and Utilities

All public utilities are available to the site and shall be addressed in the required platting requirements associated with the requested zone change.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval in the platting process.

VII. Existing Zoning and Comprehensive Plan

The subject property is designated as Industrial by the Bixby Comprehensive Plan. The Property is currently zoned IL PUD - 12.

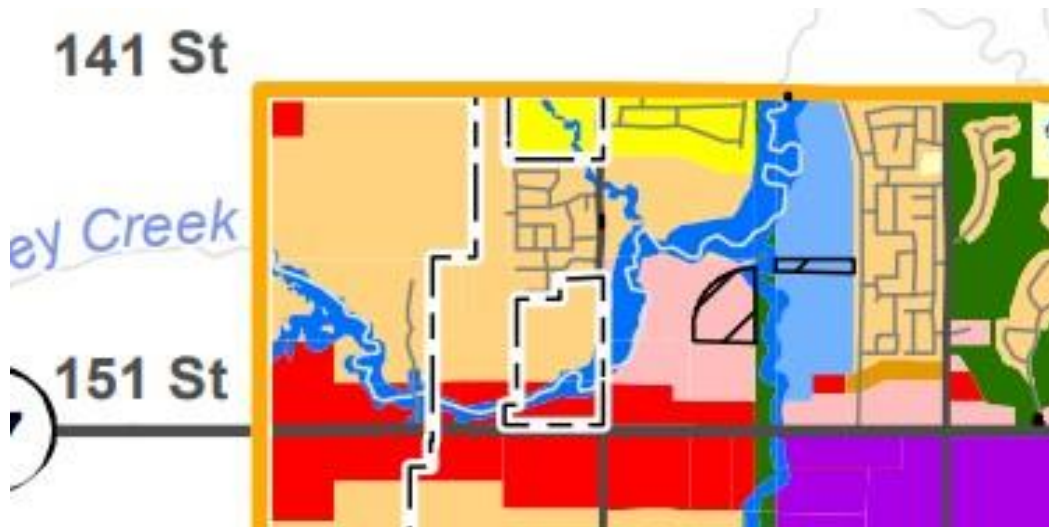
VIII. Site Plan Review

Approval of the PUD also requires the submittal of building elevations with a detailed site plan to be submitted with the associated Lot Split. The required Platting as specified in the Zoning Code will be established when the site is first developed. The site plan review will incorporate the elevation of the building and Landscaping plans.

EXHIBIT 'A'

Bixby Comp Plan

Subject Area



Legend

Future Land Use

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

Density (du/ac.)

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

Future Land Use

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

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



EXHIBIT 'B'

Aerial Photo of Site



EXHIBIT 'C'

CURRENT ZONING

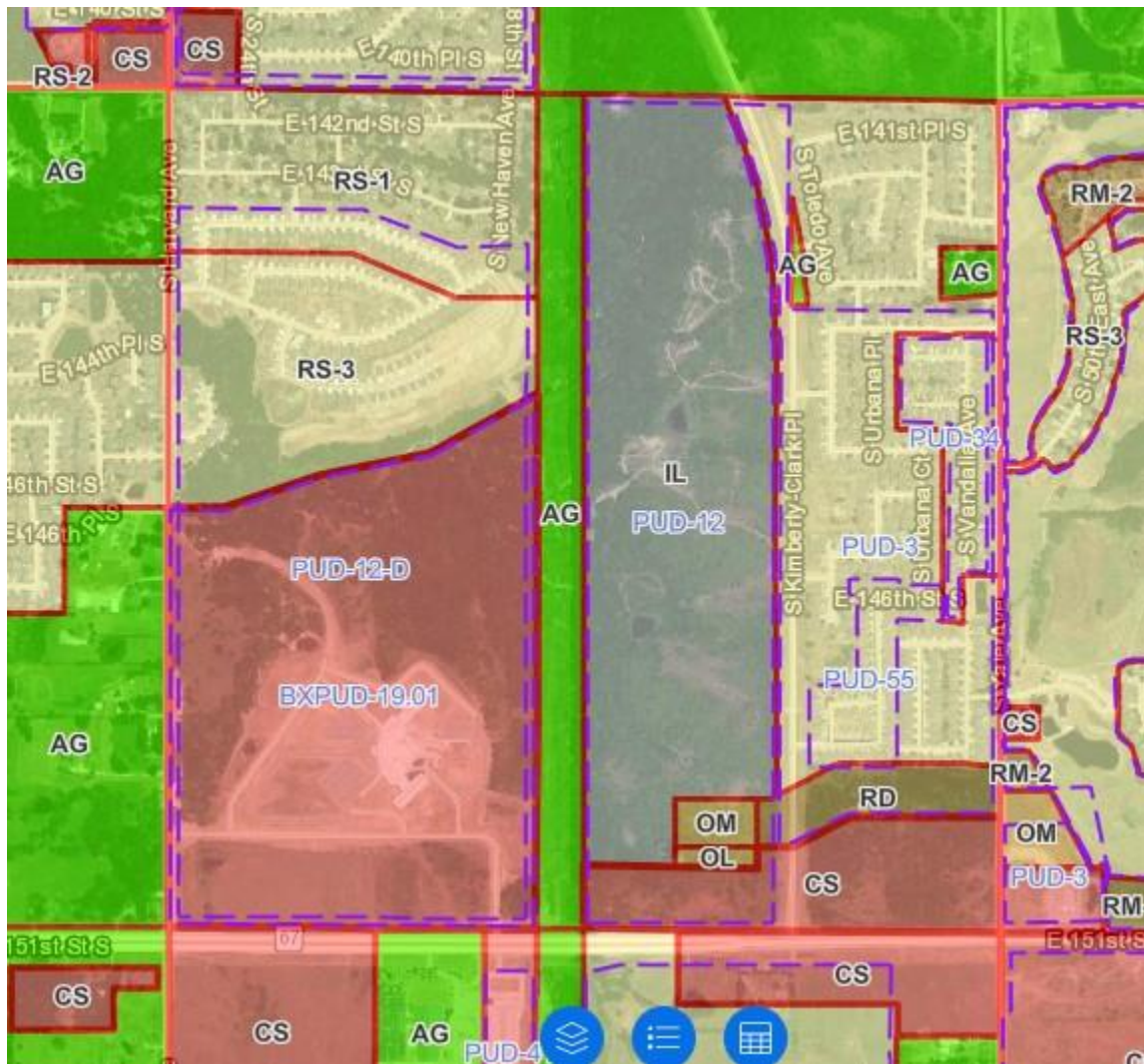


EXHIBIT D

SITE PLAN AND

FLOODPLAIN



EXHIBIT E
FEMA FIRM MAP



SITE PLAN
RENDERINGS
SOUTH COUNTY
INDUSTRIAL PARK

For Exhibit











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, August 21, 2023
Name: Presley Heights West, Blocks 1-3
RE: Presley Heights West, Blocks 1-3
Location: South of 141st East Avenue and one-half mile west of South Harvard Avenue, Bixby, Oklahoma 74008
STR: Section 17, Township 17N, Range 13E
Applicant: Tanner Consulting, LLC

Site Stats:

Acres: 18.83 +/-	Min. Lot Width: 65 ft.	Min. Land Area DU: 8,400 sf.	Min. Lot Size: 8,450 sf.
Number of Lots: 52 Lots	Number of Blocks: 3 Blocks	Reserve Areas: 1 Area	Min. Dwelling Size: 6,900 sf.

Request:

Tanner Consulting, LLC, is requesting Conditional Final Plat approval for Presley Heights West, Blocks 1-3, BXPT 23.12.

Existing Zoning; Use:

Residential Single-Family (RS-3); BXPUD 21.10

Abutting Zoning; Use:

North: (RS-1) Single Family Residential; Country Meadows
East: (RS-3) Single Family Residential, Presley Heights Blocks 1-5
South: (RS-3) Single-Family Residential, Presley Heights West
West: (AG) Agriculture; Vacant

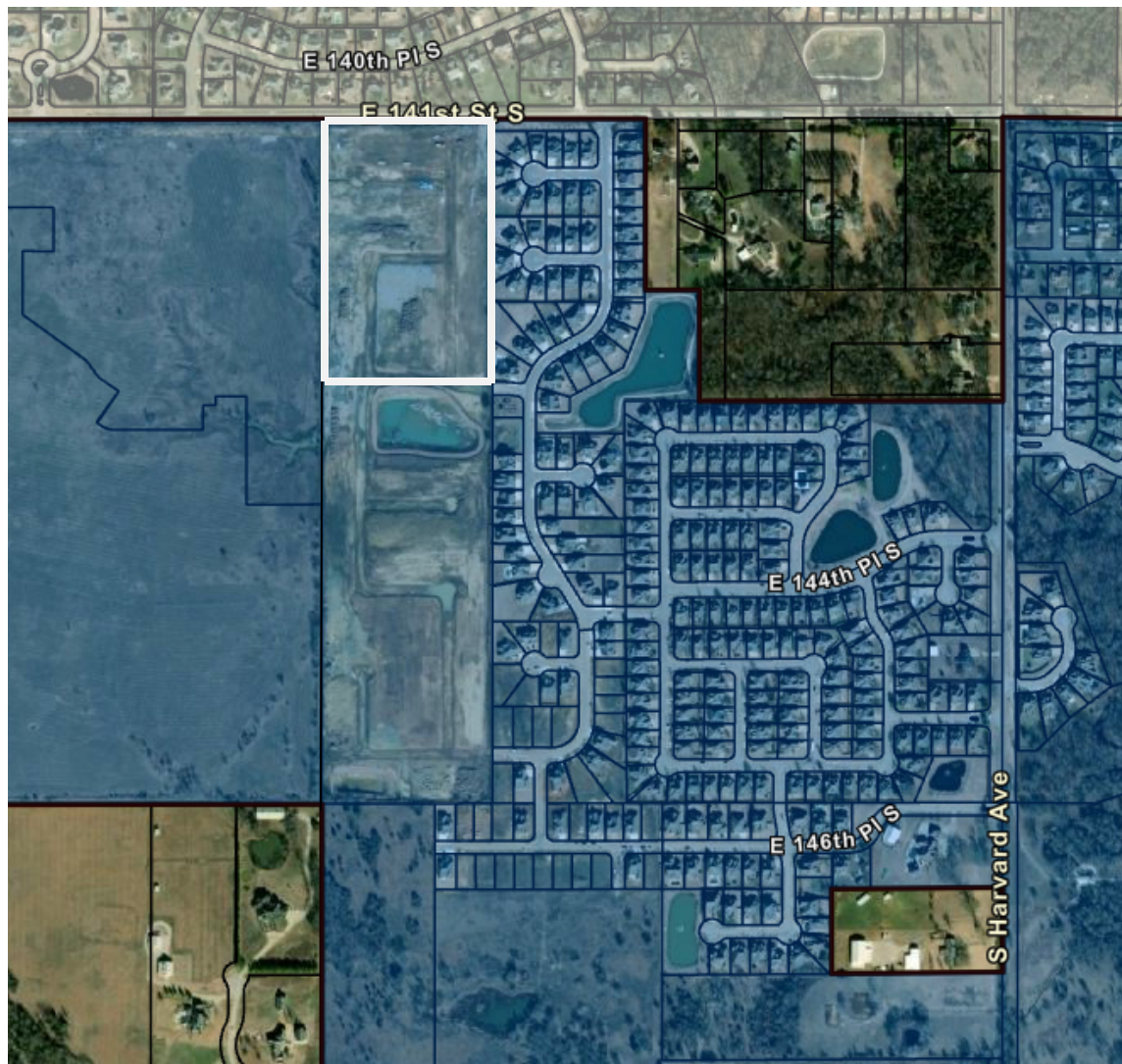


Exhibit A: City of Bixby Development Area Location Map

Staff Review:

The applicant is requesting a Preliminary Plat approval for Presley Heights Wests, Blocks 1-3. The proposed development is consistent with development patterns on adjacent and surrounding properties.

Utilities/Site Area:

Water:

- There is an 8" water main running East and West located approximately one-half mile East of the site.

Sanitary Sewer:

- There is an 8" sanitary sewer main running East and West approximately one-half mile East of the site on the North side of 141st East Ave.

Planning Review Comments:

- Provide copies of Letters of Release from utility companies/Oklahoma Corporation
- Indicate all phases represented if a phased development

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.

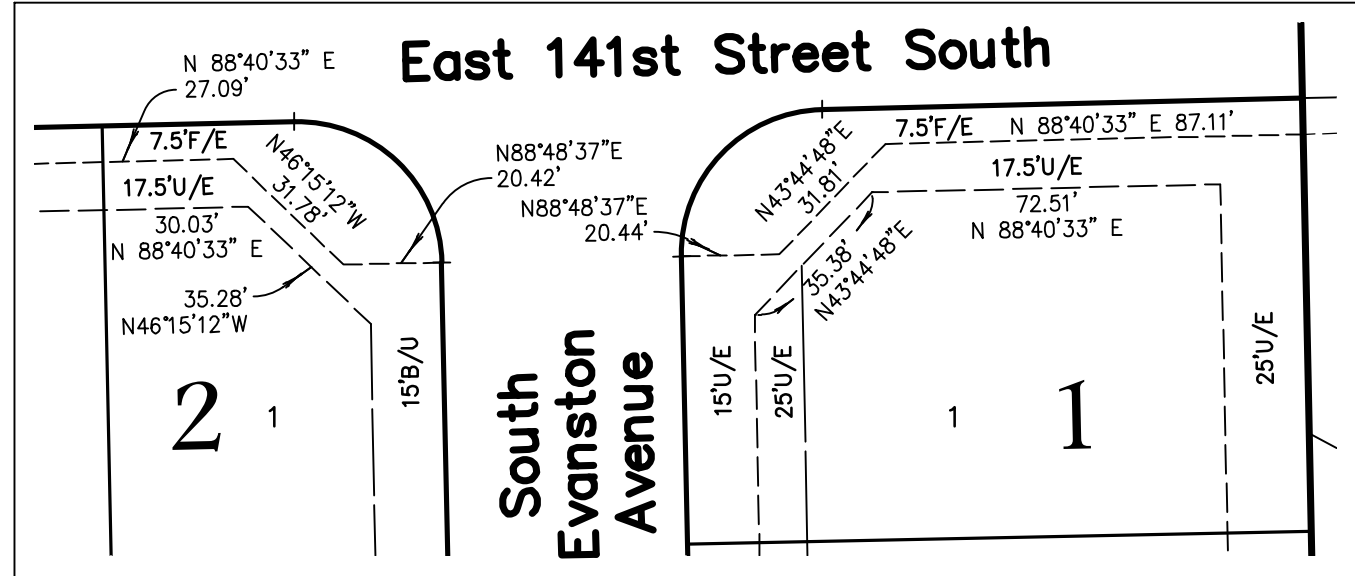
Staff Comments:

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: Final Plat by Tanner Consulting, LLC

Curve Table with columns: CURVE, LENGTH(L), RADIUS(R), DELTA(A), CHORD BRG(CB), CHORD DIS(CD). Contains 22 rows of curve data.

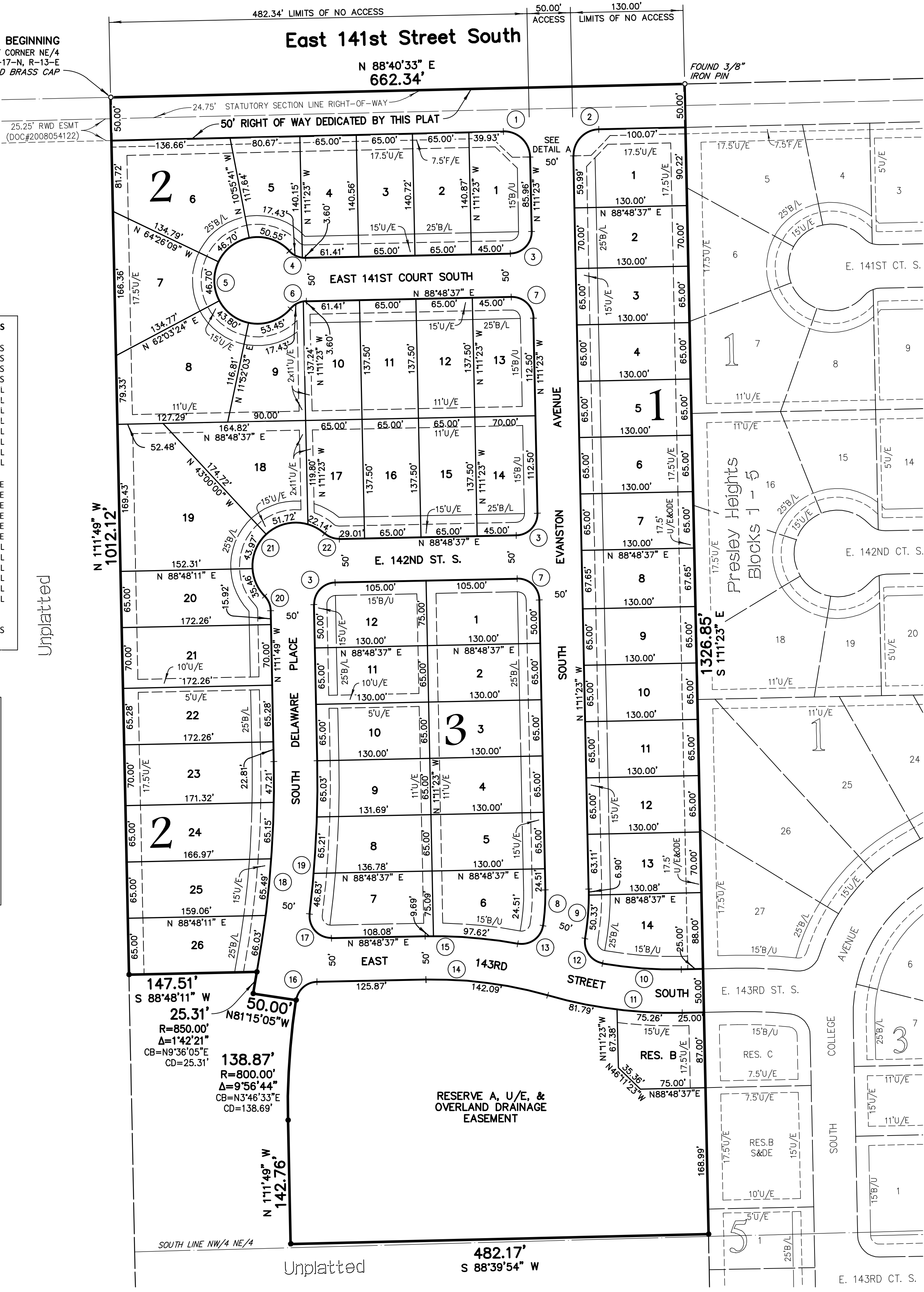
Lot Area & Address Table with columns: AREA LABEL, AREA(SQFT), ADDRESS. Contains lot area and address information for various lots.



- Notes:
- 1. 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.
 - 2. ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
 - 3. 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 AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 17;
 - B. FOUND BRASS CAP AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 17;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°40'33" EAST.
 - 4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 - 5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 141ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND EAST 143RD STREET SOUTH, BEING A PUBLIC STREET.
 - 6. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

DATE OF PREPARATION: July 3, 2023

POINT OF BEGINNING
NORTHWEST CORNER NE/4
SECTION 17, T-17-N, R-13-E
FOUND BRASS CAP



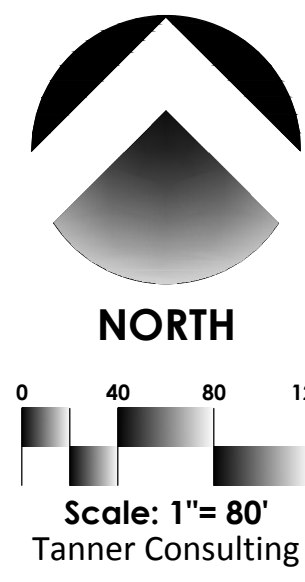
Conditional Final Plat

BXPUD-21.10

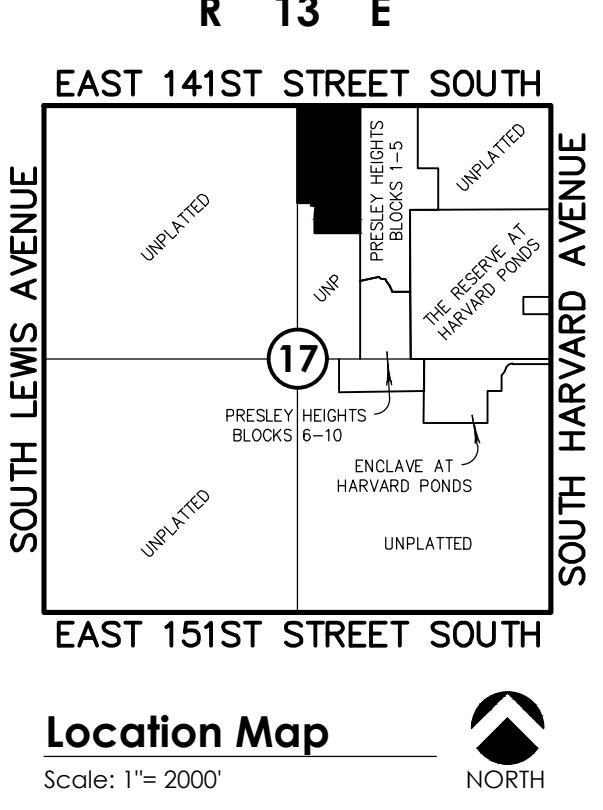
Presley Heights West

Blocks 1-3

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17)
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
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMIT EASEMENT
 - F/E FENCE EASEMENT
 - ODE OVERLAND DRAINAGE EASEMENT
 - RES. RESERVE
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

FIFTY-TWO (52) LOTS
IN THREE (3) BLOCKS
WITH (2) RESERVE AREAS

GROSS SUBDIVISION AREA: 18.883 ACRES

OWNER:
141st Bixby, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
MIKE WALLACE, MANAGER
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918)298-6100

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
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-21.10

Presley Heights West Blocks 1-3

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17)
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:

141ST BIXBY, 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 PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), 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 SAID NE/4; THENCE NORTH 88°40'33" EAST, AND ALONG THE NORTH LINE OF THE NE/4, FOR A DISTANCE OF 662.34 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF "PRESLEY HEIGHTS BLOCKS 1-5", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6831); THENCE SOUTH 1°11'23" EAST, AND ALONG THE WEST LINE OF SAID "PRESLEY HEIGHTS BLOCKS 1-5", FOR A DISTANCE OF 1326.85 FEET; THENCE SOUTH 88°39'54" WEST, FOR A DISTANCE OF 482.17 FEET; THENCE NORTH 1°11'49" WEST, FOR A DISTANCE OF 142.76 FEET TO A POINT OF CURVATURE;

THENCE ALONG AN 800.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 9°56'44", A CHORD BEARING AND DISTANCE OF NORTH 3°46'33" EAST FOR 138.69 FEET, FOR AN ARC DISTANCE OF 138.87 FEET; THENCE NORTH 81°15'05" WEST, FOR A DISTANCE OF 50.00 FEET; THENCE ALONG AN 850.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 8°44'55" EAST, A CENTRAL ANGLE OF 1°42'21", A CHORD BEARING AND DISTANCE OF NORTH 9°36'05" EAST FOR 25.31 FEET, FOR AN ARC DISTANCE OF 25.31 FEET; THENCE SOUTH 88°48'11" WEST, FOR A DISTANCE OF 147.51 FEET TO A POINT ON THE WEST LINE OF THE NE/4; THENCE NORTH 1°11'49" WEST, AND ALONG SAID WEST LINE, FOR A DISTANCE OF 1012.12 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 822,545 SQUARE FEET OR 18.883 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) BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 17;
- (b) BRASS CAP FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 17;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°40'33" EAST.

141ST BIXBY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE AREAS AND STREETS AND HAS DESIGNATED THE SAME AS "PRESLEY HEIGHTS WEST BLOCKS 1-3", 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 WATERLINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS; PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPLACE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA 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

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE WEST AND NORTH PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION AND WITHIN THE RIGHT-OF-WAY OF EAST 141ST STREET SOUTH AS DEDICATED BY THIS PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- 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.

- 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.

- THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH 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. THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

- 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 AND RESERVE AREA WITHIN THE SUBDIVISION AGREE TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND STORM SEWER FACILITIES LOCATED ON THEIR LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SAID MAINS OR FACILITIES, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT 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.
- CREEK COUNTY RURAL WATER DISTRICT NO. 2, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER OF EACH LOT AND RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.
- THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC SANITARY SEWER MAINS AND STORM SEWER FACILITIES, BUT THE OWNER OF EACH LOT AND RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.
- CREEK COUNTY RURAL WATER DISTRICT NO. 2 AND THE CITY OF BIXBY, OR THEIR RESPECTIVE SUCCESSORS, THROUGH THEIR RESPECTIVE PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR 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.
- ALL WATER LINES 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 CREEK COUNTY RURAL WATER DISTRICT NO. 2 IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE, THE OWNER/DEVELOPER SHALL ASSIST CREEK COUNTY RURAL WATER DISTRICT NO. 2 IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

- ALL 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.

- THE FOREGOING COVENANTS CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY CREEK COUNTY RURAL WATER DISTRICT NO. 2 AND THE CITY OF BIXBY, OR THEIR RESPECTIVE SUCCESSORS, AND THE OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND HEREBY.

D. 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 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

- THE OWNER OF THE LOT OR RESERVE AREA 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, CABLE TELEVISION, 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. FENCE AND LANDSCAPE EASEMENTS

- THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND GRANT TO THE HOMEOWNERS' ASSOCIATION THE FENCE AND LANDSCAPE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "F/E" ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND OF THE ASSOCIATION. THE FENCE AND LANDSCAPE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO FENCES, WALLS, IRRIGATION SYSTEMS, LIGHTING, SIGNAGE, AND LANDSCAPING, AND FOR THE MAINTENANCE AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, AND ALONG LOTS IN THE SUBDIVISION WHICH CONTAIN SUCH EASEMENTS. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

G. RESERVE AREAS AND OVERLAND DRAINAGE EASEMENTS

- PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES A ARE DESIGNATED AND CREATED FOR VARIOUS PURPOSES INCLUDING PROVIDING FOR STORMWATER DRAINAGE AND DETENTION, LANDSCAPING, OPEN SPACE, PRIVATE RECREATION, AND OTHER USES AS DETERMINED BY THE OWNER/DEVELOPER AND APPROVED BY THE CITY OF BIXBY, AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

- THE OWNER/DEVELOPER HEREBY ESTABLISHES AND DEDICATES TO THE PUBLIC PERPETUAL AND NON-EXCLUSIVE OVERLAND DRAINAGE EASEMENTS ON, OVER AND ACROSS THOSE AREAS AS DEPICTED AND SO IDENTIFIED ON THE ACCOMPANYING PLAT, INCLUDING, WITHOUT LIMITATION, RESERVE A, 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.
- THE DETENTION AND DRAINAGE FACILITIES CONSTRUCTED IN OVERLAND DRAINAGE 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.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN OVERLAND DRAINAGE EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY ENGINEERING DEPARTMENT.

- RESERVES A AND B, AND THE STORMWATER DRAINAGE AND DETENTION, PRIVATE RECREATIONAL, AND ALL OTHER FACILITIES AND IMPROVEMENTS THEREIN LOCATED, SHALL BE MAINTAINED BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS THE RESERVE AREAS ARE CONVEYED TO THE HOMEOWNERS' ASSOCIATION, WHICH ASSOCIATION SHALL THEREUPON ASSUME MAINTENANCE RESPONSIBILITIES. MAINTENANCE OF THE RESERVE AREAS SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION.

- EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNERS' ASSOCIATION 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 RESERVES A AND B AND FURTHER AGREES THAT NEITHER THE CITY OF BIXBY NOR THE OWNER/DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNERS' ASSOCIATION 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.

SECTION II. - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-21.10 ("PRESLEY HEIGHTS WEST") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-21.10 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON AUGUST 16, 2021, AND APPROVED BY THE BIXBY CITY COUNCIL ON AUGUST 23, 2021, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2361) APPROVED AUGUST 23, 2021, 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 DEVELOPER 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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

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

A. 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-21.10, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-21.10 AS MAY BE SUBSEQUENTLY APPROVED.

B. DEVELOPMENT STANDARDS

THE SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH THE RS-3 ZONING DISTRICT ZONING REGULATIONS AS EXIST IN THE CITY OF BIXBY ZONING CODE AS OF JULY 20, 2021.

C. ADDITIONAL DEVELOPMENT STANDARDS

A SINGLE-STORY DWELLING SHALL HAVE AT LEAST 2,200 SQUARE FEET OF FINISHED HEATED LIVING AREA. IF A DWELLING HAS TWO LEVELS OR STORIES IMMEDIATELY ABOVE AND BELOW EACH OTHER MEASURED VERTICALLY AND ALL SUCH LEVELS OR STORIES ARE ABOVE THE FINISHED EXTERIOR GRADE OF SUCH DWELLING, THEN SUCH DWELLING SHALL HAVE AT LEAST 1,800 SQUARE FEET OF FINISHED HEATED LIVING AREA ON THE FIRST FLOOR OR LEVEL AND SHALL HAVE A TOTAL OF THE VARIOUS LEVELS OR STORIES OF AT LEAST 2,400 SQUARE FEET OF FINISHED HEATED AND LIVING AREA.

THE FIRST STORY EXTERIOR WALLS OF THE DWELLING ERECTED ON ANY LOT SHALL BE 100% BRICK, STONE, OR STUCCO (EXCLUDING WINDOWS AND DOORS). AT THE DISCRETION OF THE ARCHITECTURAL COMMITTEE, THE 100% REQUIRED MASONRY MAY BE WAIVED FOR PORCHES AND PATIOS.

D. 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. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

E. CITY DEPARTMENT REQUIREMENTS

DEVELOPMENT WITHIN THE PUD SHALL COMPLY WITH ALL CITY OF BIXBY STANDARDS AND THE REQUIREMENTS OF ALL CITY DEPARTMENTS.

SECTION III. - PRIVATE USE AND BUILDING RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND FOR THE CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. THEREFORE, THE OWNER/DEVELOPER HEREBY IMPOSES THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, EACH LOT OWNER AND THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. ARCHITECTURAL COMMITTEE-PLAN REVIEW

- AN ARCHITECTURAL COMMITTEE IS HEREBY FORMED AND SHALL APPROVE ALL PLANS FOR ANY STRUCTURE TO BE BUILT ON ANY LOT AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED IN THIS SUBSECTION. THE ARCHITECTURAL COMMITTEE SHALL CONSIST OF NOT LESS THAN ONE (1) NOR MORE THAN THREE (3) MEMBERS TO BE APPOINTED BY OWNER/DEVELOPER UNTIL RESIDENCES HAVE BEEN CONSTRUCTED ON ALL LOTS IN THE SUBDIVISION; AND, THEREAFTER, THE MEMBERS OF THE ARCHITECTURAL COMMITTEE SHALL BE APPOINTED BY THE ASSOCIATION, PROVIDED, HOWEVER, THAT OWNER/DEVELOPER MAY AT ANY TIME, IN ITS SOLE DISCRETION, ASSIGN AND TRANSFER THE RESPONSIBILITY FOR THE APPOINTMENT OF THE ARCHITECTURAL COMMITTEE TO THE ASSOCIATION.

- NO BUILDING, FENCE, WALL, OR FREE STANDING MAILBOX SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN THE SUBDIVISION UNTIL THE PLANS AND SPECIFICATIONS THEREFOR HAVE BEEN APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. FOR EACH BUILDING, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND SHALL INCLUDE A SITE PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS, DRAINAGE AND GRADING PLANS, EXTERIOR MATERIALS, AND COLOR SCHEME. IN THE EVENT THE ARCHITECTURAL COMMITTEE FAILS TO APPROVE OR DISAPPROVE OF SUCH PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN 20 DAYS AFTER SUBMISSION, APPROVAL OF THE ARCHITECTURAL COMMITTEE SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

- THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED IT MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING, STRUCTURE, OR ALTERATION, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED, AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL, OR FAILURE TO APPROVE HEREUNDER AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RECOMMENDATION OF BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR BUILDING CODE COMPLIANCE. THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION.

B. GARAGES

EACH DWELLING SHALL HAVE AN ATTACHED GARAGE PROVIDING SPACE FOR A MINIMUM OF TWO AUTOMOBILES ON EACH LOT. GARAGES SHALL BE ENCLOSED AND CARPORTS ARE PROHIBITED. GLASS IN GARAGE DOORS IS PROHIBITED.

C. FOUNDATIONS

ANY EXPOSED FOUNDATION SHALL BE OF BRICK, STONE, OR STUCCO. NO STEM WALL SHALL BE EXPOSED.

D. SEASONAL DECORATIONS

ALL SEASONAL DECORATIONS SHALL BE REMOVED NO LATER THAN THIRTY (30) CALENDAR DAYS FROM THE DAY OF THE ACTUAL HOLIDAY.

E. GARAGE SALES/YARD SALES

GARAGE SALES/YARD SALES WILL BE ALLOWED TWICE EACH CALENDAR YEAR. THE DATES THEREOF SHALL BE SET BY THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION.

F. WINDOWS

ALUMINUM WINDOWS HAVING A MILL FINISH ARE PROHIBITED.

G. ROOF PITCH

NO DWELLING SHALL HAVE A ROOF PITCH OF LESS THAN 6/12 OVER 75% OF THE HORIZONTAL AREA COVERED BY ROOF AND NO ROOF SHALL HAVE A PITCH OF LESS THAN 3/12.

Conditional Final Plat

BXPUD-21.10

Presley Heights West

Blocks 1-3

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17)
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. - PRIVATE BUILDING AND USE RESTRICTIONS (CONTINUED)

H. ROOFING MATERIALS

ROOFING SHALL BE SELF-SEALING COMPOSITION ROOFING SHINGLES (NOT LESS THAN 230-LB 30 YEAR AND WEATHERED WOOD IN COLOR), PROVIDED HOWEVER, IN THE EVENT THAT SUCH ROOFING SHOULD HEREINAFTER NOT BE REASONABLY AVAILABLE, ALTERNATIVE ROOFING OF COMPARABLE QUALITY SHALL BE PERMITTED UPON THE DETERMINATION OF THE ARCHITECTURAL COMMITTEE THAT THE PROPOSED ALTERNATIVE IS OF COMPARABLE OR BETTER QUALITY AND OF A DESIGN AND COLOR WHICH IS COMPATIBLE WITH THE ROOFING FIRST ABOVE DESCRIBED. SOLAR COLLECTION DEVICES OF ANY KIND ARE PROHIBITED. EXCEPTING SATELLITE DISHES AS PROVIDED ELSEWHERE HEREIN, ROOF-MOUNTED EQUIPMENT INCLUDING BUT NOT LIMITED TO MECHANICAL AND AIR CONDITIONING SYSTEMS, ARE PROHIBITED.

I. ROOFTOP PROTRUSIONS

METAL ROOFTOP PROTRUSIONS ON THE RESIDENCE, SUCH AS VENTS AND HOODS, SHALL BE PAINTED TO MATCH THE ROOF COLOR SELECTIONS (WEATHERED WOOD).

J. ON-SITE CONSTRUCTION

NO EXISTING OR OFF-SITE BUILT STRUCTURE SHALL BE MOVED ONTO OR PLACED ON ANY LOT.

K. OUTBUILDINGS

OUTBUILDINGS ARE PROHIBITED. THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN THE PARTICULAR INSTANCE, UPON WRITTEN REQUEST, THE FOREGOING RESTRICTION.

L. SWIMMING POOLS

ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

M. FENCING

ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF BIXBY ZONING CODE, OR THE MORE RESTRICTIVE REQUIREMENTS PRESENTED HEREIN. INTERIOR FENCING OR WALLS SHALL NOT EXTEND BEYOND THE BUILDING LINES OF THE LOT AND, IF A DWELLING IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, NO FENCE MAY EXTEND BEYOND THE POINT NEAREST THE STREET AT EACH END CORNER OF THE DWELLING. FENCES ON CORNER LOTS SHALL BE SET BACK A MINIMUM OF 7.5 FEET FROM THE SIDE YARD LOT LINE ABUTTING A STREET. ALL FENCING SHALL BE 6' PRIVACY CONSTRUCTED OF STANDARD WOOD, AND CHAIN LINK, BARBED WIRE, MESH, AND OTHER METAL FENCING SHALL BE PROHIBITED. NO FENCE SHALL EXCEED 6 FEET IN HEIGHT. FENCES FACING THE STREET AND INSTALLED IN SIDE YARDS BETWEEN DWELLINGS SHALL BE ALIGNED WITH EXISTING FENCES ON ADJOINING LOTS WHERE POSSIBLE. THE GOOD SIDE OF EVERY FENCE SHALL FACE THE STREET. OTHER TYPES OF FENCING CONSTRUCTED OF WROUGHT IRON, BRICK, OR STONE MAY BE PERMITTED IF PRE-APPROVED BY THE ARCHITECTURAL COMMITTEE.

N. GROUND-MOUNTED SOLAR COLLECTION DEVICES

GROUND-MOUNTED SOLAR COLLECTION DEVICES CONNECTED TO THE ELECTRICAL SYSTEM OF THE HOUSE OR POWER GRID ARE PROHIBITED. SMALL GROUND-MOUNTED SOLAR COLLECTION DEVICES ILLUMINATING LANDSCAPING OR BUILDING EXTERIORS SHALL REQUIRE ARCHITECTURAL COMMITTEE APPROVAL.

O. ANTENNAS

1. EXTERIOR TELEVISION, "CB" RADIO, OR OTHER ANTENNA, INCLUDING SATELLITE DISHES, SHALL BE PROHIBITED WITH THE FOLLOWING EXCEPTION. SMALL SATELLITE DISHES WHICH DO NOT EXCEED 20" IN DIAMETER SHALL BE ALLOWED SO LONG AS THE DISH IS INSTALLED ON THE BACK OF THE DWELLING AND IS NOT VISIBLE FROM ANY STREET WITHIN THE SUBDIVISION.

2. WAIVER: THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN THE PARTICULAR INSTANCE, UPON WRITTEN REQUEST, THE FOREGOING RESTRICTION.

P. LANDSCAPING AND LOT MAINTENANCE

1. EACH LOT OWNER SHALL SOD THE YARD OF A LOT AT THE TIME OF CONSTRUCTION OF A RESIDENCE THEREON. AT THE TIME OF SUCH CONSTRUCTION, THE LOT OWNER SHALL INSTALL A MINIMUM EQUIVALENT WORTH OF \$500.00 OF LANDSCAPING MATERIALS (TREES, SHRUBS, GROUNDCOVER, ETC.) EXCLUSIVE OF SODDING.

2. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION FREE OF RUBBISH, TRASH, AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED, OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.

3. NO LUMBER, METALS, BULK MATERIALS, REFUSE, OR TRASH SHALL BE KEPT, STORED, OR ALLOWED TO ACCUMULATE ON ANY LOT OR RESERVE AREA, EXCEPT THAT BUILDING MATERIALS MAY BE STORED ON A LOT DURING THE COURSE OF CONSTRUCTION OF ANY APPROVED STRUCTURE. IF TRASH OR OTHER REFUSE IS TO BE DISPOSED OF BY BEING PICKED UP AND CARRIED AWAY ON A REGULAR AND RECURRING BASIS, CONTAINERS MAY BE PLACED IN THE OPEN ON ANY DAY THAT A PICKUP IS TO BE MADE, AT SUCH PLACE ON THE

LOT SO AS TO PROVIDE ACCESS FOR PICKUP. AT ALL OTHER TIMES, SUCH CONTAINERS SHALL BE STORED IN SUCH A MANNER SO THAT THEY CANNOT BE SEEN FROM ADJACENT AND SURROUNDING PROPERTY. THE ARCHITECTURAL COMMITTEE, IN ITS DISCRETION, MAY ADOPT AND PROMULGATE REASONABLE RULES AND REGULATIONS RELATING TO THE SIZE, SHAPE, COLOR, AND TYPE OF CONTAINERS PERMITTED AND THE MANNER OF STORAGE OF THE SAME.

Q. RECREATIONAL VEHICLES AND BOATS

BOATS, TRAILERS, CAMPERS, MOTOR HOMES, AND SIMILAR RECREATIONAL VEHICLES AND EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD OF IN EXCESS OF 48 HOURS PER WEEK IF IT IS WITHIN VIEW FROM ADJOINING PROPERTY OWNERS OR THE STREET.

R. INOPERATIVE VEHICLES

NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MAINTENANCE OR REPAIRS TO VEHICLES, BOATS, MOTOR HOMES, OR RECREATIONAL VEHICLES SHALL BE PERFORMED, EXCEPT IN AN ENCLOSED GARAGE.

S. CLOTHESLINES

EXPOSED CLOTHESLINE POLES OR OTHER OUTSIDE DRYING APPARATUS ARE PROHIBITED.

T. TRASH CONTAINERS

TRASH CONTAINERS, EXCEPT DURING PERIODS OF COLLECTION, AND WITHIN TWELVE (12) HOURS OF COLLECTION, SHALL BE STORED OUT OF VIEW FROM ABUTTING STREETS, NO EXPOSED GARBAGE CANS, TRASH CAN, OR ANY TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT.

U. MAILBOXES

AS LONG AS A RURAL TYPE MAILBOX IS IN USE WITHIN THE SUBDIVISION FOR UNITED STATES POSTAL SERVICE, ALL MAILBOX PEDESTALS SHALL CONFORM IN DESIGN TO SPECIFICATIONS FOR THE SUBDIVISION TO BE ESTABLISHED BY THE ARCHITECTURAL COMMITTEE. ALL MAILBOXES SHALL BE POSITIONED SO THAT THE FRONT FACE IS APPROXIMATELY 6 INCHES IN FROM THE BASE OF THE CURB AND 6 FEET FROM THE "INSIDE EDGE" OF THE DRIVEWAY. "INSIDE EDGE" SHALL MEAN THE EDGE OF THE DRIVEWAY WHICH BORDERS THE LARGEST CONTINUOUS LOT AREA. THE TOP OF THE MAILBOX SHALL BE 42 INCHES FROM STREET LEVEL.

V. ANIMALS

NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND MAY BE MAINTAINED, BRED, SOLD, OR KEPT IN THE SUBDIVISION, EXCEPT THAT TWO DOGS, TWO CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT USED FOR COMMERCIAL PURPOSES.

W. NOXIOUS ACTIVITY

NO ACTIVITY OF A NOXIOUS OR OFFENSIVE NATURE SHALL BE CARRIED OUT OR ALLOWED BY ANY RESIDENT FOR ANY PURPOSE UPON ANY LOT, NOR SHALL ANY COMMERCIAL OR TRADE ACTIVITY TAKE PLACE OR BE ALLOWED THEREON THAT MIGHT BE OR MIGHT BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

X. SIGNAGE

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN 6 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD: EXCEPT, HOWEVER, OWNER/DEVELOPER MAY MAINTAIN SIGNS OF ANY SIZE ON RESERVE AREAS AND ON LOTS OWNED BY IT SO LONG AS IT OWNS A LOT IN THE SUBDIVISION.

Y. MATERIALS AND STORAGE

NO LOT SHALL BE USED FOR THE STORAGE OF CONSTRUCTION MATERIALS FOR A PERIOD OF GREATER THAN 30 DAYS PRIOR TO THE START OF CONSTRUCTION AND ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 9 MONTHS THEREAFTER. EACH LOT SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION. READY MIX CONCRETE TRUCKS SHALL WASH OUT ONLY ON THE PROPERTY ON WHICH THE CONCRETE IS BEING DELIVERED OR SUCH OTHER AREA AS MAY BE DESIGNATED BY THE OWNER/DEVELOPER. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ASSURING THAT CONCRETE DELIVERED TO THEIR LOT STAYS ON THEIR LOT AND SHALL BE RESPONSIBLE FOR CLEANUP IF CONCRETE DELIVERED TO A LOT IS SPILLED OR WASHED ONTO STREETS OR OTHER LOTS.

Z. TEMPORARY TRASH RECEPTACLE

A TEMPORARY TRASH RECEPTACLE IS REQUIRED ON EACH LOT DURING THE CONSTRUCTION OF ANY DWELLING IN THE SUBDIVISION. THE TEMPORARY TRASH RECEPTACLE SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL BE EMPTIED ON A REGULAR BASIS OR AS NEEDED.

AA. BASKETBALL GOAL

NO BASKETBALL GOAL OR STRUCTURES ARE ALLOWED IN THE STREET RIGHTS OF WAY.

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 "PRESLEY HEIGHTS BLOCKS 1-5", PLAT NO. 6831 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA, "PRESLEY HEIGHTS BLOCKS 6-10", PLAT NO. 6986 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA, "PRESLEY HEIGHTS WEST BLOCKS 1-3", 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, FENCE AND LANDSCAPE EASEMENTS, 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 "PRESLEY HEIGHTS BLOCKS 1-5," "PRESLEY HEIGHTS BLOCKS 6-10", 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 GRANTEES, 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. PUD RESTRICTIONS RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-21.10 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-21.10 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS WITHIN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS 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 PRESLEY HEIGHTS WEST BLOCKS 1-3 OR ALTERNATIVELY, THE COVENANTS WITHIN SECTION III. 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 JULY 20, 2021.

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

141ST BIXBY, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
MANAGER

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 MIKE WALLACE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF 141ST BIXBY, LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF 141ST BIXBY, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2024

MY COMMISSION EXPIRES

NOTARY PUBLIC



CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "PRESLEY HEIGHTS WEST BLOCKS 1-3", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

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



BY:

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

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

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

03/08/2024

MY COMMISSION EXPIRES

NOTARY PUBLIC





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, August 21, 2023

Name: Courts and Commons, Villages at Scereno

RE: Courts and Commons, Villages at Scereno – Preliminary & Final Plat BXPT-23.11

Location: One-eighth mile north of East 121st Street South and 400 feet west of Memorial Drive, Bixby, Oklahoma (East of the Bridge Church)

STR: Section 35, Township 18N, Range 13E

Applicant: Raj and Josh Ventures, LLC

Site Stats:

Acres: 1.7 +/-	Min. Lot Width: 139.47 Ft.	DU/acre: N/A
Number of Lots: 1 Lot	Number of Blocks: 1 Bk.	Reserve Areas: N/A

Request:

Raj and Josh Ventures, LLC, is requesting Preliminary Plat and Final Plat approval for the Courts and Commons that is located in the Village at Scereno.

Existing Zoning; Use:

Commercial Shopping (CS); BXPUD – 17.04

Abutting Zoning; Use:

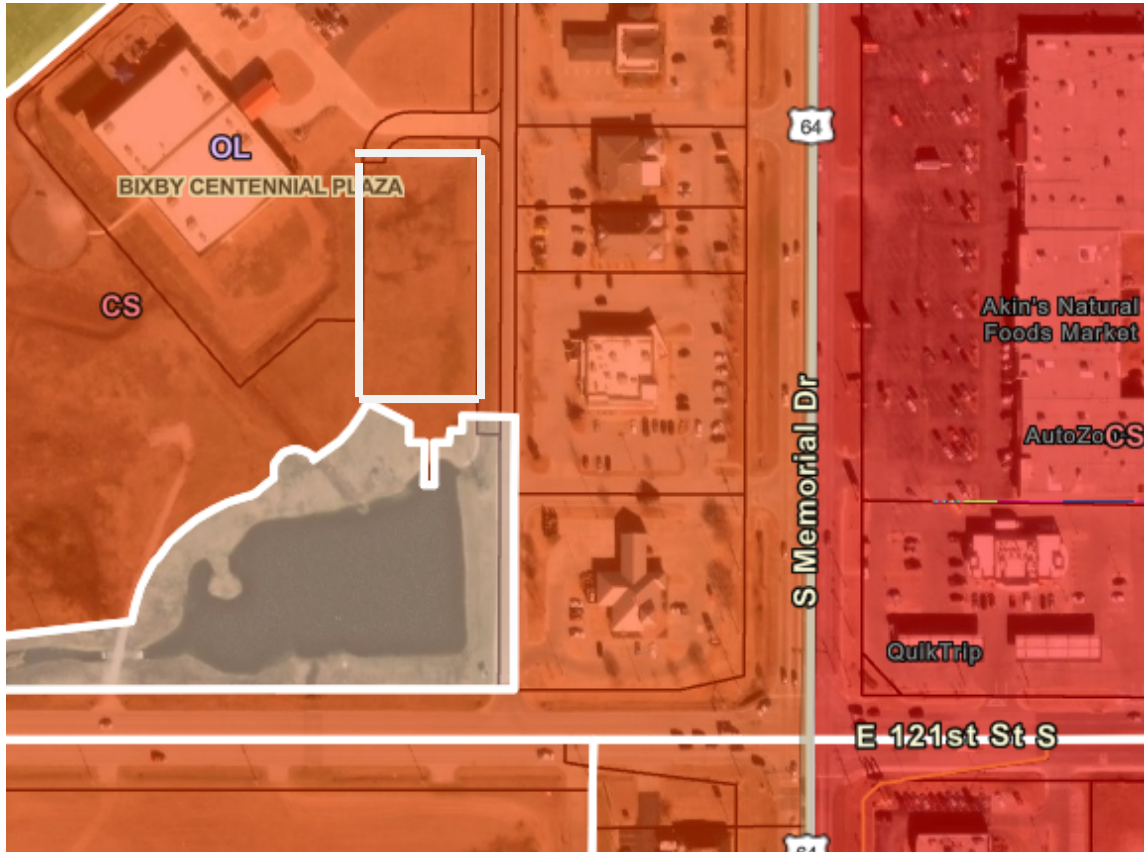
North: (OL) Office Light, (CS) Commercial Shopping; Village at Scereno

East: (CS) Commercial Shopping; Shopping Center

South: (CS) Commercial Shopping; Vacant

West: (OL) Office Light, (CS) Commercial Shopping; The Bridge Church; Vacant

Figure 1: City of Bixby Zoning Map



Staff Review

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

Utilities/Site Area: There is an existing 6" waterline that runs North and South that crosses East 119th Street South. The Developer will have to extend the line to the south to provide water service to the site. There is also a 12" water line that runs North and South along the rear of the properties that face Memorial Drive.

Planning Review Comments:

- Provide ground elevations on property on or at 2' contours internal
- Include existing finish contours in 1' intervals
- List all phases represented if a phased development
- Name, location, and width of the street adjacent to the property
- Include site triangle for all corner

- Indicated source of water distribution
- Proposed yard setback lines
- All phases represented a phased development

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

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

Staff Comments:

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

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary and Final Plat by JC Engineering, PC
Exhibit B: Final Plat with Deed of Dedication by JC Engineering, PC

COURTS AND COMMONS

at Village of Scereno

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA BEING A PART OF LOTS TWO (2), FOUR (4) AND TEN (10), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, FILED AS PLAT NO. 6107; AND A PART OF LOT LOT ONE (1), BLOCK ONE (1), THE BRIDGE AT VILLAGE OF SCERENO, FILED AS PLAT NO. 7052

OWNER/DEVELOPER

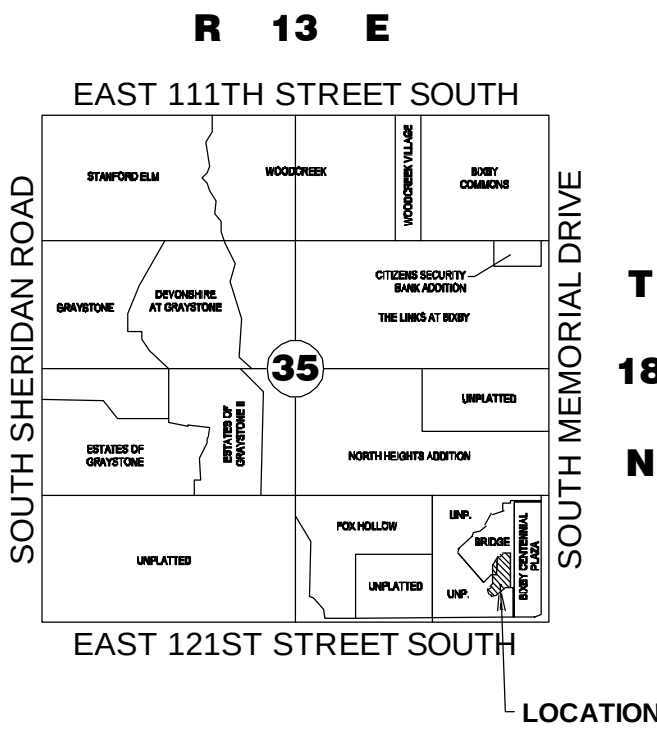
RAJ AND JOSH VENTURES LLC
8311 E. 111th St., Ste. N
Bixby, OK 74008
PHONE: (918) 269-9118
joshmjuarez@gmail.com

ENGINEER

JC ENGINEERING, PC
10035 N. 177th E. Ave.
Owasso, OK 74055-7841
PHONE: (918) 798-5979
Oklahoma CA #6251
Expires June 30, 2024
joe@jc-engineering.com

SURVEYOR

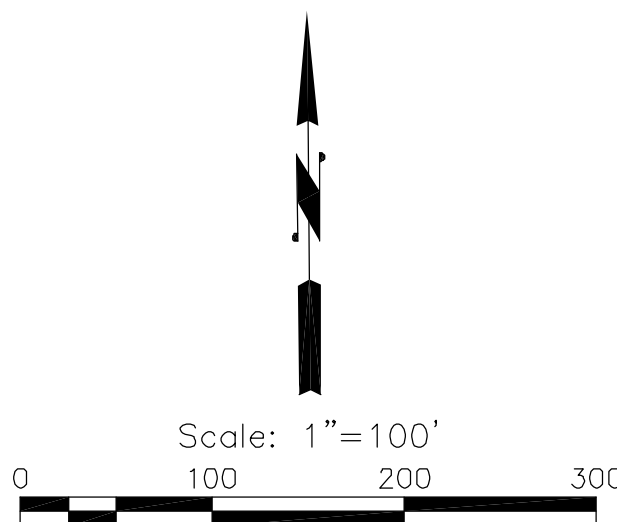
WALLACE DESIGN COLLECTIVE, PC
123 N. MARTIN LUTHER KING JR. BLVD
Tulsa, OK 74103
PHONE: (918) 806-7453
Oklahoma CA #1460
Expires June 30, 2025
cliff.bennett@wallace.design



Location Map
SCALE: 1"=200'

Subdivision Statistics

SUBDIVISION CONTAINS ONE (1) LOT
IN ONE (1) BLOCK AND ONE (1) RESERVE AREA
GROSS SUBDIVISION AREA: 73,519 SF OR 1.6878 ACRES



COUNTY TREASURER STAMP

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2023.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby on _____, 2023.

MAYOR - VICE MAYOR

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

CITY MANAGER - CITY CLERK

COURTS AND COMMONS
AT VILLAGE OF SCERENO
SHEET 1 OF 2

Date of Preparation: July 5, 2023

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

MONUMENTATION

IPF • DENOTES A FOUND 3/8" IRON PIN WITH CAP "FRITZ CA5848"
IPS • DENOTES A SET 3/8" IRON PIN WITH CAP "CA4502"

Curve Table from Plat 7052

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	47.12'	30.00'	90°00'00.00"
C2	31.42'	20.00'	90°00'00.81"
C3	31.42'	20.00'	89°59'59.19"
C4	31.42'	20.00'	90°00'00.00"
C5	31.42'	20.00'	90°00'00.00"
C6	87.96'	56.00'	89°59'59.14"

Line Table from Plat 7052

LINE	BEARING	DISTANCE
L1	S 01°00'10" E	30.00'
L2	N 88°59'50" E	14.67'
L3	S 88°59'50" W	14.67'
L4	N 88°59'49" E	89.00'
L5	N 01°00'11" W	275.80'
L6	N 01°00'11" W	101.04'
L7	N 88°59'49" E	7.00'
L8	N 01°00'11" W	333.05'
L9	S 01°00'10" E	4.00'

Curve Table this Plat

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C7	25.41'	53.46'	27°13'37"
C8	26.64'	30.00'	50°52'09"
C9	42.32'	30.00'	80°49'55"
C10	47.12'	30.00'	89°59'59"
C11	31.42'	30.00'	60°00'00"
C12	17.67'	30.00'	33°19'16"

Line Table this Plat

LINE	BEARING	DISTANCE
L10	S 79°49'45" W	0.63'
L11	S 28°35'42" E	76.97'
L12	S 01°00'10" E	6.52'
L13	S 88°59'50" W	26.00'
L14	S 88°59'49" W	12.43'
L15	S 88°59'49" W	69.57'
L16	N 88°59'49" E	46.62'
L17	N 48°49'00" E	133.86'
L18	N 79°49'45" E	46.24'
L19	S 10°10'15" E	10.00'
L20	S 88°59'50" W	7.55'

LEGEND

B/L - BUILDING SETBACK LINE
MA/E - MUTUAL ACCESS EASEMENT
OD/E - OVERLAND DRAINAGE EASEMENT
- - - PROPERTY LINE
U/E - UTILITY EASEMENT

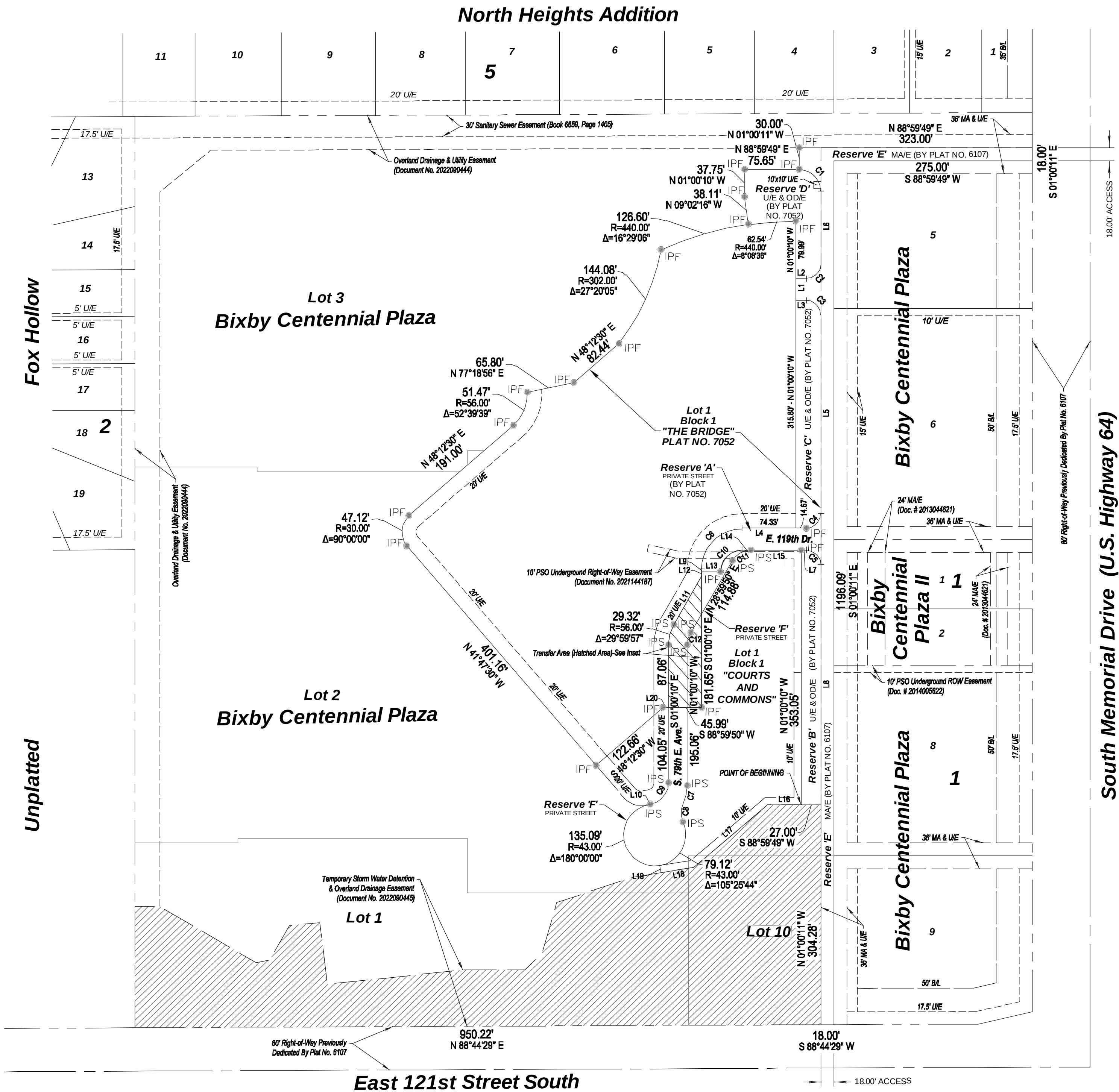
ADDRESS DISCLAIMER NOTE:

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

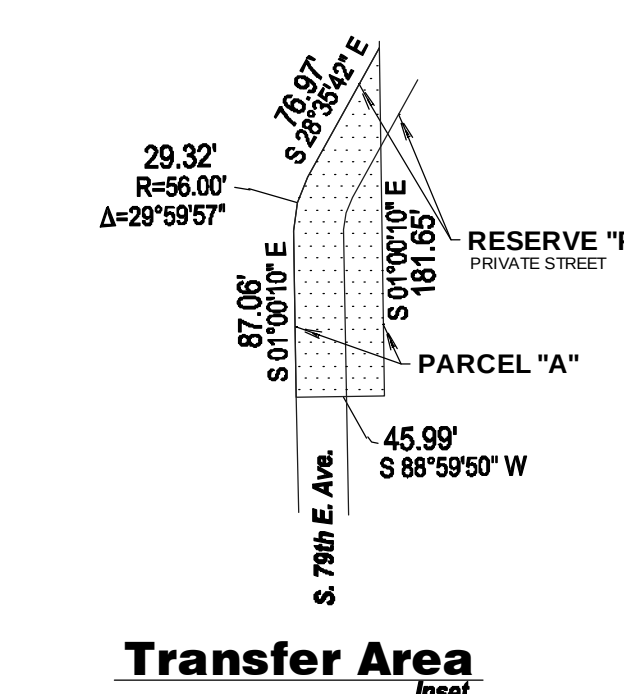


Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.



South Memorial Drive (U.S. Highway 64)



Note
THE TRANSFER AREA IS THE PORTION OF LOT 1, BLOCK 1 "THE BRIDGE" THAT IS BEING DEEDED TO THE OWNER OF LOT 1, BLOCK 1 "COURTS AND COMMONS" BY SEPARATE INSTRUMENT, AND IS PART OF THIS PLAT, CONTAINING 6,504 SQ.FT. (0.1493 AC.), MORE OR LESS.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

COURTS AND COMMONS

KNOW ALL MEN BY THESE PRESENTS:

RAJ AND JOSH VENTURES 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, TO-WIT:

A TRACT OF LAND THAT IS PART OF LOTS TWO (2), FOUR (4) AND TEN (10), BLOCK ONE (1), BIXBY CENTENNIAL PLAZA, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, FILED AS PLAT NO. 6107; AND A PART OF LOT ONE (1), BLOCK ONE (1), THE BRIDGE AT SCERENO, FILED AS PLAT NO. 7052, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RESERVE AREA "B" OF SAID BRIDGE AT SCERENO PLAT; THENCE NORTH 01°00'11" WEST ALONG SAID RESERVE AREA "B" A DISTANCE OF 353.05 FEET; THENCE SOUTH 88°59'49" WEST 69.57 FEET TO A POINT ON THE SOUTH SIDE OF RESERVE AREA "A" OF SAID BRIDGE AT SCERENO PLAT; THENCE CONTINUING SOUTH 88°59'49" WEST 12.43 FEET TO A POINT ON THE SOUTH SIDE OF RESERVE AREA "A"; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND AN ARC LENGTH OF 47.13 FEET; THENCE SOUTH 88°59'50" WEST ALONG THE SOUTH LINE OF SAID RESERVE AREA "A" A DISTANCE OF 26.00 FEET; THENCE SOUTH 01°00'11" EAST A DISTANCE OF 6.52 FEET TO A POINT ON THE EASTERLY SIDE OF SAID LOT 1, BRIDGE AT SCERENO PLAT; THENCE SOUTH 28°35'42" EAST A DISTANCE OF 76.97 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET AND AN ARC LENGTH OF 29.32 FEET; THENCE SOUTH 01°00'10" EAST A DISTANCE OF 87.06 FEET TO A POINT ON THE SOUTHERLY SIDE OF SAID LOT 1, BRIDGE AT SCERENO PLAT; THENCE CONTINUING SOUTH 01°00'10" EAST A DISTANCE OF 104.05 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND AN ARC LENGTH OF 42.32 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 43.00 FEET, AND AN ARC LENGTH OF 135.09 FEET; THENCE SOUTH 10°10'15" EAST A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY SIDE OF A TEMPORARY STORM WATER DETENTION & OVERLAND DRAINAGE EASEMENT (ODIE); THENCE NORTH 79°49'45" EAST A DISTANCE OF 45.24 FEET ALONG THE NORTHERLY SIDE OF SAID ODIE TO A POINT; THENCE NORTH 48°49'00" EAST A DISTANCE OF 133.86 FEET ALONG THE NORTHERLY SIDE OF SAID ODIE TO A POINT; THENCE NORTH 88°59'49" EAST A DISTANCE OF 46.62 FEET ALONG THE NORTHERLY SIDE OF SAID ODIE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 73.519 SQUARE FEET OR 1.6878 ACRES.

BASIS FOR BEARINGS ARE PER THE RECORDED PLAT "THE BRIDGE AT SCERENO", PLAT NO. 7052.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT, 1 BLOCK, AND 1 RESERVE AREA, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "COURTS AND COMMONS", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND RIGHTS-OF-WAY

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT (COURTS AND COMMONS) FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING WATER LINES, SANITARY SEWER, TELEPHONE LINES, CABLE TELEVISION, ELECTRIC POWER LINES AND TRANSFORMERS, AND GAS LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND ANY OTHER APPURTENANCES THERETO, WITH RIGHT OF INGRESS AND EGRESS TO THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID; PROVIDED, HOWEVER THAT THE OWNER/DEVELOPER HEREBY RESERVES TO ITSELF, AND TO ITS ASSIGNS, THE RIGHT TO USE OR DELEGATE TO OTHERS THE RIGHT TO USE THE DESIGNATED EASEMENTS TO PROVIDE ANY OF THE SERVICES SET FORTH HEREIN, INCLUDING, BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICE TO THE AREA INCLUDED WITHIN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA AND THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ATTACHED PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF THE EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED; PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT UTILITY EASEMENTS, DRIVES, PARKING AREAS, CURBING, AND LANDSCAPING THAT DOES NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

- A. ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE

1. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE MAY NOT BE LOCATED WITHIN THE SUBDIVISION. ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENTS.

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

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES, THROUGH IT'S AUTHORIZED AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE SUBDIVISION, INCLUDING EASEMENTS DEPICTED WITHIN RESERVE AREAS 'A', 'B', 'C', 'D' AND 'E', OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT.

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

5. THE FOREGOING COVENANT'S CONCERNING UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- B. WATER AND SANITARY SEWER SERVICE

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

2. WITHIN UTILITY EASEMENTS DEPICTED ON THE ATTACHED PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON COMPLETION OF A PUBLIC WATER MAIN AND SANITARY SEWER OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN AND SANITARY SEWER SHALL BE PROHIBITED.

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

4. THE CITY, OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ATTACHED PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE WATER AND SANITARY SEWER FACILITIES OWNED BY IT.

5. WHERE PUBLIC WATER LINES AND SANITARY SEWER MAINS ARE LOCATED UNDER PAVEMENT, THE CITY OF BIXBY SHALL HAVE THE RIGHT TO REMOVE SAID PAVEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE WATER AND SANITARY SEWER FACILITIES, PROVIDED, HOWEVER, THE CITY OF BIXBY SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES. ANY COSTS ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF SAID PAVEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

6. THE FOREGOING COVENANTS CONCERNING THE WATER LINE AND SANITARY SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- C. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF BIXBY OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS AND MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF BIXBY.

3. OVERLAND DRAINAGE EASEMENT AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (SEE SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE PROPERTY OWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE OVERLAND DRAINAGE EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

a. THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

b. THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF BIXBY OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION AND THE COST THEREOF SHALL BE PAID BY THE PROPERTY OWNERS' ASSOCIATION. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE PROPERTY. SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY.

- D. SURFACE DRAINAGE

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

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SANITARY, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- F. RESERVE AREA 'F' (PRIVATE STREET)

RESERVE AREA 'F' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS IN THE VILLAGE OF SCERENO.

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

THIS AREA IS ALSO RESERVED FOR CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSE OF THE ADMINISTRATION AND MAINTENANCE AS SET FORTH WITHIN SECTION IV THEREOF.
- G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO VILLAGE OF SCERENO WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF BIXBY.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, VILLAGE OF SCERENO WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS BXPUD-17.04 VILLAGE) AS PROVIDED WITHIN THE PROVISIONS OF THE BIXBY ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS, AND

WHEREAS, BXPUD-17.04 VILLAGE WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON MAY 15, 2017 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, STATE OF OKLAHOMA, ON JUNE 26, 2017, THE IMPLEMENTING ORDINANCE NO. 2221 BEING ADOPTED AND PUBLISHED ON JUNE 26, 2017, AND

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

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

SECTION III. ARCHITECTURAL REVIEW COMMITTEE

1. THE OWNER/DEVELOPER OF COURTS AND COMMONS AT THE VILLAGE OF SCERENO SHALL BE A MEMBER OF THE ARCHITECTURAL COMMITTEE ESTABLISHED BY THE PLAT OF THE BRIDGE AT VILLAGE OF SCERENO, AND SHALL HAVE ALL THE POWERS AND DUTIES AS A VOTING MEMBER ESTABLISHED THEREIN.

SECTION IV. PROPERTY OWNERS' ASSOCIATION

- A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER/DEVELOPER OF THE BRIDGE AT VILLAGE OF SCERENO FORMED A PROPERTY OWNERS' ASSOCIATION WHICH IS THE PRINCIPLE PROPERTY OWNERS' ASSOCIATION AFFECTING AND INCLUDING EACH OWNER OF A LOT OF RECORD WITHIN THE SUBDIVISION.
- B. MEMBERSHIP

ANY OWNER OF A LOT IN VILLAGE OF SCERENO SHALL AUTOMATICALLY BECOME A MEMBER OF THE PROPERTY OWNERS' ASSOCIATION. MEMBERSHIP OF THE PROPERTY OWNERS' ASSOCIATION SHALL BE LIMITED TO THE RECORD OWNER, WHETHER ONE OR MORE PERSONS OR ENTITIES, OF A FEE SIMPLE TITLE TO A LOT SITUATED WITHIN VILLAGE OF SCERENO. THE FOREGOING IS NOT INTENDED TO INCLUDE PERSONS OR ENTITIES THAT HOLD AN INTEREST MERELY AS SECURITY FOR THE PERFORMANCE OF AN OBLIGATION, OTHER THAN CONTRACT SELLERS.
- C. ASSESSMENT

EACH RECORD OWNER OF A LOT WITHIN VILLAGE OF SCERENO SHALL BE SUBJECT TO ASSESSMENT BY THE VILLAGE OF SCERENO PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF COMMON AREAS OF THE VILLAGE OF SCERENO SUBDIVISION, WHICH SHALL INCLUDE RESERVE AREA 'F'.
- SECTION V. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY
- A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND RIGHTS-OF-WAY, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN VILLAGE OF SCERENO AND THE CITY OF BIXBY AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN VILLAGE OF SCERENO SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, ANY OWNER OF A LOT OR A PROPERTY OWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A PROPERTY OWNERS' ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

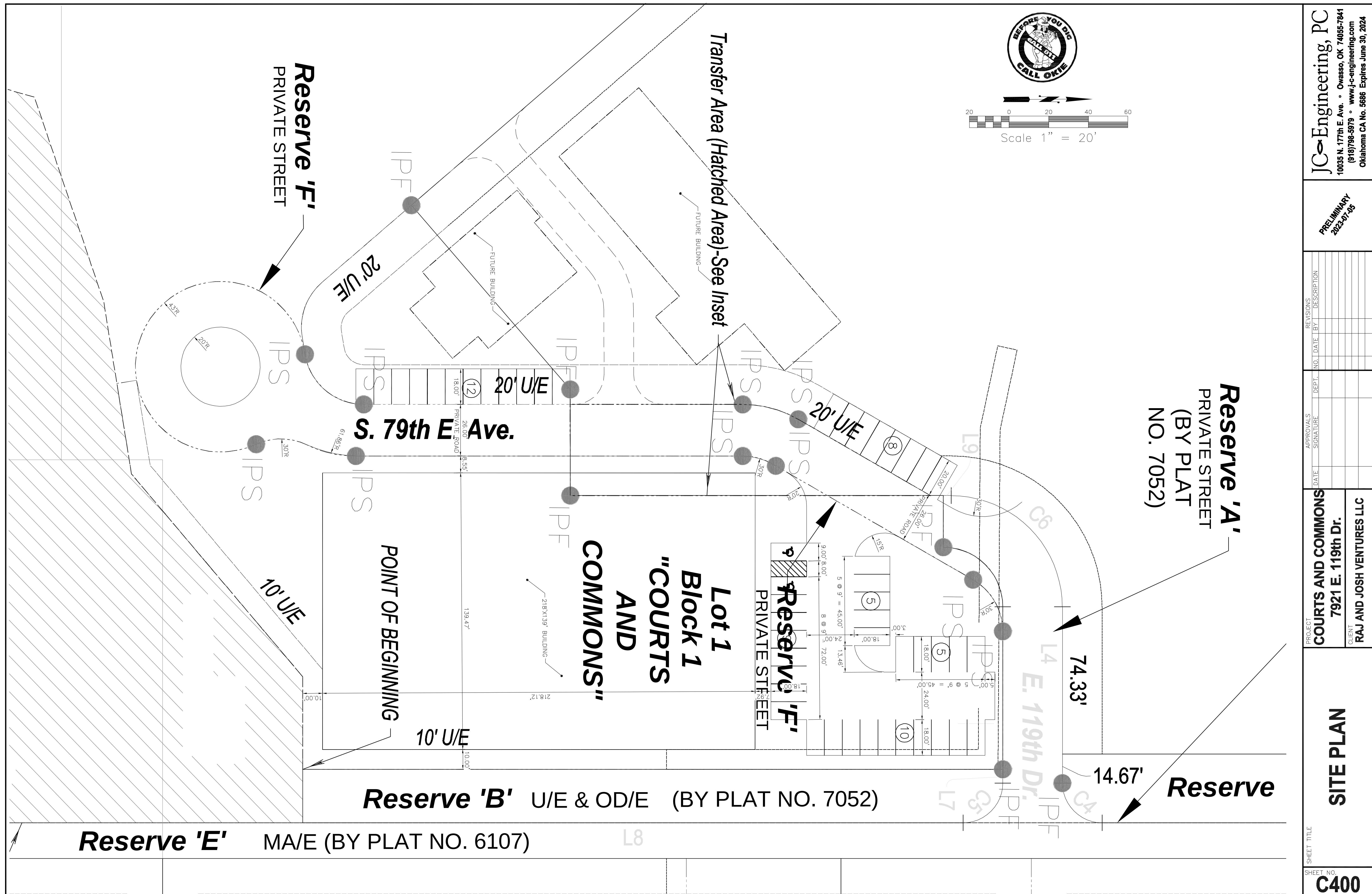
THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND RIGHTS-OF-WAY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH APPROVAL BY THE CITY OF BIXBY PLANNING COMMISSION AND BIXBY CITY COUNCIL. THE COVENANTS WITHIN SECTION III. ARCHITECTURAL REVIEW COMMITTEE AND SECTION IV. PROPERTY OWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME BY AGREEMENT OF THE LOT OWNERS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- IN WITNESS WHEREOF:
- RAJ AND JOSH VENTURES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.
- RAJ AND JOSH VENTURES LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
- BY: _____
JOSH JUAREZ, MEMBER
- STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)
- BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED JOSH JUAREZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MEMBER, THAT HE EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.
- MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:
- CERTIFICATE OF SURVEY
- I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #1460, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "COURTS AND COMMONS AT VILLAGE OF SCERENO", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- CLIFF BENNETT
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815
- STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)
- BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ TH DAY OF _____, 2023, PERSONALLY APPEARED CLIFF BENNETT TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA PROFESSIONAL CORPORATION, FOR THE USES AND PURPOSE THEREIN SET FORTH.
- MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:
- COURTS AND COMMONS
AT VILLAGE OF SCERENO
SHEET 2 OF 2
Date of Preparation: July 5, 2023
- Page 42 of 98





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, August 21, 2023
RE: Tangelo Orthodontics
Location: 12265 South Memorial Drive, Bixby, Oklahoma
STR: Section 1, Township 17N, Range 13E
Applicant: Brad McMains

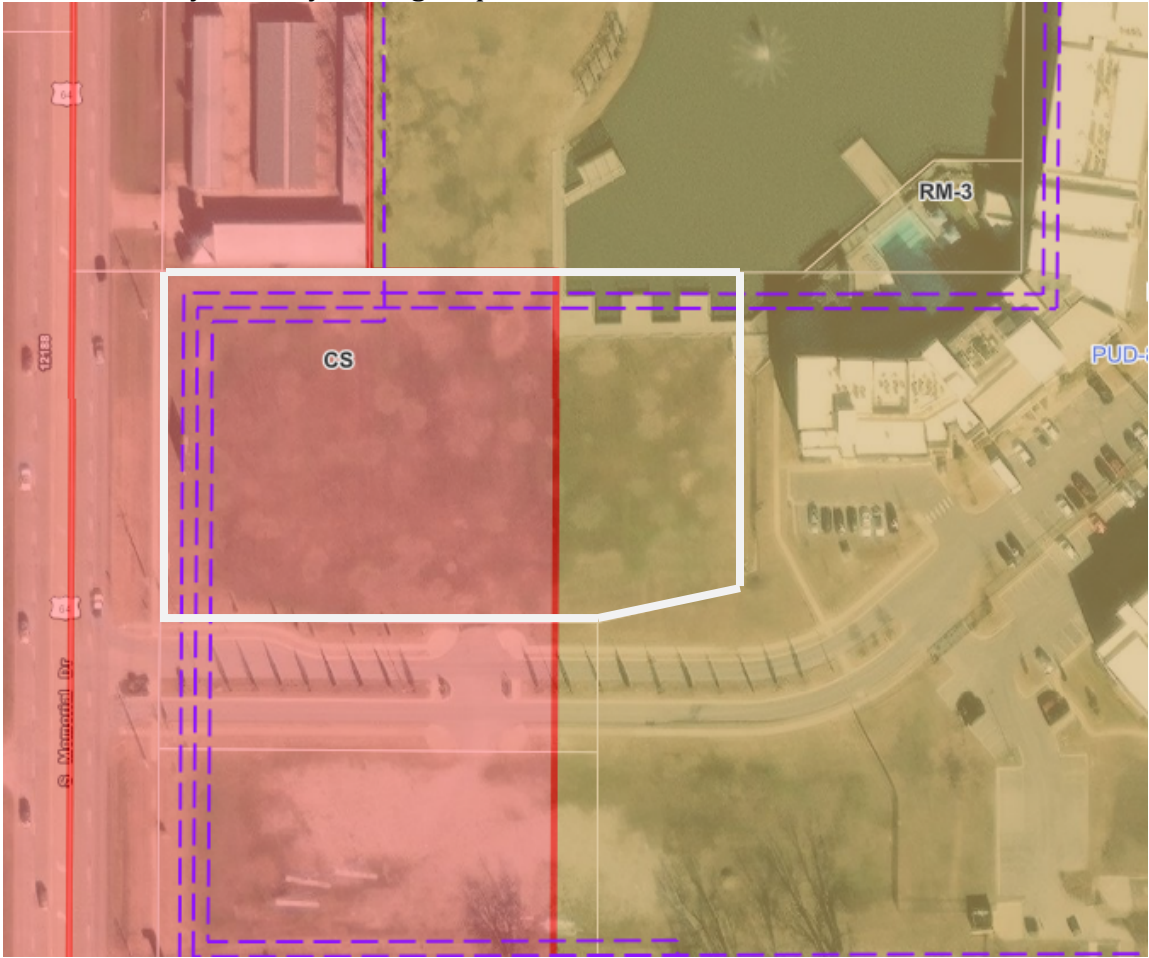
Request: The applicant requests approval of Site Plan BXSP-23.10 for an orthodontics office. The site is located at 12265 South Memorial Drive, Bixby, Oklahoma. The land is platted as Lot 1, Block 1, Residences at Boardwalk.

Staff Review: The applicant is proposing to construct a doctor's office facility. The property is zoned Commercial Shopping (CG) with BXPUD – 81. 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 81. All lighting and landscape shall be by zoning regulations.

Existing Zoning; Use: The development Area is currently zoned “CS” (Commercial Shopping) together with BXPUD 81.

Proposed Use: Doctor’s Office – Use Unit 12, Offices and Studios

Exhibit A: City of Bixby Zoning Map



Staff Comments: Planning Staff comments are as follows:



- All landscaping shall be in accordance with the City of Bixby standards
- All lighting shall be in accordance with the City of Bixby standards
- Remove the access point to the west
- Provide building elevation material
- Dumpster shall be enclosed with 95% opacity material
- Egress point to the north of the site shall be a right turn only

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.

Tangelo Orthodontics

12265 S. Memorial
Bixby, OK 74008

Architectural Design:

Inventure

Inventure
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Tulsa, OK 74120

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Mark Seibold

MEP Design:



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Nicole Watts



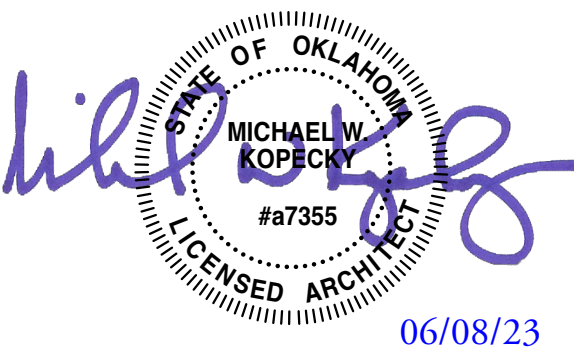
PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

#	date	issue name
01	7/12/23	Permit Set



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PROJECT NUMBER

23.006.00

DRAWING NAME

COVER SHEET

DRAWING NUMBER

G.000

Demolition Notes:

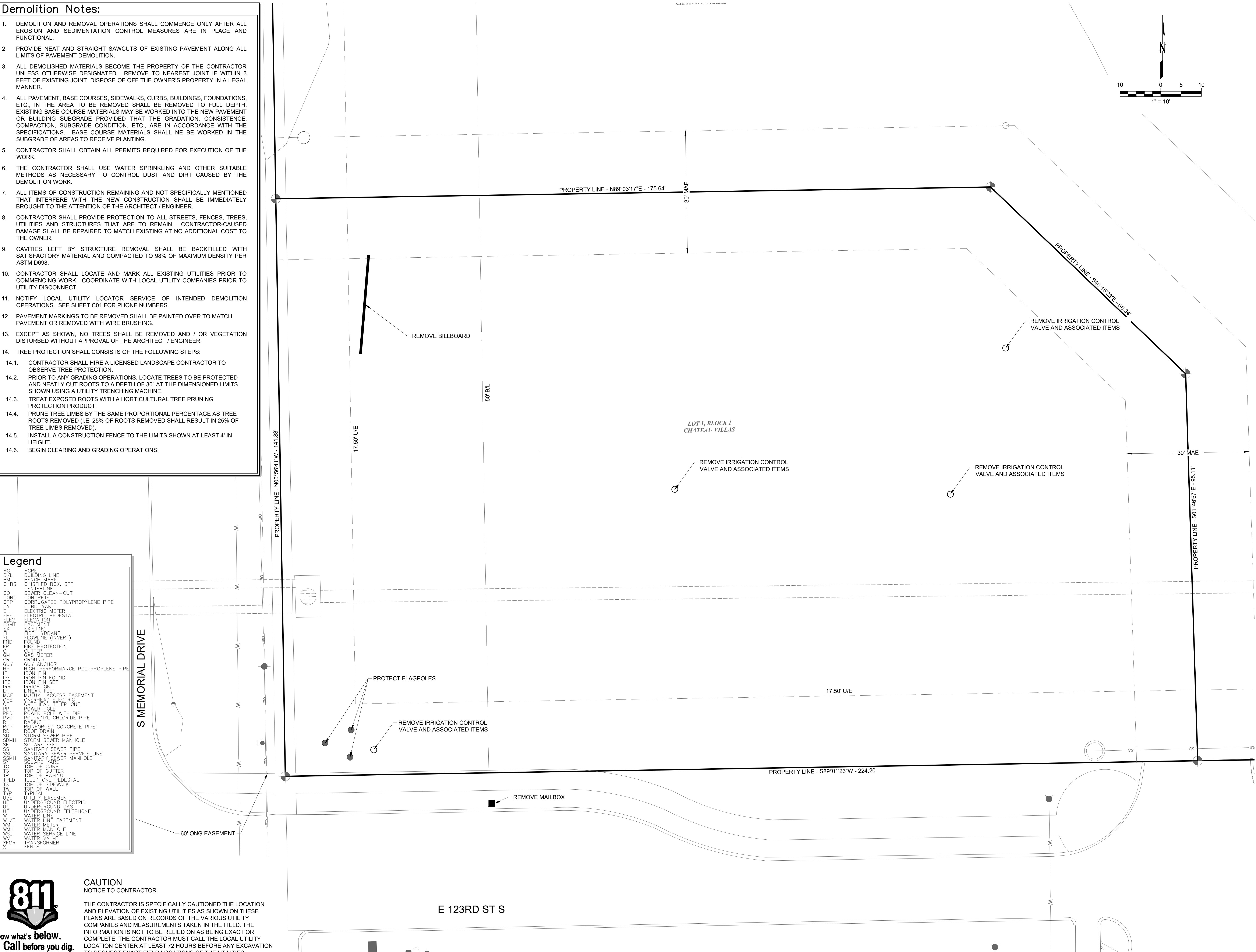
- DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
- PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
- ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. REMOVE TO NEAREST JOINT IF WITHIN 3 FEET OF EXISTING JOINT. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCE, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NE BE WORKED IN THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
- ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER.
- CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698.
- CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT.
- NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS. SEE SHEET C01 FOR PHONE NUMBERS.
- PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.
- EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND / OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT / ENGINEER.
- TREE PROTECTION SHALL CONSISTS OF THE FOLLOWING STEPS:
 - CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OBSERVE TREE PROTECTION.
 - PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
 - TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
 - PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E. 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
 - INSTALL A CONSTRUCTION FENCE TO THE LIMITS SHOWN AT LEAST 4' IN HEIGHT.
 - BEGIN CLEARING AND GRADING OPERATIONS.

Legend

- AC ACRE
B/L BUILDING LINE
BM BENCH MARK
CHBS CHISELED BOX, SET
CL CENTERLINE
CO SEWER CLEAN-OUT
CONC CONCRETE
COP CORRUGATED POLYPROPYLENE PIPE
CY CUBIC YARD
EY ELECTRIC YARD
EPED ELECTRIC PEDESTAL
ELEV ELEVATION
ESMT EASEMENT
EX EXISTING
FH FIRE HYDRANT
FL FLOWLINE (INVERT)
FND FOUND
FP FIRE PROTECTION
GUTTER
GM GAS METER
GR GROUND
GUY GUY ANCHOR
HP HIGH-PERFORMANCE POLYPROPYLENE PIPE
IP IRON PIN
IPF IRON PIN FOUND
IPS IRON PIN SET
IRR IRRIGATION
LFE LINEAR FEET
MAE MUTUAL ACCESS EASEMENT
OHE OVERHEAD ELECTRIC
OT OVERHEAD TELEPHONE
PP POWER POLE
PPD POWER POLE WITH DIP
PVC POLYVINYL CHLORIDE PIPE
RADIUS
RCP REINFORCED CONCRETE PIPE
RD ROOF DRAIN
SD STORM SEWER PIPE
SDMH STORM SEWER MANHOLE
SS SQUARE FEET
SSS SANITARY SEWER PIPE
SSSL SANITARY SEWER SERVICE LINE
SSSMH SANITARY SEWER MANHOLE
SY SQUARE YARD
TC TOP OF CURB
TIG TOP OF GUTTER
TP TOP OF PAVING
TPED TELEPHONE PEDESTAL
TS TOP OF SIDEWALK
TW TOP OF WALL
TYP TYPICAL
UE UTILITY EASEMENT
UE UNDERGROUND ELECTRIC
UG UNDERGROUND GAS
UT UNDERGROUND TELEPHONE
W WATER LINE
WE WATER LINE EASEMENT
WM WATER METER
WMH WATER MANHOLE
WSL WATER SERVICE LINE
WV WATER VALVE
XFM TRANSFORMER
FENCE

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



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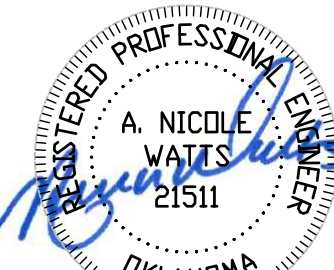
oklahoma ca #1460 exp 6/30/25
PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

#	date	issue name
1	8/9/2023	City Submittal



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PROJECT NUMBER

23.006.00

DRAWING NAME

DEMOLITION PLAN

DRAWING NUMBER

C200

Erosion Control Notes:

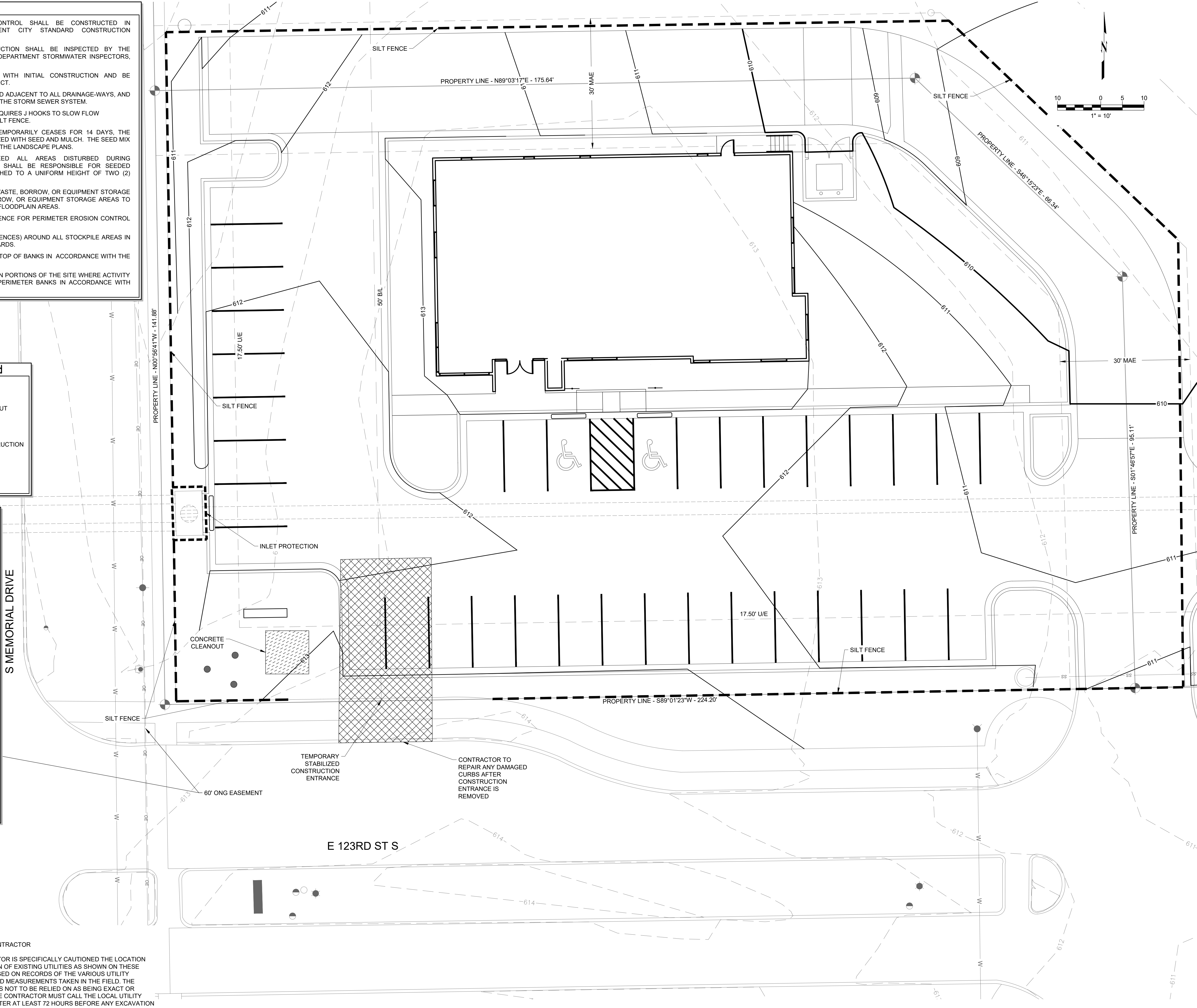
1. ALL GRADING AND EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL EROSION CONTROL CONSTRUCTION SHALL BE INSPECTED BY THE ENGINEERING AND CONSTRUCTION DEPARTMENT STORMWATER INSPECTORS, IN ACCORDANCE WITH CITY POLICY.
3. EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
4. SILT FENCES SHALL BE CONSTRUCTED ADJACENT TO ALL DRAINAGE-WAYS, AND IN ALL AREAS THAT WILL ERODE INTO THE STORM SEWER SYSTEM.
- a. SILT FENCE INSTALL DOWN SLOPE REQUIRES J HOOKS TO SLOW FLOW AND PREVENT UNDERCUTTING OF SILT FENCE.
5. WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS, THE DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH. THE SEED MIX SHALL MATCH THE MIX SPECIFIED ON THE LANDSCAPE PLANS.
6. THE CONTRACTOR SHALL RE-SEED ALL AREAS DISTURBED DURING CONSTRUCTION AND CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED TO A UNIFORM HEIGHT OF TWO (2) INCHES.
7. THERE ARE NO OFFSITE MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS. ALL MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS TO BE PLACED ONSITE AND OUTSIDE OF FLOODPLAIN AREAS.
8. CONTRACTOR SHALL INSTALL SILT FENCE FOR PERIMETER EROSION CONTROL PRIOR TO BEGINNING GRADING.
9. INSTALL SEDIMENT BARRIERS (SILT FENCES) AROUND ALL STOCKPILE AREAS IN ACCORDANCE WITH THE CITY STANDARDS.
10. INSTALL SEDIMENT CONTROL ALONG TOP OF BANKS IN ACCORDANCE WITH THE CITY STANDARDS.
11. INITIATE STABILIZATION MEASURES ON PORTIONS OF THE SITE WHERE ACTIVITY HAS CEASED, ESPECIALLY ON THE PERIMETER BANKS IN ACCORDANCE WITH THE CITY STANDARDS.

Erosion Control Legend

	SILT FENCE (C601/R)
	CONCRETE CLEANOUT (C601/S)
	STABILIZED CONSTRUCTION ENTRANCE (C601/P)
	INLET PROTECTION (C601/Q)

Legend

ACR	ACRE
B/L	BUILDING LINE
BM	BENCH MARK
CHBS	CHISELED BOX, SET
CL	CENTERLINE
CLW	CLEAN-OUT
CONC	CONCRETE
CPP	CORRUGATED POLYPROPYLENE PIPE
CR	CURB YARD
E	ELECTRIC METER
EPED	ELECTRIC FEDESTAL
ELEV	ELEVATION
ES	EASEMENT
EX	EXISTING
EXH	EXH. HYDRANT
FL	FLOWLINE (INVERT)
FND	FUND.
FP	FIRE PROTECTION
GR	GUTTER
GM	GAS METER
GRD	GROUND
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
IR	IRON PIN
PF	IRON PIN FOUND
PS	IRON PIN SET
RR	IRRIGATION
LF	LINEAR FEET
MAE	MAJOR ACCESS EASEMENT
OH	OVERHEAD ELECTRIC
PH	OVERHEAD TELEPHONE
PPW	POWER POLE
PPD	POWER POLE WITH DIP
PVCL	PVC LAY, CHLORIDE PIPE
R	RADIUS
RD	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SD	STORM DRAIN
SDMH	STORM SEWER MANHOLE
SQ	SQUARE FEET
SS	SEWANTARY SEWER PIPE
SSL	SANITARY SEWER SERVICE LINE
SSMH	SEWANTARY MANHOLE
SY	SQUARE YARD
TC	TOP OF CURB
TC	TOP OF GUTTER
TPED	TOP OF FEDESTAL
TP	TOP OF SIDEWALK
TW	TOP OF WALL
TYE	TYPICAL
U/E	UTILITY EASEMENT
UG	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
UL	UNDERGROUND TELEPHONE
W	WATER
W/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
WTR	TRANSFORMER
	FENCE



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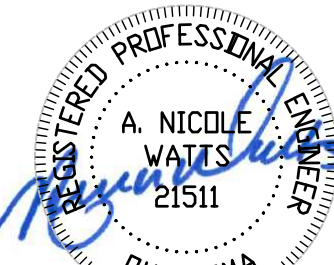
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oklahoma ca #1460 exp 6/30/25

PROJECT NAME



12265 S. Memorial
Bixby OK 74008

[illegible]

08/09/2023

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PROJECT NUMBER _____

23.006.00

DRAWING NAME

EROSION CONTROL PLAN

DRAWING NUMBER

C201



Know what's below.
Call before you dig.

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
2. THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
4. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
5. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
6. COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
7. UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
8. ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
9. HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT 'VAN ACCESSIBLE' BELOW THE SYMBOL. OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
10. THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPLIED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
11. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY AAB ENGINEERING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
13. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND HELD WITH THE CITY CONSTRUCTION DIVISION PRIOR TO THE START OF CONSTRUCTION. ALSO, AN EROSION CONTROL MEETING SHALL BE SCHEDULED AND HELD WITH THE CITY STORMWATER DIVISION PRIOR TO ANY GROUND DISTURBANCE.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
15. VERTICAL DATUM BASED ON GPS DATA (NAVD88)
16. HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
17. FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

Land Area Summary	
NET LAND AREA	30,563.50 SF (0.70 AC)
Site Data	
ZONING	CS
PLANNED UNIT DEVELOPMENT	81
Building Setback	
REQUIRED	50 FT
PROVIDED:	SOUTH MEMORIAL DRIVE 64 FT
Off-Street Parking Requirements	
REQUIRED:	3.4 PER 1000SF OF BUILDING
PROVIDED:	14 PARKING SPACES 36 PARKING SPACES
Handicap Parking Requirements	
REQUIRED:	2 SPACES
PROVIDED:	2 SPACES
Impervious Area	
TOTAL SITE AREA:	30,563.50 SF (0.70 AC)
TOTAL DISTURBED AREA:	30,563.50 SF (0.70 AC)
EXISTING IMPERVIOUS AREA:	397.11 SF
PROPOSED IMPERVIOUS AREA:	24,165.48 SF (0.56 AC)
NET INCREASE:	+ 23,768.37 SF (0.55 AC)

TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), CHATEAU VILLAS, PLAT NO. 6671 AND PART OF RESERVE AREA
"A", 12TH STREET CENTER, PLAT NO. 4728, ADDITIONS TO THE CITY OF BIXBY,
TULSA COUNTY, STATE OF OKLAHOMA
BEING A PART OF THE NW/4 OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH,
RANGE THIRTEEN (13) EAST OF THE
INDIAN BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 1;
THENCE SOUTH 00°58'56" EAST ALONG THE WEST LINE THEREOF 825.02 FEET;
THENCE NORTH 88°39'06" EAST 64.71 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1,
CHATEAU VILLAS AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°39'06" EAST 145.52 FEET;
THENCE NORTH 01°00'04" WEST 200.02 FEET;
THENCE NORTH 88°39'06" EAST 130.01 FEET;
THENCE SOUTH 00°27'52" EAST 121.73 FEET;
THENCE SOUTH 01°46'57" EAST 130.83 FEET;
THENCE NORTH 87°51'05" EAST 128.21 FEET;
THENCE SOUTH 01°20'54" EAST 201.48 FEET;
THENCE SOUTH 89°03'17" WEST 181.63 FEET;
THENCE NORTH 01°46'57" WEST 95.11 FEET;
THENCE NORTH 46°15'23" WEST 66.34 FEET;
THENCE SOUTH 89°03'17" WEST 175.64 FEET;
THENCE NORTH 00°56'41" WEST 107.61 FEET TO THE POINT OF BEGINNING.

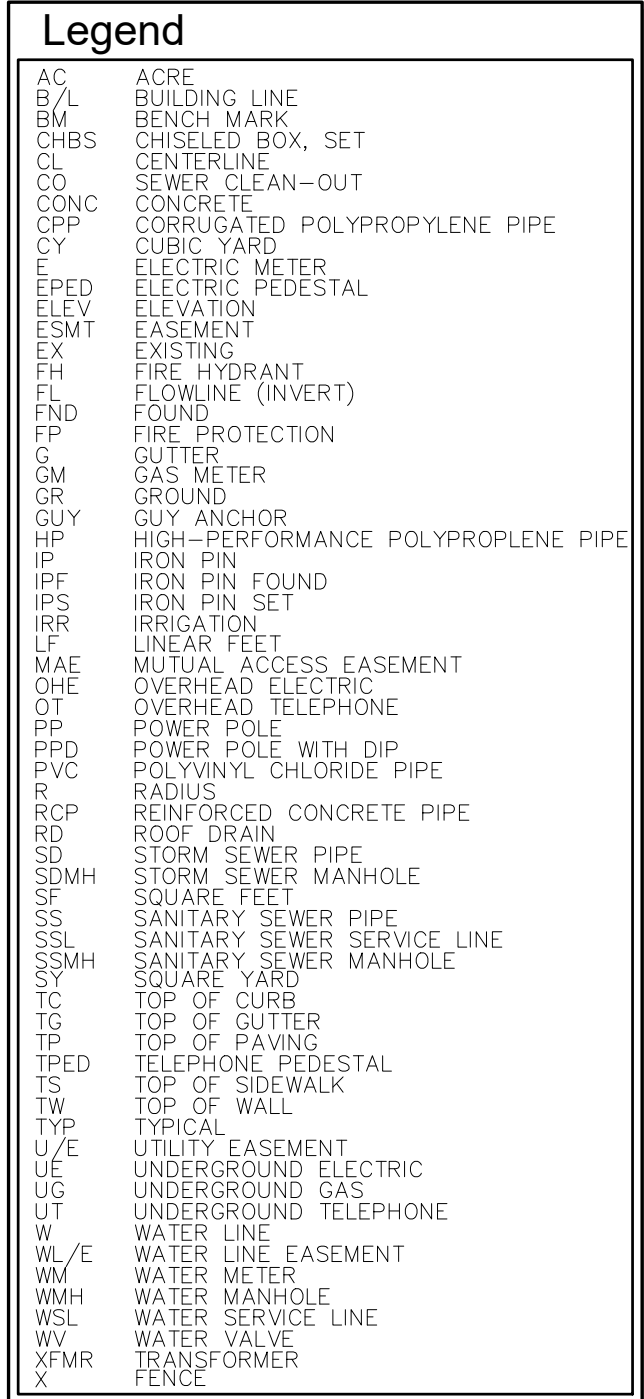
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(N: 365667.624, E: 2594701.503)
ELEVATION = 609.609 (NAVD88)

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ELEVATION = 611.282 (NAVD88)

60D NAIL
(N: 366037.394, E: 2594785.361)
ELEVATION = 609.805 (NAVD88)



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C300

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oklahoma ca #1460 exp 6/30/25

PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

date issue name

1 8/9/2023 City Submittal



08/09/2023

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PROJECT NUMBER

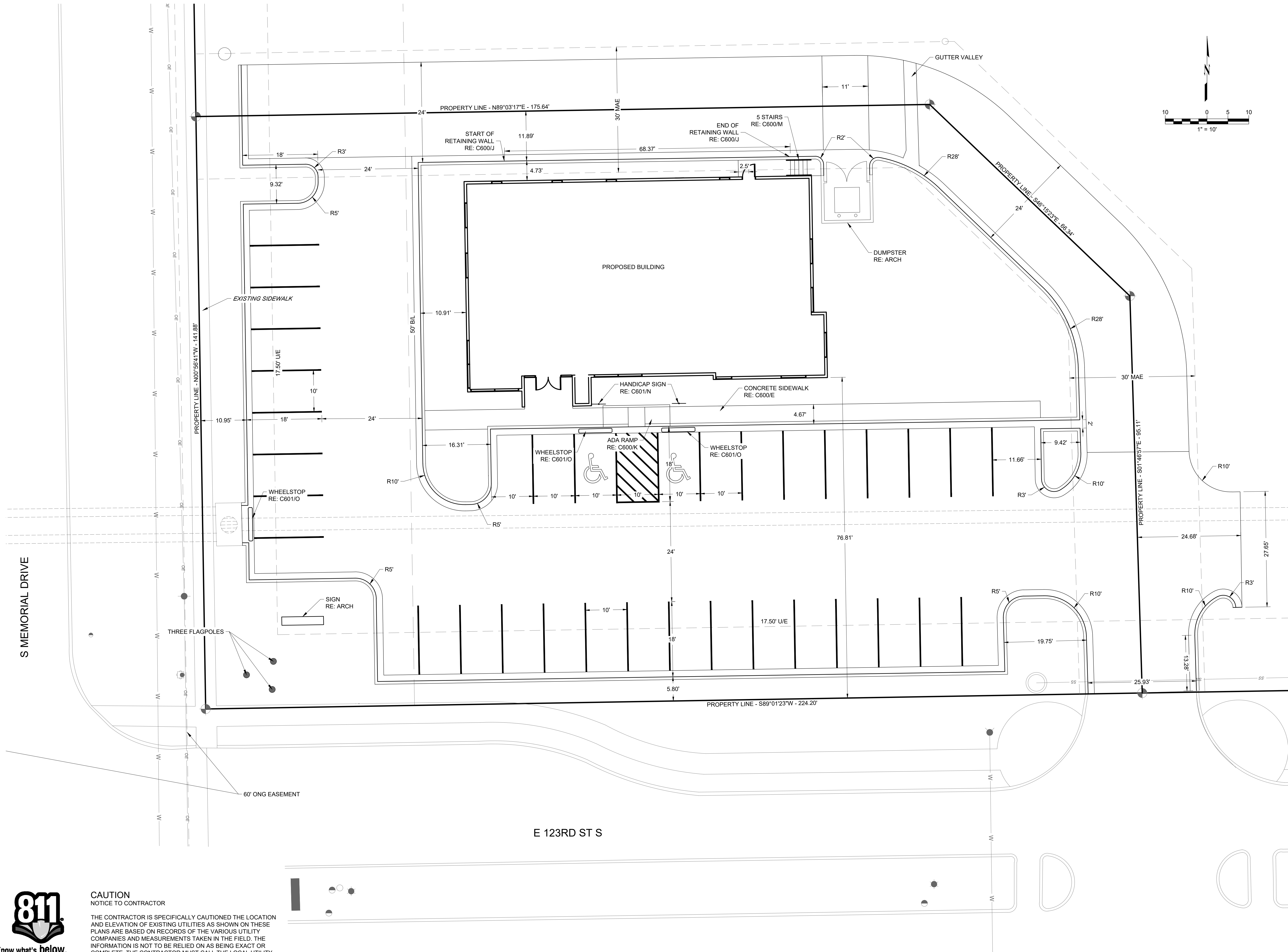
23.006.00

DRAWING NAME

DETAILED SITE PLAN

DRAWING NUMBER

C301



CAUTION
NOTICE TO CONTRACTOR

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Paving Notes

1. THE PAVING CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
2. ALL UTILITY CONSTRUCTION (WATER, SEWER, AND STORM WATER) SHALL BE COMPLETED PRIOR TO SUBGRADE PREPARATION.
3. SUBGRADE SHALL BE FREE OF ALL ORGANIC MATTER, TREATED, AND COMPACTED ACCORDING TO THE PLANS AND SPECIFICATIONS.
4. SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER, OR AS SPECIFIED IN SUBSURFACE GEOTECHNICAL REPORT.
5. PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UNACCEPTABLE SUBGRADE AT ALL UTILITY, CABLE OR CONDUIT CROSSINGS.
6. PAVING CONTRACTOR SHALL INSPECT SUBGRADE PRIOR TO COMMENCING WORK; AND, SHALL REPAIR AREAS WHERE GRADE VARIES MORE THAN 0.1 FEET, WHERE DENSITY IS LESS THAN 95% STANDARD PROCTOR OR WHERE SUBGRADE DRAINAGE IS INADEQUATE, AT THE UNIT PRICE BID FOR FINE GRADING IN THE PROPOSAL. SUBGRADE MODIFICATIONS, WHERE REQUIRED, SHALL NOT COMMENCE UNTIL SUBGRADE REPAIRS HAVE BEEN ACCEPTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
7. SEQUENCE OF CONSTRUCTION FOR STABILIZED SUBGRADES SHALL BE BLUE TOP AND FINE GRADE, LIME OR FLY ASH TREAT AND STABILIZE, AND THEN FINAL FINE GRADING.
8. COMPACTION TESTS SHALL BE TAKEN A MINIMUM OF ONCE EVERY 4,500 SQUARE FEET FOR EACH EIGHT (8) INCH LIFT OF MATERIAL.
9. SUBGRADES SHALL BE PROOFROLLED IF THE STABILITY OF THE MATERIAL IS QUESTIONED. ALSO, THE SUBGRADE EXPOSED AFTER STRIPPING AND COMPLETING ANY CUTS SHALL BE PROOFROLLED ACCORDING TO THE GEOTECHNICAL REPORT.
10. PORTLAND CEMENT CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,500 PSI, A SLUMP OF NOT MORE THAN 3", AND SHALL CONTAIN SIX PERCENT (6%) AIR + OR - 1%.
11. ASPHALTIC CONCRETE SHALL HAVE DENSITY OF NOT LESS THAN 94% AND NOT MORE THAN 96%, AND HAVE STABILITY OF NOT LESS THAN 40%.
12. THE CONTRACTOR SHALL FURNISH THE FOLLOWING TESTING SERVICES BY A REPUTABLE INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER'S REPRESENTATIVE:
 - 12.1 FIELD DENSITY TESTS OF EMBANKMENT, SUBGRADE, OR BASE, AT LOCATIONS SPECIFIED BY THE INSPECTOR.
 - 12.2 PLASTICITY TESTS OF THE SUBGRADE AT LOCATIONS SPECIFIED BY THE ENGINEER.
 - 12.3 MOISTURE DENSITY CURVES FOR MATERIAL TO BE USED FOR EMBANKMENT OR SUBGRADE CONSTRUCTION.
 - 12.4 MIX DESIGNS FOR PORTLAND CEMENT CONCRETE AND ASPHALTIC CONCRETE.
 - 12.5 AGGREGATE GRADATION TESTS.
 - 12.6 STABILITY, DENSITY, BITUMEN CONTENT AND GRADATION TESTS OF ASPHALTIC CONCRETE EVERY 200 TONS OR DAILY WHICHEVER IS LESS.
 - 12.7 COMPRESSION TEST OF CONCRETE CYLINDERS AT SEVEN (7) AND TWENTY-EIGHT (28) DAYS WITH ONE (1) OF EACH TESTS CONDUCTED FOR EVERY 100 CUBIC YARDS PLACED.
 - 12.8 ONE CORE SAMPLE, AT A LOCATION SPECIFIED BY THE INSPECTOR FOR EVERY 8,000 SQUARE FEET OF PAVEMENT.
13. THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER THAT ALL MATERIALS MEET APPLICABLE SPECIFICATIONS. COPIES OF MATERIAL CERTIFICATION SHALL BE FURNISHED TO THE DEVELOPER PRIOR TO INSTALLATION OR INCORPORATION OF MATERIAL IN THE WORK.
14. THE PAVING CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO GRADE AFTER PAVING HAS BEEN COMPLETED.
15. PAVEMENT STRIPING SHALL BE CONTRACTOR GRADE ACRYLIC STRIPING PAINT APPLIED WITH A COMMERCIAL COMPRESSED AIR OR AIRLESS SPRAY STRIPING MACHINE CAPABLE OF APPLYING AN EVEN COATING AT THE MANUFACTURER'S RECOMMENDED THICKNESS IN AN EVEN WIDTH ACROSS THE STRIPE. MARKING PAINT SHALL BE APPLIED STRAIGHT AND EVEN AT A RATE OF ONE(1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR(4) INCH WIDE STRIPES (OR TO MFG. SPECIFICATION). APPLY MARKING PAINT IN DRY WEATHER WHEN PAVEMENT AND ATMOSPHERIC TEMPERATURES ARE FIFTY(50) DEGREES F. OR ABOVE (OR MFG. SPECIFICATION) AND ARE ANTICIPATED TO REMAIN ABOVE FIFTY(50) DEGREES F. FOR FOUR(4) HOURS AFTER COMPLETING APPLICATION.

Hatch Legend

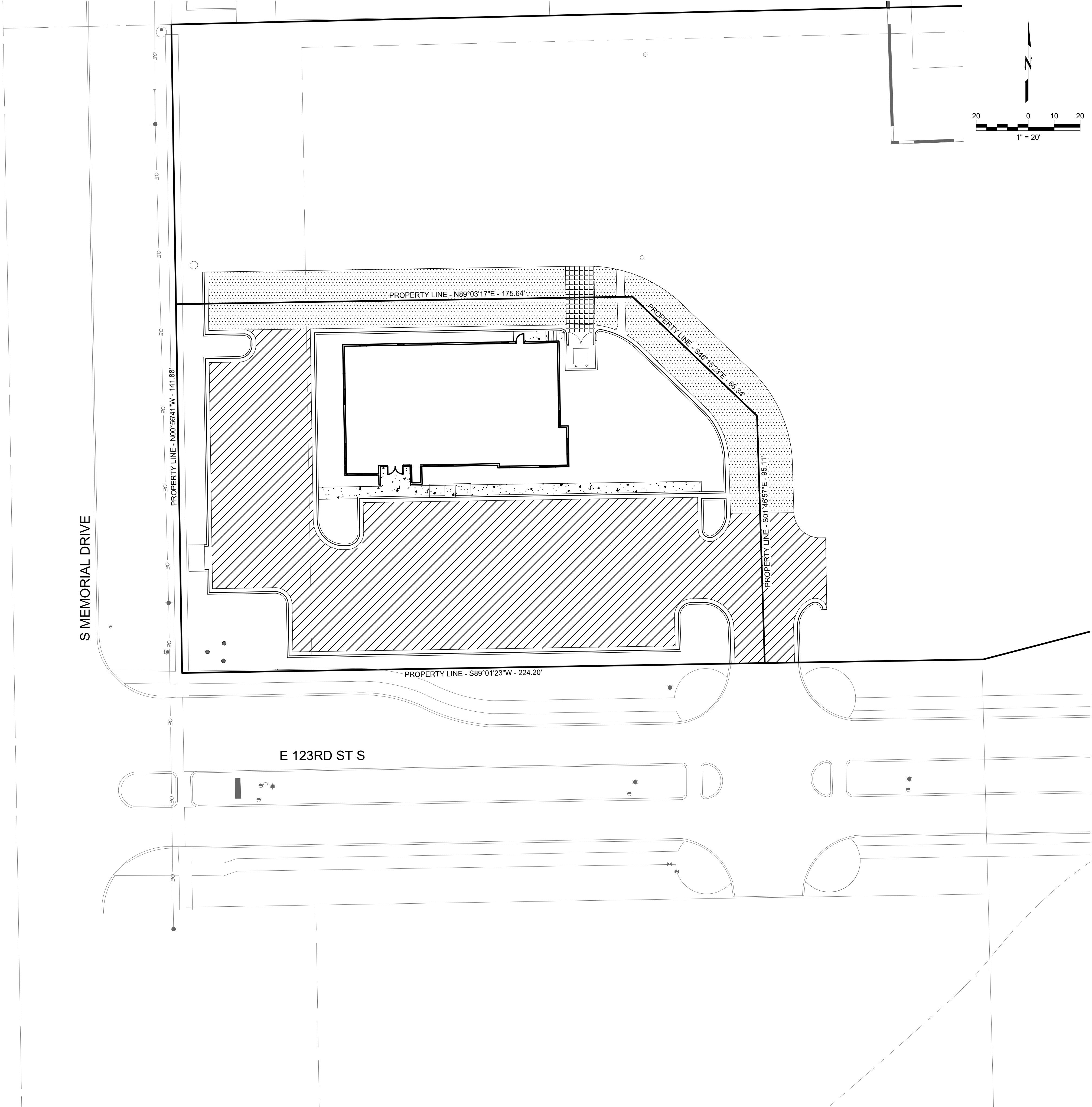
- | | |
|--|------------------------------|
| | CONCRETE SIDEWALK (C600/E) |
| | HEAVY DUTY CONCRETE (C600/C) |
| | CONCRETE PAVEMENT (C600/B) |
| | ASPHALT PAVEMENT (C600/A) |

Legend

- | | |
|------|-------------------------------------|
| AC | ACRE |
| B/L | BUILDING LINE |
| BM | BENCH MARK |
| CHBS | CHISELED BOX, SET |
| CL | CENTERLINE |
| CO | SEWER CLEAN-OUT |
| CONC | CONCRETE |
| CPP | CORRUGATED POLYPROPYLENE PIPE |
| CY | CUBIC YARD |
| EL | ELECTRIC METER |
| EPE | ELECTRIC PEDESTAL |
| ELV | ELEVATION |
| ESMT | EASEMENT |
| EX | EXISTING |
| FH | FIRE HYDRANT |
| FLND | FLOWLINE (INVERT) |
| FP | FIRE PROTECTION |
| G | GUTTER |
| GM | GAS METER |
| GR | GROUND |
| GUY | GUY ANCHOR |
| HP | HIGH-PERFORMANCE POLYPROPYLENE PIPE |
| IP | IRON PIN |
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| IRR | IRRIGATION |
| LF | LINEAR FEET |
| MAE | MUTUAL ACCESS EASEMENT |
| OHE | OVERHEAD ELECTRIC |
| OT | OVERHEAD TELEPHONE |
| PP | POWER POLE |
| PPD | POWER POLE WITH DIP |
| PVC | POLYVINYL CHLORIDE PIPE |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| RD | ROOF DRAIN |
| SD | STORM SEWER PIPE |
| SDMH | STORM SEWER MANHOLE |
| SQ | SQUARE FEET |
| SS | SANITARY SEWER PIPE |
| SSL | SANITARY SEWER SERVICE LINE |
| SSMH | SANITARY SEWER MANHOLE |
| SY | SQUARE YARD |
| TC | TOP OF CURB |
| TG | TOP OF GUTTER |
| TPED | TOP OF PAVING |
| TPED | TELEPHONE PEDESTAL |
| TS | TOP OF SIDEWALK |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| U/E | UTILITY EASEMENT |
| UE | UNDERGROUND ELECTRIC |
| UG | UNDERGROUND GAS |
| UT | UNDERGROUND TELEPHONE |
| W | WATER LINE |
| WL/E | WATER LINE EASEMENT |
| WM | WATER METER |
| WMH | WATER MANHOLE |
| WSL | WATER SERVICE LINE |
| WV | WATER VALVE |
| XFMR | TRANSFORMER |
| X | FENCE |

CAUTION
NOTICE TO CONTRACTOR

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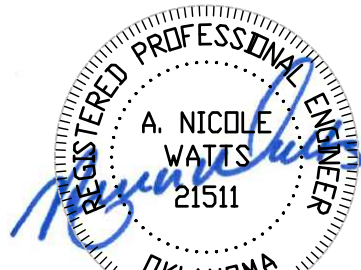
oklahoma ca #1460 exp 6/30/25
PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

#	date	issue name
1	8/9/2023	City Submittal



08/09/2023

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PROJECT NUMBER

23.006.00

DRAWING NAME

PAVING PLAN

DRAWING NUMBER

C302

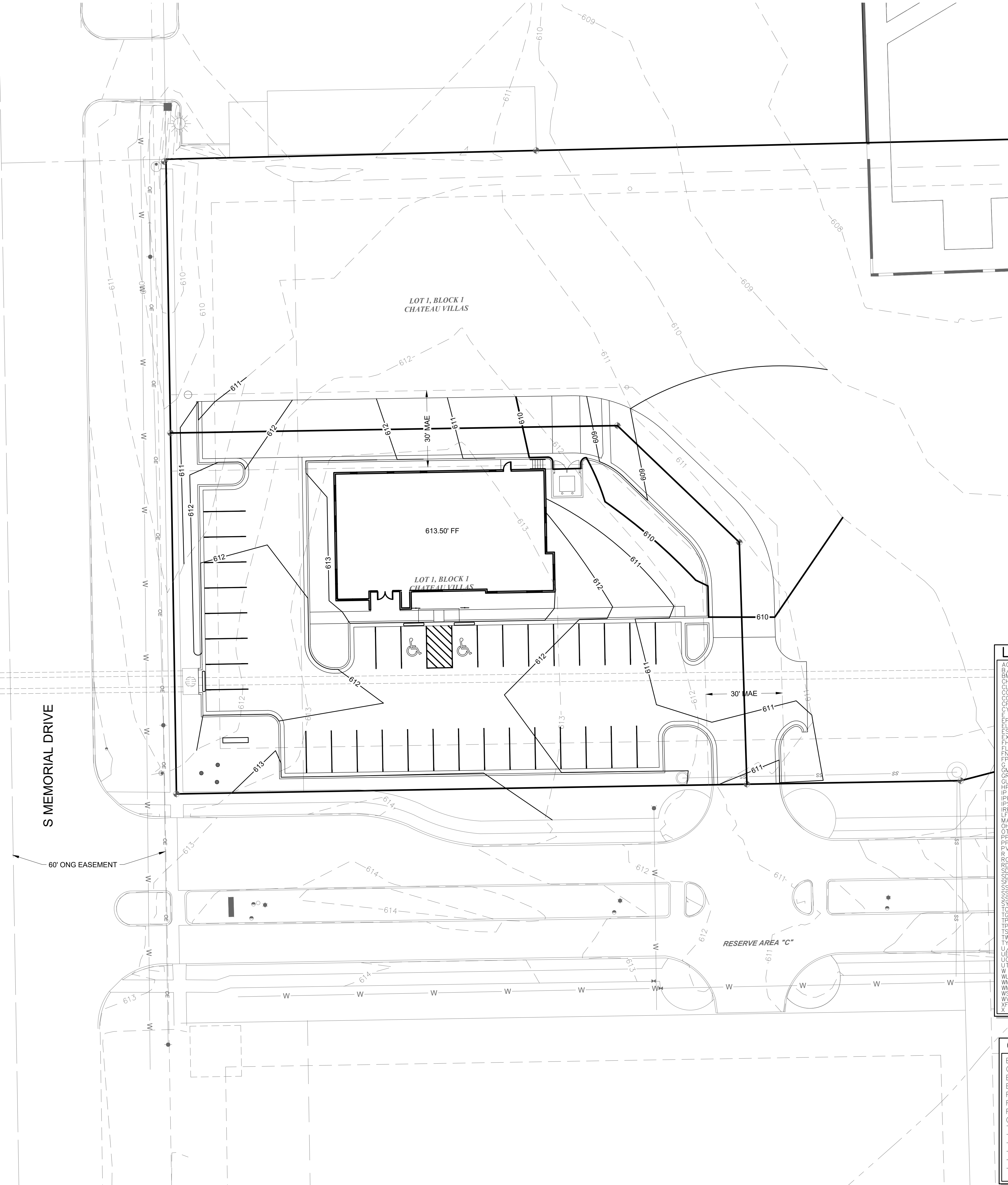
Grading Notes

1. ALL GRADING SHALL MEET OR EXCEED THE CITY CONSTRUCTION STANDARDS AND MUNICIPAL POLICY.
2. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
3. TOPSOIL SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
4. SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER, OR AS SPECIFIED IN SUBSURFACE GEOTECHNICAL REPORT.
5. CIVIL ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
6. UNDERCUTTING OF SOFT SPOTS AND PLACEMENT OF EARTHWORK IS GOVERNED FIRST BY THE GEOTECHNICAL REPORT. OBSERVATION AND TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO VERIFY THAT THE SOFT SPOTS ARE PROPERLY OVEREXCAVATED AND REPLACED OR STABILIZED.
7. CONTRACTOR SHALL PROVIDE WATER AS REQUIRED TO OBTAIN SPECIFIED COMPACTION PER GEOTECHNICAL REPORT AND SPECIFICATIONS.
8. STRIPPING, PROOFROLLING, SUBGRADE SCARIFICATION AND COMPACTION, AND FILL CONSTRUCTION IN THE BUILDING AND PAVING AREAS SHALL BE PERFORMED ACCORDING TO THE SUBSURFACE GEOTECHNICAL REPORT. EMBANKMENT BENEATH BUILDING PADS OR FOR PAVING SUBGRADE SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED THEREIN.
9. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO IMPORT OR EXPORT MATERIAL AS NECESSARY TO ACHIEVE THE GRADES SHOWN ON THE CIVIL ENGINEER'S DOCUMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL IN-PLACE FINAL TRIM AREAS TO CONDITION PRIOR TO PLACING TOPSOIL. TOPSOIL SHALL BE PLACED AND ACCEPTED PRIOR TO THE PLACEMENT OF SOD.
11. THE SIDEWALK CONTRACTOR IS RESPONSIBLE FOR ALL REMAINING FINAL TRIM.
12. FINAL GRADES OF ABOVE SURFACE UTILITIES NOT IN PAVED AREAS, INCLUDING BUT NOT LIMITED TO STORM SEWER MANHOLE LIDS, WATER METER LIDS AND SEWER CLEANOUTS, ARE TO BE ADJUSTED BY THE UTILITY CONTRACTOR TO CONFORM TO LANDSCAPING SOD INSTALLATION.
13. TRANSFORMER PADS AND PEDESTALS ARE TO BE LEVEL AND PLUMB.
14. CARE SHALL BE TAKEN TO ADJUST GAS METERS AND MANIFOLDS TO MATCH NEW GRADES.
15. GENERAL CONTRACTOR SHALL MONITOR INSTALLATION OF SERVICE PEDESTALS. SHALL ACCEPT THE CONDITION OF THE WORK BY OTHERS, AND SHALL BE RESPONSIBLE TO EMPLOY CONTRACTORS AS NECESSARY TO CORRECT POOR WORKMANSHIP.
16. PAVING CONTRACTOR IS RESPONSIBLE TO REVIEW ALL FIELD ESTABLISHED GRADES PRIOR TO PLACEMENT OF MATERIALS SO AS TO PROVIDE POSITIVE DRAINAGE IN ALL CASES.
17. CORRECTIVE MEASURES DIRECTED BY THE ENGINEER MAY INCLUDE COMPLETE REMOVAL AND REPLACEMENT AT NO COST TO OWNER IN CASES OF POOR WORKMANSHIP OR UNSATISFACTORY IN-PLACE CONDITIONS.
18. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY AND IRRIGATION SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.
19. CONTRACTOR SHALL BE OBLIGATED TO KEEP DUST AT A MINIMUM AS REQUIRED BY CITY ENGINEER.
20. CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES WILL BE REQUIRED TO MAINTAIN NORMAL WORKING HOURS IF SIGNIFICANT PUBLIC REQUEST ARE MADE TO THE CITY TO THIS REGARD.
21. SITE GRADING IS EXPECTED TO BE PERFORMED IN A MANNER CONSISTENT WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) PREVIOUSLY SUBMITTED FOR THIS PROJECT.



CAUTION
NOTICE TO CONTRACTOR

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Legend	
AC	ACRE
B/L	BUILDING LINE
BM	BENCH MARK
BHBS	CHISELED BOX, SET
CL	CENTERLINE
CL	SEWER CLEAN-OUT
CONC	CONCRETE
CPP	CORRUGATED POLYPROPYLENE PIPE
CY	CUBIC YARD
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
ELEV	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FL	FIRE HYDRANT
FL	FLOWLINE (INVERT)
FND	FOUND
FP	FIRE PROTECTION
G	GUTTER
GM	GAS METER
GR	GROUND
GUY	GUY ANCHOR
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
IPF	IRON PIN FOUND
IPF	IRON PIN SET
IPS	IRON PIN SET
IRR	IRRIGATION
LF	LINEAR FEET
MAE	MUTUAL ACCESS EASEMENT
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
PPD	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
RVC	RADIUS
RCPC	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SD	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SQ	SQUARE FEET
SS	SANITARY SEWER PIPE
SSLMH	SANITARY SEWER SERVICE LINE
SSLMH	SANITARY SEWER MANHOLE
SSLMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TP	TOP OF GUTTER
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TW	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL
U/E	UTILITY EASEMENT
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
W	WATER LINE
W/E	WATER LINE EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFMR	TRANSFORMER FENCE

Grading Legend	
BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
G	GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

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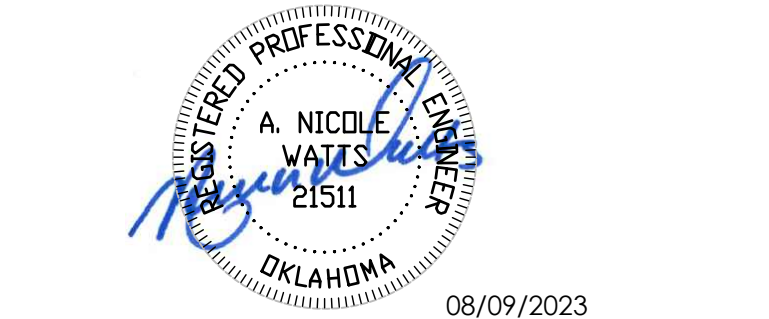
oklahoma ca #1460 exp 6/30/25
PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

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1	8/9/2023	City Submittal



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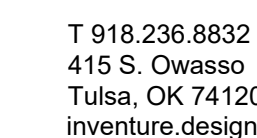
PROJECT NUMBER
23.006.00

DRAWING NAME

OVERALL GRADING PLAN

DRAWING NUMBER

C400



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oklahoma ca #1460 exp 6/30/25

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Tangelo Orthodontics

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08/09/2023

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DRAWING NAME

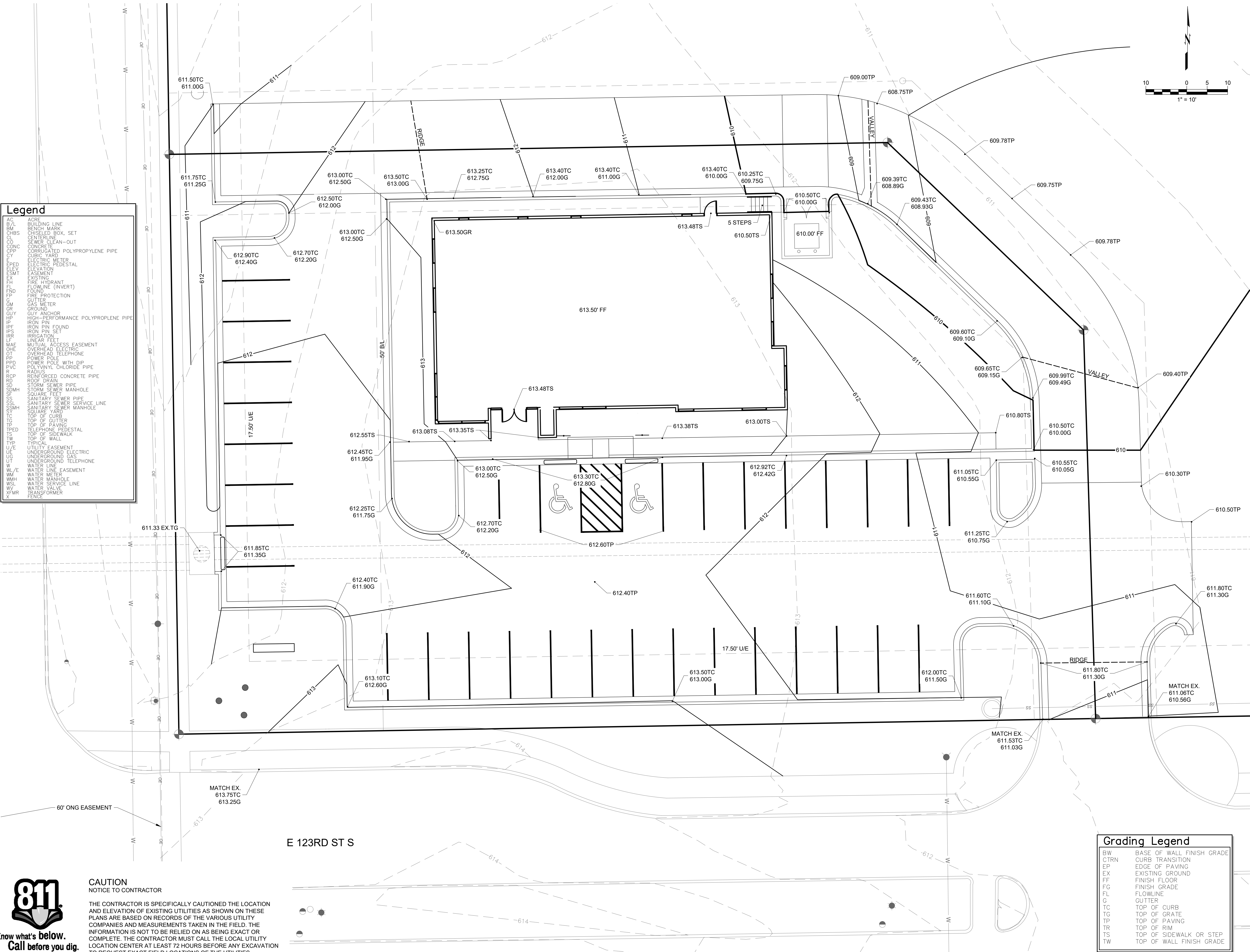
DETAILED GRADING PLAN

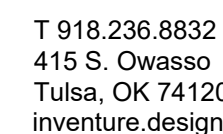
DRAWING NUMBER

C401

Grading Legend	
BW	BASE OF WALL FINISH GRADE
CTRN	CURB TRANSITION
EP	EDGE OF PAVING
EX	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
G	GUTTER
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TR	TOP OF RIM
TS	TOP OF SIDEWALK OR STEP
TW	TOP OF WALL FINISH GRADE

Page 57 of 9





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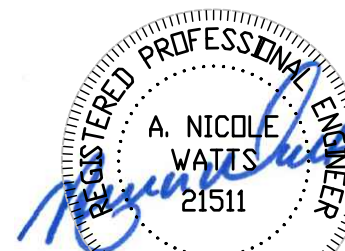
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oklahoma ca #1460 exp 6/30/25
PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

[illegible]

08/09/2023

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PROJECT NUMBER

23.006.00

DRAWING NAME

EXISTING DRAINAGE AREA MAP

DRAWING NUMBER

C402

[illegible]

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

Legend

AC	ACRE
B/L	BUILDING LINE
BMB	BEACH MARK
CB	CURB BOX, SET
CL	CENTERLINE
CE	SEWER CLEAN-OUT
CONC	CONCRETE
OPP	CORRUGATED POLYPROPYLENE PIPE
CLY	CLAY
E	ELECTRIC METER
EFD	ELECTRIC FEEDSTAL
ELEV	ELEVATION
EASEM	EASEMENT
EXT	EXISTING
FH	FIRE HYDRANT
FND	FLOWLINE (INVERT)
FP	FIRE PROTECTION
G	GUTTER
GM	GAS METER
GR	GRIND
GUY	GUY ANCHOR
H	HIGH-PRESSURE POLYPROPYLENE PIPE
IPF	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRRIGATION
LFL	LINEAR FEET
MAE	MULTI-PASS EASEMENT
OHE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PT	POWER POLE
PPD	POWER POLE WITH DIP
PVC	PVC POLYVINYL CHLORIDE PIPE
R	RADIUS
RD	ROAD
RD	ROOF DRAIN
SDMH	STORM SEWER PIPE
SDMH	STORM SEWER MANHOLE
SF	SQUARE FEET
SF	SANITARY SEWER PIPE
SS	SANITARY SEWER SERVICE LINE
SDMH	SEWER MANHOLE
SF	SQUARE YARD
TOP	TOP OF CURB
TOP	TOP OF GUTTER
TOP	TOP OF PAVING
FED	TELEPHONE FEEDSTAL
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TYT	TYPICAL
U/E	UTILITY EASEMENT
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
UG	UNDERGROUND TELEPHONE
W	WATER LINE
W/E	WATER EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WSL	WATER SERVICE LINE
WV	WATER VALVE
XFR	TRANSFORMER
X	FENCE



Page 59 of 9

General Construction Notes:

1. COORDINATION OF PRIVATE FRANCHISED UTILITIES BY THIS FIRM IS LIMITED TO PROVIDING INFORMATION TO THE OPERATORS OF PRIVATE UTILITIES.
2. THESE DRAWINGS DEPICT THE INTENT OF PRIVATE UTILITY ROUTINGS AS UNDERSTOOD OR ASSUMED DURING DESIGN PHASES OF THE PROJECT.
3. FINAL COORDINATION MAY BE REQUIRED AFTER THE DOCUMENTS ARE ISSUED AND, IN CASES, AFTER PROPOSED UTILITIES AND PAVEMENTS ARE IN PLACE.
4. THE OWNER OF SAID UTILITIES RESERVE THE RIGHT TO DESIGN, CONSTRUCT AND OPERATE OR RECONSTRUCT PRIVATE UTILITIES IN ACCORDANCE WITH THE RIGHTS ESTABLISHED WITHIN THE EXISTING UTILITY EASEMENTS.
5. THE LOCATIONS, ALIGNMENTS, DEPTHS, TYPE, AMOUNT AND QUALITY OF PROPOSED ELECTRICAL, NATURAL GAS AND TELECOMMUNICATIONS ARE NOT REGULATED OR CONTROLLED BY THESE DOCUMENTS.
6. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO NEGOTIATE ALL CONTRACTS FOR SERVICE WITH EACH INDIVIDUAL UTILITY COMPANY AND TO PROVIDE THE ENGINEER WITH ANY DOCUMENTS THAT MAY AFFECT THE LAYOUT.
7. THE CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER SEE SHEET C01 FOR UTILITY COMPANY NAMES AND PERSONNEL CONTACTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH SUPPLIER OF SERVICES TO CONFIRM THE CONDUIT AND TRENCHING REQUIREMENTS FOR ELECTRICAL, NATURAL GAS AND TELECOMMUNICATIONS. THIS FIRM HAS INDICATED SERVICES FOR COORDINATION PURPOSES AND RESERVES THE RIGHT TO INCORPORATE SHOP DRAWINGS AND SUBMITTALS PROVIDED BY SUPPLIERS AT A SUBSEQUENT TIME. KINSLow, KEITH & TODD, INC. DOES NOT OFFER AN OPINION AS TO THE TYPE OF SERVICE REQUIRED OR PREFERRED BY THE OWNER.

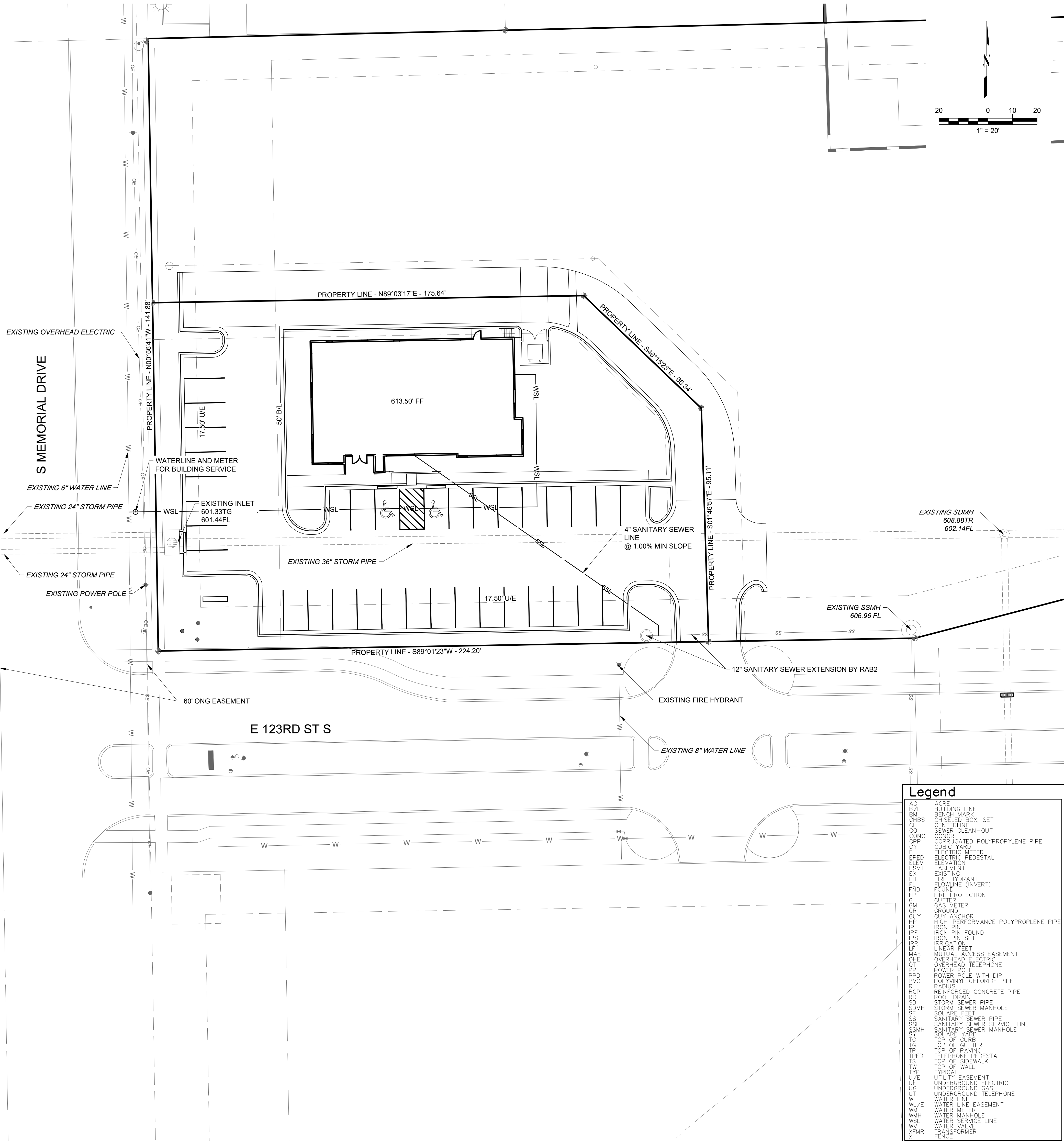
TYPICAL CONDUIT TYPES:

WATERLINE CONDUIT:	4" PVC SCH40
ELECTRICAL CONDUIT:	4" PVC SCH40 (GRAY)
TELEPHONE CONDUIT:	4" PVC SCH40 (WHITE)
CABLE TELEVISION CONDUIT:	4" SDR 35 PVC (WHITE)

9. THE CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A PULL STRING.
10. THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
11. THE CONTRACTOR SHALL COORDINATE ALL BUILDING CONNECTIONS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
12. THE CONTRACTOR SHALL INSTALL AND CONNECT WATER AND SEWER UTILITY SERVICES PER APPLICABLE COUNTY CODES AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL INSTALL IRRIGATION LINES AND CONDUITS PER THE IRRIGATION PLANS PREPARED BY THE LANDSCAPE ARCHITECT.
140. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
14. ALL TRENCHES SHALL BE BACKFILLED PER UTILITY COMPANY SPECIFICATIONS AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE INDICATED RE: GEOTECHNICAL REPORT.
15. CONSULT ARCHITECTURAL, PLUMBING & ELECTRIC PLANS FOR CONTINUATION OF UTILITY LINES INTO THE BUILDING. VERIFY LOCATIONS OF UTILITY ENTRY AND SIZE OF REQUIRED SERVICE LINES.
16. NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO CONSTRUCTION.
17. A FIRE LINE IS A PRIVATE PIPE SYSTEM CONNECTED DIRECTLY TO THE CITY WATER SYSTEM. ALL MAINTENANCE OF THE PRIVATE FIRE LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND BEGINS FROM THE BUILDING UP TO THE PUBLIC RIGHT-OF-WAY, UTILITY EASEMENT OR WATER EASEMENT. A FIRE LINE, BY THE NATURE OF ITS FUNCTION AND USE, IS SUSCEPTIBLE TO BACKFLOW. CONSEQUENTLY, IT IS SUBJECT TO THE REQUIREMENTS FOR BACKFLOW PREVENTION.

A FIRE LINE SHALL BE UTILIZES FOR THE FIRE PROTECTION ONLY AND SHALL SERVE ONLY A SINGLE PROPERTY. TYPICALLY, A FIRE LINE IS A CONNECTION FOR ON-SITE PRIVATE HYDRANTS OR AN INTERIOR FIRE SPRINKLER SYSTEM FOR A BUILDING. PERMITTING REVIEW AND APPROVAL INTEREST IS LIMITED ONLY TO THAT PORTION TO BE CONSTRUCTED IN THE ROW OR WATER EASEMENT.

TMH



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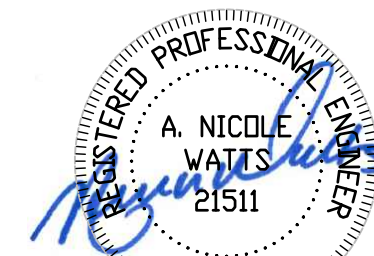
oklahoma ca #1460 exp 6/30/25

PROJECT NAME _____



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

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08/09/2023

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PROJECT NUMBER _____

23.006.00

DRAWING NAME

UTILITY PLAN

DRAWING NUMBER

C500



CAUTION
NOTICE TO C

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



B Concrete Pavement

C Heavy Duty Concrete Pavement

Integral Concrete Curb & Gutter

Concrete Sidewalk Detail

F Sidewalk Joint Details

G Concrete Expansion Joint - Detail "A"

Concrete Construction Joint - Detail "B"

Concrete Control Joint - Detail "C"

3/4" x 3/4" KEY AT CONTROL JOINT AND CONST JOINT
 SPACE 12' MAX ON OUTSIDE FACE

1 1/2" DIA SCH 40 GALVANIZED PIPE HANDRAIL

MID-RAIL

TW SEE PLAN

VARIES

#5 @ 12" OC EW

ATTACH STICK-ON BLOCK TO WALL RE. ARCH AND OWNER

TOP OF PAVEMENT

2" CLR

2" CLR

3" CLR

3" CLR

3'-10"

0"

4'-0"

1'-0"

1'-0"

VARIES

2'-0" WIDE CONT POCKET OF FREE DRAINING GRAVEL

FILTER FABRIC WRAPPING

4" PERFORATED DRAIN ON 6" MIN BED OF FREE DRAINING GRAVEL

TF SEE PLAN

12" ODOT A' AGGREGATE BASE ON UNDISTURBED SOIL

#5 @ 12" OC EW

#5 @ 12" OC EW

3-#5

PLAN

J Retaining Wall

K ADA Ramp

| Curb Termination

Technical drawing of a sidewalk and curb detail. The drawing shows a cross-section of a sidewalk, curb, and street. Key components and dimensions include:

- 12" MIN**: Dimension for the top of the curb.
- 1 1/2" DIA SCH 40 GALVANIZED PIPE HANDRAIL**: Dimension for the handrail.
- 12" MIN**: Dimension for the base of the handrail.
- NOTE: PLACE RAILING AT EACH SIDE OF STEPS**: Instruction for handrail placement.
- #4 NOSING 2" CLR EW**: Dimension for the nosing.
- #4 AT 12" OC EW**: Dimension for the reinforcement.
- 11"**: Dimension for the width of the sidewalk.
- 1"**: Dimension for the thickness of the sidewalk.
- 36"**: Dimension for the length of the sidewalk.
- 1/2" PREFORM EXP (T&B) JT FILLER W/ JT SEALANT**: Dimension for the joint filler.
- 6" AGG BASE**: Dimension for the aggregate base.
- 3" CLR**: Dimension for the clear space.
- 10"**: Dimension for the width of the sidewalk.
- UNDISTURBED SOIL OR ENGINEERED FILL**: Dimension for the base.
- 6"**: Dimension for the width of the sidewalk.
- 6"**: Dimension for the width of the sidewalk.
- SIDEWALK**: Label for the sidewalk.

NUMBER OF STEPS AND RISE, "R"
VARIES RE: GRADING AND SITE
PLANS, "R" NOT TO EXCEED 7"

NOTE TO ENGINEER:
HANDRAILS REQ'D FOR 2
OR MORE RISERS

M Stair Detail

Inventure

CONSULTANTS



wallace
design
collective

oklahoma ca #1460 exp 6/30/25
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Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

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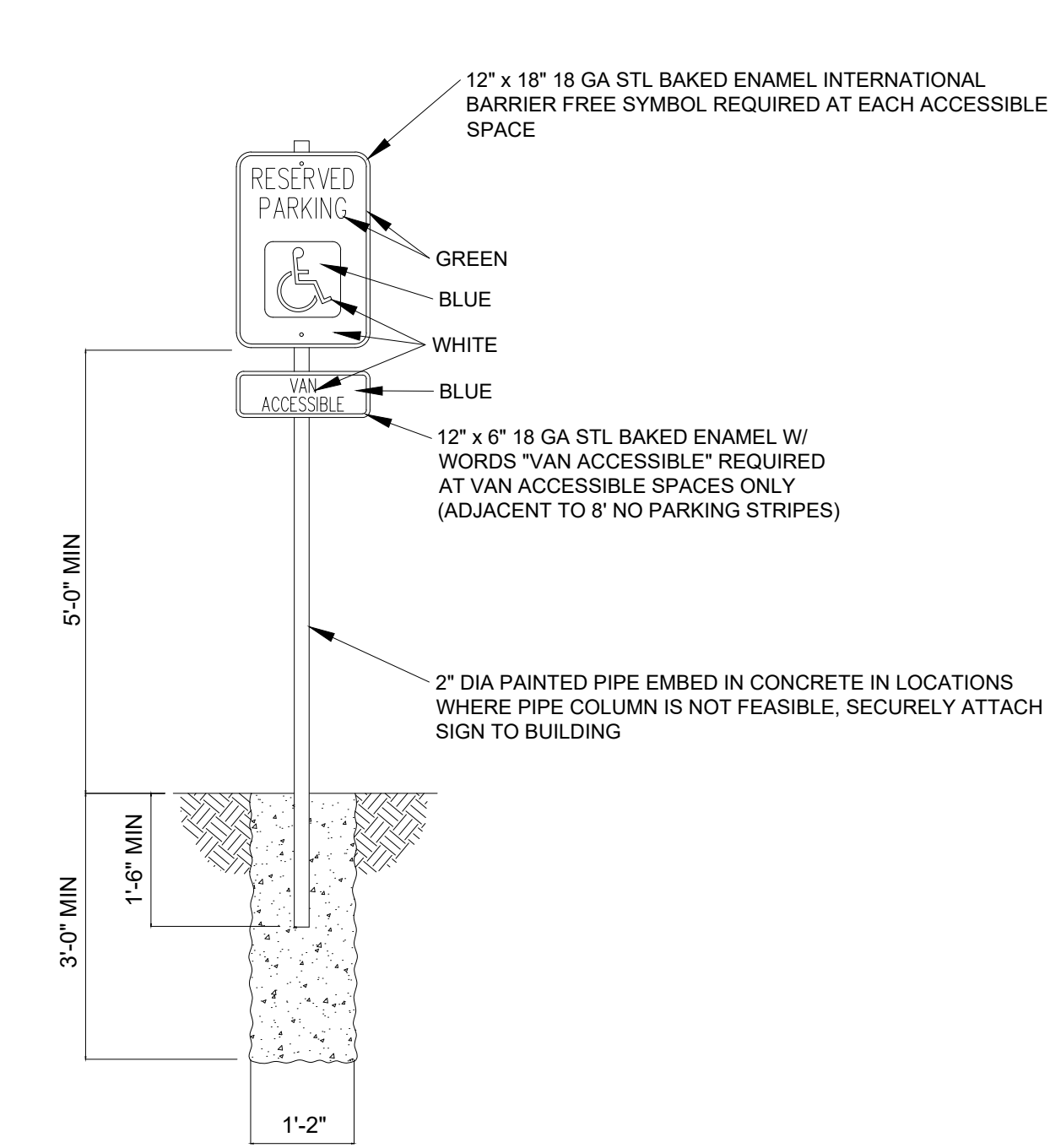
23.006.00

DRAWING NAME

DETAIL SHEET 1

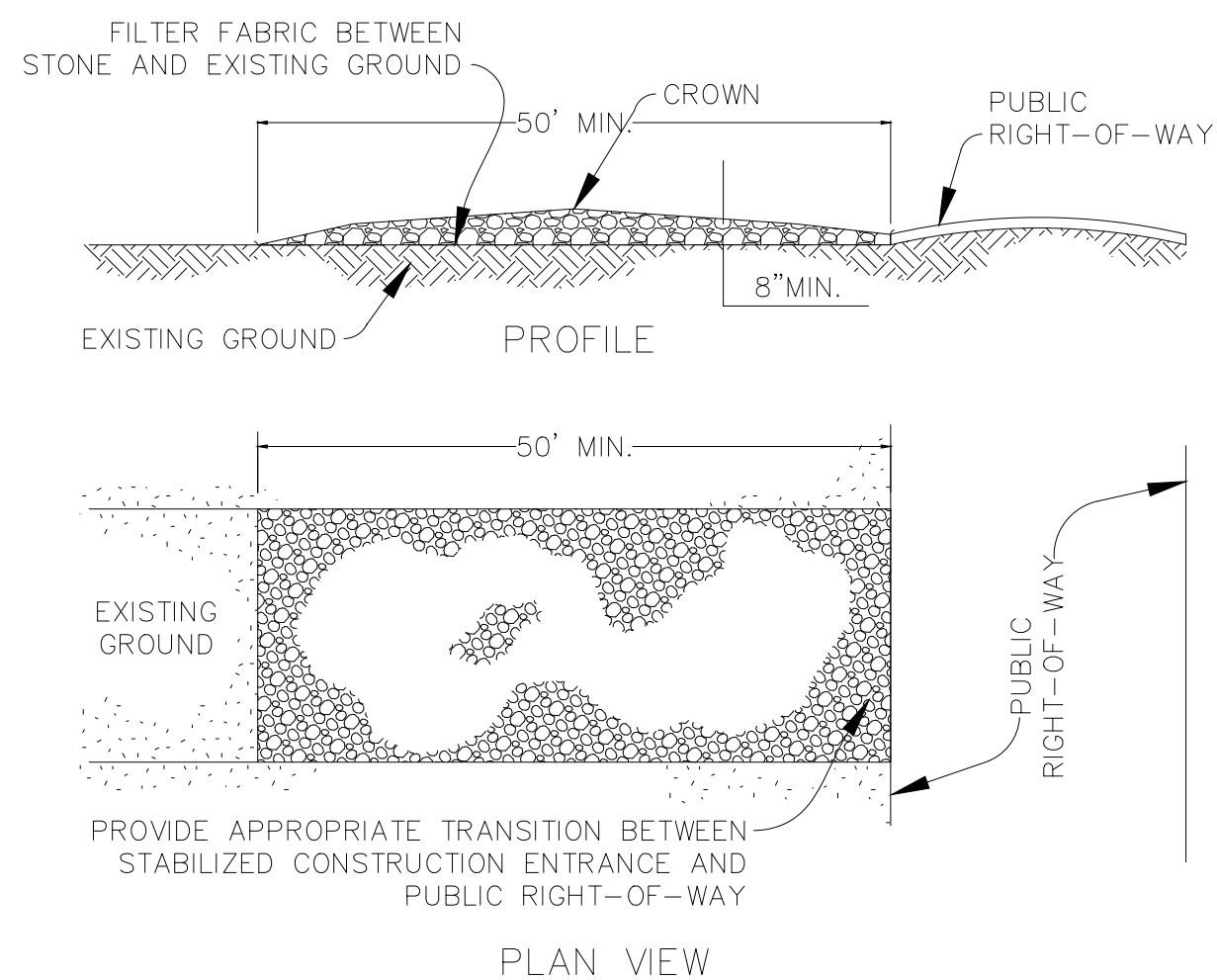
DRAWING NUMBER

C600



N Accessible Signage

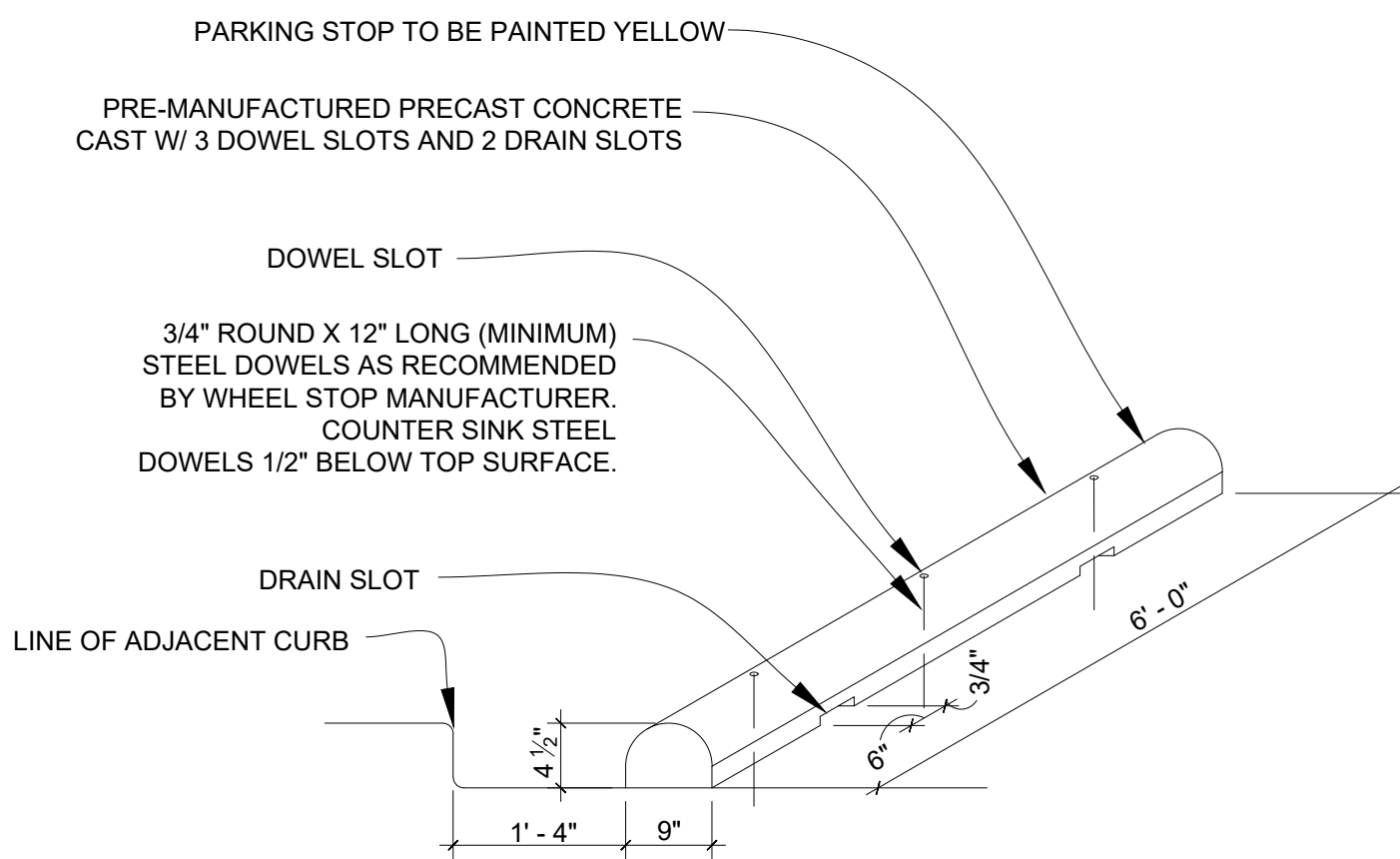
SCALE: NONE



1. STONE SIZE AASHTO DESIGNATION M43, SIZE NO.2 (2-1/2" TO 3"). USE CLEAN STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT(8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE OWNER.

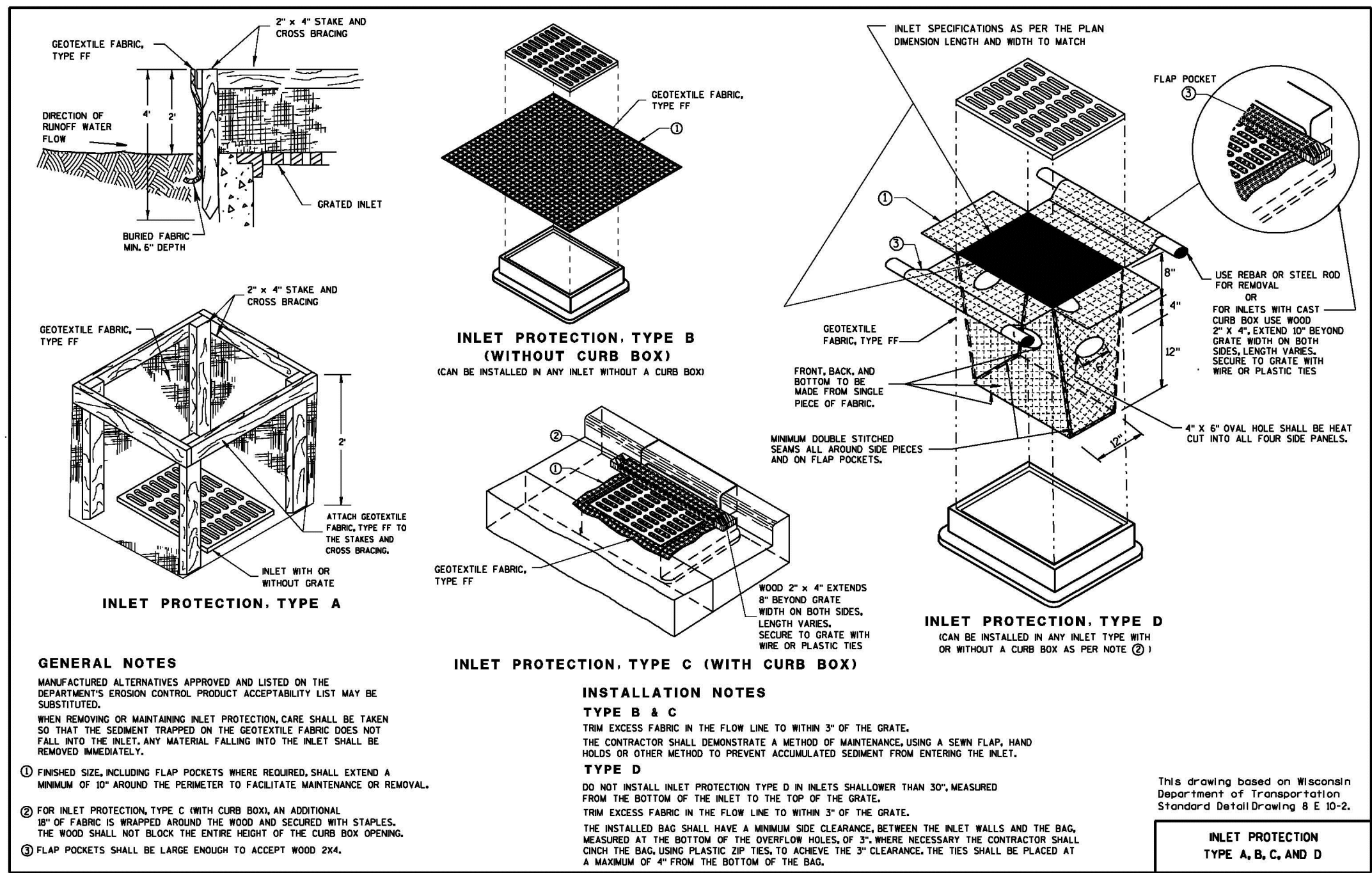
P Construction Entrance Detail

Scale: NONE



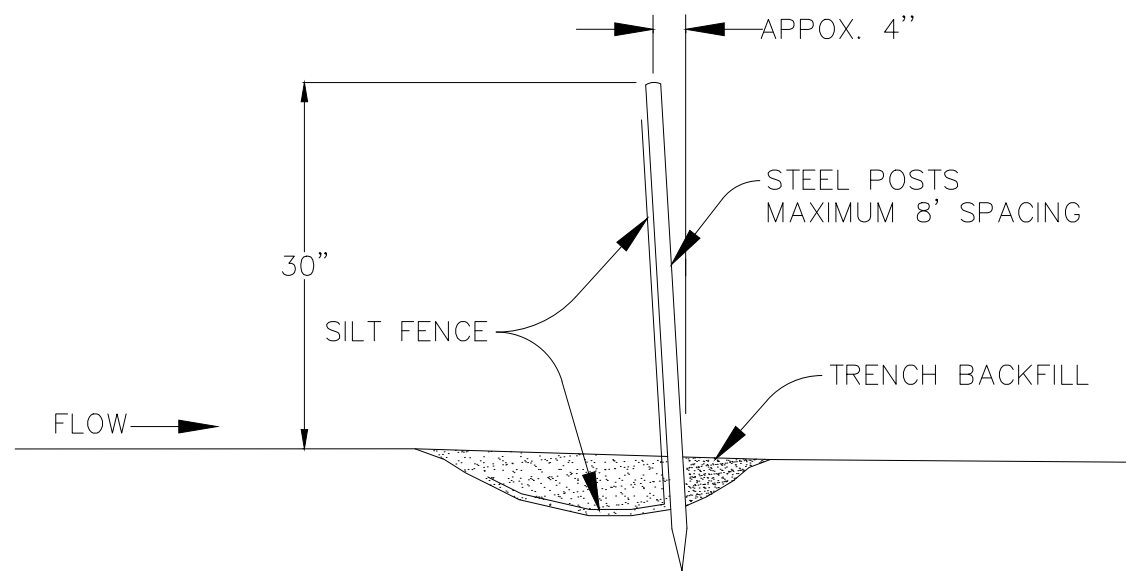
O Wheel Stop

Scale: NONE



Q Inlet Protection

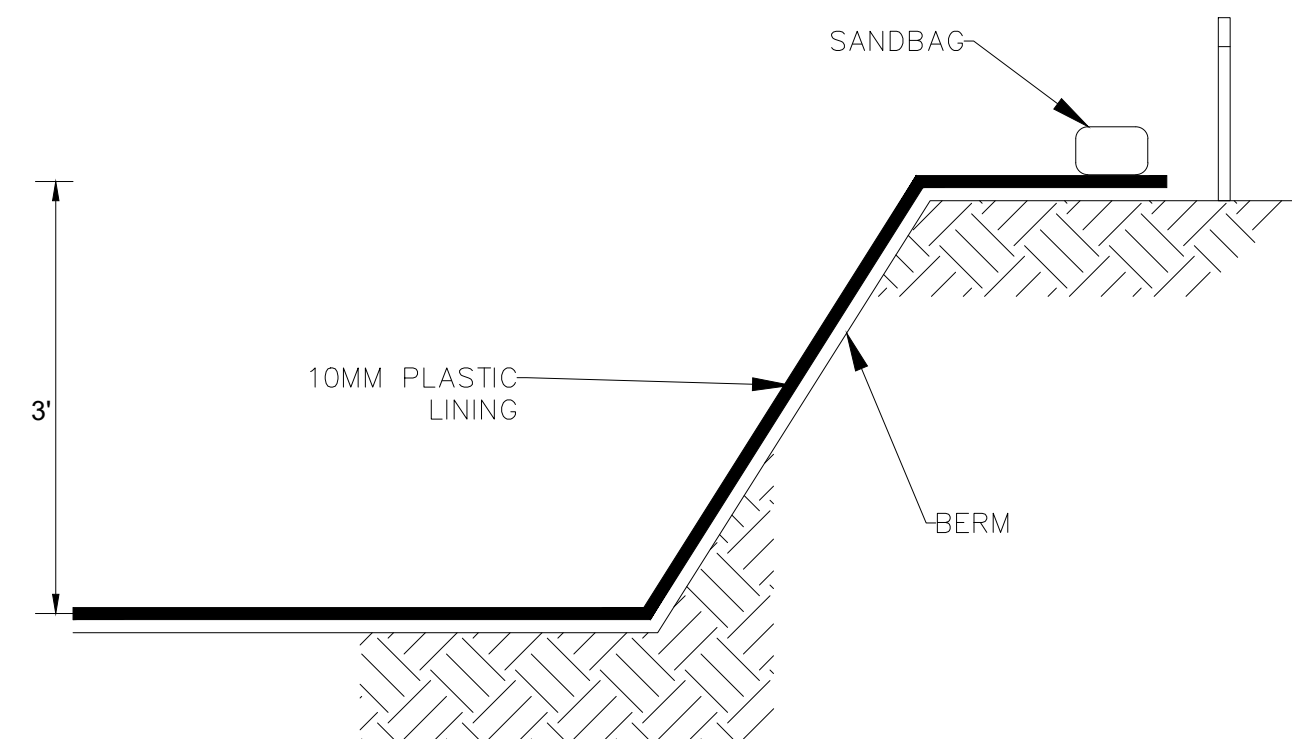
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1. POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN AND BACKFILLED.
3. THE TRENCH SHOULD BE 6" DEEP BY 3' TO 4' WIDE TO ALLOW SILT FENCE TO BE LAID IN AND BACKFILLED.
4. SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.
5. INSPECTION SHALL BE FREQUENT & REPAIR OR REPLACEMENT PROMPT.
6. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPEDE STORMWATER FLOW.
7. TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DISPOSED OF AS IN NOTE 7 ABOVE.

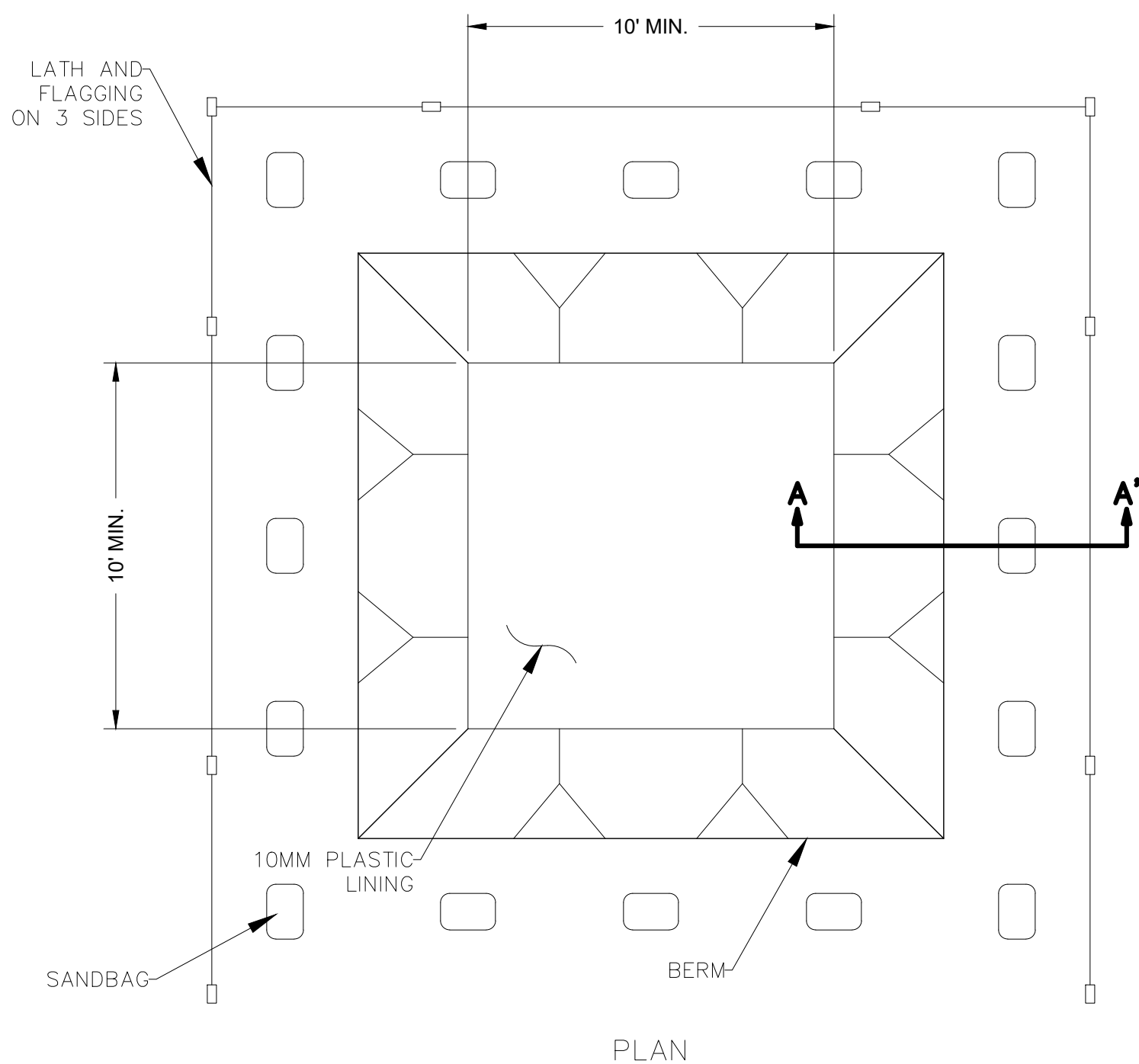
R Silt Fence Detail

Scale: NONE



- NOTE:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SECTION A-A'



S Concrete Cleanout

Scale: NONE

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oklahoma ca #1460 exp 6/30/25

PROJECT NAME

tangelo
ORTHODONTICS

Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

#	date	issue name
1	8/9/2023	City Submittal



08/09/2023

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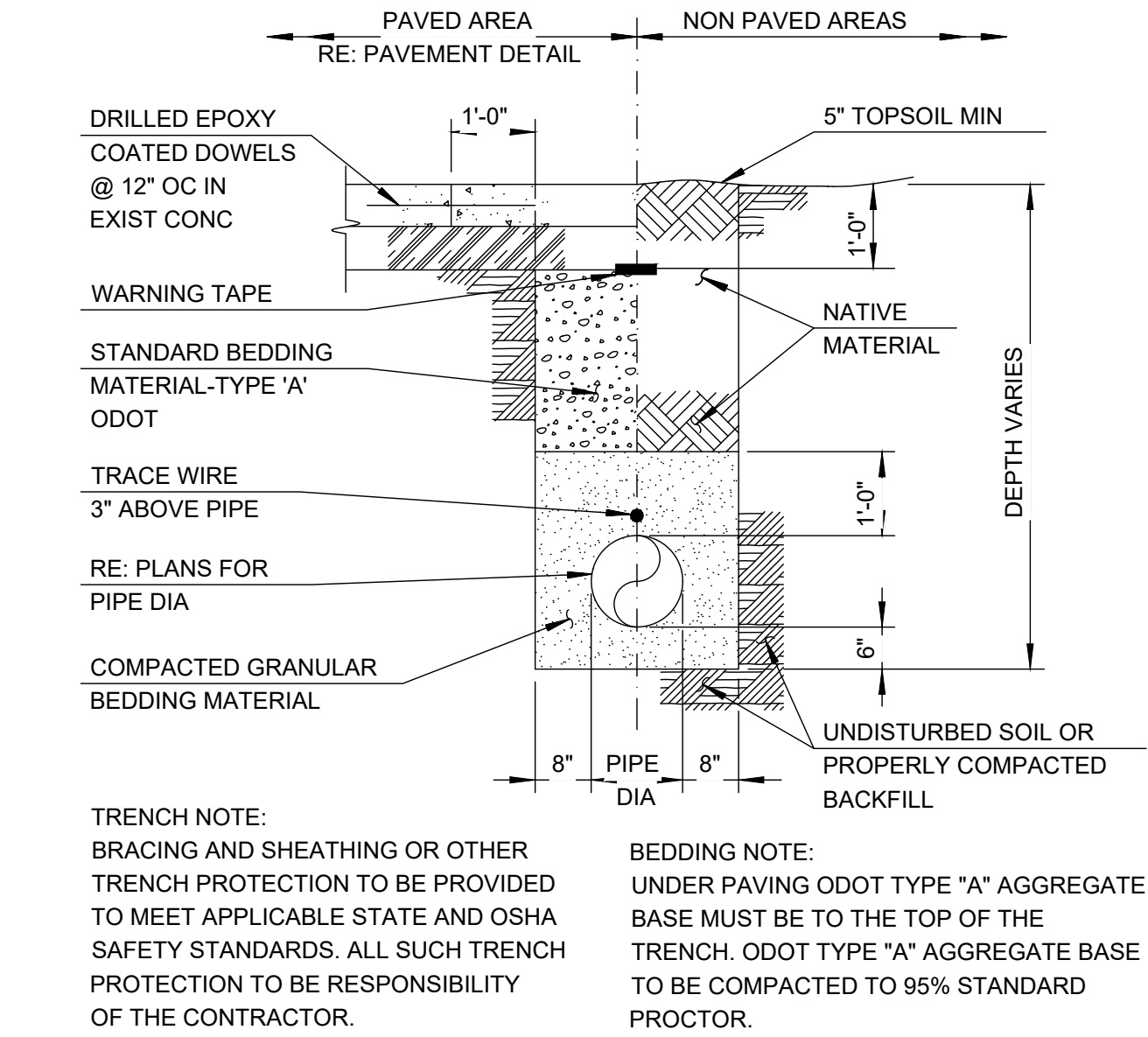
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DRAWING NAME

DETAIL SHEET 2

DRAWING NUMBER

C601



T Pipe Trench- All Pipes Except Storm Sewer

Scale: NONE

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oklahoma ca #1460 exp 6/30/25
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1	8/9/2023	City Submittal



08/09/2023

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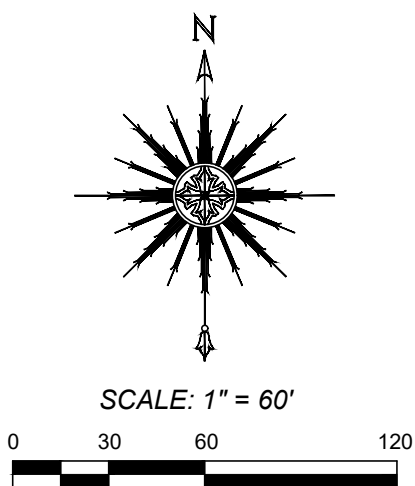
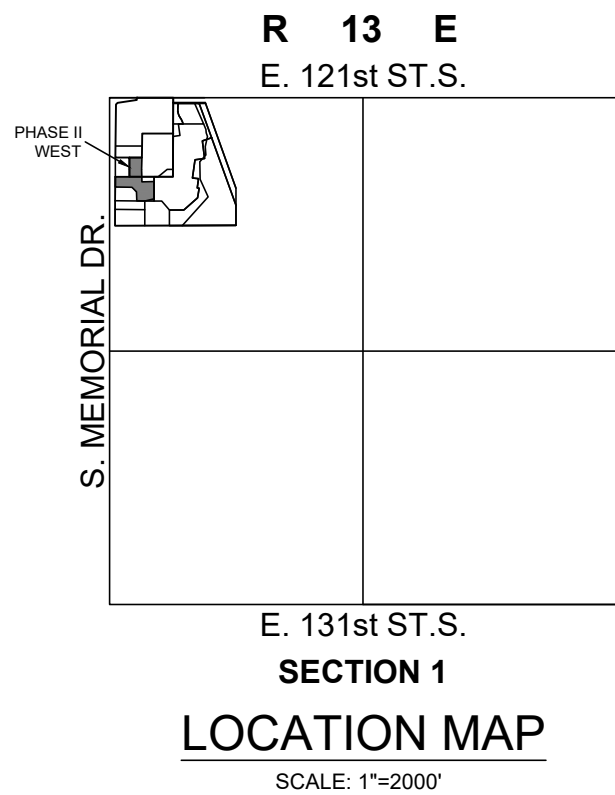
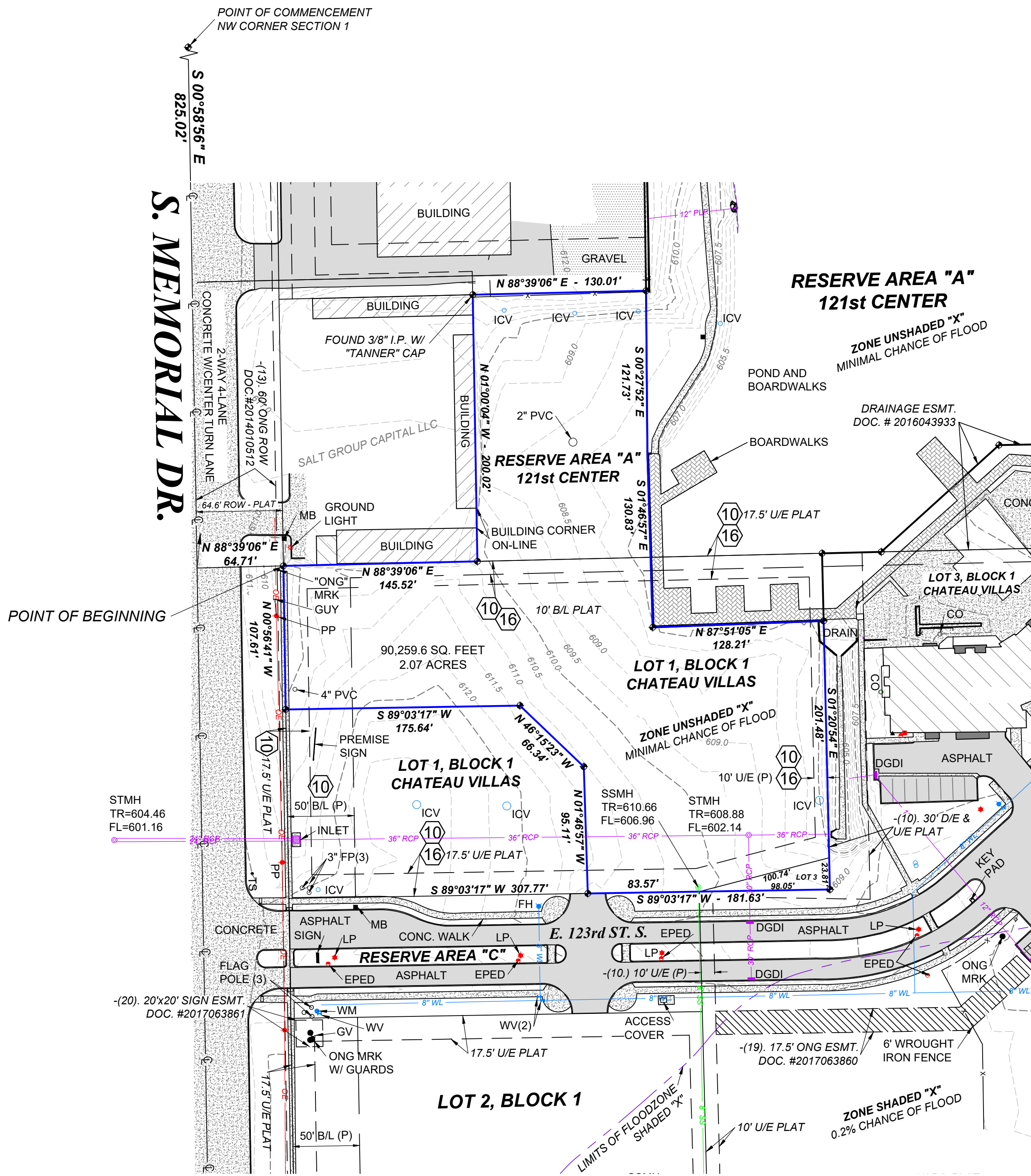
DETAIL SHEET 3

DRAWING NUMBER

C602

LEGEND

AC	=	AIR CONDITIONER
AD	=	AREA INLET
ASP	=	AUTO SPRINKLER
BC	=	BOTTOM OF CURB
B/L	=	BUILDING LINE
BM	=	BENCHMARK
BWF	=	BARBED WIRE FENCE
CATV	=	CABLE TV PEDESTAL
CL	=	CENTERLINE
CLB	=	CLIMB BARRIER
CLF	=	CHAIN LINK FENCE
CO	=	CLEAN OUT
CPS	=	COX POWER SUPPLY
CMP	=	CORRUGATED METAL PIPE
CPP	=	CORRUGATED PLASTIC PIPE
DGDI	=	DOUBLE GRATE DROP INLET
DIP	=	DUCTILE IRON PIPE
EM	=	ELECTRIC METER
EO	=	ELECTRIC OUTLET
EPED	=	ELECTRIC PEDESTAL
ET	=	ELECTRIC TRANSFORMER
FF	=	FINISH FLOOR
FG	=	FINISH GRADE
FH	=	FIRE HYDRANT
FP	=	FLAG POLE
FL	=	FLOWLINE
GM	=	GAS METER
GR	=	GAS REGULATOR
GV	=	GAS VALVE
GL	=	GROUND LIGHT
GP	=	GUARD POST
GUY	=	GUY ANCHOR
HDWL	=	HEADWALL
HPP	=	HIGH POWER POLE
HPS	=	HANDICAP PARKING SIGN
HWF	=	HOG WIRE FENCE
ICV	=	IRRIGATION CONTROL VALVE
(L)	=	PER LEGAL DESCRIPTION
LP	=	LIGHT POLE
(M)	=	MEASURED DATA
MB	=	MAILBOX
MRK	=	UTILITY MARKER
MW	=	MONITORING WELL
(P)	=	PER PLAT
P/E	=	PIPELINE EASEMENT
PLF	=	PLASTIC FENCE
PM	=	PARKING METER
PP	=	POWER POLE
PPD	=	POWER POLE W/ DROP SERVICE
PPDT	=	POWER POLE W/ DROP & TRANSFORMER
PPLT	=	POWER POLE W/ LIGHT & TRANSFORMER
PPM	=	POWER POLE W/ ELECTRIC METER
PPNS	=	POWER POLE / NO SERVICE
PPT	=	POWER POLE W/ TRANSFORMER
RCB	=	REINFORCED CONCRETE BOX
RCP	=	REINFORCED CONCRETE PIPE
RD	=	ROOF INLET
ROW	=	RIGHT-OF-WAY
SSLH	=	SANITARY SEWER LAMP HOLE
SSMH	=	SANITARY SEWER MANHOLE
S/B	=	SETBACK
SGDI	=	SINGLE GRATE DROP INLET
SH	=	SPRINKLER HEAD
SP	=	SIGN POST
STMH	=	STORM SEWER MANHOLE
STJB	=	STORM SEWER JUNCTION BOX
TM	=	TELEPHONE MANHOLE
TPED	=	TELEPHONE PEDESTAL
TC	=	TOP OF CURB
TD	=	TOP OF DECK
TG	=	TOP OF GRATE
TH	=	THRESHOLD
TR	=	TOP OF RIM
TS	=	TRAFFIC SIGN
TSLP	=	TRAFFIC SIGNAL LIGHT POLE
TSPB	=	TRAFFIC SIGNAL PULL BOX
TSMH	=	TRAFFIC SIGNAL MANHOLE
TVLT	=	TELEPHONE VAULT
TW	=	TOP OF WALL
U/E	=	UTILITY EASEMENT
UM	=	UTILITY MARKER
VP	=	VENT PIPE
WF	=	WATER FAUCET
WM	=	WATER METER
WSE	=	WATER SURFACE ELEVATION
WV	=	WATER VALVE
WDF	=	WOOD FENCE
(Z)	=	ZONING
CL	=	CENTERLINE
X	=	FENCE LINE
OC	=	OVERHEAD COMMUNICATION
OE	=	OVERHEAD ELECTRIC
SS	=	SANITARY SEWER
ST	=	STORM SEWER
ST	=	TOP/TOE OF SLOPE
UC	=	UNDERGROUND COMMUNICATION
UE	=	UNDERGROUND ELECTRIC
UG	=	UNDERGROUND GAS
UT	=	UNDERGROUND TELEPHONE
WL	=	WATERLINE



FHA PROJECT NO.:
118-35257

LEGAL DESCRIPTION - PER TITLE COMMITMENT FILE NO. G-113665-1

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), CHATEAU VILLAS, PLAT NO. 6671 AND PART OF RESERVE AREA "A", 121ST STREET CENTER, PLAT NO. 4728, ADDITIONS TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NW/4 OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 1;
THENCE SOUTH 00°58'56" EAST ALONG THE WEST LINE THEREOF 825.02 FEET;
THENCE NORTH 88°39'06" EAST 64.71 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHATEAU VILLAS AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°39'06" EAST 145.52 FEET;
THENCE NORTH 01°00'04" WEST 200.02 FEET;
THENCE NORTH 88°39'06" EAST 130.01 FEET;
THENCE SOUTH 00°27'52" EAST 121.73 FEET;
THENCE SOUTH 01°46'57" EAST 130.83 FEET;
THENCE NORTH 87°51'05" EAST 128.21 FEET;
THENCE SOUTH 01°20'54" EAST 201.48 FEET;
THENCE SOUTH 89°03'17" WEST 181.63 FEET;
THENCE NORTH 01°46'57" WEST 95.11 FEET;
THENCE NORTH 46°15'23" WEST 66.34 FEET;
THENCE SOUTH 89°03'17" WEST 175.64 FEET;
THENCE NORTH 00°56'41" WEST 107.61 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 90,259.55 SQUARE FEET OR 2.07 ACRES.
ALTA TABLE 'A' NOTES

- ITEM 1: SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.
- ITEM 2: SUBJECT PROPERTY ADDRESS - 12251 S. MEMORIAL DR., BIXBY, TULSA COUNTY, OK 74008
- ITEM 3: WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA AND , COMMUNITY PANEL NO. 40143C0432L - OCTOBER 16, 2012, WHICH INDICATES PORTIONS OF THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ITEM 4: GROSS LAND AREA: 90,259.55 SQ. FT. / 2.07 ACRES.
- ITEM 6a: ZONING: RM-3, CS, PUD-81, AND PUD-81B, PER TULSA AREA ZONING MAP; CURRENT PUD ZONING CLASSIFICATIONS SHOWN ON THE ATTACHED PUD ZONING SUPPLEMENT (SHEET 3 OF 3).
- ITEM 6B: SEE ATTACHED ZONING SETBACK TABLE FROM ZONING REVIEW LETTER PROVIDED BY ZONING INFO, INC., DATED NOVEMBER 19, 2020. SITE #70037 (SHEET 3 OF 3) ZONING INFORMATION PROVIDED FROM PHASE I.
- ITEM 7a): NO BUILDINGS OBSERVED ON THE SURVEYED PROPERTY AT THE TIME OF THE SURVEY.
- ITEM 8: FEATURES OBSERVED AT THE TIME OF THE SURVEY ARE SHOWN HEREON.
- ITEM 9: NO PARKING SPACES OBSERVED AT THE TIME OF SURVEY.
- ITEM 10: NO DIVISION OR PARTY WALLS OBSERVED AT TIME OF SURVEY.
- ITEM 11a: UTILITIES SHOWN WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE AND RECORD CITY ATLAS DRAWINGS IN CONJUNCTION WITH PUD DRAWINGS. ALL UTILITIES MAY NOT BE SHOWN.
- ITEM 12: HUD SURVEYOR'S REPORT ATTACHED.
- ITEM 13: NAMES OF ADJOINING LAND OWNERS ARE PER THE TULSA COUNTY ASSESSOR RECORDS.
- ITEM 16: NO CONSTRUCTION ACTIVITY OR CONSTRUCTION EQUIPMENT WAS OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 17: MAIN CORRIDOR STREETS ARE ESTABLISHED AND COMPLY WITH CURRENT TULSA MAJOR STREET AND HIGHWAY PLAN, BOTH ABUTTING MAJOR STREETS HAVE 120' MINIMUM TOTAL RIGHT-OF-WAY / 60' EACH SIDE OF "CENTERLINE".
- ITEM 18: OFFSITE (APPURTENANT) EASEMENTS DISCLOSED IN THE TITLE COMMITMENT ARE SHOWN OR NOTED HEREON. NO ADDITIONAL DOCUMENTS WERE OBTAINED BY THE SURVEYOR.

SCHEDULE B - SECTION II NOTES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GUARANTY TITLE COMPANY, LLC
FILE NO.: G-113665-1 PHASE II - EFFECTIVE DATE: JULY 6, 2022 AT 07:00 AM.

10. ALL SURVEY MATTERS CONTAINED IN THE CERTIFICATE OF DEDICATION AND AS SHOWN ON THE PLAT OF CHATEAU VILLAS, PLAT NO. 6671, VARIOUS UTILITY EASEMENTS AND BUILDING SETBACK LINES AFFECT THE SURVEYED PROPERTY AS SHOWN HEREON; THE SOUTHERLY 250% OF THE SURVEYED PROPERTY IS CONTAINED WITHIN THE DEDICATION.
11. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A CORPORATION, RECORDED AS DOCUMENT NO. 557844. DOES NOT AFFECT THE SURVEYED PROPERTY.
12. PUBLIC RIGHT OF WAY IN FAVOR OF THE CITY OF BIXBY, OKLAHOMA, RECORDED AS DOCUMENT NO. 2007112986. DOES NOT AFFECT THE SURVEYED PROPERTY.
13. RIGHT OF WAY AGREEMENT IN FAVOR OF CANEY RIVER GAS COMPANY, RECORDED IN BOOK 184, PAGE 552. DOES NOT AFFECT THE SURVEYED PROPERTY, BUT IS SHOWN HEREON.
14. EASEMENT IN FAVOR OF STATE OF OKLAHOMA, RECORDED IN BOOK 1306, PAGE 432. PARTIAL RELEASE OF RIGHT OF WAY EXECUTED BY OKLAHOMA NATURAL GAS COMPANY, RECORDED IN BOOK 3886, PAGE 1450; PARTIAL RELEASE OF RIGHT OF WAY EXECUTED BY OKLAHOMA NATURAL GAS COMPANY, RECORDED IN BOOK 1102, PAGE 1959; AND ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS IN FAVOR OF ONE GAS, INC., RECORDED AS DOCUMENT NO. 2014010512. DOES NOT AFFECT THE SURVEYED PROPERTY.
15. RIGHT OF ENTRY FOR CONSTRUCTION IN FAVOR OF THE CITY OF BIXBY, STATE OF OKLAHOMA, RECORDED AS DOCUMENT NO. 96054443. DOES NOT AFFECT THE SURVEYED PROPERTY; EXPIRED AND PARTIAL RELEASE, RECORDED AS DOCUMENT NO. 99064094. DOES NOT AFFECT THE SURVEYED PROPERTY.
16. ALL SURVEY MATTERS CONTAINED IN THE CERTIFICATE OF DEDICATION AND AS SHOWN ON THE PLAT OF CHATEAU VILLAS, PLAT NO. 6671, VARIOUS UTILITY EASEMENTS AND BUILDING SETBACK LINES AFFECT THE SURVEYED PROPERTY AS SHOWN HEREON; THE SOUTHERLY 250% OF THE SURVEYED PROPERTY IS CONTAINED WITHIN THE DEDICATION.
17. MUTUAL ACCESS, PARKING AND INFRASTRUCTURE AND AMENITIES EASEMENT AGREEMENT BY AND BETWEEN RESIDENCIES AT BOARDWALK LP, AN OKLAHOMA LIMITED PARTNERSHIP AND BIXBY LAND RESOURCES GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016031535. AFFECTS THE SOUTHERLY 250% OF THE SURVEYED PROPERTY THAT LIE WITHIN CHATEAU VILLAS IN A BLANKET MANNER; NO GRAPHICS SHOWN.
18. GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT IN FAVOR OF COXCOM, LLC, RECORDED AS DOCUMENT NO. 2017116277. AFFECTS THE SOUTHEASTERLY CORNER OF THE SURVEYED PROPERTY THAT LIES WITHIN LOT 3, BLOCK 1, CHATEAU VILLAS; NO GRAPHICS SHOWN.
19. EASEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A DIVISION OF ONE GAS, INC., AN OKLAHOMA CORPORATION, RECORDED AS DOCUMENT NO. 2017063860. DOES NOT AFFECT THE SURVEYED PROPERTY.
20. EASEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A DIVISION OF ONE GAS, INC., RECORDED AS DOCUMENT NO. 2017063861. DOES NOT AFFECT THE SURVEYED PROPERTY.
21. EASEMENT AND ACCESS AGREEMENT IN FAVOR OF BIXBY ACQUISITION GROUP, LLC, AND BIXBY LAND RESOURCES GROUP, LLC, RECORDED AS DOCUMENT NO. 2021068867. AFFECTS THE SURVEYED PROPERTY IN A BLANKET MANNER; NO GRAPHICS SHOWN.

ALTA/NSPS LAND TITLE SURVEY			
G-113665-1 PHASE II			
RESIDENCES AT BOARDWALK - PHASE II - WEST PART			
TULSA COUNTY, OKLAHOMA			
SURVEY: MJL	DATE: 03.11.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC	
DRAWN: RLL	DATE: 08.19.2022	2017 W. 91ST STREET, TULSA, OK 74132	
APPROVED: PLS	DATE: 08.19.2022	PH: 918.231.0575	
SHEET 1 OF 3	PROJECT NO.: 20271	FRITZLANDSURVEYING@GMAIL.COM	
		WWW.FRITZLANDSURVEYING.COM	
		C.A. # 5848 EXPIRES: 6-30-2024	

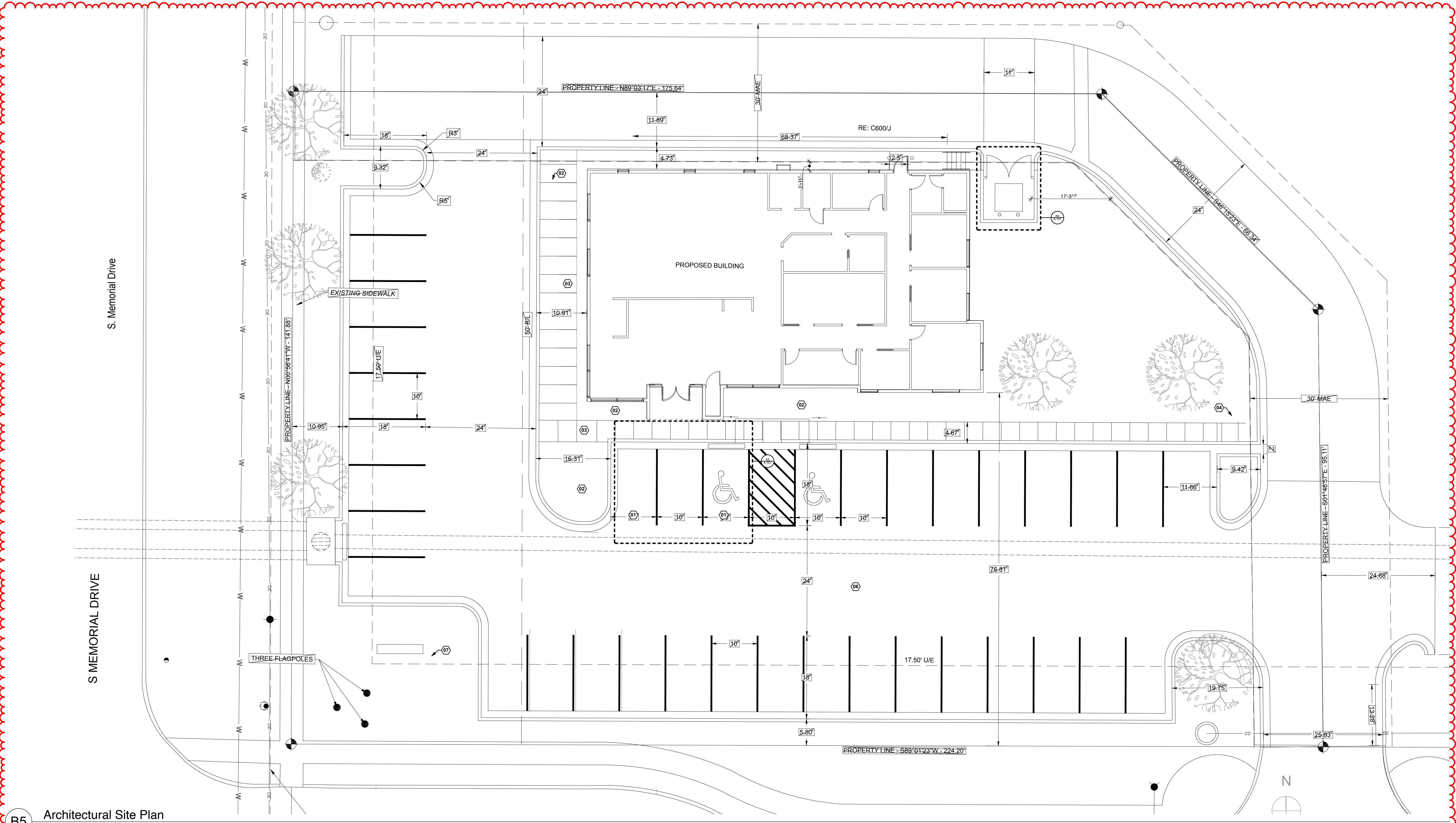


#	date	issue name
01	7/12/23	Permit Set
02	8/14/23	RFI #1

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PROJECT NUMBER
23.006.00
DRAWING NAME
ARCHITECTURAL SITE PLAN
DRAWING NUMBER

A.100



B5 Architectural Site Plan
NOT TO SCALE

Legend

- PARKING STALL
- ADA PARKING STALL
- NEW PARTITION
- LANDSCAPING

General Notes

- INFORMATION CONTAINED ON THE ARCHITECTURAL SITE DRAWING(S) HAS BEEN TAKEN FROM SURVEYS AND CIVIL DRAWINGS. THE INTENT OF THE ARCHITECTURAL SITE DRAWING(S) IS TO INDICATE THE OVERALL RELATIONSHIP OF THE BUILDINGS, PAVING, AND OTHER SITE FEATURES. NO GUARANTEE IS MADE TO THE ACCURACY OF THE ARCHITECTURAL SITE DRAWING(S).
- DO NOT EXCEED 1:20 (5%) SLOPE ON PAVING AND SIDEWALKS. DO NOT EXCEED 1:50 (2%) SLOPE ON LANDINGS AT DOORS AND CROSS SLOPE OF SIDEWALKS AND RAMPS. IF ELEVATIONS AND DIMENSIONS INDICATED ON DRAWING(S) EXCEED THESE SLOPES, CONSULT ARCHITECT AND CIVIL ENGINEERS.
- VERIFY ALL INFORMATION SHOWN WITH MEP AND OTHER DRAWINGS. IF DISCREPANCIES EXIST, CONSULT WITH ARCHITECT AND ENGINEER(S) PRIOR TO CONSTRUCTION.
- ALL APPROVALS SHALL BE OBTAINED FROM AUTHORITIES HAVING JURISDICTION ON THE PROPERTY PRIOR TO CONSTRUCTION.
- THE ARCHITECTURAL SITE DRAWING(S) SHOWN FOR LOCATION OF SIDEWALKS. RE: CIVIL FOR CONSTRUCTION AND PAVING DETAILS, JOINTS, ETC.
- RE: CIVIL DRAWINGS FOR PARKING REQUIREMENTS, FIRE LANE AND OTHER ITEMS NOT SHOWN ON ARCHITECTURAL SITE DRAWING(S) THAT MAY BE REQUIRED FOR PERMITTING AND/OR CONSTRUCTION.
- REFER TO LANDSCAPING PLAN(S) FOR LANDSCAPING REQUIREMENTS.
- STORM WATER DETENTION PONDS SHOULD BE DESIGN, ENGINEERED, CONSTRUCTED, AND MAINTAINED FOR A MAXIMUM 48-HOUR DETENTION PERIOD AFTER THE DESIGN STORM AND REMAINS COMPLETELY DRY BETWEEN STORMS.

Site Plan Notes

#	Note
01	ACCESSIBLE PARKING STALL, ADA COMPLIANT.
02	LANDSCAPED AREA REF. LANDSCAPING PLAN.
03	NEW CONCRETE SIDEWALK, SLOPE NOT TO EXCEED 5%, CROSS SLOPE NOT TO EXCEED 2%, RE: E4/A.101 FOR FINISH.
04	RE: MEP DRAWINGS FOR SITE LIGHTING
06	CONCRETE PAVING, RE: CIVIL DRAWINGS.
07	SITE MONUMENT SIGN RE: SIGNAGE CONTRACTOR

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Nicole Watts



PROJECT NAME

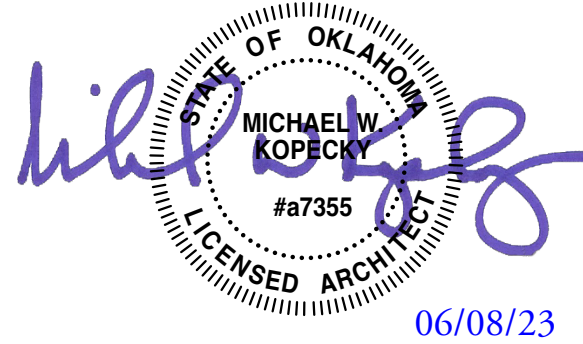


Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

#	date	issue name
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01	7/12/23	Permit Set
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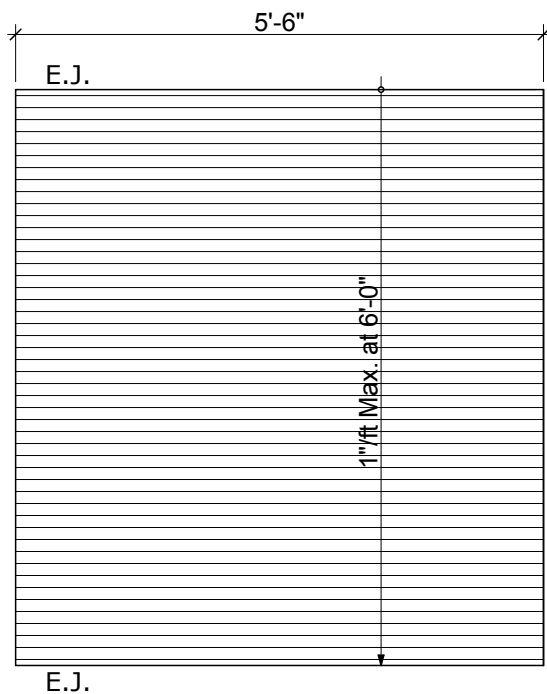
23.006.00

DRAWING NAME

SITE DETAILS

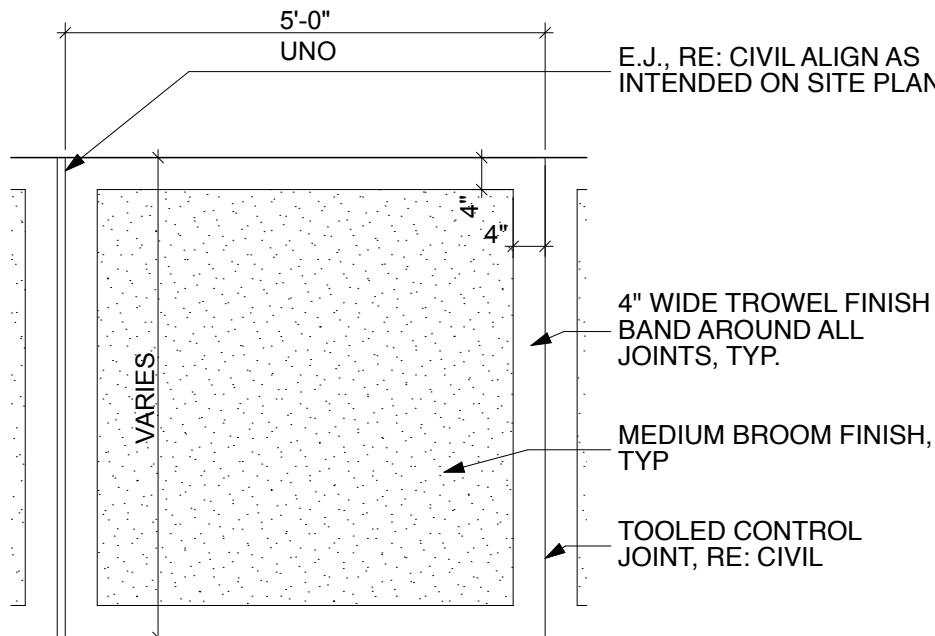
DRAWING NUMBER

A.101

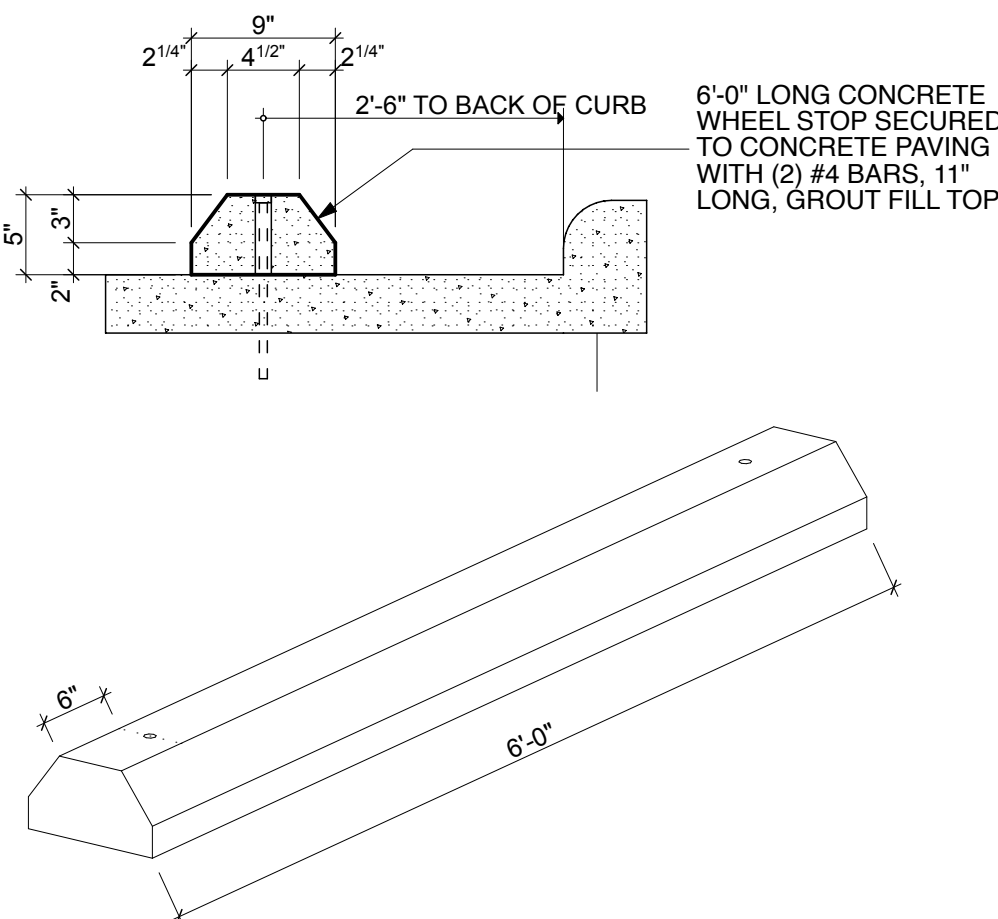


D5 ADA Ramp Detail
SCALE: 1/2" = 1'-0"

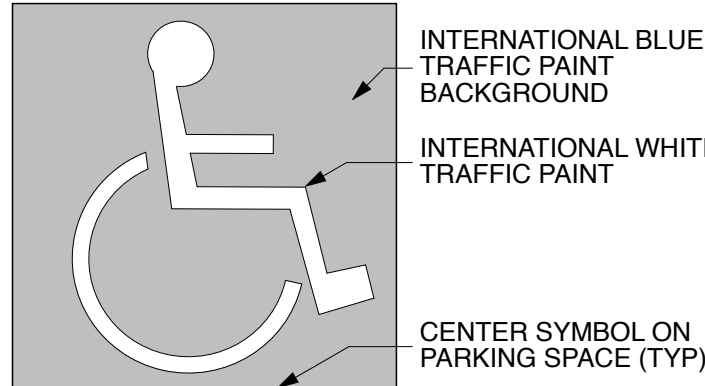
NOTE:
THE FINISHED SURFACE
OF THE WHEELCHAIR
RAMP IS TO BE
GROOVED Laterally
WITH 1/4" WIDE BY 1/4"
DEEP GROOVES SPACES
AT 2" O.C. &
ROUGHENED WITH NO
LESS THAN A BROOM
FINISH TO PREVENT
SLIPPING & TO
DIFFERENTIATE ITS
TEXTURE FROM THAT OF
THE STANDARD
SIDEWALK. RAMP TO BE
ACID WASHED TO
PROVIDE CONTRASTING
COLOR FROM THE
STANDARD SIDEWALK TO
MATCH OTHER EXIST,
CURB RAMPS, FIELD
COLORATION TO MATCH
EXIST W/ OWNER PRIOR
TO PROCEEDING.



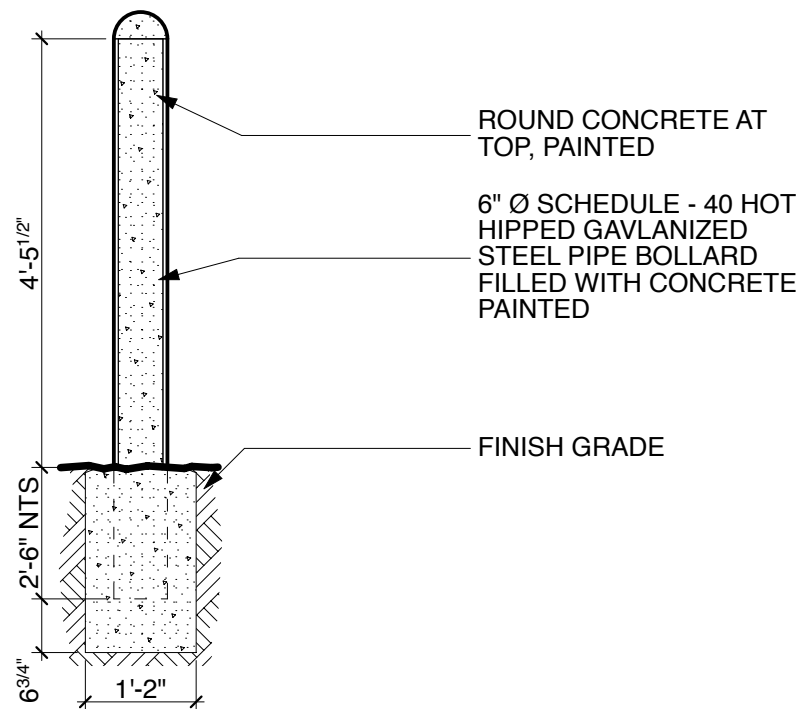
D4 Sidewalk Finish Detail
SCALE: 1/2" = 1'-0"



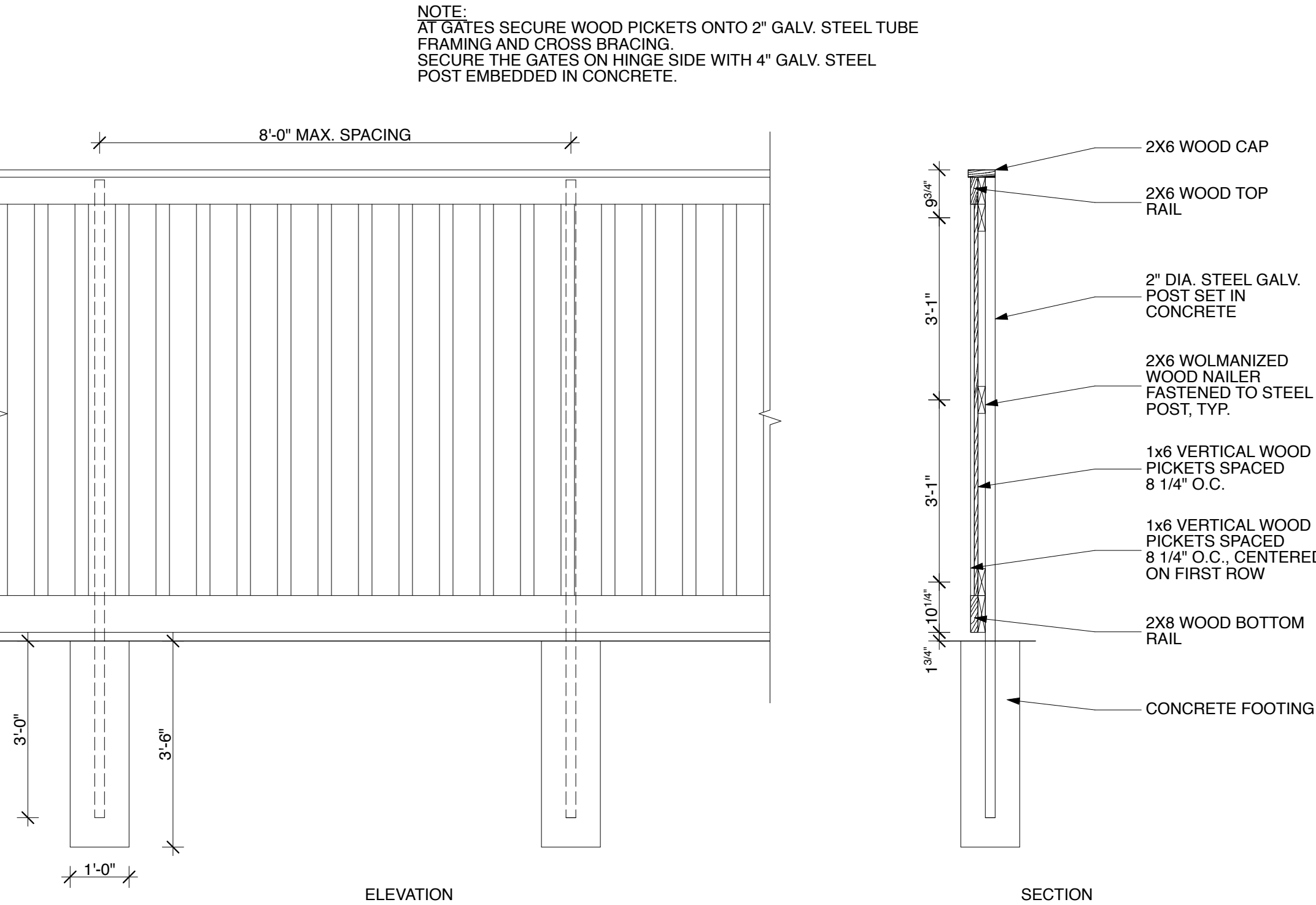
D3 Concrete Wheel Stop Detail
SCALE: 1" = 1'-0"



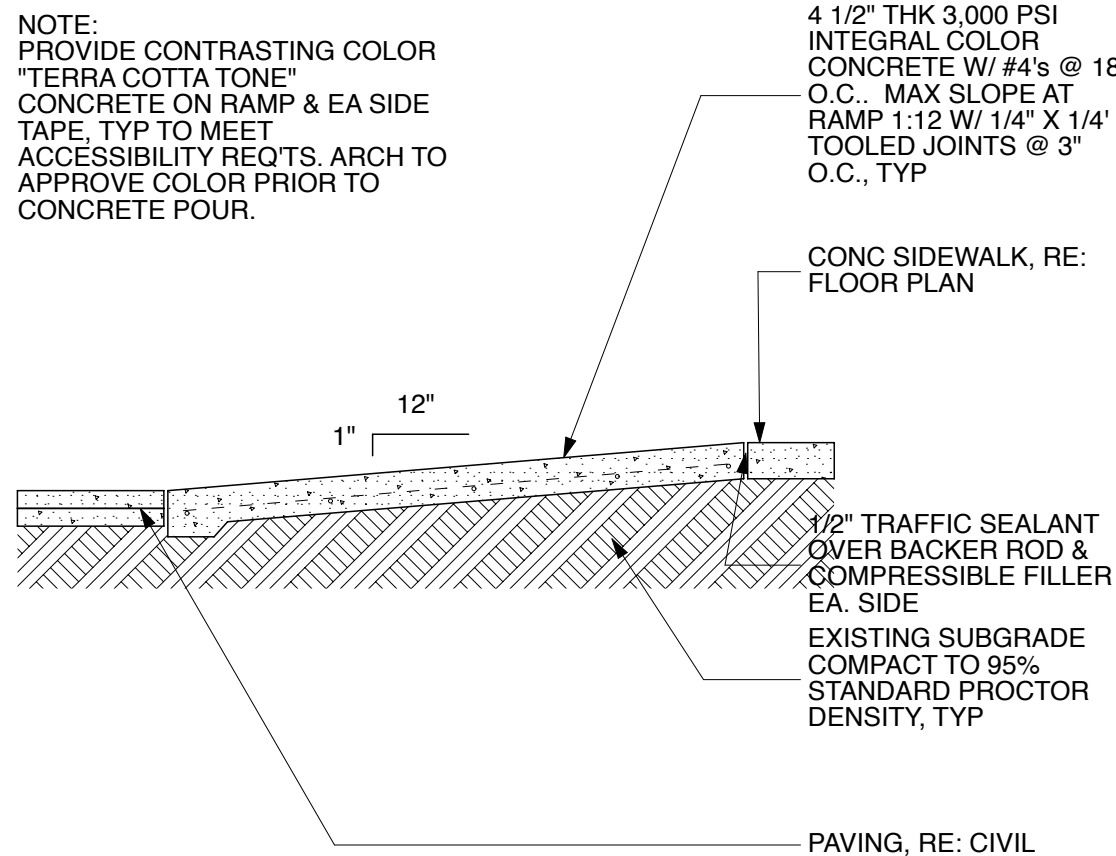
D2 Accessible Parking Symbol
SCALE: 1/2" = 1'-0"



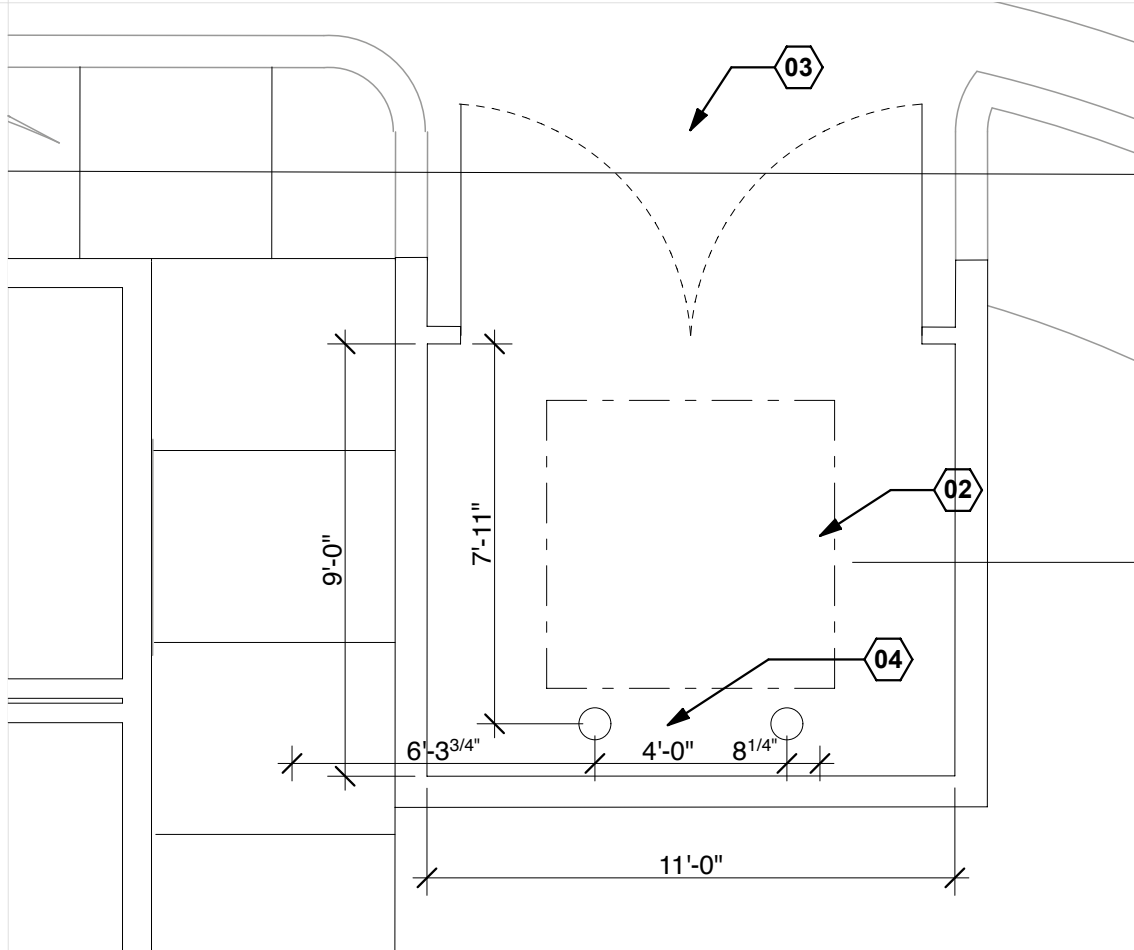
D1 Bollard Detail
SCALE: 1/2" = 1'-0"



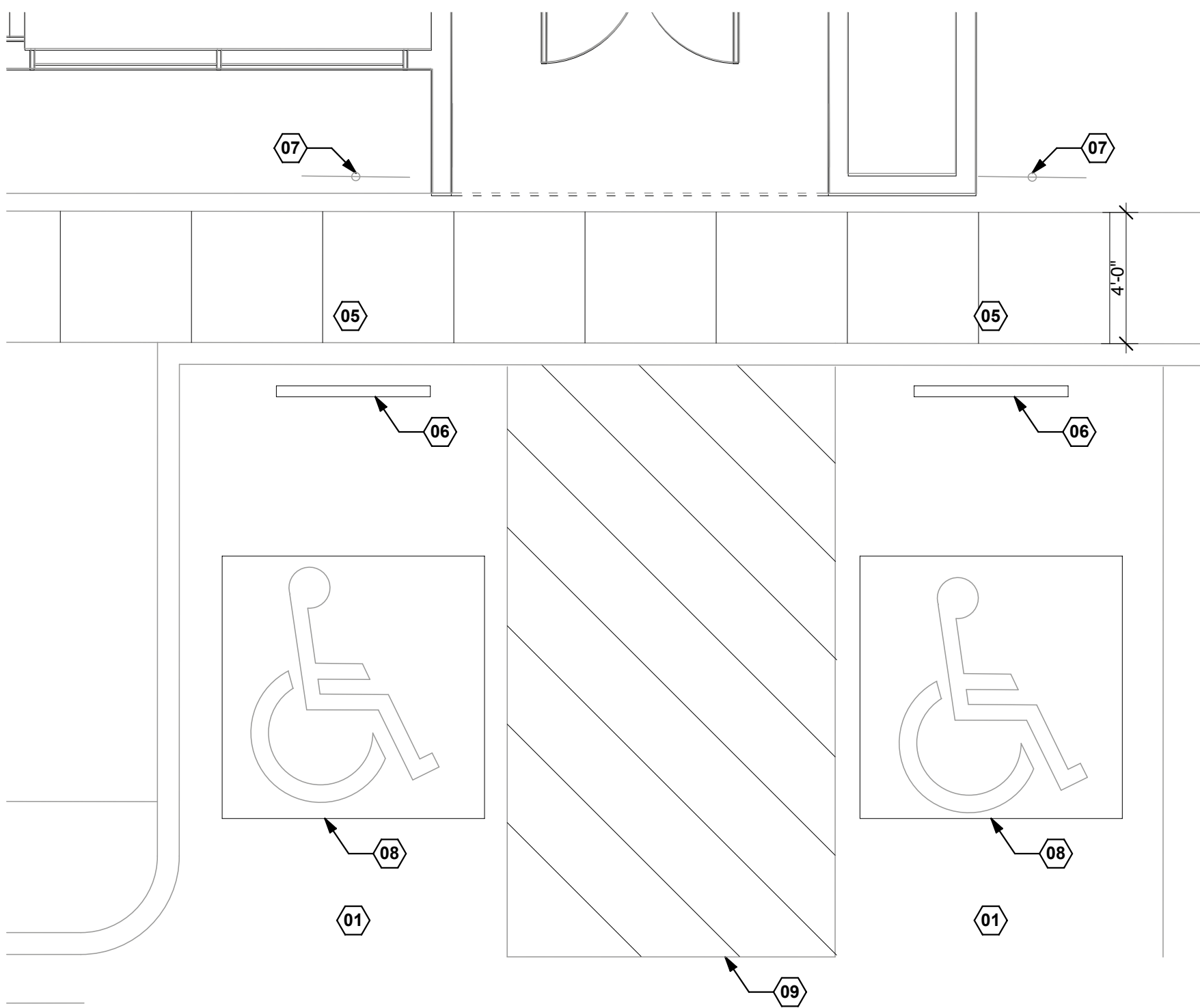
B3 Dumpster Enclosure
SCALE: 1/2" = 1'-0"



C1 ADA Ramp Section
SCALE: 1/2" = 1'-0"



A4 Dumpster Enclosure
SCALE: 1/4" = 1'-0"



A3 Accessible Parking
SCALE: 1/4" = 1'-0"

Enlarged Site Plan Notes	
#	Note
01	ACCESSIBLE PARKING STALL, ADA COMPLIANT.
02	DUMPSTER ENCLOSURE, TREATED WOOD SLATS OVER STEEL FRAMEWORK RE: C3/ A.101, PROVIDE 10' GATE WITH COMMERCIAL GRADE HINGES, POLES AND HASPS.
03	DUMPSTER ENCLOSURE CONSTRUCTION TO MATCH PREVIOUS BIXBY MUSKOGEE LOCATION
04	6" DIA. GALV. STEEL BOLLARD, PAINTED, TYP. OF 2 RE: D1/A.101
05	ADA SIDEWALK RAMP, RE: CIVIL SHEET C12
06	CONCRETE WHEEL STOP, RE: E3/ A.101
07	ACCESSIBLE PARKING SIGN, TYPICAL OF 2, RE: CIVIL SHEET
08	PAINTED ACCESSIBLE SYMBOL, RE: E2/A.101
09	5'-0" WIDE PASSENGER LOADING ZONE. 4" WIDE STRIPING AT 12" O.C. PTD. AT 45 DEGREE ANGLE.

CONSULTANTS

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Nicole Watts



PROJECT NAME

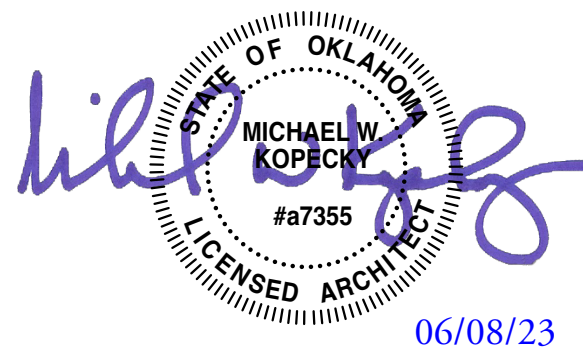


Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

date issue name

01 7/12/23 Permit Set



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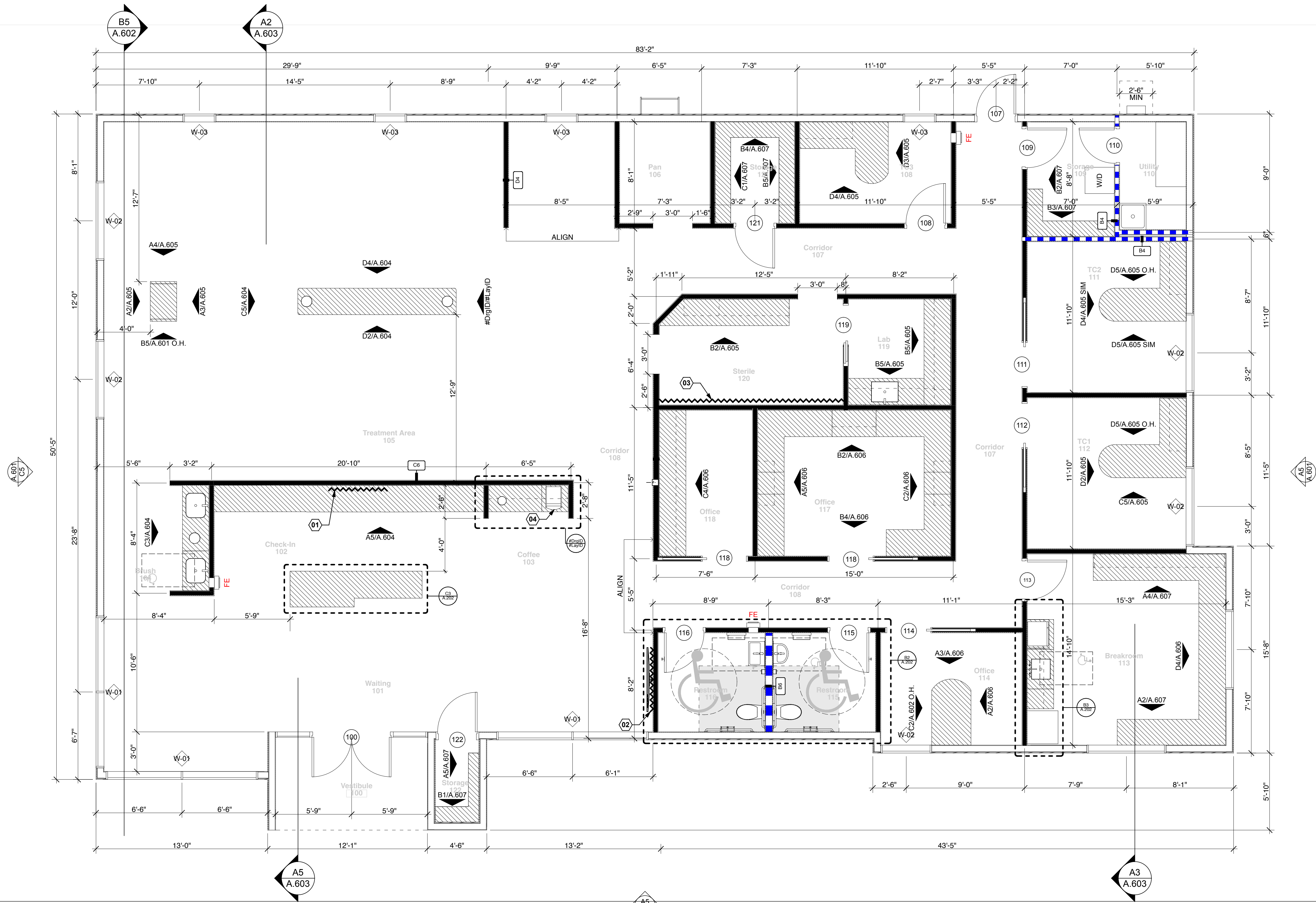
23.006.00

DRAWING NAME

FLOOR PLAN

DRAWING NUMBER

A.200



A5 Floor Plan
SCALE: 1/4" = 1'-0"

Legend

- PARTITION TYPE
- HATCH INDICATES NEW MILLWORK (RE: ELEVATIONS & 3Ds)
- FIRE EXTINGUISHER LOCATION, RECESSED WALL CABINET. REFER TO TYPICAL DETAILS: A.701.
- NEW PARTITION 'A3' TO UNDERSIDE OF CEILING
- DOOR TAG
- NEW PARTITION TO UNDERSIDE OF STRUCTURE ABOVE
- BLOCKING (FIRE-TREATED)
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- ENLARGED PLAN TAG
- WINDOW TAG
- DOOR TAG

General Notes

- A. GC TO FIELD VERIFY CONDITIONS BEFORE PROCEEDING AND INFORM ARCHITECT AND TENANTS REPRESENTATIVE OF ANY DISCREPANCIES.
- B. ALL DIMENSIONS ARE TO FACE OF GWB, EXCLUSIVE OF APPLIED FINISHES, TYPICAL UNO.
- C. IN DIMENSION STRINGS, A "+/-" INDICATES A DIMENSION TO BE FIELD VERIFIED AFTER THE REMAINDER OF THE STRING IS LAID OUT. NOTIFY ARCHITECT OF ANY SIGNIFICANT DIMENSIONAL DISCREPANCIES GREATER THAN 1".
- D. ALL WOOD BLOCKING SHALL BE FIRE RATED BLOCKING TO CONFORM TO THE FIRE RESISTIVE STANDARDS OF THE LOCAL JURISDICTION HAVING AUTHORITY.
- E. ALL FLOORS SHALL BE LEVELED TO 1/8" IN 10'0". FLOORS SHALL BE FILLED AND SWEEPED BROOM CLEAN.
- F. REFER TO SHEET A.202 FOR PARTITION TYPES AND ADDITIONAL NOTES.
- G. ALL NEW PARTITIONS ARE SHOWN SHADED AND, UNLESS NOTED OTHERWISE ON PLAN, ARE TYPE 'A3' (REFER TO LEGEND FOR SHADING TYPES). OTHER PARTITION TYPE WHICH MAY BE CALLED OUT ON THE PLAN SUPERSEDE THE SHADING SHOWN AT THAT LOCATION. REFER TO THIS SHEET ONLY FOR WALL SHADING TYPES.
- H. REFER TO SHEET A.203 FOR DOOR, FRAME AND HARDWARE SCHEDULES AND RESPONSIBILITIES AND ADDITIONAL NOTES. COORDINATE WITH FINISH SPECIFICATIONS. ALL DOOR JAMBS TO BE SET 4" FROM INTERSECTING PARTITIONS, TYPICAL UNO.
- I. IF DOOR UNDERCUTS EXCEED 1/2" AFF. GC SHALL CONTACT ARCHITECT IN ORDER TO DETERMINE IF CORRECTIVE ACTION IS REQUIRED.
- J. ALL HARDWARE SHALL BE LEVER TYPE, UNO.

Plumbing

- K. ALL NEW FAUCETS TO BE EQUIPPED WITH ADA APPROVED WRIST BLADES UNLESS HANDS FREE DEVICE IS SPECIFIED.
- L. ALL PLUMBING IN RETURN AIR PLENUM TO BE CAST IRON AS PER LOCAL JURISDICTION HAVING AUTHORITY.

Millwork

- M. SCRIBE ALL MILLWORK TO ADJACENT SURFACES AS REQUIRED.
- N. PROVIDE FIRE RATED BLOCKING IN PARTITIONS AT WALL MOUNTED EQUIPMENT AND MILLWORK.
- O. WHEN MILLWORK ABUTS A PARTITION, THE PARTITION SHALL EXTEND 1" BEYOND THE EDGE OF THE COUNTER TOP.

Partition Plan Notes

#	Note
01	WALL MOUNTED LOGO- PROVIDE FIRE RETARDANT BLOCKING IN WALL. COORDINATE WITH CLIENT FOR EXACT SIZE AND LOCATION.
02	WALL MOUNTED TELEVISION- PROVIDE FIRE RETARDANT BLOCKING IN WALL. COORDINATE WITH CLIENT FOR EXACT SIZE AND LOCATION.
03	PROVIDE FIRE RETARDANT BLOCKING IN WALL FOR EQUIPMENT PROVIDED BY DENTAL EQUIPMENT VENDOR.
04	PROVIDE WATER LINE FOR COFFEE MAKER

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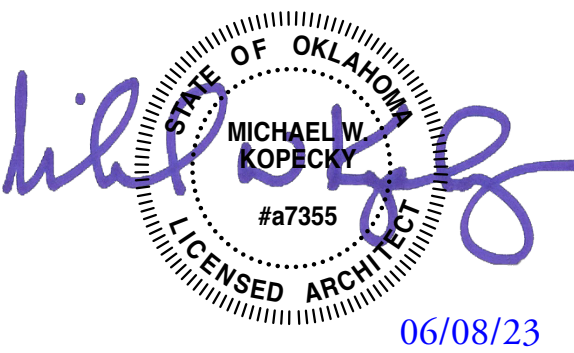
PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

#	date	issue name
01	7/12/23	Permit Set



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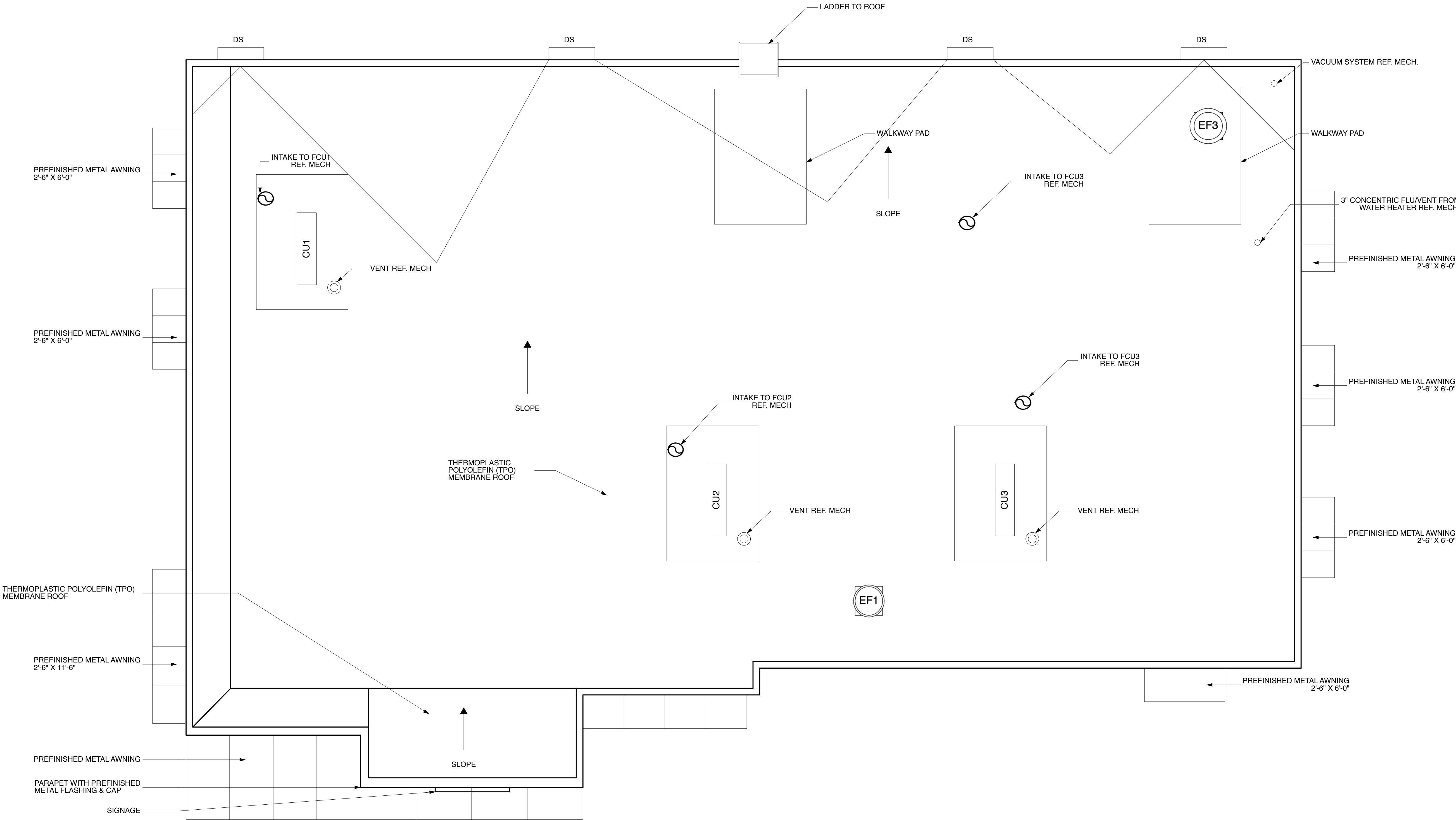
23.006.00

DRAWING NAME

ROOF PLAN

DRAWING NUMBER

A.201



B5 Roof Plan
SCALE: 1/4" = 1'-0"

Model:
GBW

Part Numbers:
GBW40
1/8" (204) Stainless Steel

GBW50
1/8" (204) Stainless Steel

SRGBW40
1/8" (204) Stainless Steel

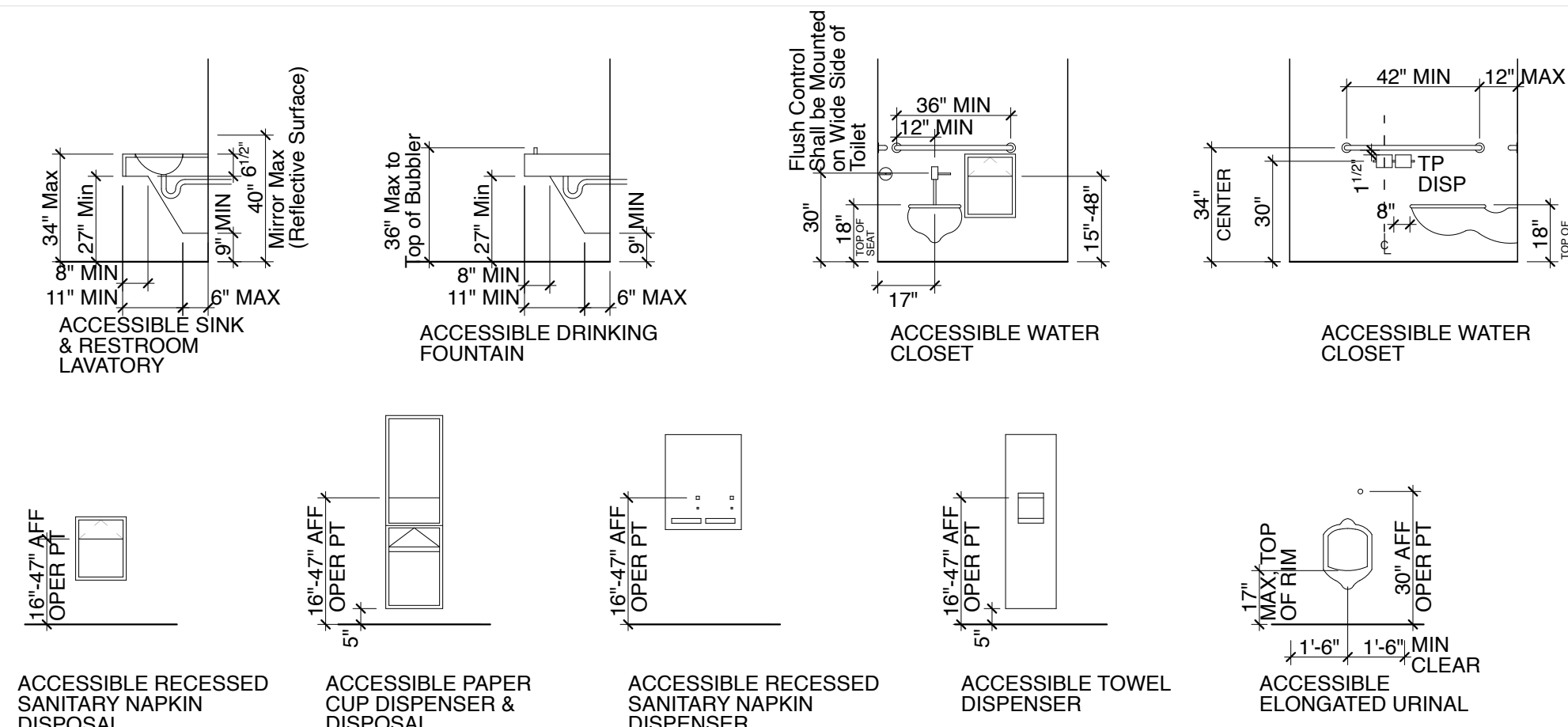
World's Strongest Fastener®

**MADE IN THE
USA**

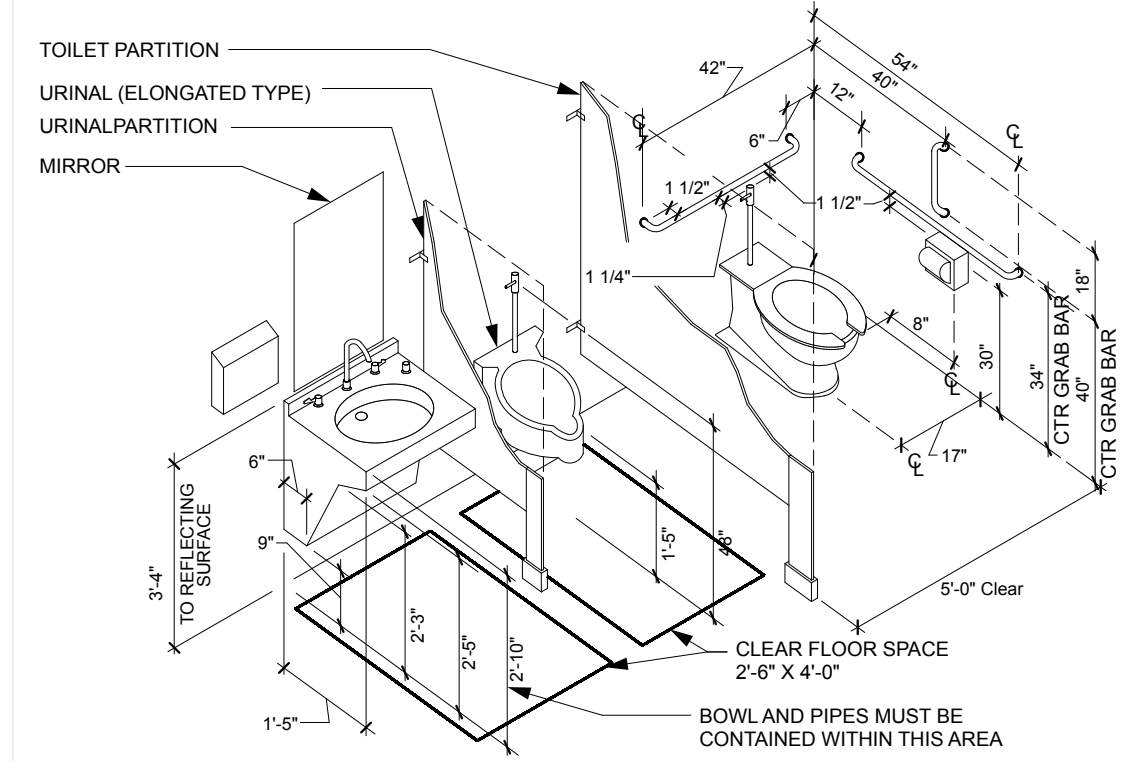
- ### Features / Benefits
- Exceeds ADA Guidelines and ALL Building Codes
 - Eliminates the need for Blocking
 - Water-proof and Fire-proof
 - Rated up to 800 lbs. in Drywall with Tile
 - Used to Install WINGITS® Grab Bars
 - Patented Worldwide



D4 Wing-It Grab Bar Anchor
SCALE: 1:202.15



D3 Accessible Mounting Locations
SCALE: 1/4" = 1'-0"



D1 Accessible Mounting Heights- Axon
SCALE: 1/4" = 1'-0"

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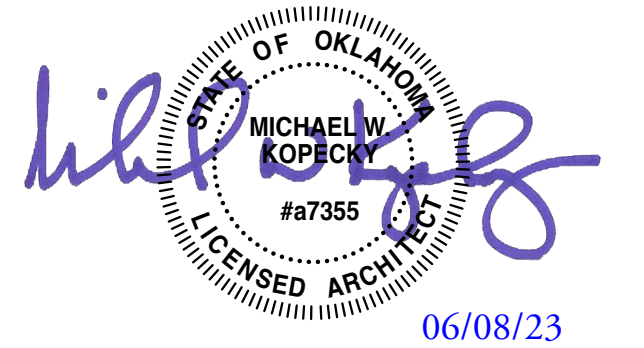
918.584.5858
nicole.watts@wallace.design
Nicole Watts



PROJECT NAME _____



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Bixby OK 74008



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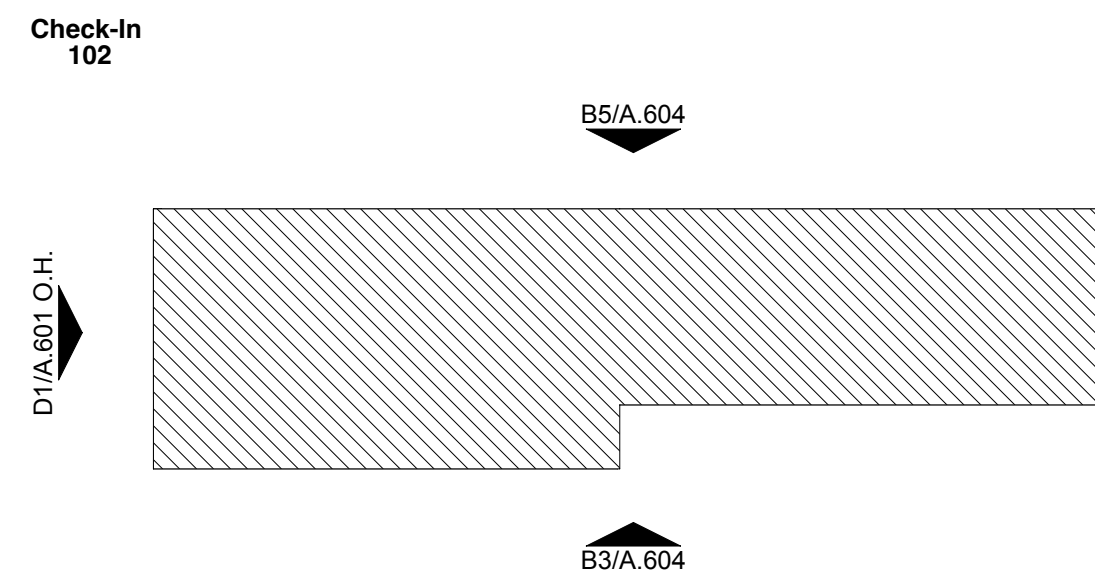
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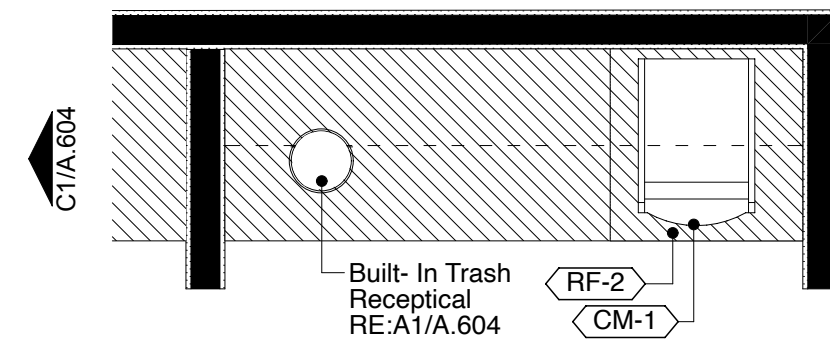
ENLARGED PLANS

DRAWING NUMBER

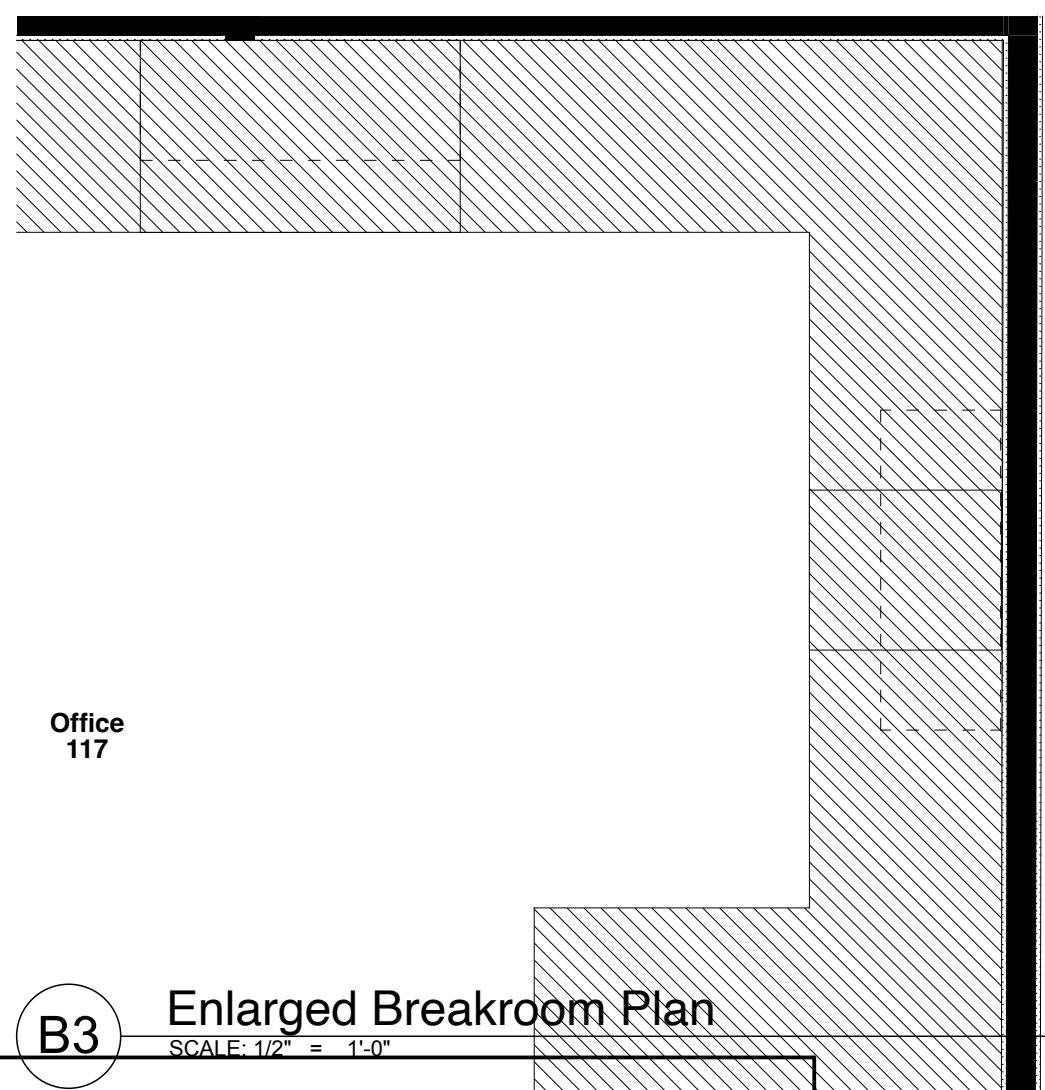
Page 69 of 98



C3 Front Check In Desk
SCALE: 1/2" = 1'-0"

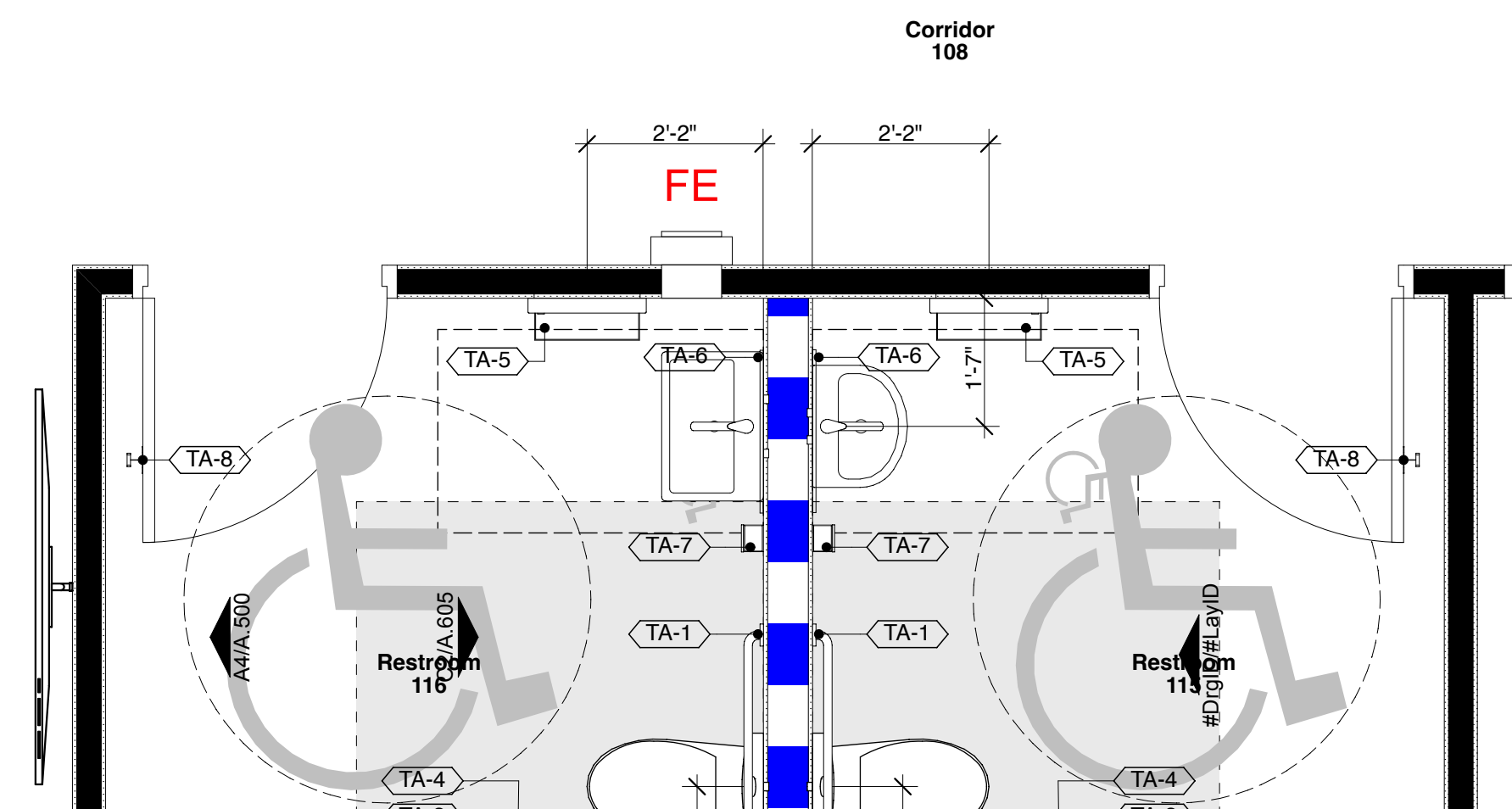


C2 **Enlarged Coffee Plan**
SCALE: 1/2" = 1'-0"



B3 Enlarged Breakroom Plan
SCALE: 1/2" = 1'-0"

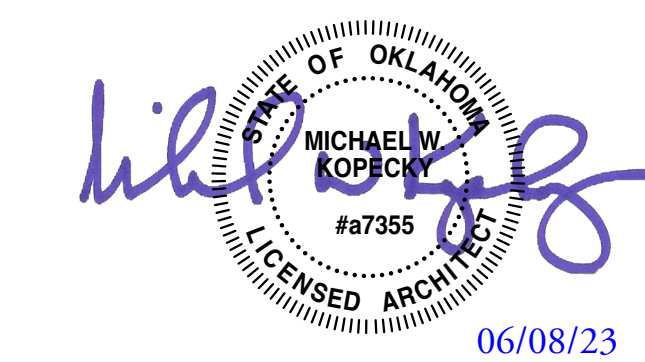
Appliance Schedule					
ID	Type	Manufacturer	Model Number	Color	Note/Remarks
CM-1	Coffee Machine	--	--	--	Owner Provided, GC Installed
MW-1	Microwave	--	--	--	Owner Provided, GC Installed
RF-1	Refrigerator	--	--	--	Owner Provided, GC Installed. Water Line Needed.
RF-2	Undercounter Refrig.	--	--	--	Owner Provided, GC Installed. Water Line Needed.
xxx					



B2 Enlarged Restroom Plan
SCALE: 1/2" = 1'-0"

Plumbing Accessories Schedule				
ID	Part	Manufacturer	Model	Color
TA-1	Grab Bar	Bobrick	B-5806 x 36	Straight Peened Grab Bar
TA-2	Grab Bar	Bobrick	B-5806 x 42	Straight Peened Grab Bar
TA-3	Grab Bar	Bobrick	B-5806 x 18	Straight Peened Grab Bar
TA-4	Toilet Paper Disp.	Bradley	5263	Toilet Paper Dispenser with Shelf
TA-5	Combo Paper Towel & Trash	Bradley	238-10	Semi-Recessed High Capacity Towel Dispenser/ 8.2 Gallon Waste
TA-6	Mirror	TBD	--	Tempered Glass Channel Frame Mirror
TA-7	Soap Dispenser	Bradley	6A01-11	Surface-Mounted Automatic Foam Soap/Sanitizer Dispenser
TA-8	Coak Hook	Bradley	9114	Stainless Steel Single Robe Hook

#	date	issue name
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01 7/12/23 Permit Set

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PROJECT NUMBER

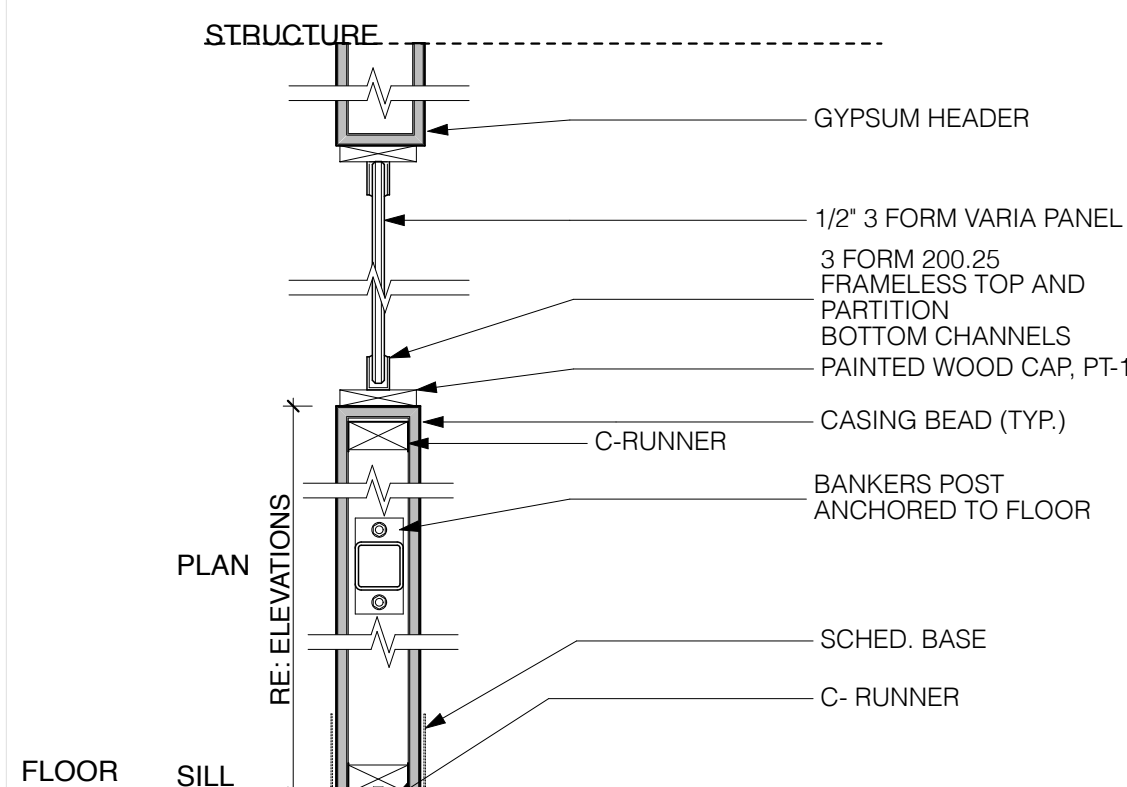
23.006.00

DRAWING NAME

PARTITION SCHEDULES & DETAILS

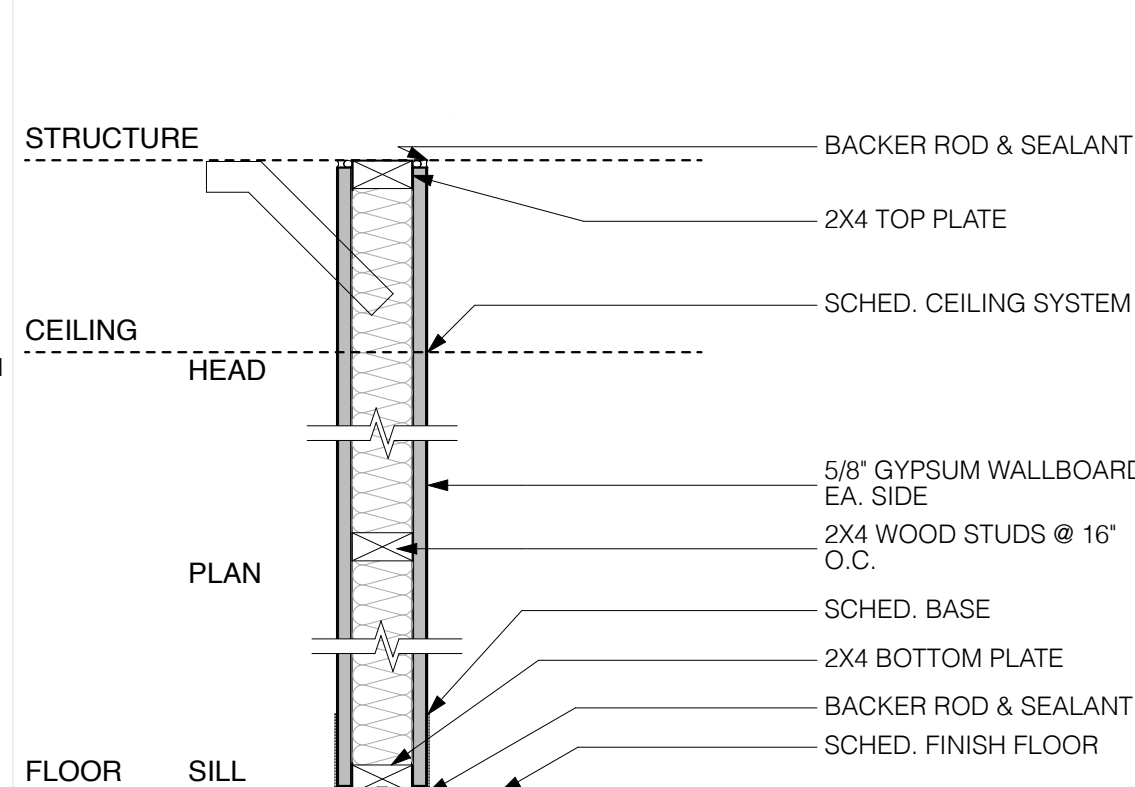
DRAWING NUMBER

A.203



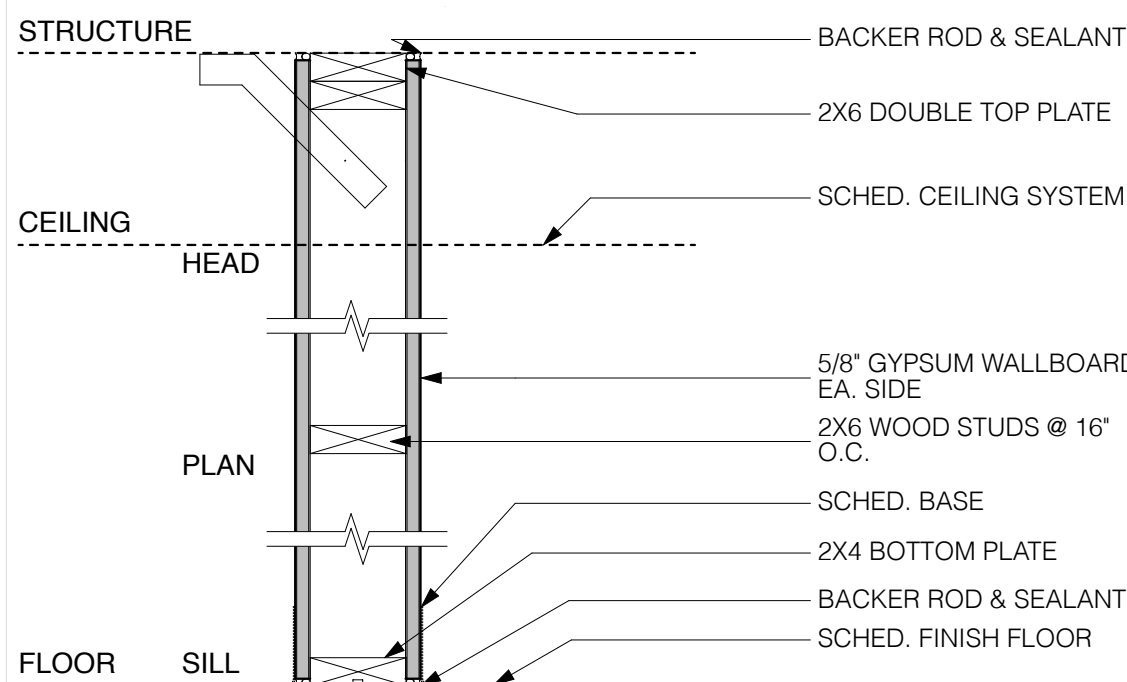
TYPE	STUD SIZE	STUD GAUGE	STUD SPACING
D4	2X4	25	24

D Pony Wall w/ 3 Form
SCALE: 3" = 1'-0"



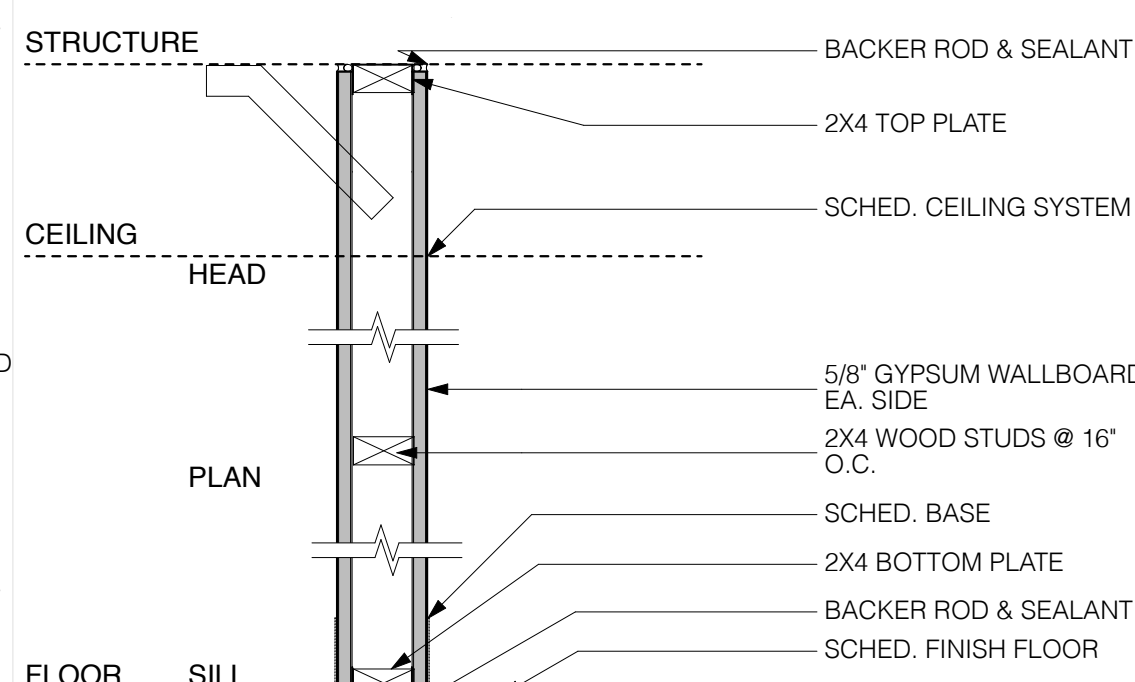
TYPE	STUD SIZE	STUD GAUGE	STUD SPACING
B4	2X4	25	24

B Insulated Wood Stud Partition to Deck
SCALE: 1 1/2" = 1'-0"



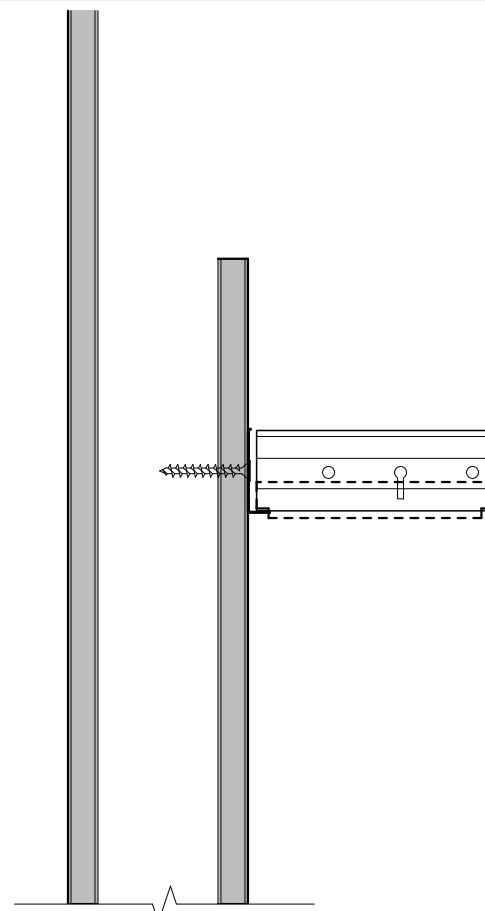
TYPE	STUD SIZE	STUD GAUGE	STUD SPACING
C6	2X6	25	24

C Wood Stud
SCALE: 1 1/2" = 1'-0"

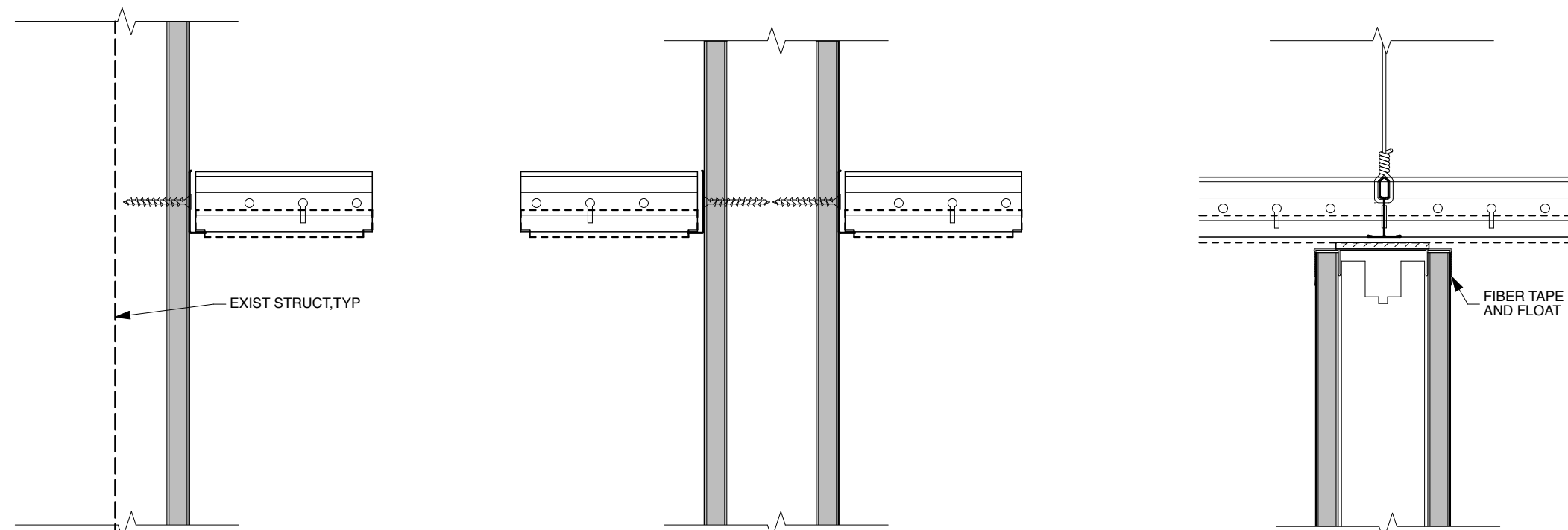


TYPE	STUD SIZE	STUD GAUGE	STUD SPACING
A4	2X4	25	24

A Wood Stud
SCALE: 1 1/2" = 1'-0"



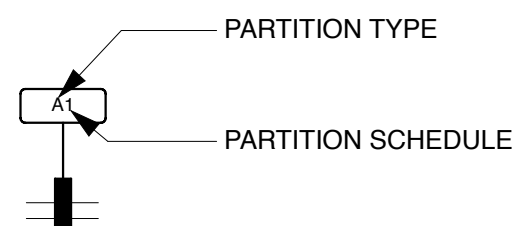
A3 Partition Head Details
SCALE: 3" = 1'-0"



General Partition Notes

- A. PARTITION TYPES SHOWN HERE ARE DRAWN AS NON-LOAD-BEARING, UNLESS OTHERWISE NOTED. STUDS TO BE USED AT LOCATIONS WHERE WALL MOUNTED MILLWORK/CASEWORK IS SHOWN.
- B. COMPLY WITH UNDERWRITERS LABORATORY CONSTRUCTION REQUIREMENTS WHEN INDICATED ON DETAILS.
- C. AT WET AREAS AND CERAMIC TILE, PROVIDE "WATER-RESISTANT" BOARD- WHERE FIRE RESISTANT CONSTRUCTION IS INDICATED, PROVIDE "TYPE-X" BOARD.
- D. WHERE SOUND INSULATION IS INDICATED SET SILL RUNNER IN CONTINUOUS ACoustICAL SEALANT, FILL ALL INTERIOR VOIDS, AND LAY 2 1/2" THK SOUND ATTENUATION INSULATION ABOVE CEILING 2'-0" MINIMUM EACH SIDE OF PARTITION.
- E. AT WALLS EXTENDING TO UNDERSIDE OF STRUCTURE ABOVE, ALL PENETRATIONS IN DRYWALL CONSTRUCTION ABOVE FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND TRANSMISSION. WALLS TO HAVE OPENINGS FOR MECHANICAL AIR AS REQUIRED, RE: MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- F. PARTITIONS SHALL BE CONTINUOUS OVER DOORS SAME AS ADJACENT WALLS WHERE DRYWALL CONTINUES TO STRUCTURE ABOVE.

- G. ALL INTERIOR PARTITIONS ARE TO RESIST A MINIMUM HORIZONTAL LOAD OF 5 P.S.F. STANDARD LIMITING HEIGHTS INDICATED BELOW ARE FOR REFERENCE ONLY. GFC TO VERIFY THAT ALL FRAMING / PARTITION ASSEMBLIES MEET THE CRITERIA BELOW PRIOR TO CONSTRUCTION OR INSTALLATION. THE MAXIMUM UNSUPPORTED HEIGHT FOR THAT PARTITION TYPE IS BASED ON A DEFLECTION CRITERIA RATIO OF L/240. FOR PARTITION TYPES WITH A DEFLECTION CRITERIA RATIO OF L/240, THE MAXIMUM HEIGHT OF PARTITION EXCEEDS THE INDICATED LIMITING HEIGHT. PROVIDE SUPPLEMENTAL BRACING TO THE STRUCTURE ABOVE AS REQUIRED TO MAINTAIN DEFLECTION RATIO WITHIN L/240. FOR PARTITIONS WITH "BRITTLE" FINISHES SUCH AS PLASTER AND CERAMIC TILE, DESIGN PARTITION SYSTEMS TO MAINTAIN DEFLECTION RATIO WITHIN L/360. SUSPENDED CEILINGS SHALL NOT BE CONSIDERED AS BRACING.



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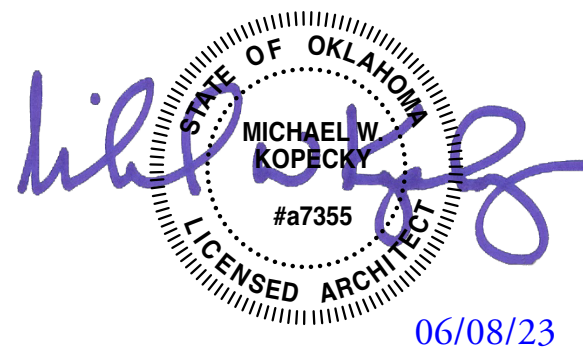
PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

#	date	issue name
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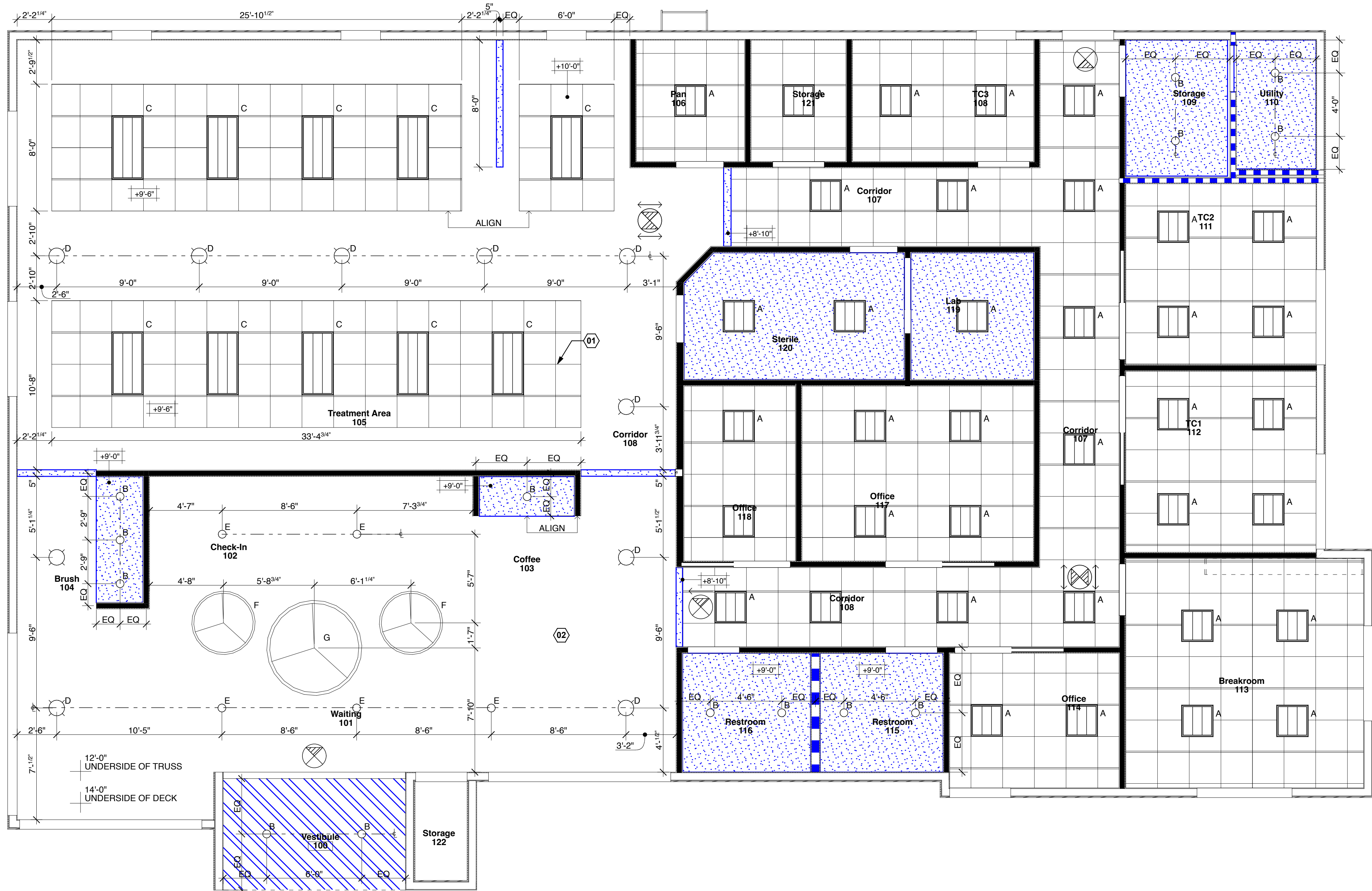
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DRAWING NAME

REFLECTED CEILING PLAN

DRAWING NUMBER

A.300



B5 Reflected Ceiling Plan

SCALE: 1/4" = 1'-0"

ID	Symbol	Type/Mounting
A		2x2 RECESSED LED
B		RECESSED 6" LED DOWNLIGHT
C		2x4 RECESSED LED
D		DECORATIVE PENDANT
E		GENERAL LED DOWNLIGHT
F		4' DECORATIVE PENDANT
G		6' DECORATIVE PENDANT

Legend

	2'-0" x 2'-0" SUSPENDED ACOUSTICAL CEILING SYSTEM
	MAIN TEE
	NEW GWB SOFFIT AND/OR SPECIAL ACOUSTICAL CEILING
	CEILING HEIGHT REFERENCE (AFF)
	NEW LIGHT FIXTURES ARE SHOWN BOLD
	NEW EFIS SOFFIT

General Notes

- LOCATE REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES. CENTER SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL UNITS. TYPICAL, UNO. ARCHITECTURAL RCP SHALL GOVERN THE LOCATION OF ALL FIXTURES.
- ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE.
- ALL CEILINGS ARE AT 9'-0" AFF, TYPICAL, UNO.
- RELOCATE AND OR ADD AIR GRILLS AS NEEDED. FINISH HVAC DIFFUSERS, R/A GRILLES, DRAPERY POCKETS AND SPEAKER GRILLES TO MATCH ADJACENT CEILING FINISH. TYPICAL, UNO. GC TO COMFORT BALANCE ENTIRE LEASE AREA PER MEP SPECIFICATIONS.
- ALL MECHANICAL AND PLUMBING CHASES TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.
- GC TO PROVIDE EXIT SIGNAGE AS REQUIRED BY CODE. RE: MEP DRAWINGS.
- NEW LIGHT SWITCHES SHALL BE GANGED IF MORE THAN ONE IS NOTED AND ALIGNED WITH ANY EXISTING SWITCHES. LIGHT SWITCHES SHALL BE CONSISTENT IN STYLE AND COLOR WITHIN ROOMS. ALL SWITCHES TO COMPLY AND MEET CURRENT ENERGY COMPLIANCE CODE.
- ALL CEILING GRID AND TILE IS NEW, TYPICAL, UNO. THE SUSPENDED CEILING GRID SYSTEM SHALL RUN CONTINUOUS WITHIN THE AREA AND MAIN TEES SHALL NOT BE CUT, UNO.
- PROVIDE RETURN AIR BOOTS AS REQUIRED WHERE WALLS ARE INDICATED TO GO TO DECK. RE: MEP DRAWINGS.
- REFER TO MEP DRAWINGS FOR LAMPS AND BALLASTS TO BE USED IN ALL FIXTURES.
- CONSTRUCTION MATERIALS USED ABOVE CEILING SHALL MEET THE REQUIREMENTS OF CURRENT CODE.

Reflected Ceiling Plan Notes

#	Note
01	CEILING SUSPENDED SYSTEM: ARMSTRONG AXIOM CLASSIC 6" TRIM, AX6STR, CUSTOM COLOR TBD
02	OPEN TO STRUCTURE PAINT, PT-4

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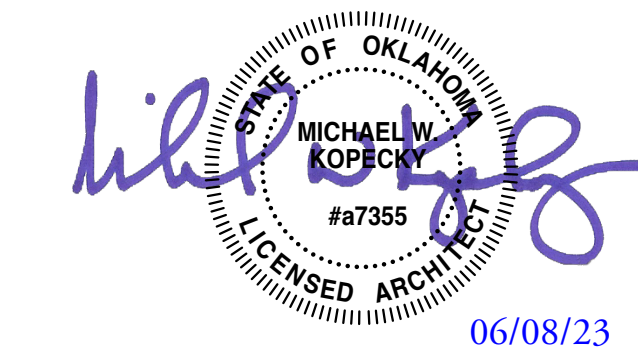
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DRAWING NAME

POWER/TELE/DATA PLAN

DRAWING NUMBER

A.400



B5 Power/ Tele/ Data Plan

SCALE: 1/4" = 1'-0"

Equipment Schedule		
ID	Type	Note/Remarks
C-1	COMPRESSOR	OWNER PROVIDED, GC INSTALLED
V-1	VACCUM	OWNER PROVIDED, GC INSTALLED
W-1	WASHER/ DRYER	OWNER PROVIDED, GC INSTALLED

Legend

- 48" NUMBER INDICATES MOUNTING HEIGHT IN INCHES FROM THE FINISH FLOOR TO THE CENTERLINE OF THE OUTLET
- D INDICATES DEDICATED OUTLET, (1) OUTLET MAX PER CIRCUIT
- INDICATES OUTLET MOUNTED HORIZONTALLY ABOVE COUNTER OR BACKSPLASH
- 37" INDICATES STACKED OUTLETS
- 48" INDICATES STACKED OUTLETS
- NEW DUPLEX ELECTRICAL OUTLET WALL MOUNTED
- 220 200 POWER DUPLEX OUTLET WALL MOUNTED
- VACUUM AND SUCTION
- SINGLE-GANGED DATA/TELEPHONE PLATE AND QUAD OUTLET (4 PORT). COORDINATE WITH CABLING PROVIDER AND CLIENT TO VERIFY QUANTITY AND TYPE OF CABLING
- ELECTRICAL TILE AND CARPET FLUSH POKE THRU

General Notes

- VERIFY LOCATIONS OF ALL ELECTRICAL, TELEPHONE AND DATA OUTLETS AT ALL OFFICES WITH ARCHITECT PRIOR TO CONSTRUCTION. COORDINATE ALL FLOOR CORE LOCATIONS WITH BUILDING ENGINEER, ARCHITECT, AND FURNITURE VENDOR. PRIOR TO ANY FLOOR CORES BEING DRILLED, CONTRACTOR TO OUTLINE EXACT PLACEMENT OF WORKSTATIONS/ EQUIPMENT WITH CHALK OR PAINT ON SUB-FLOOR AND RECEIVE WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING. ALL FLOOR CORES THAT DO NOT HAVE WRITTEN APPROVAL ARE SUBJECT TO RELOCATION.
- ALL LOW VOLTAGE CABLING (TELE/DATA INCLUDED) ARE SHOWN FOR LOCATION ONLY. LOW VOLTAGE CABLING IS UNDER SEPARATE CONTRACT UNO. CONTRACTOR IS RESPONSIBLE FOR PROVIDING MUD RING AND PULL STRING ONLY TO SPECIFIED LOCATIONS ON PLAN.
- POWER/TELE/DATA PLAN IS ISSUED TO SHOW ELECTRICAL, TELEPHONE AND DATA OUTLET LOCATIONS AND THEIR MOUNTING HEIGHTS ABOVE FINISHED FLOOR. FOR ALL OTHER ELECTRICAL INFORMATION REFER TO ENGINEER'S DRAWINGS INCLUDING CIRCUITING.
- REFER TO DETAIL: B1/A.700 FOR ALL TYPICAL DEVICE HEIGHTS. REFER TO DETAIL: B1/A.700 FOR TYPICAL DEVICE HEIGHTS AT FURNITURE FEEDS. ALL WALL-MOUNTED ELECTRICAL, TELEPHONE AND DATA OUTLETS ARE TO BE MOUNTED 1'-6" ABOVE FINISHED FLOOR, TO THE CENTERLINE OF THE OUTLET, UNO ON PLAN. PLACE ALL UN-DIMENSIONED OUTLETS CENTERED ON WALL.
- ALL WALL-MOUNTED ELECTRICAL, TELEPHONE AND DATA OUTLET COVER PLATES TO BE WHITE. ALL FLUSH FLOOR-MOUNTED ELECTRICAL, TELEPHONE AND DATA COVER PLATES TO BE BLACK, WHERE POSSIBLE. GANG-MOUNT ALL ADJACENT OUTLETS UNDER THE SAME COVER PLATE.
- FOR DEVICES SHOWN BACK TO BACK, USE DIMENSION NOTED AS CENTERLINE FOR PLACEMENT OF J-BOX(ES). PLACE J-BOX(ES) IN SEPARATE STUD CAVITY.
- APPLIANCE ITEMS SHOWN OR REFERENCED ARE PROVIDED AND INSTALLED BY THE CONTRACTOR, UNO. CONTRACTOR SHALL INSTALL ALL APPLIANCES (INCLUDING OWNER PROVIDED EQUIPMENT) U.N.O.. COORDINATE 'BUILT IN' EQUIPMENT AND APPLIANCES WITH MILLWORK (NEW OR EXISTING) BEFORE PURCHASING. REPORT ANY CONFLICTS TO ARCHITECT IMMEDIATELY.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT OF THE TWO SHALL GOVERN.
- ALL TENANT PROVIDED FURNITURE WORKSTATIONS TO HAVE A HARD-WIRED POWER AND TELECOM CONNECTION. ELECTRICAL CONTRACTOR TO MAKE FINAL ELECTRICAL CONNECTION AS WELL AS PANEL-TO-PANEL CONNECTIONS WITHIN THE SYSTEM AND FINAL INSTALLATION OF ALL ELECTRICAL DEVICES IN THE SYSTEM. USE WIRING DIAGRAM FROM FURNITURE MANUFACTURER. VERIFY EXACT LOCATION OF DEVICE WITH FURNITURE REPRESENTATIVE PRIOR TO INSTALLATION. TYPICAL WORKSTATION TO EACH RECEIVE (1) PC ON DESIGNATED CIRCUIT (FOR COMPUTER USE ONLY), (1) DUPLEX, (1) PHONE & (1) DATA. REFERENCE FLOOR PLAN FOR ADDITIONAL EQUIPMENT REQUIREMENTS. REFER TO MEP DRAWINGS FOR SPECIFICATIONS.
- ALL SECURITY DEVICES SHOWN ON PLAN SHALL BE PERMITTED SEPARATELY BY SECURITY VENDOR.
- GC TO COORDINATE ALL PHONE/ DATA CABLING WITH IT/AV VENDOR. ALL CABLE IN RETURN AIR PLENUM SHALL BE PLENUM RATED OR INSTALLED WITHIN A CONDUIT.
- FIRE ALARM PLANS SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION. RELOCATE FIRE ALARMS (VISUAL STROBES) AND SPEAKERS AS REQUIRED BY TAS AND THE LOCAL AUTHORITY HAVING JURISDICTION.
- GENERAL CONTRACTOR TO PROVIDE ELECTRICIAN ON-SITE FOR FINAL FURNITURE WORKSTATION CONNECTIONS.

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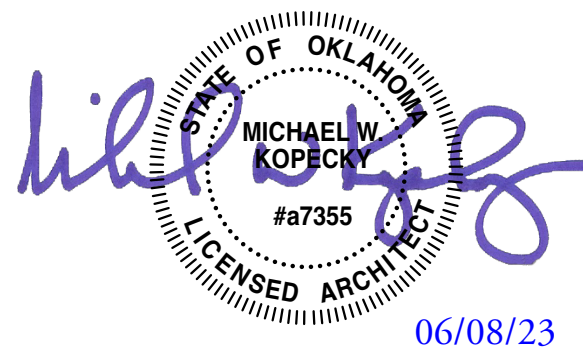


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DRAWING NAME

FINISHES PLAN

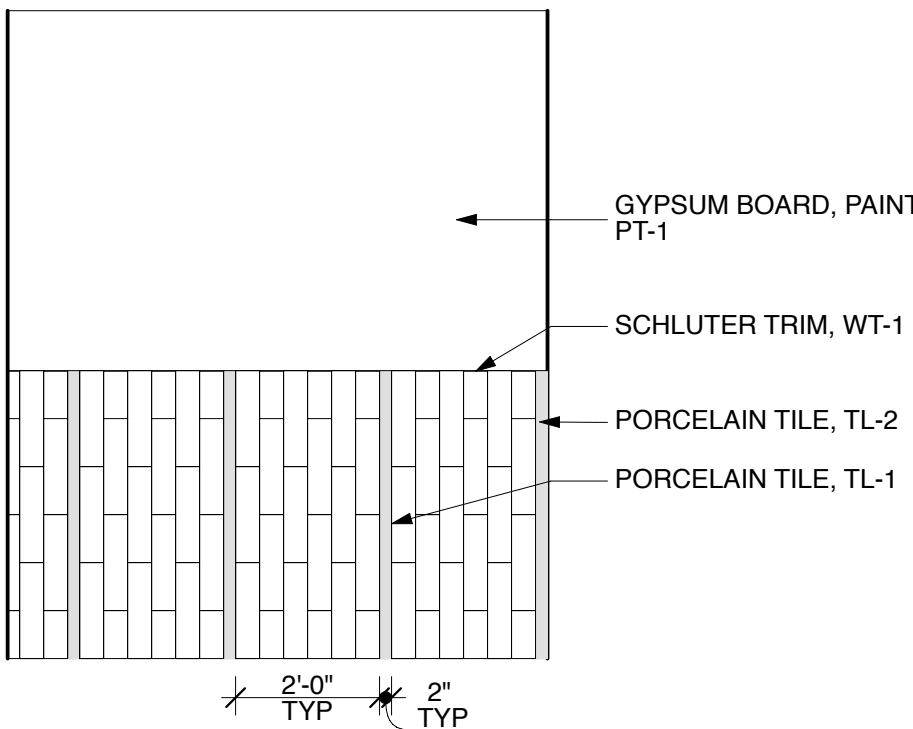
DRAWING NUMBER

A.500



B5

Finish Plan
SCALE: 1/4" = 1'-0"



A4

Wall Finish 1 (WF-1)
SCALE: 3/8" = 1'-0"

Legend

PT-1
BS-1 TOP: WALL FINISH
BOTTOM: BASE FINISH

PT-1 WALL FINISH

PL-1
SS-1BS-1
PL-2 MILLWORK FINISHES (EXPOSED SURFACES)
TOP: UPPER CABINET
MIDDLE: COUNTERTOP / BACKSPLASH
BOTTOM: LOWER CABINET

CORNER GUARD

General Notes

- ALL FINISHES ARE PT-1, SC-1, BS-1 AND PL-1 UNLESS NOTED OTHERWISE.
- ALL FINISHES SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION. ANY CLEAR GLASS SPECIFIED ON PROJECT, IS NOT REQUIRED TO BE SUBMITTED.
- ALL ATTACHED FINISHES AND MATERIALS SHALL MEET OR EXCEED THE CURRENT INTERNATIONAL BUILDING CODE REQUIREMENTS FOR A CLASS III FLAME-SPREAD INDEX OF 76 TO 200.
- ALL FINISHES AND MATERIALS USED IN RENOVATIONS OR ALTERATIONS SHALL NOT CONTAIN ASBESTOS.
- ENSURE THAT ALL SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- A MINIMUM OF 5% ATTIC STOCK OF ALL FLOORING, PAINT, AND CEILING TILE SHALL BE LEFT SAFELY STORED ON SITE FOR THE TENANT'S FUTURE USE.**
- REFER TO ELEVATIONS AND SECTIONS FOR FINISHES THAT MAY NOT BE NOTED ON THE FINISH PLAN.

Finishes Plan Notes

#	Note
01	RESTROOM #114 & #115 TILE WAINSCOT ALL FOUR WALLS HEIGHT OF WAINSCOT, PT-1 ON GYP ABOVE.

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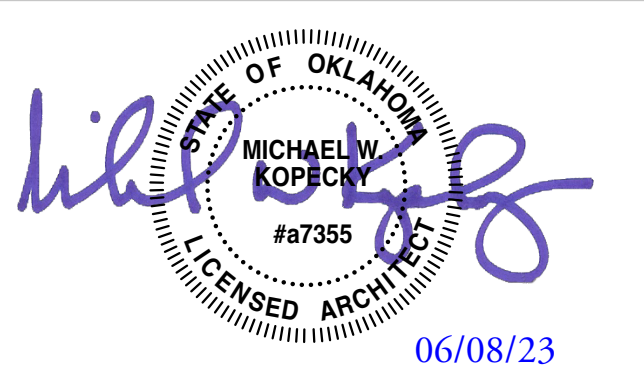

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DRAWING NAME

FINISH SCHEDULES & DETAILS

DRAWING NUMBER

A.501

Floor Finishes

SC-1

Note: SEALED CONCRETE STAIN AND FINISH SELECTION BY OWNER

Wall Base

A. RUBBER BASE TO BE STRAIGHT BASE. UNO.

BS-1 (Rubber Base)



Manufacturer: ROPPE
Color/Code: 193 BLACK BROWN
Height: 4"

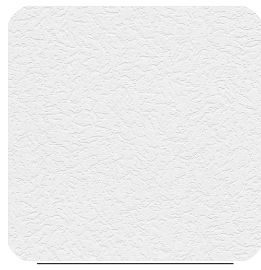
BS-2 (Chair Rail)

Manufacturer:
Color/Code:
Height:

Acoustical Ceilings

- A. SUSPENDED CEILING FRAMING SYSTEMS SHALL RESIST A LATERAL FORCE OF 20% OF THE WEIGHT OF THE CEILING ASSEMBLY AND ANY TRIBUTARY LOADS TO THE SYSTEM. USE A MINIMUM CEILING WEIGHT OF 5 POUNDS PER SQUARE FOOT TO DETERMINE THE LATERAL FORCE.
- B. WHERE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING BRACING METHODS MAY BE EMPLOYED:
- a) PROVIDE LATERAL SUPPORT BY FOUR WIRES OF MINIMUM NO. 12 GAUGE, SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART, AND CONNECTED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF CEILING. PROVIDE THESE LATERAL SUPPORT POINTS 12 FEET ON CENTER EACH DIRECTION, WITH THE FIRST POINT WITHIN 4" FROM EACH WALL.
- b) ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS; MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS.
- c) PROVIDE VERTICAL SUPPORT AS REQUIRED IN BUILDING CODES. IN ADDITION, VERTICALLY SUPPORT ENDS OF RUNNERS WITHIN 8" OF DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY WALL.
- d) SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.
- C. PER CODE, FREE AND CLEAR ACCESS TO EXISTING AND NEW EQUIPMENT MUST BE PROVIDED FOR MAINTENANCE. ACCESS PANELS SHALL BE PROVIDED OF SUFFICIENT SIZE BASED ON THE EQUIPMENT. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION. COORDINATE SIZE, LOCATION, COLOR, ETC WITH ARCHITECT PRIOR TO INSTALLATION.
- D. SPRINKLER CONTRACTOR TO SUBMIT LOCATION DIAGRAM AT ALL GWB CEILINGS TO ARCHITECT, AND SHALL RECEIVE WRITTEN APPROVAL BEFORE PROCEEDING WITH WORK.

AC-1



Manufacturer: ARMSTRONG
Style: ULTIMA 1902 REGULAR, 2X2
Color/Code: WHITE
Grid: PRELUDE XL 15/16"

PC-1



Color/Code: PT-4
Note: PAINTED CEILING TO MATCH PT-4 AT GYP. CLG. AND EXPOSED STRUCTURE (CONDUIT AND HVAC)

Miscellaneous Finishes

A. SOLID CORE WOOD DOORS

WD-1



Color/Code: CLEAR, CL18
Finish: SELECT WHITE MAPLE
Note: BASIS OF DESIGN- VT DOORS

Millwork Finishes

- A. ALL VENEER, STAINED, OR PAINTED MILLWORK TO BE AWI PREMIUM GRADE. ALL PLASTIC LAMINATE MILLWORK SHALL HAVE CUSTOM GRADE MDF SUBSTRATE. ALL INSTALLED MILLWORK SHALL MEET ALL STATE AND LOCAL CODES, DRAWER CONSTRUCTION AND HARDWARE TO COMPLY WITH AWI STANDARDS.
- B. ALL EXPOSED SURFACES TO BE HIGH PRESSURE PLASTIC LAMINATE WITH CONTINUOUS PATTERN ACROSS MULTIPLE CABINET FACES. UNO. I.E. PATTERN SHOULD MATCH UP AND RUN IN SAME DIRECTION OF DRAWER & CABINETS. WOOD GRAIN TO RUN ON VERTICAL INSTALLATION. UNO.
- C. ALL MILLWORK EDGES AT CABINET DOORS, DRAWERS, COUNTERTOPS, BACKSPLASHES TO BE SELF EDGED PLASTIC LAMINATE, TYPICAL, UNO. VINYL AND PVC EDGE BANDS WILL NOT BE ACCEPTED.
- D. BASE AT ALL PLASTIC LAMINATE MILLWORK TO BE THE SAME PLASTIC LAMINATE USED FOR BASE CABINETS. SCRIBE TO FLOOR.
- E. INTERIOR SURFACES OF OPEN-FRONT PLASTIC LAMINATE CABINETS TO BE CLAD WITH SAME PLASTIC LAMINATE AS ADJACENT EXTERIOR SURFACES.
- F. FINISHER SHALL COORDINATE WITH MILLWORK CONTRACTOR ON ALL PAINTED MILLWORK.
- G. PLAM INSERT FOR BREAKROOM EQUIPMENT, COLOR MATCH ADJACENT PLAM COLOR.
- H. THE MILLWORK CONTRACTOR SHALL COORDINATE ALL MILLWORK INSTALLATIONS WITH OTHER SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE RECONFIGURATION OF MILLWORK IN CONFLICT WITH OTHER TRADES. ALL "BUILT IN" MILLWORK SHALL BE SCRIBED TO ADJOINING WALLS, FLOORS, AND CEILINGS WITHOUT ADDITIONAL OVERLAYS. CAULK ALL JOINTS WITH ALL WALLS.
- I. THE MILLWORK CONTRACTOR SHALL FIELD VERIFY ALL DIMENSION AND EXISTING CONDITIONS. REPORT ANY CONFLICTS TO ARCHITECT IMMEDIATELY.
- J. ALL STONE COUNTERTOPS ARE TO BE SEALED USING MIRACLE SEALANTS 511 IMPREGNATOR.
- K. ALL STONE SLABS SHALL BE INSPECTED AND APPROVED BY ARCHITECT/DESIGNER (IN WRITING) PRIOR TO FABRICATION. GO TO REQUEST INSPECTION (15) WORKING DAYS PRIOR TO FABRICATION, TO ALLOW FOR RESELECTION IF NECESSARY.

PL-1

Manufacturer: ###
Style: ###
Color/Code: #####
Finish: ###
Note: ###

PL-2

Manufacturer: WILSONART
Color/Code: LINEN-D427-60
Finish: MATTE
Note: COUNTERTOP IN BREAKROOM AND RECEPTION BASE CABINET

SS-1

Manufacturer: CORIAN
Color/Code: GLACIER WHITE
Note: TYP. COUNTERTOP

DP-1

Manufacturer: 3 FORM
Style: VARIA/ SECTOR COLOR:CLEMENTINE 007
Color/Code: SANDSTONE F01/ SANDSTONE F01
Note: SCALE A, TO BE INSTALLED ABOVE HALF WALL IN TREATMENT AREA

DP-2

Manufacturer: LUMICOR
Style: IMPRESSIONS/ MIANZI
Color/Code: GUNMETAL
Finish: SATIN/ EMBOSS/ LUMICLEAR
Note: SIZE: 2367/ 6MM
BACKING: LUMICOR- PEPPERDUST
OPAQUE
TO BE INSTALLED IN THE COFFEE BAR AS BACKSPLASH

DP-3

Manufacturer: LUMICOR
Style: IMPRESSIONS/ MIANZI
Color/Code: GUNMETAL
Finish: SATIN/ EMBOSS/ LUMICLEAR
Note: SIZE: 2367/ 6MM
TO BE INSTALLED IN THE FRONT FACE OF RECEPTION DESK

Wall Finishes

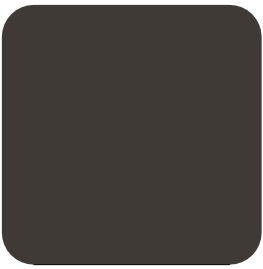
- A. ALL GWB WALLS ARE TO BE PAINTED USING LATEX EGGSHELL FINISH, TYPICAL, UNO. PROVIDE ONE COAT OF PRIMER AND TWO COATS OF FINISH COLOR.
- B. ALL SURFACES OF EXTERIOR BUILDING COLUMN FURR-OUTS, INCLUDING SURFACES FACING EXTERIOR WINDOW WALL, ARE TO BE PAINTED AS SPECIFIED ON FINISHES PLAN, OR IN OTHER FINISH NOTES, TYPICAL, UNO.
- C. ALL PAINT FINISH SUBMITTALS TO BE SUBMITTED ON SPECIFIED MAT'L. (I.E. GWB, METAL, ETC.)
- D. ALL METAL SURFACES TO BE PAINTED SHALL BE PRIMED AND PAINTED USING AN ACRYLIC FINISH.
- E. PRIME ALL WALL SURFACES PRIOR TO PAINTING. PREP WALLS AS SPECIFIED WHEN INSTALLING WALLCOVERINGS.
- F. PAINT ALL FIRE EXTINGUISHER CABINETS TO MATCH ADJACENT WALL USING AN ACRYLIC FINISH, TYPICAL, UNO.
- G. CONTACT ARCHITECT PRIOR TO CUTTING ANY HOLES IN FABRIC WRAPPED PANELS. (EX. ELECTRICAL OUTLETS)
- H. ALL GWB CEILINGS & BUILDING PERIMETER GWB SOFFITS ARE TO BE PAINTED USING FLAT FINISH, TYPICAL, UNO. PAINT UNDERSIDE OF ALL OTHER SOFFITS TO MATCH ADJACENT WALL COLOR, UNO. PAINT HVAC DIFFUSERS TO MATCH ADJACENT CEILING COLOR AND FINISH, TYPICAL, UNO.
- I. ALL TACKABLE FABRIC PANELS TO BE 1/2" THK NOVA WALL, INFILL TO BE US GYPSUM MICOR.
- J. INSTALL WALL COVERING PER MANUFACTURERS RECOMMENDATIONS. GENERAL CONTRACTOR TO COORDINATE APPROPRIATE METHOD OF INSTALLATION.
- K. ALL PAINTED HEAD TRACK TO MATCH ADJACENT WALL COLOR.
- L. ALL GWB REVEALS TO BE PAINTED TO MATCH ADJACENT WALL COLOR/CLEAR ANODIZED ALUMINUM.

PT-1



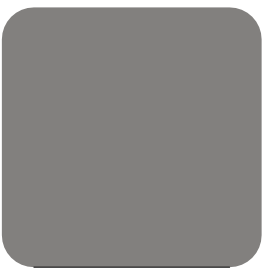
Manufacturer: KELLY MOORE
Color/Code: FEATHER WHITE/ KMW45
Finish: EGGSHELL
Note: GENERAL PAINT

PT-2



Manufacturer: KELLY MOORE
Color/Code: DESERT SHADOW/ KM4911
Finish: EGGSHELL
Note: DOOR TRIM

PT-3



Manufacturer: KELLY MOORE
Color/Code: PLATINUM GRANITE/ KM4910
Finish: EGGSHELL
Note: ACCENT COFFEE BAR BACKPLASH PAINT

PT-4



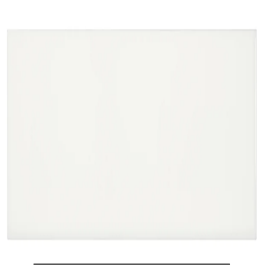
Manufacturer: SHERWIN WILLIAMS
Color/Code: CEILING BRIGHT WHITE/ SW7007
Finish: EGGSHELL
Note: CEILING

TL-1 (Wall Tile)



Manufacturer: LUNADA BAY TILE
Style/Color: KA-NÜ/ CORAL REEF
Finish: GLOSSY
Size: BUOY MOSAIC, 2"
Grout: LATICRETE, #24 NATURAL GREY
Note: WALL TILE IN BRUSH STATION AND RESTROOM, SEE ELEVATION FOR DETAILS

TL-2 (Wall Tile)



Manufacturer: CROSSVILLE
Style/Color: SOHO WHITE
Finish: MATTE
Size: 4 X 16
Grout: MAPEI, #00 WHITE
Note: VERTICAL INSTALLATION IN RESTROOMS, SEE ELEVATION FOR DETAILS

WT-1



Manufacturer: SCHLUTER
Style: JOLLY
Color/Code: SATIN ANODIZED ALUMINUM

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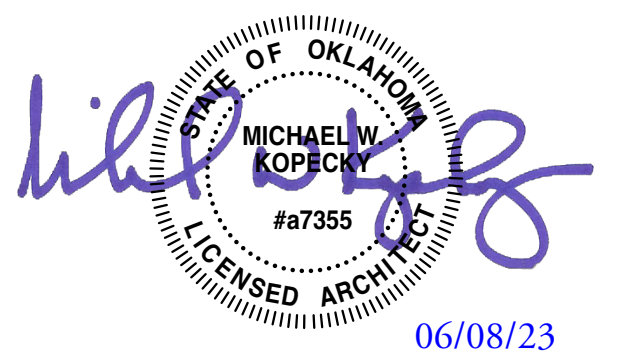


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EXTERIOR ELEVATIONS

A.600



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PROJECT NAME

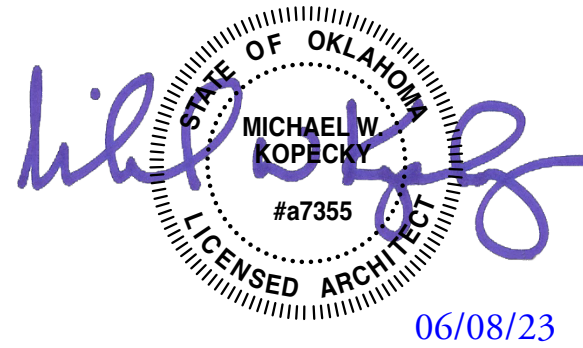


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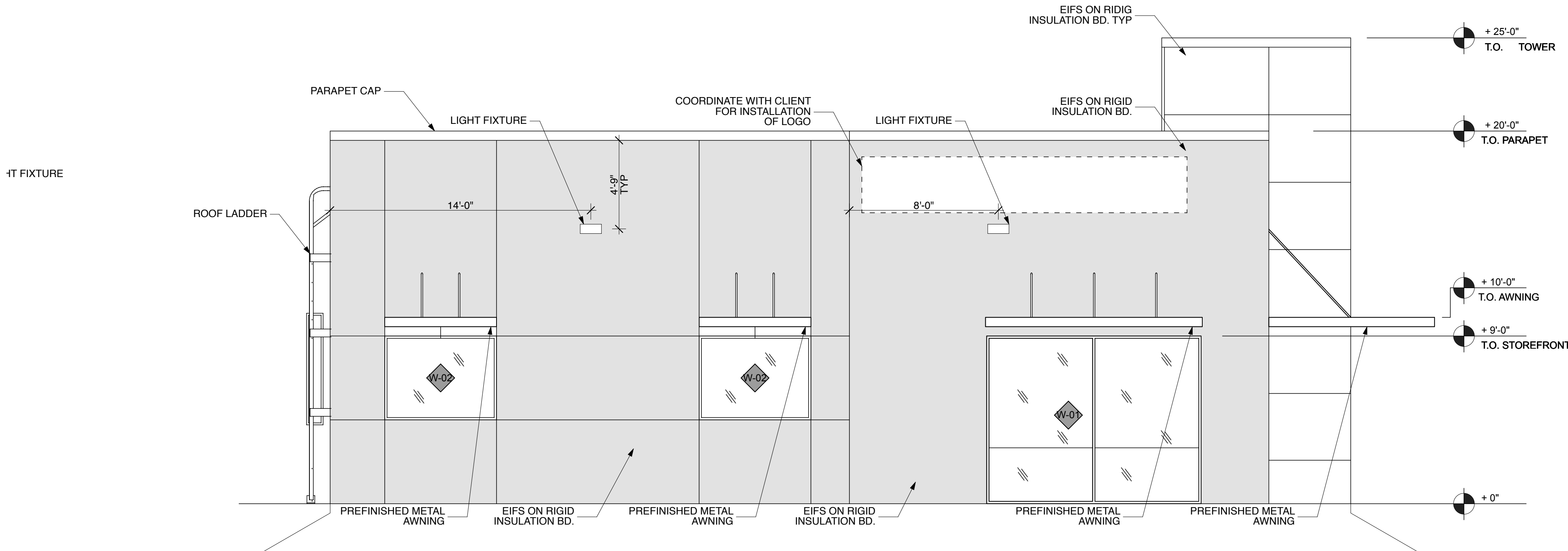
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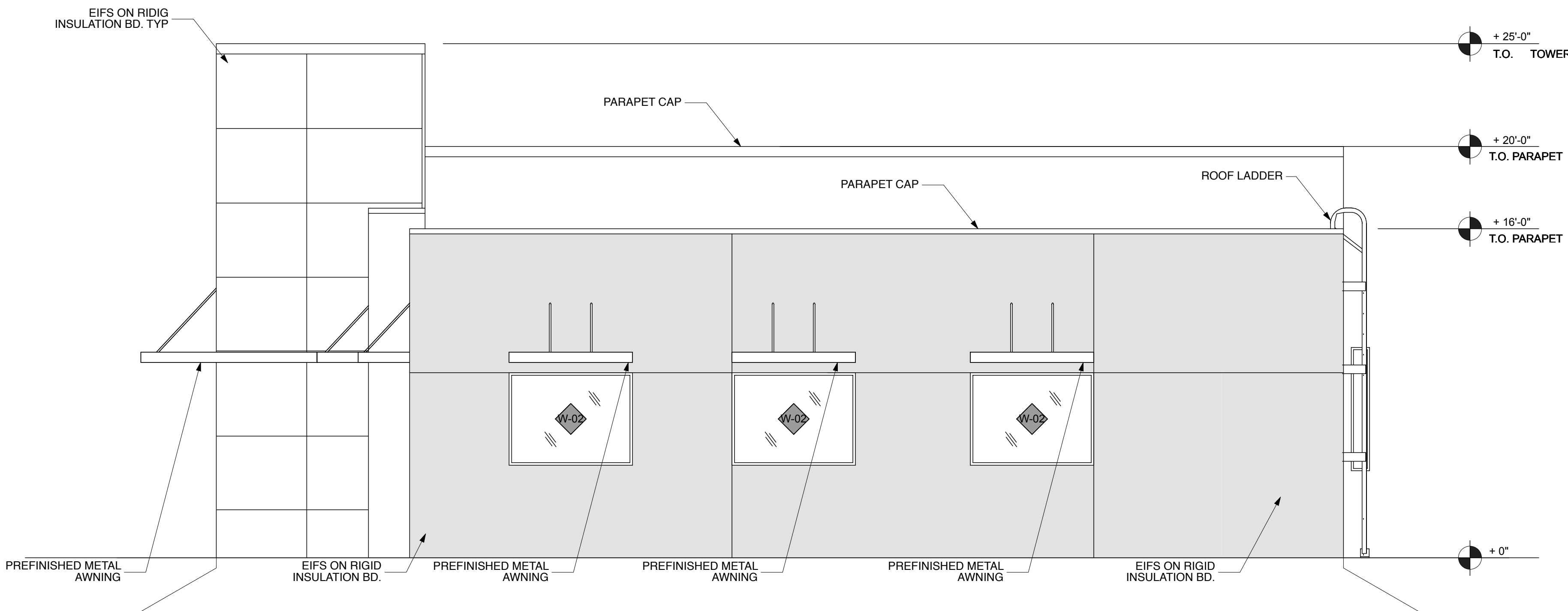
EXTERIOR ELEVATIONS

DRAWING NUMBER

A.601



C5 West Elevation
SCALE: 1/4" = 1'-0"



A5 East Elevation
SCALE: 1/4" = 1'-0"

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PROJECT NAME



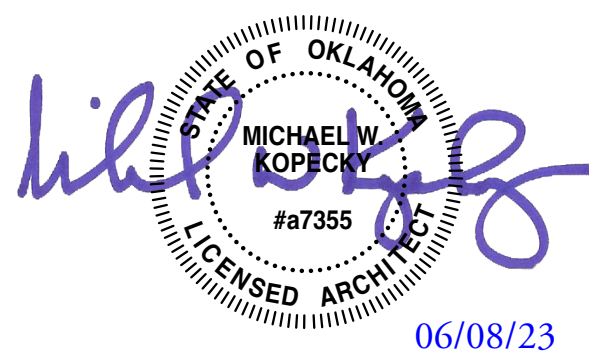
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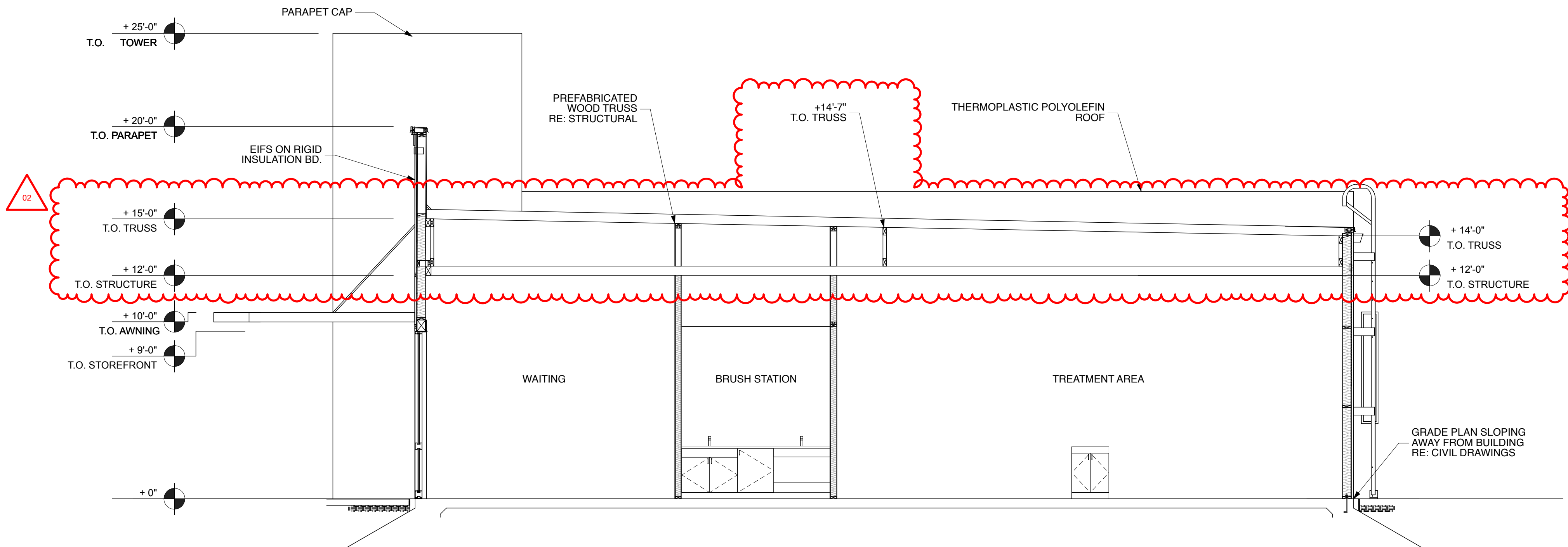
23.006.00

DRAWING NAME

BUILDING WALL SECTIONS

DRAWING NUMBER

A.602



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PROJECT NAME

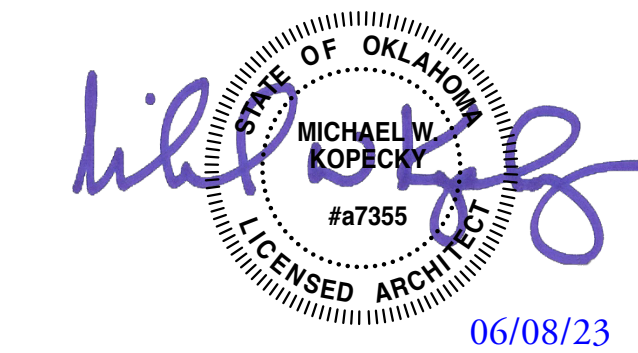


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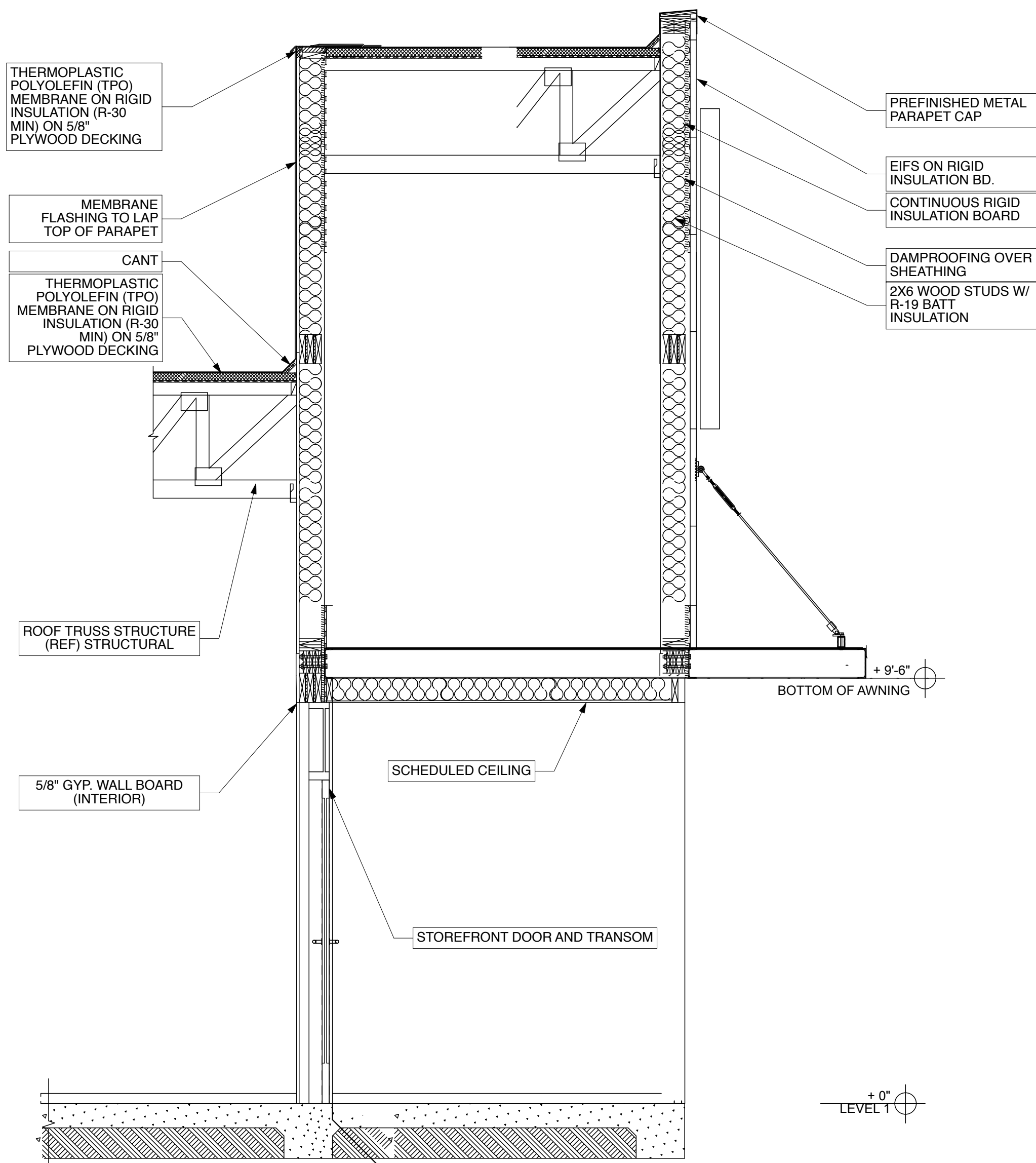
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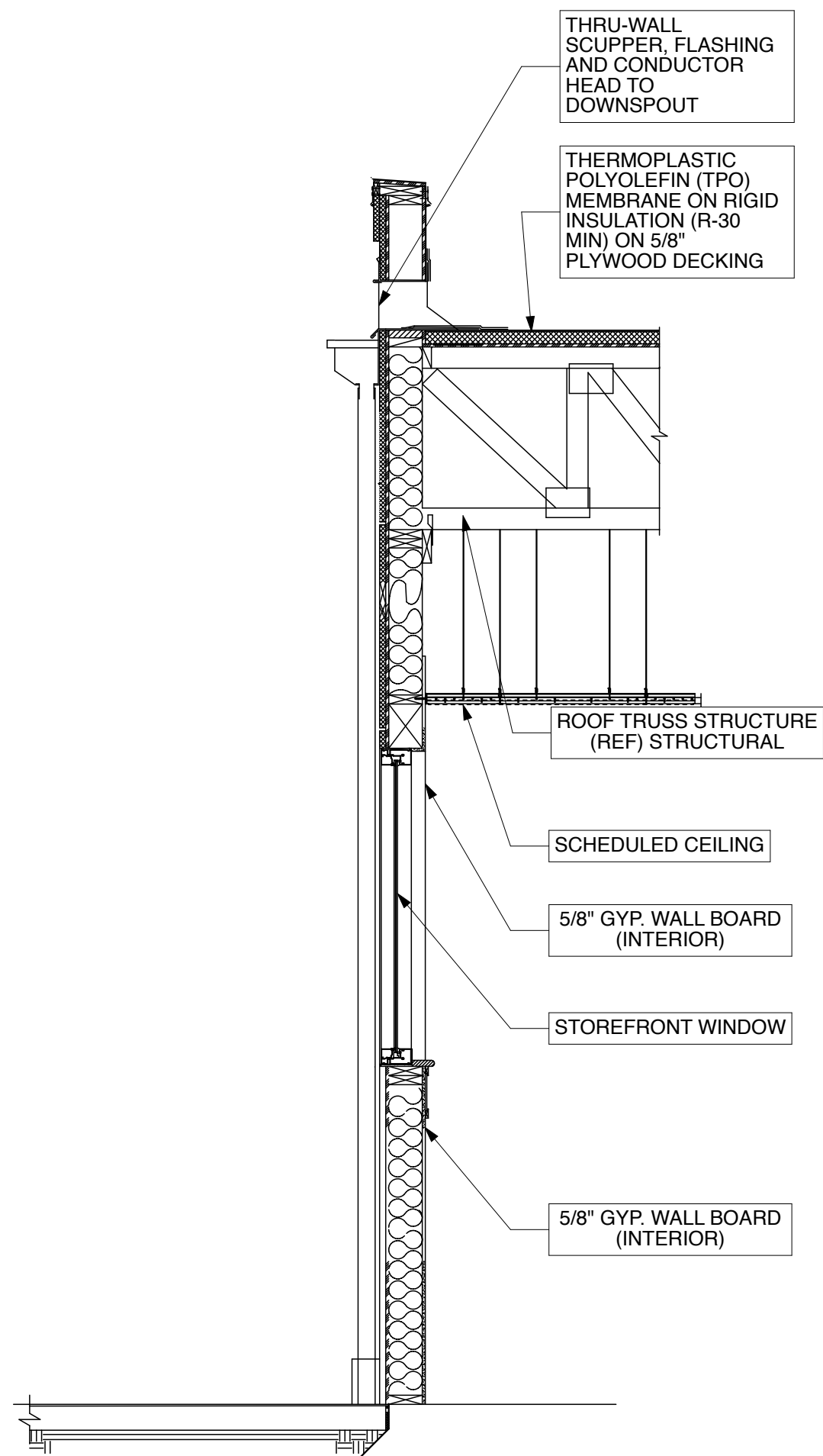
WALL SECTIONS

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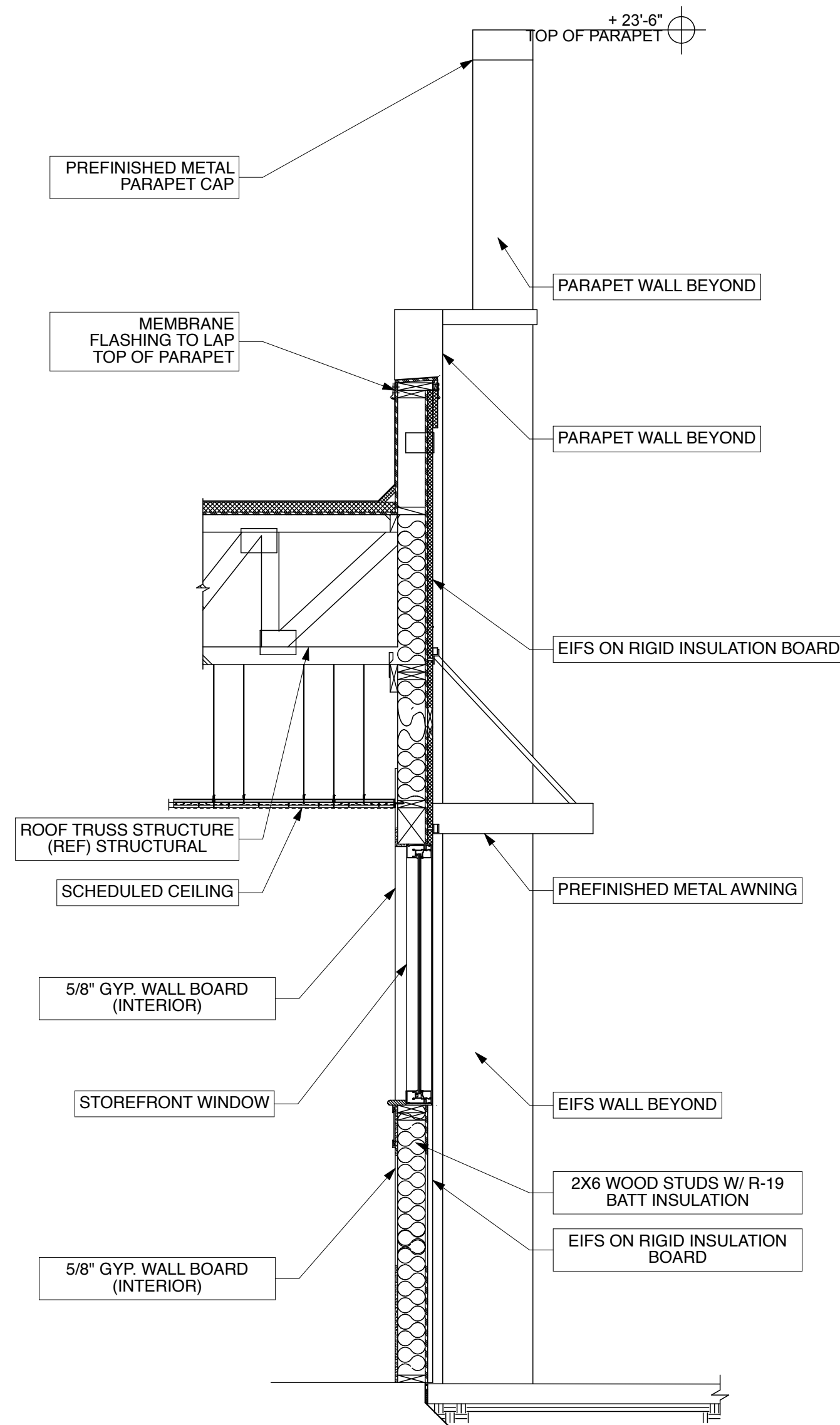
A.603



A5 Wall Section
SCALE: 1/2" = 1'-0"



A3 Wall Section
SCALE: 1/2" = 1'-0"



A1 Wall Section
SCALE: 1/2" = 1'-0"

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PROJECT NAME

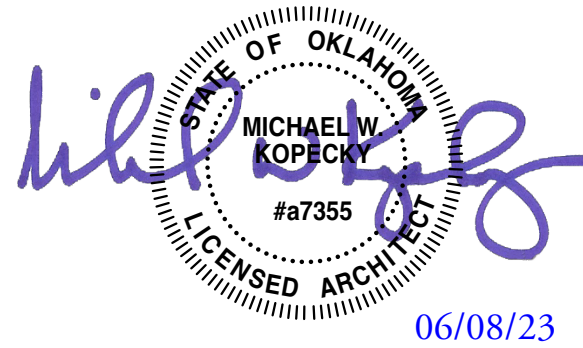


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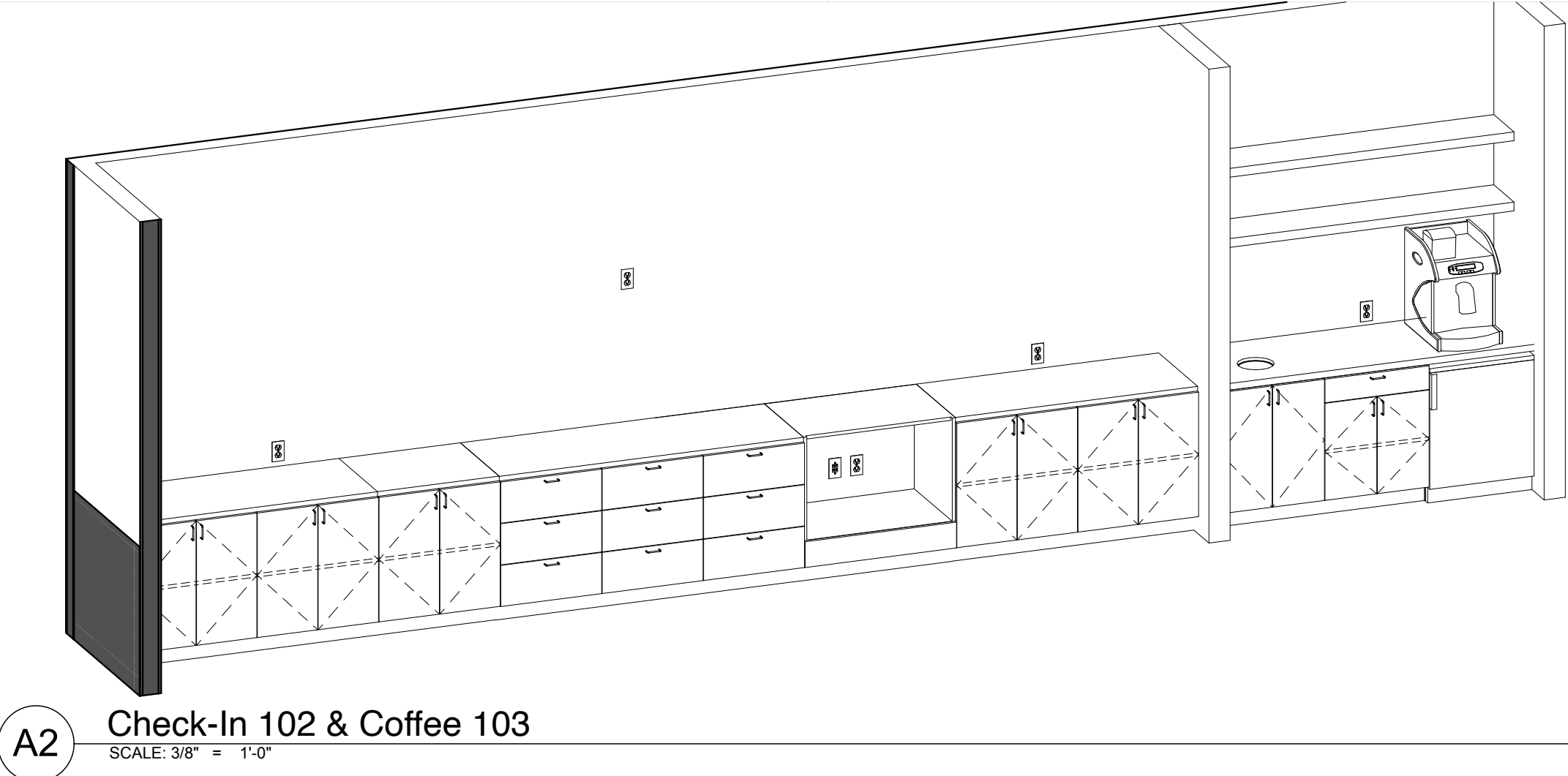
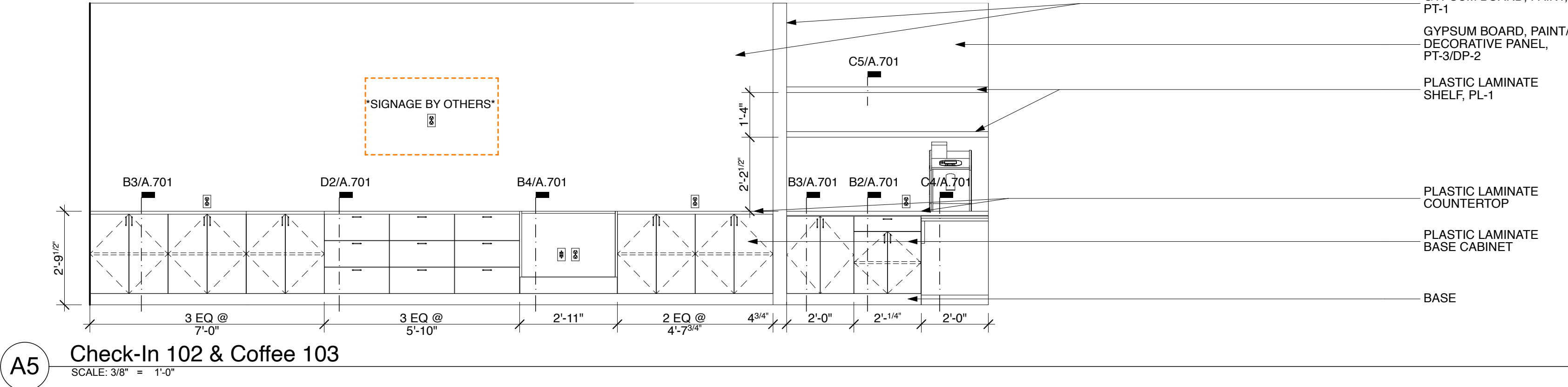
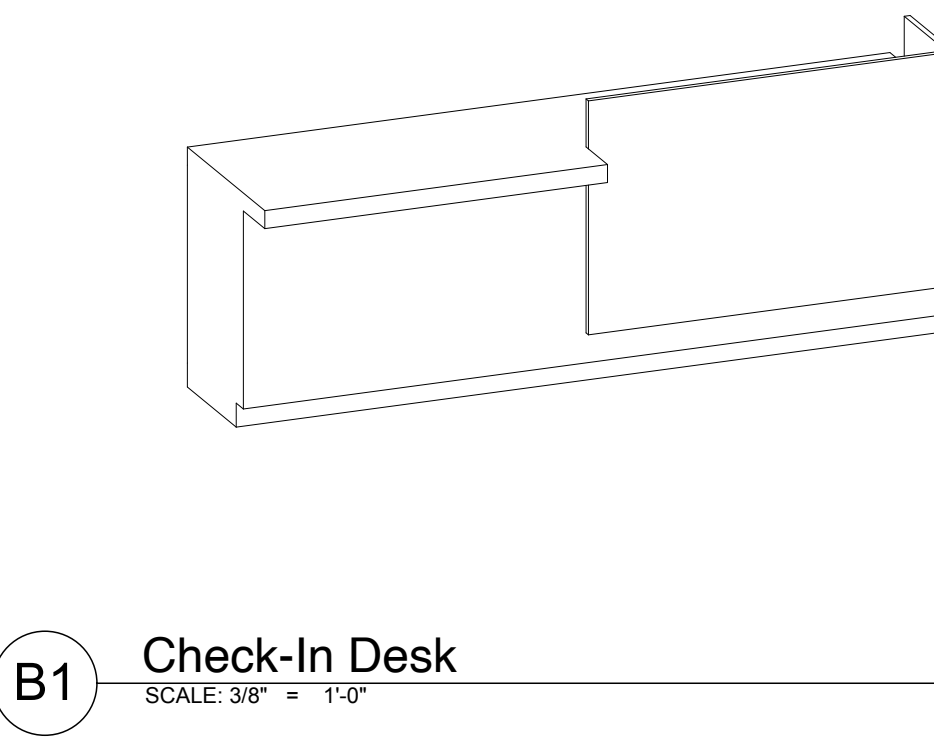
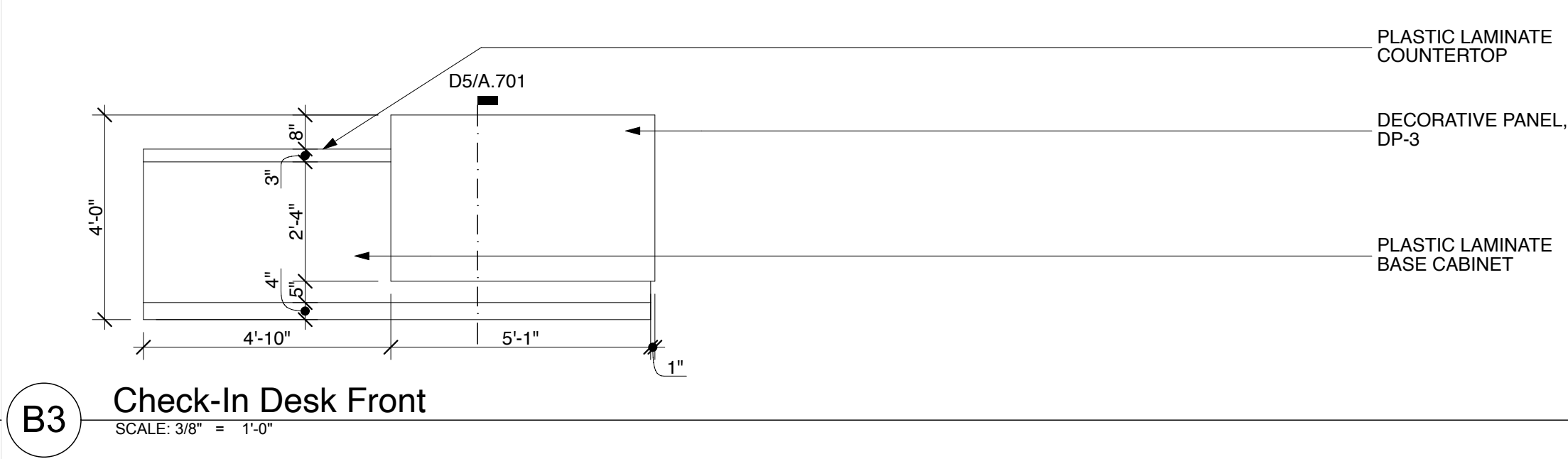
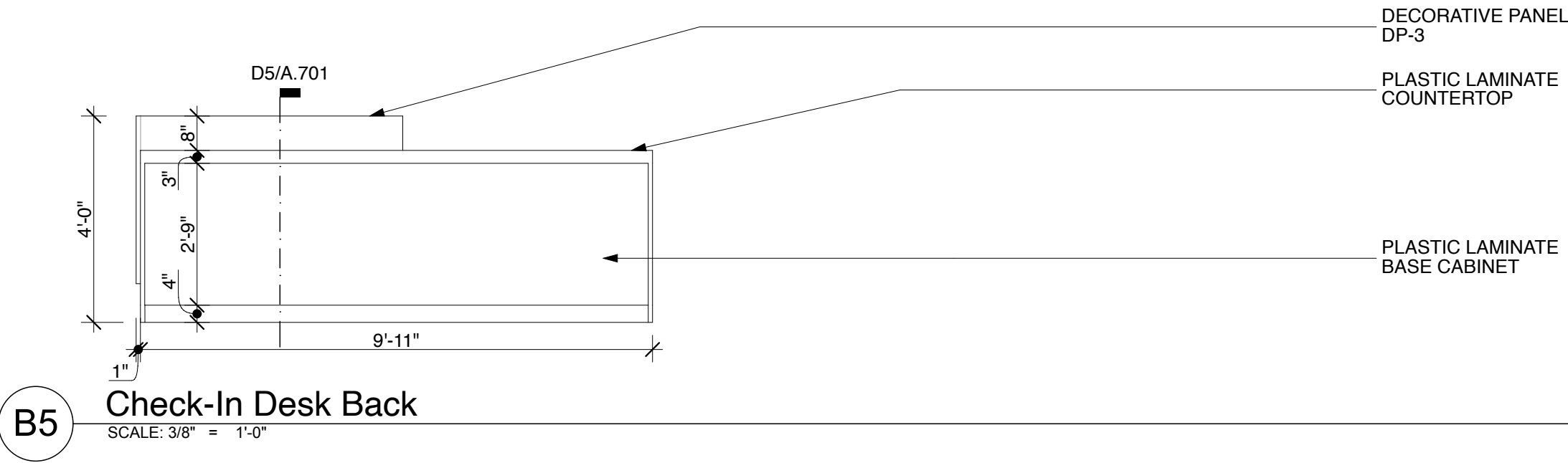
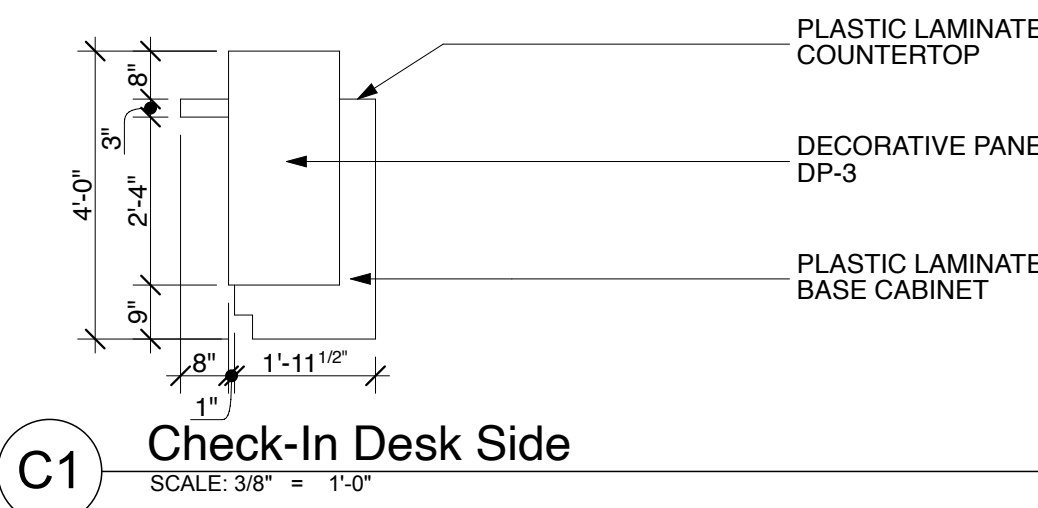
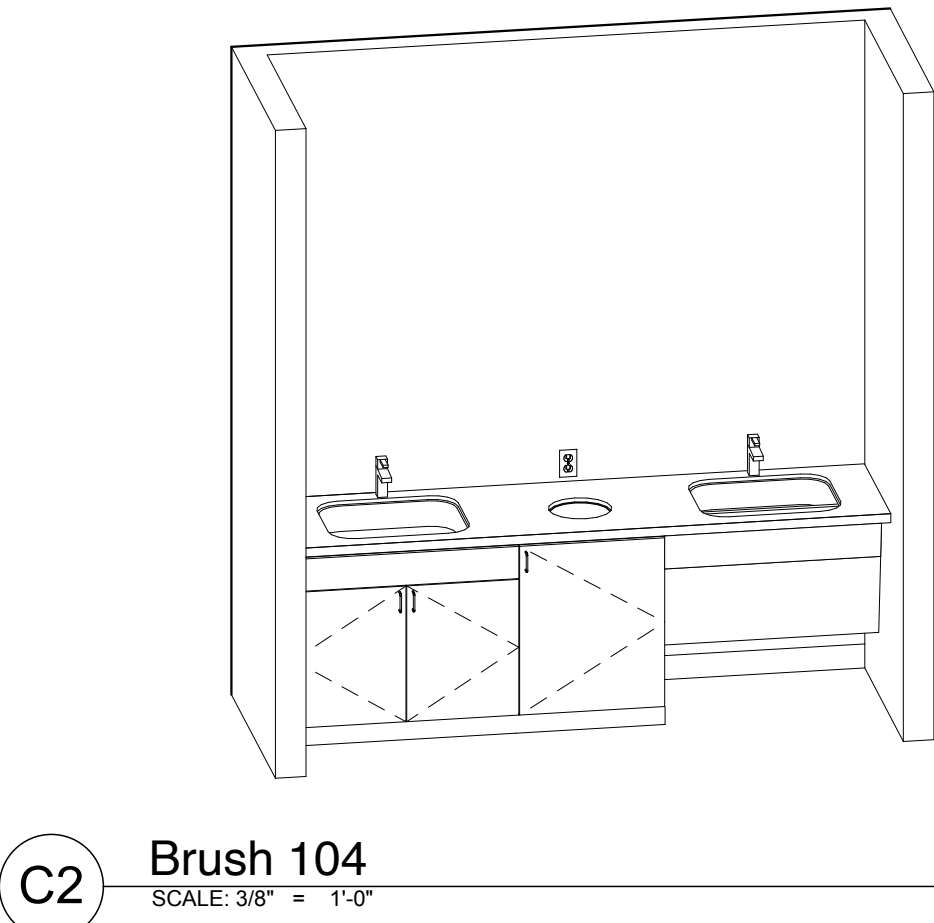
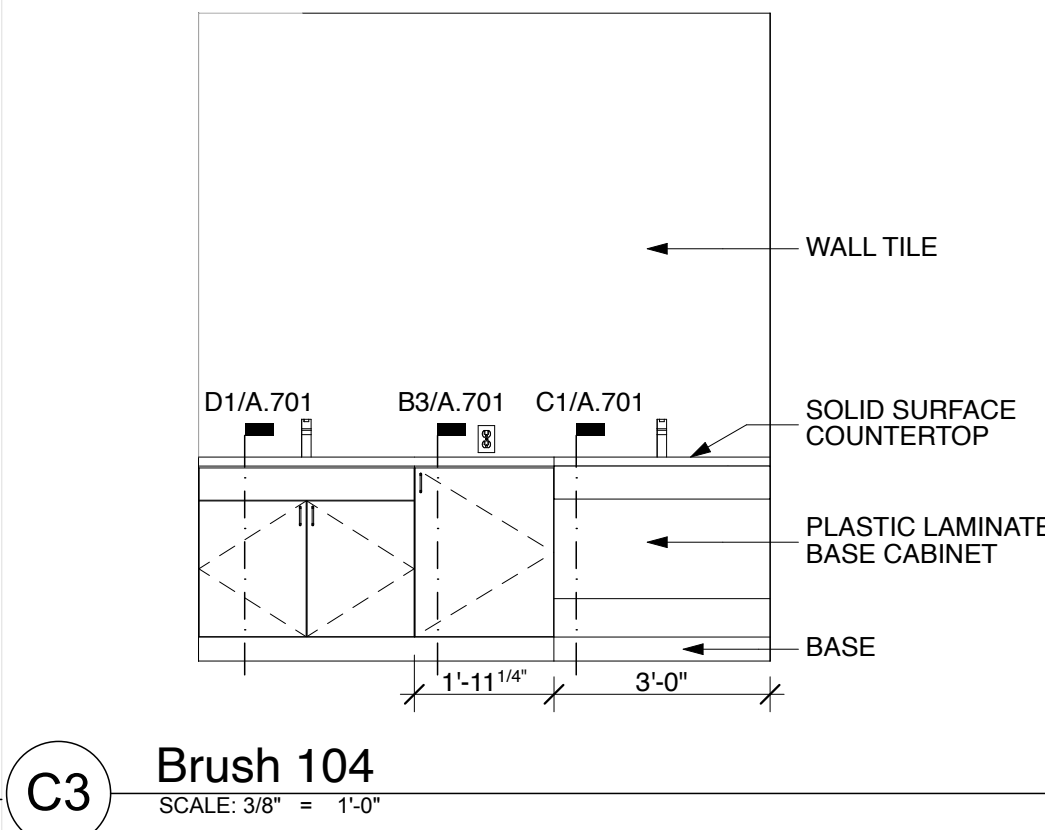
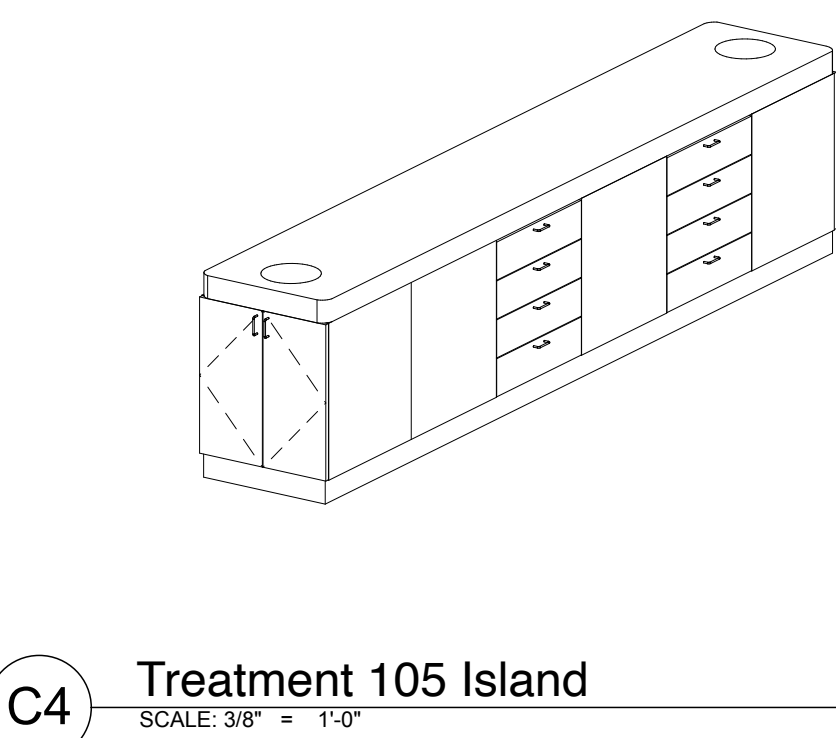
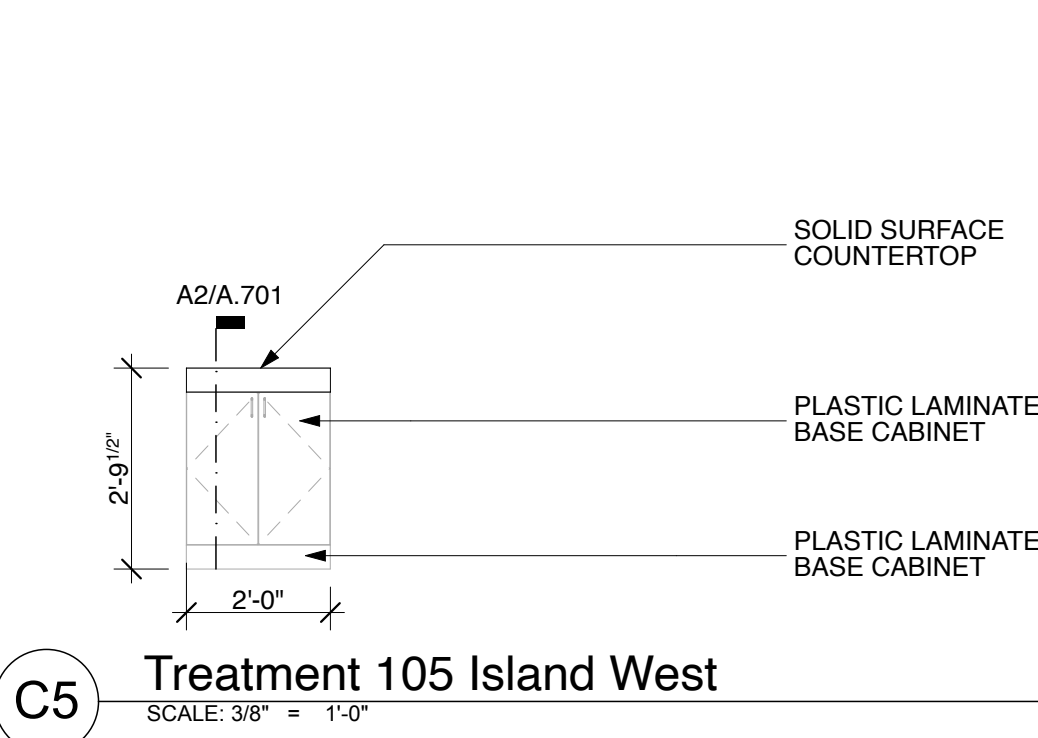
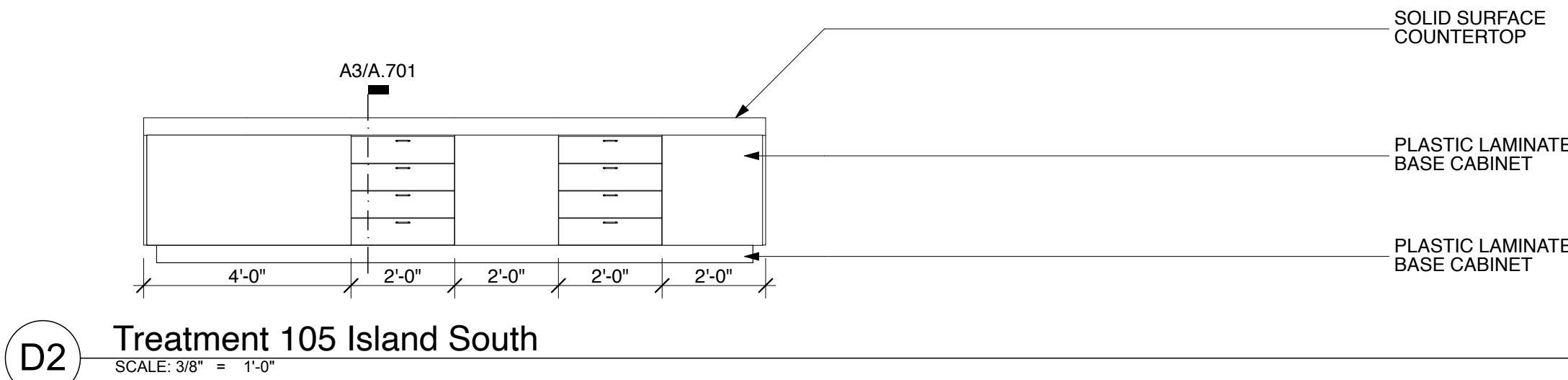
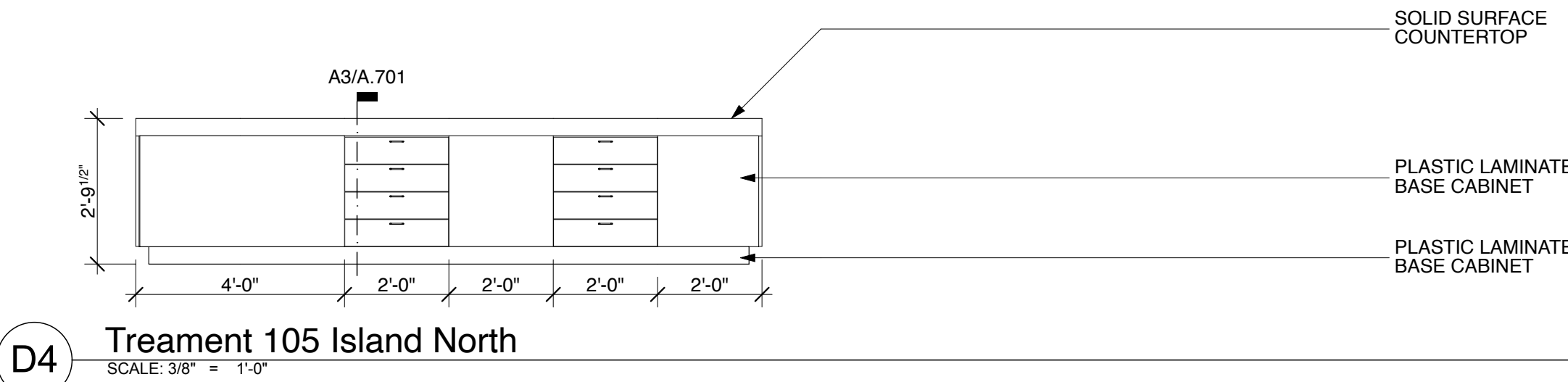
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DRAWING NAME

ELEVATIONS

DRAWING NUMBER

A.604



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PROJECT NAME

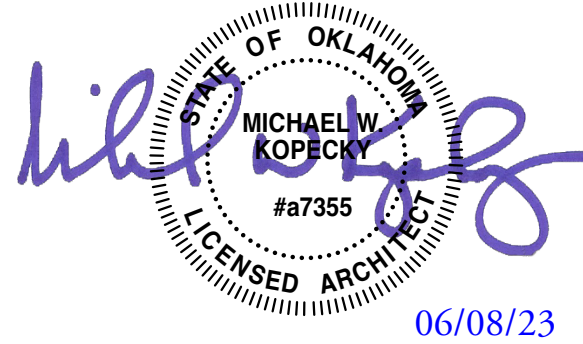


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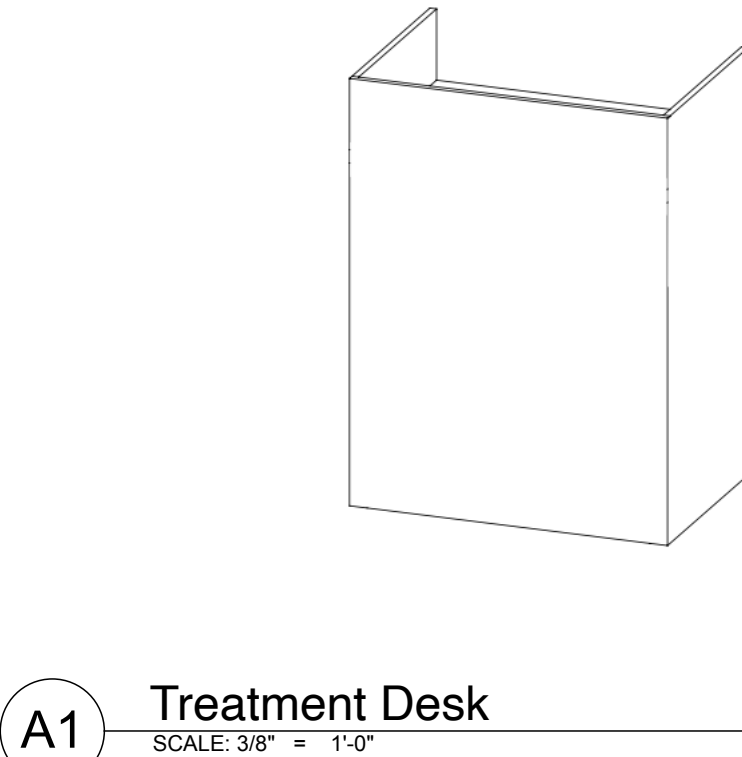
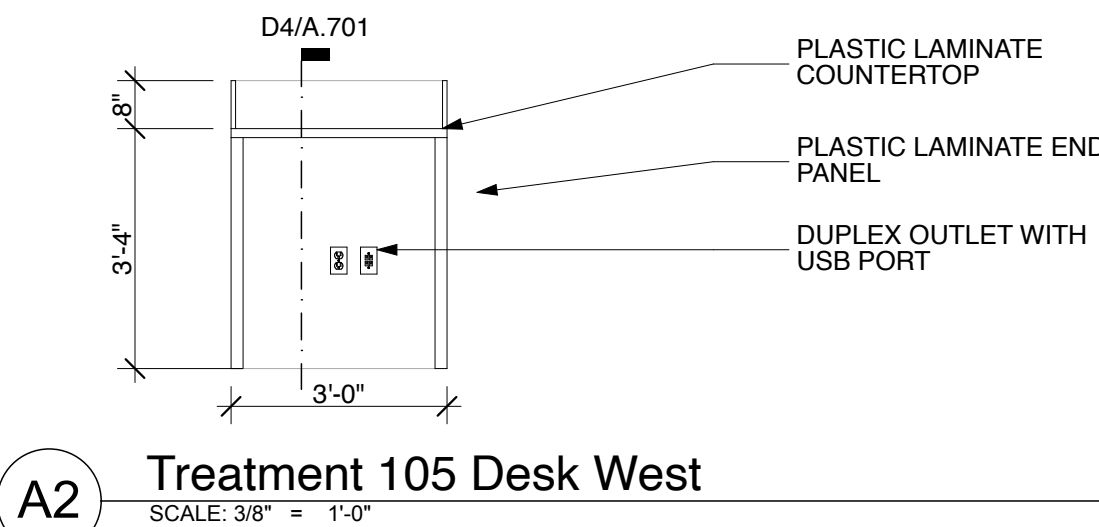
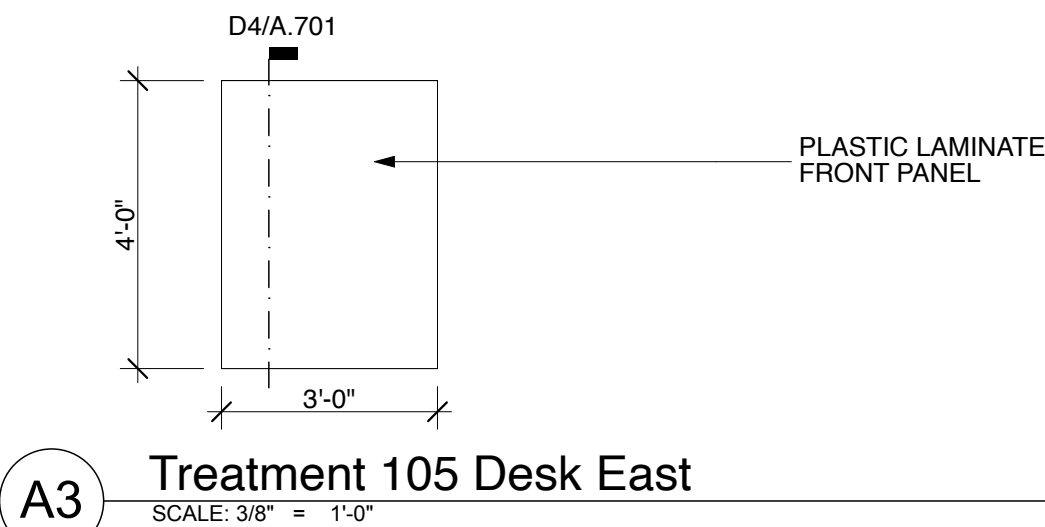
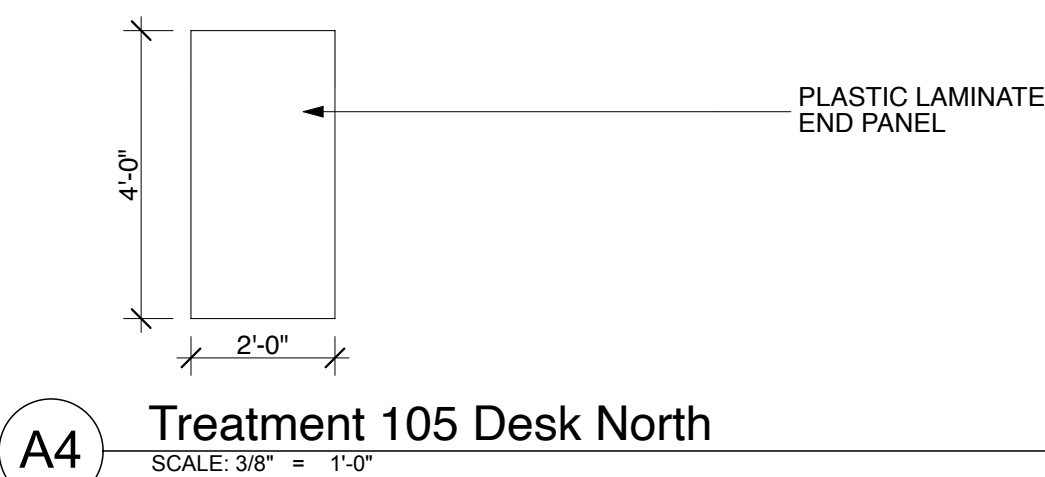
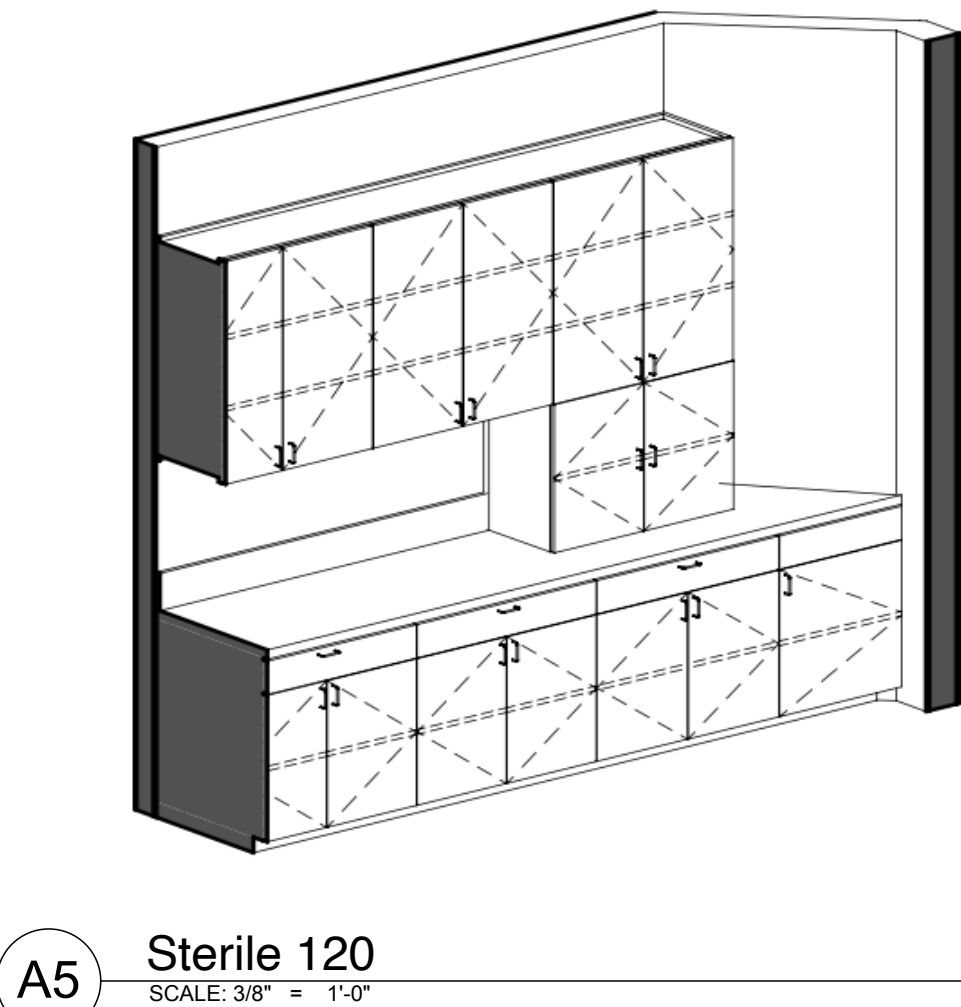
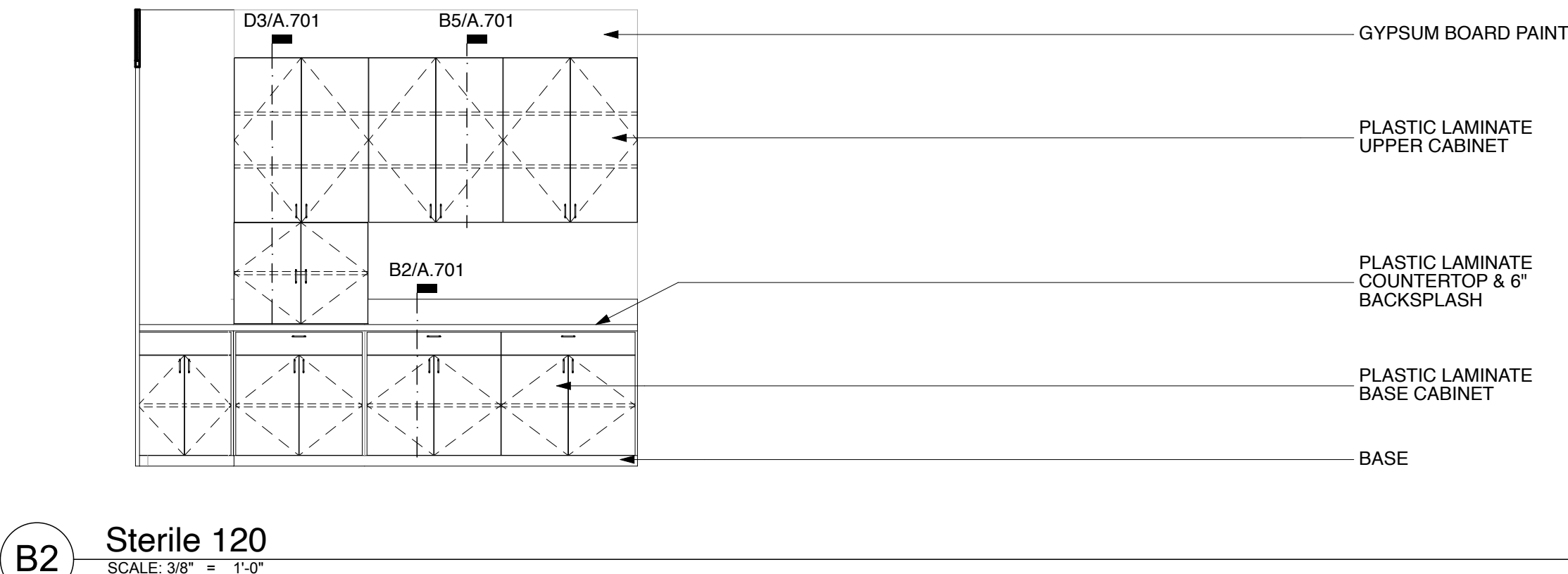
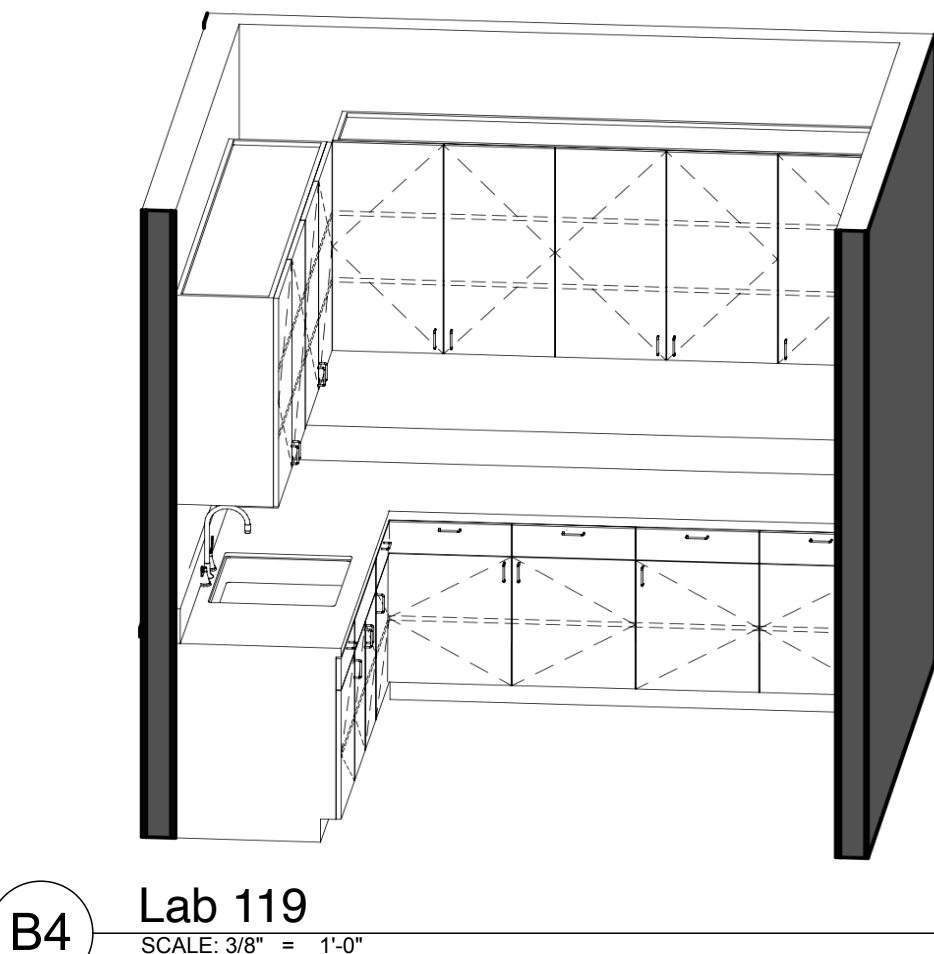
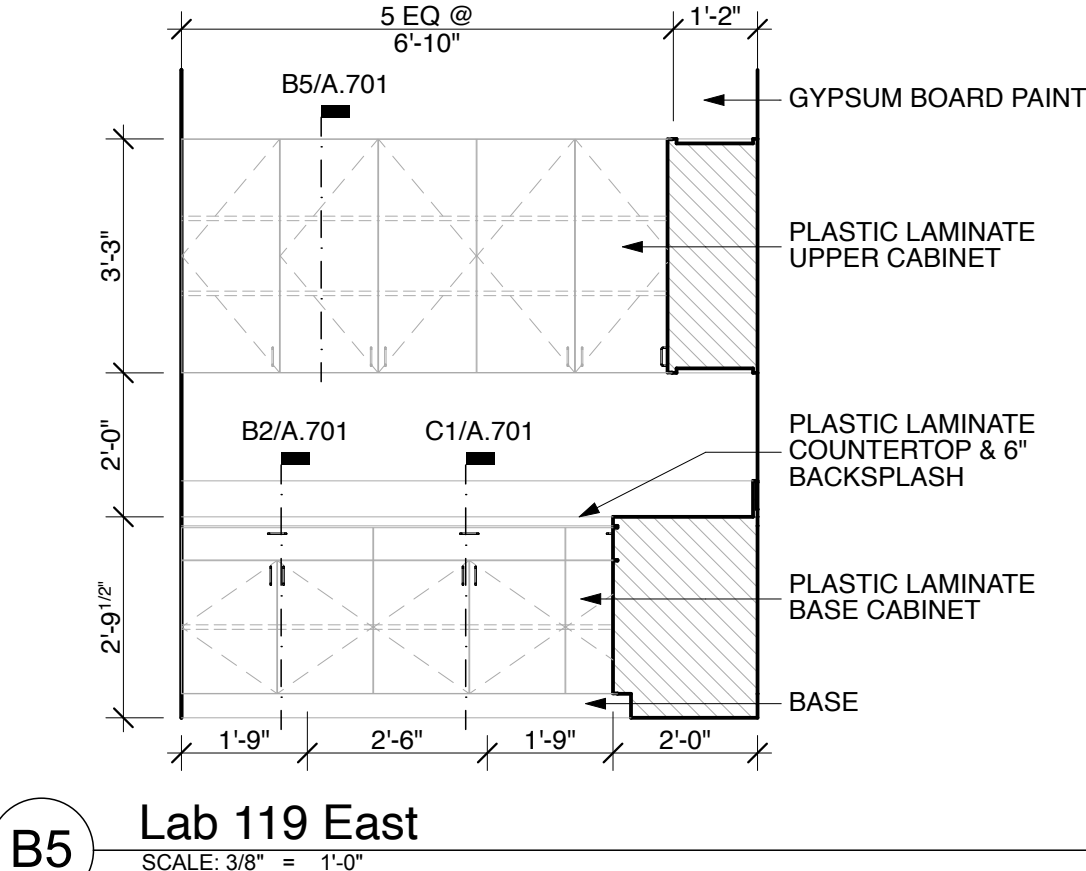
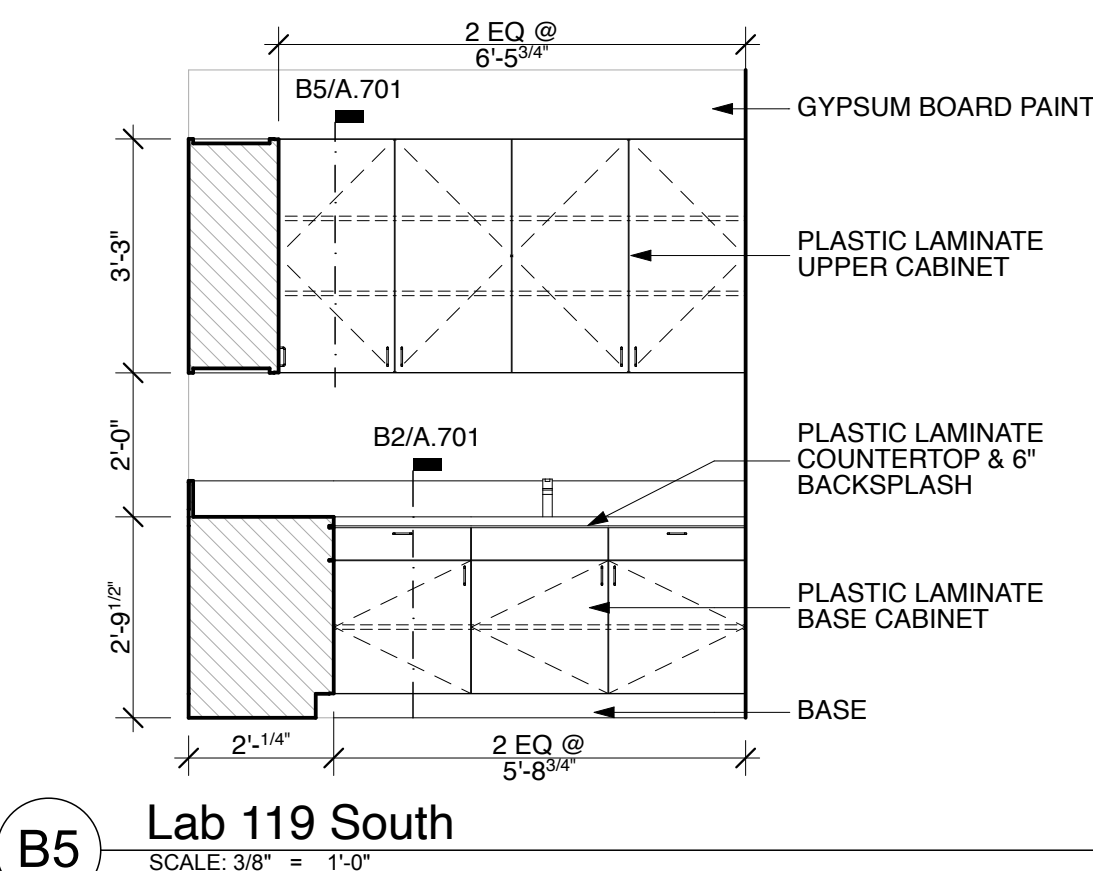
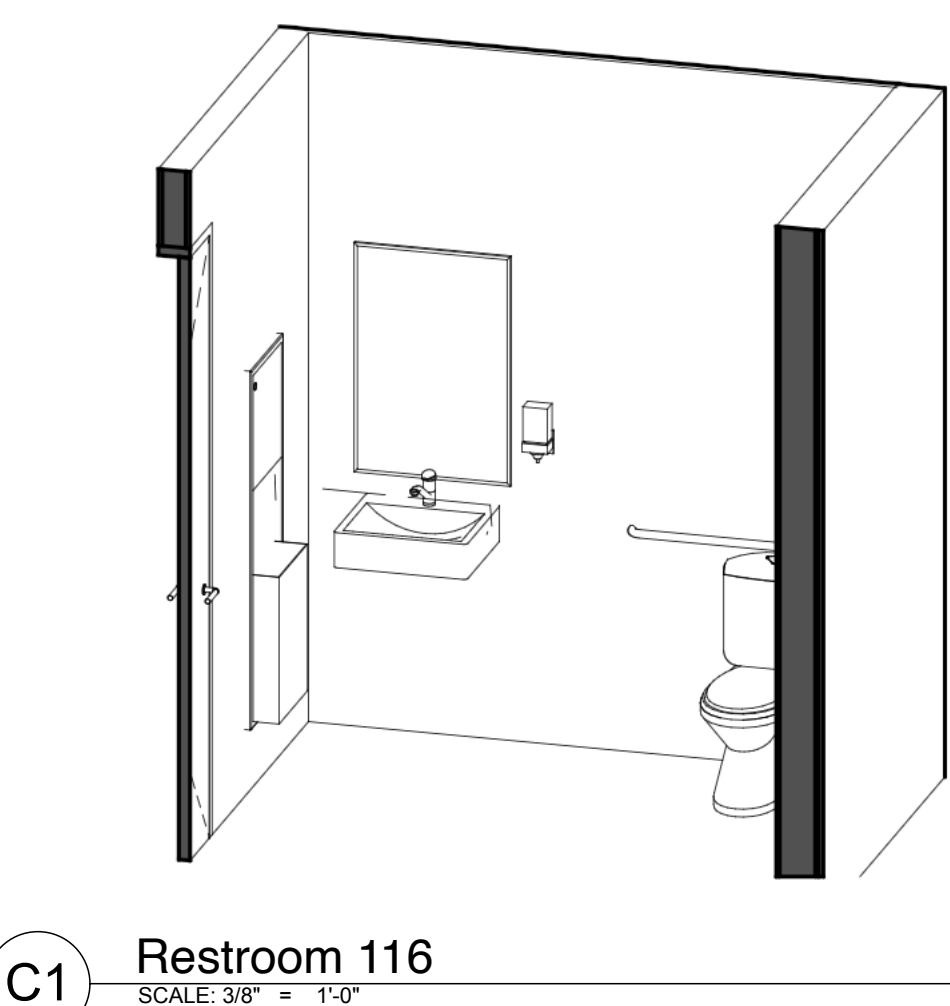
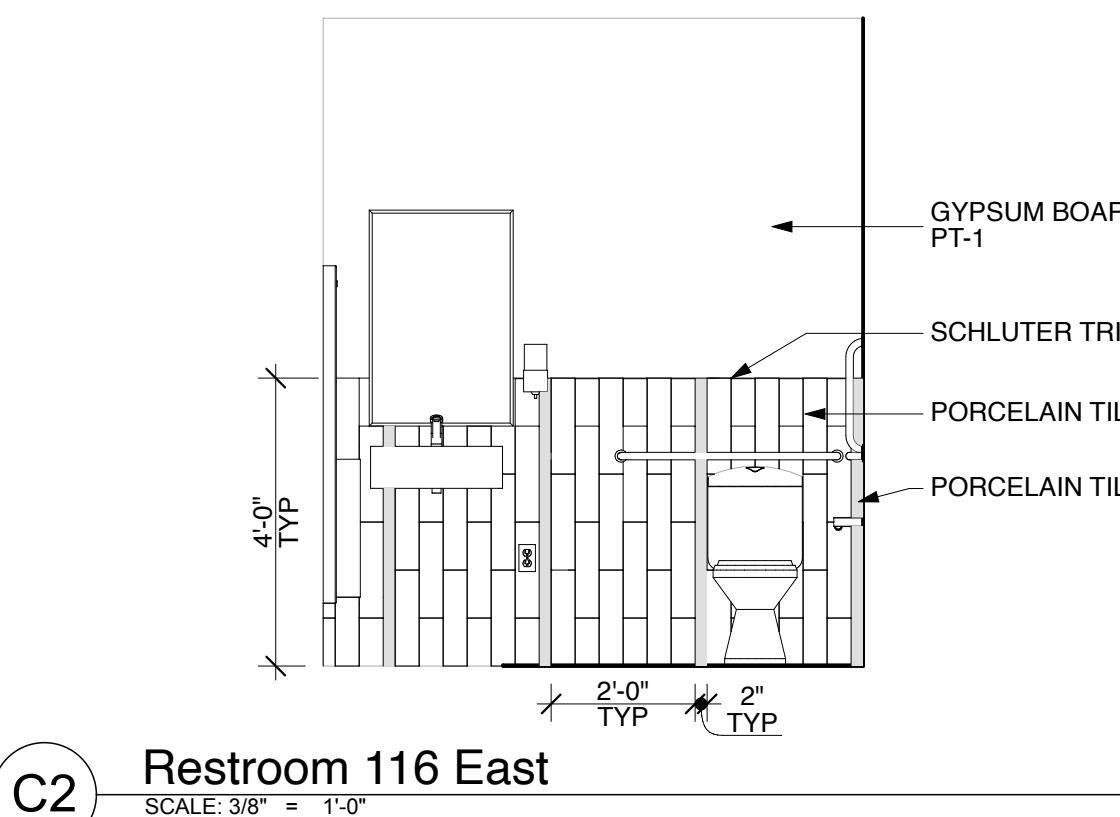
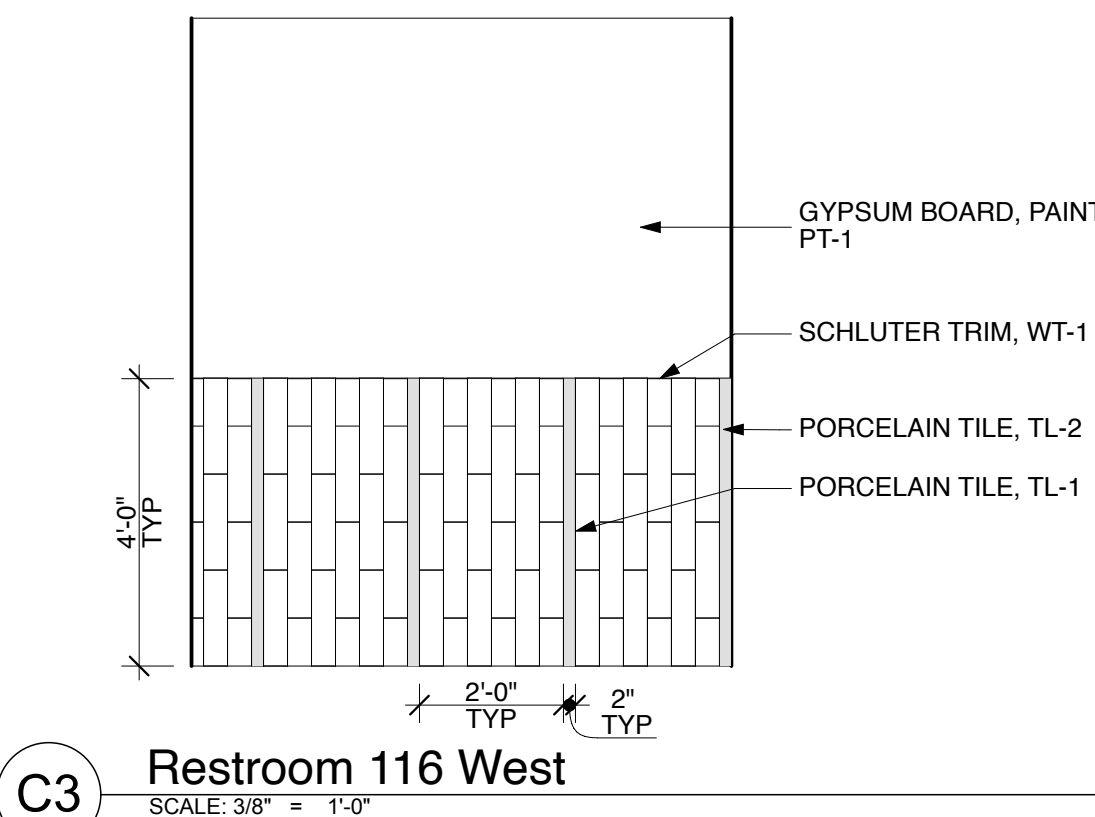
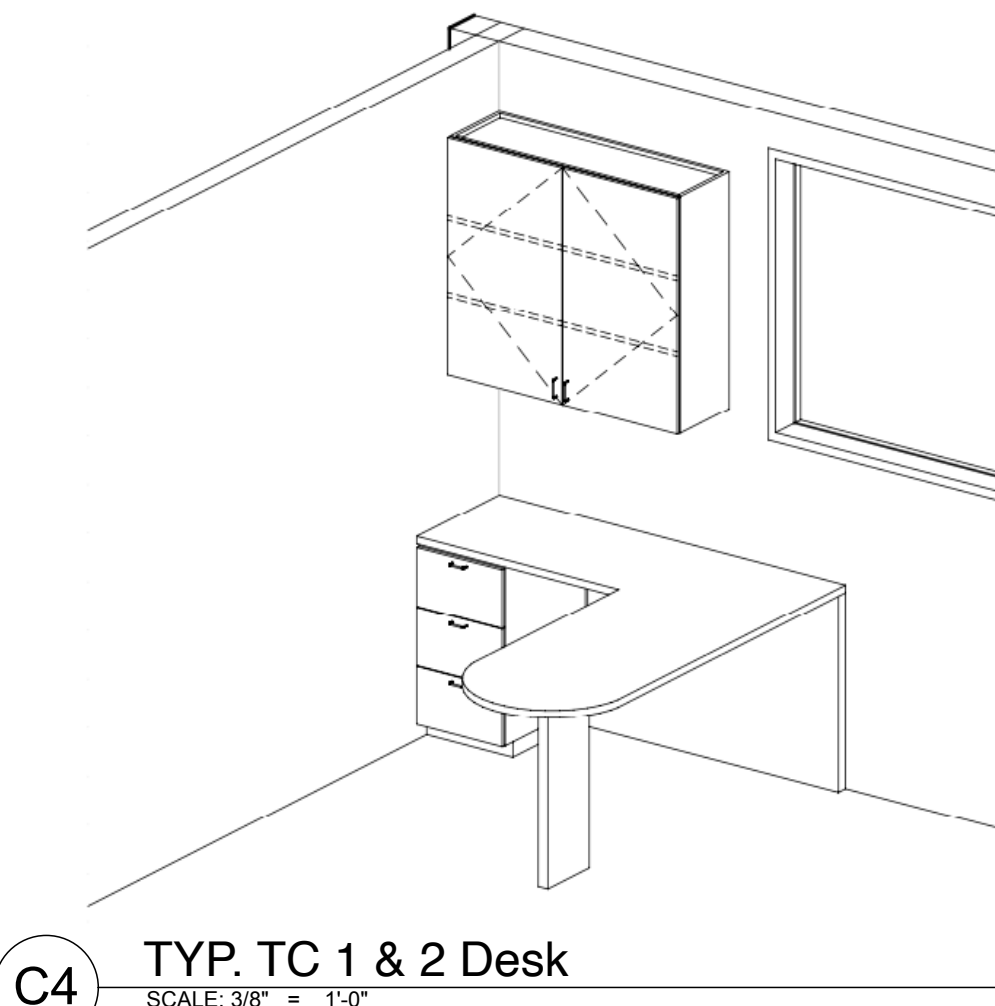
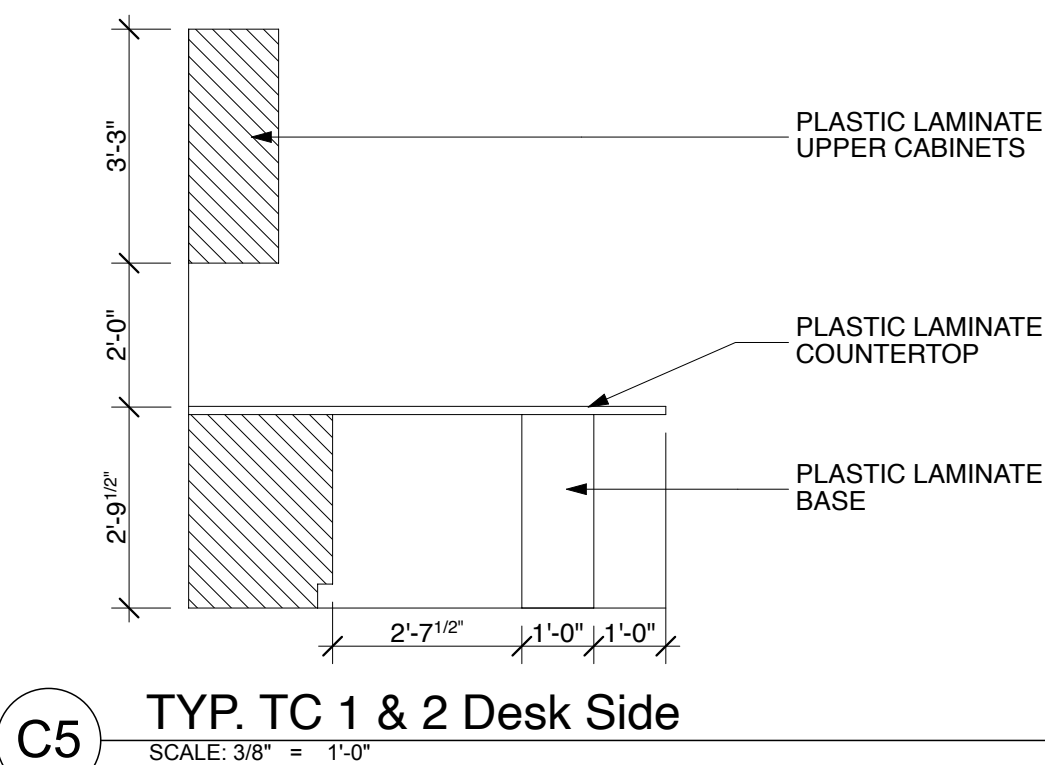
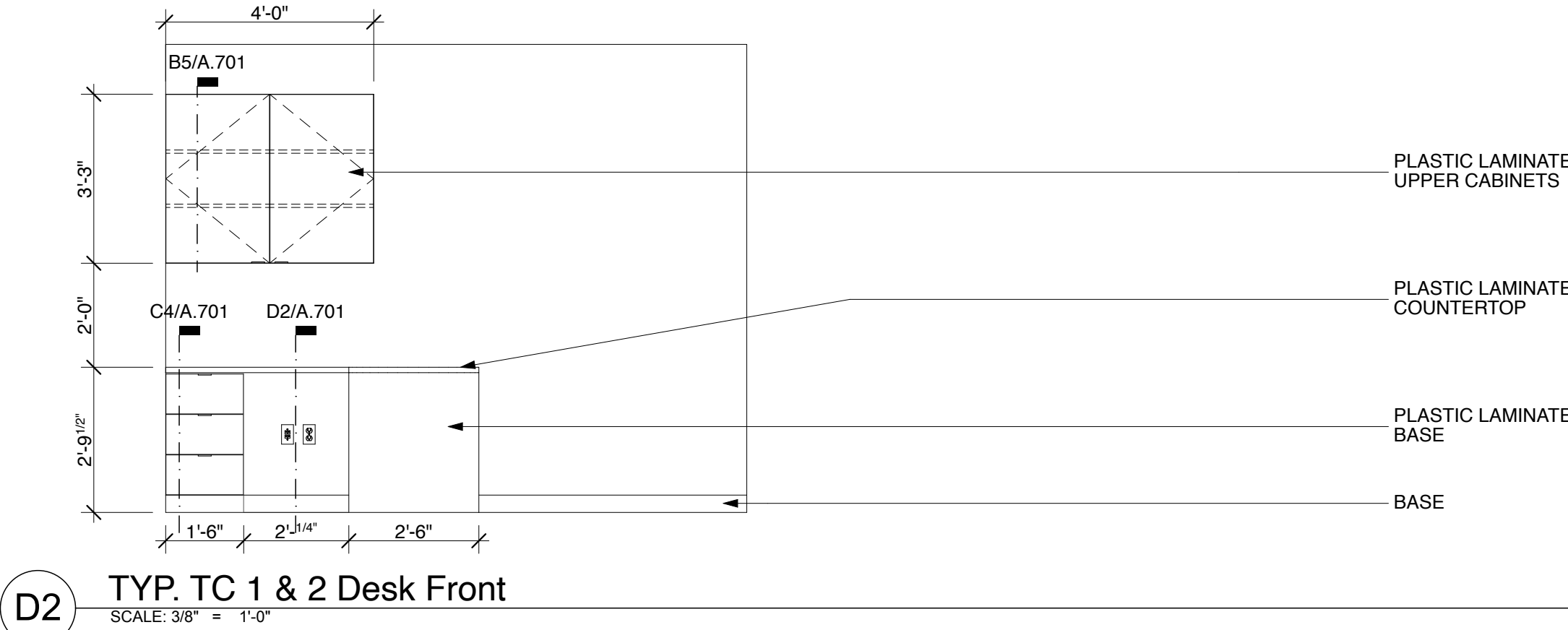
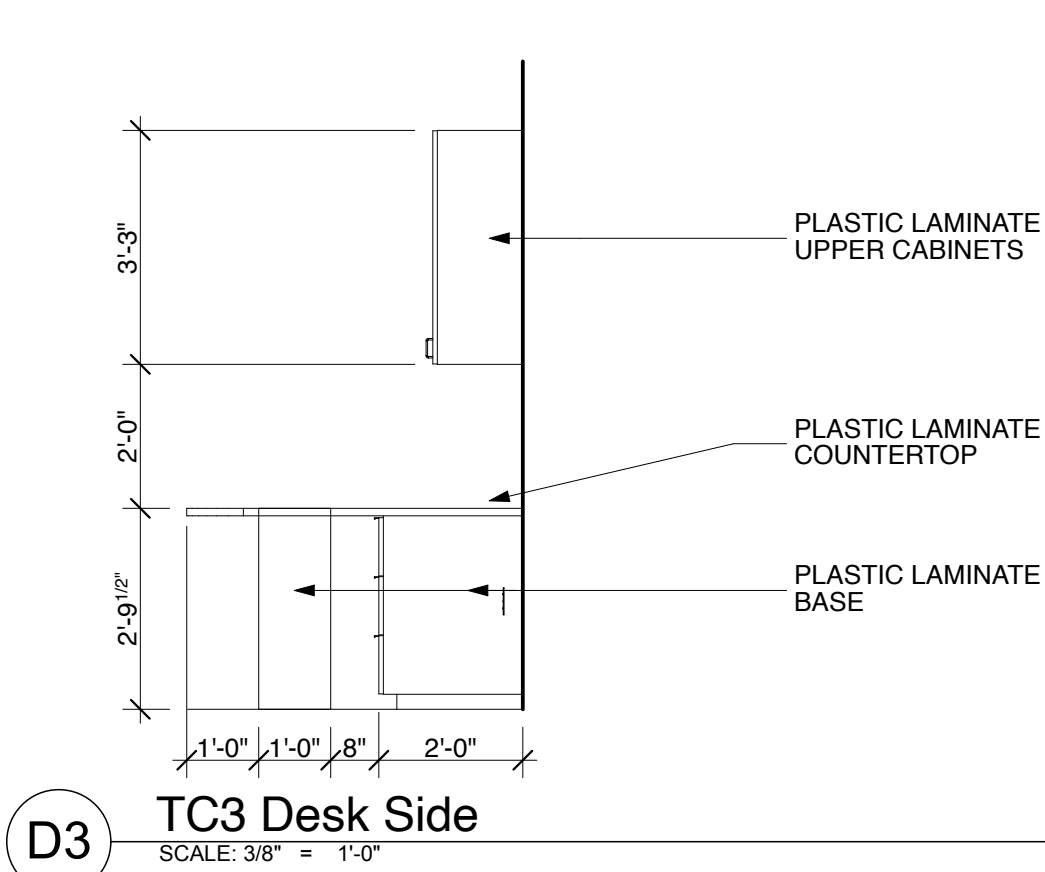
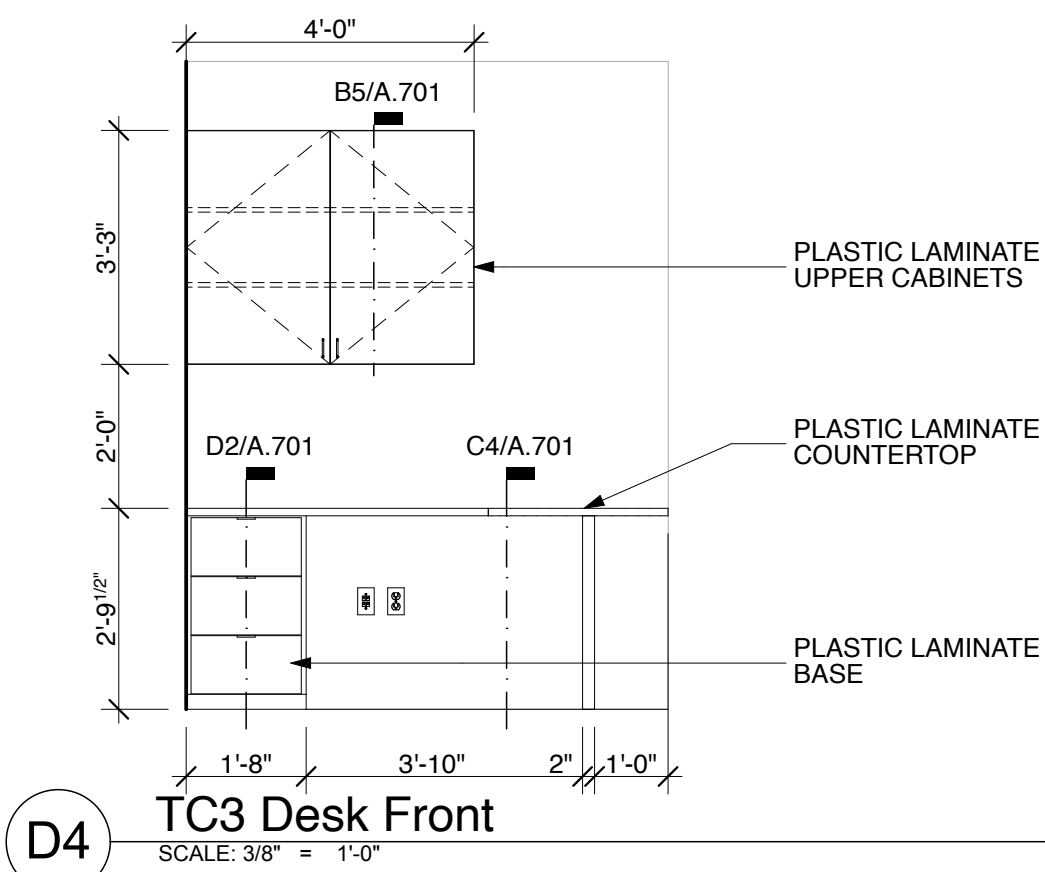
23.006.00

DRAWING NAME

ELEVATIONS

DRAWING NUMBER

A.605



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PROJECT NAME

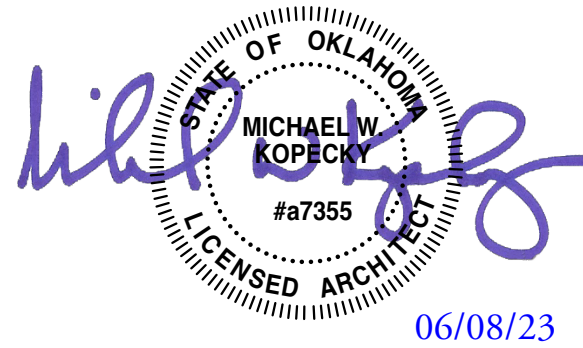


Tangelo Orthodontics

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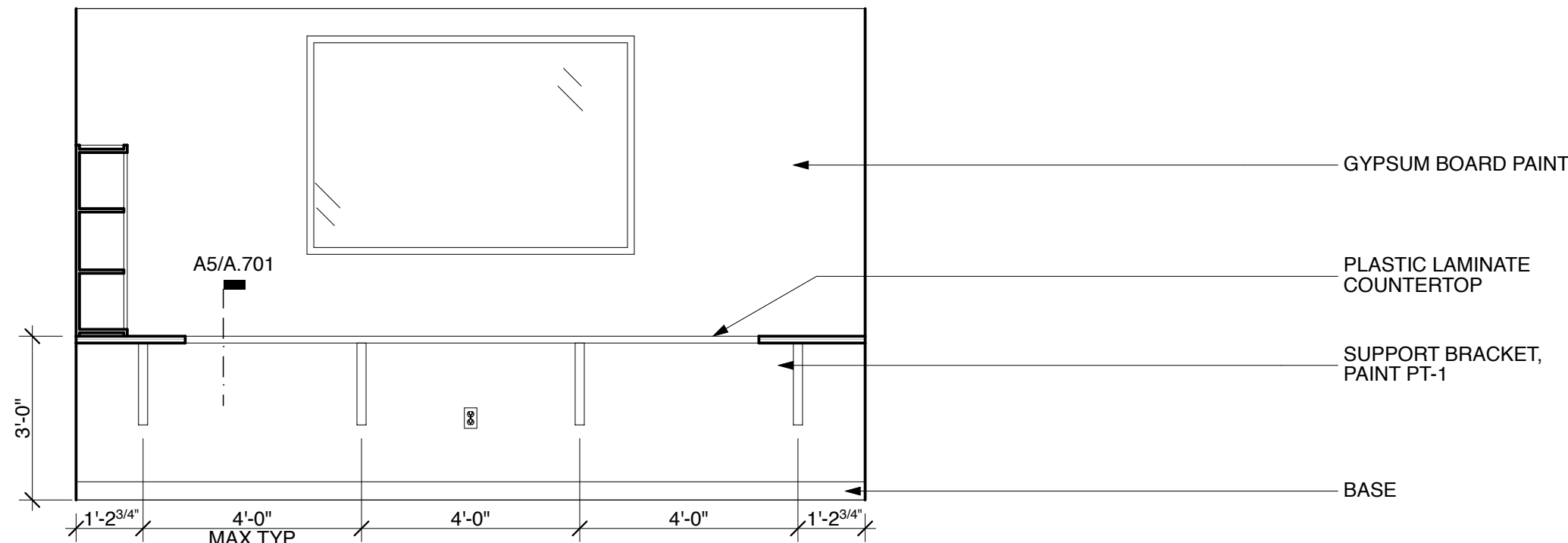
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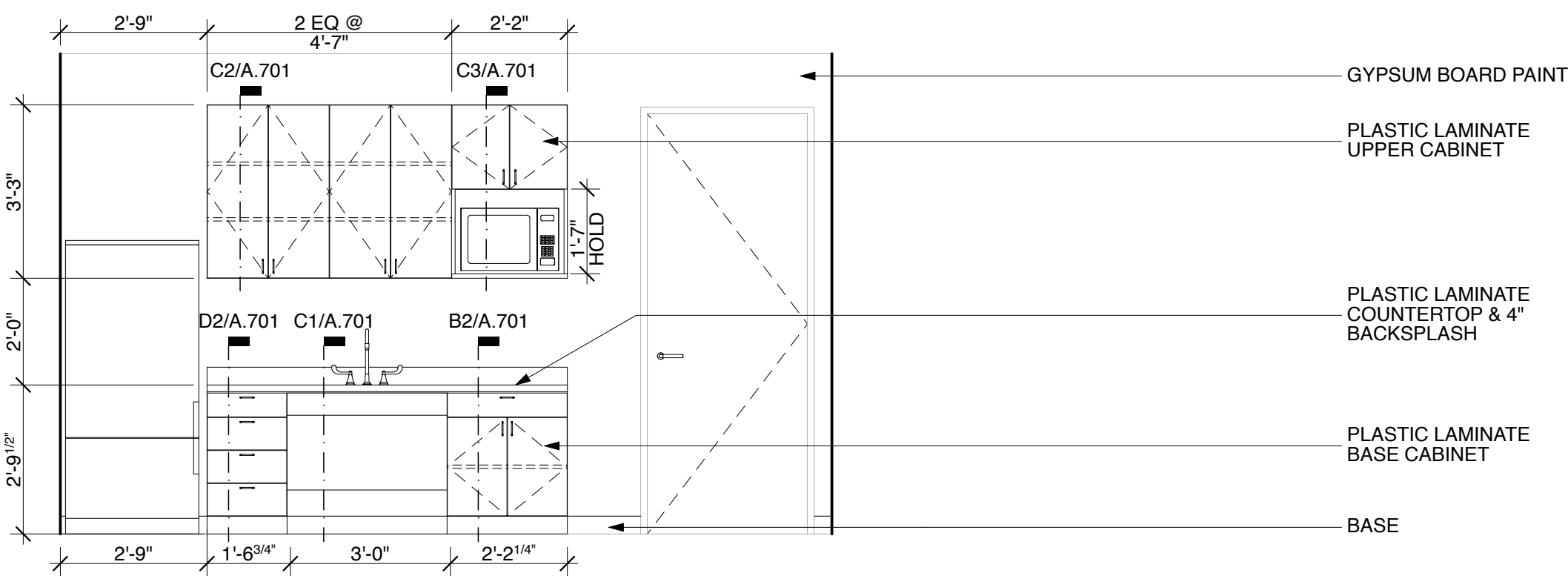
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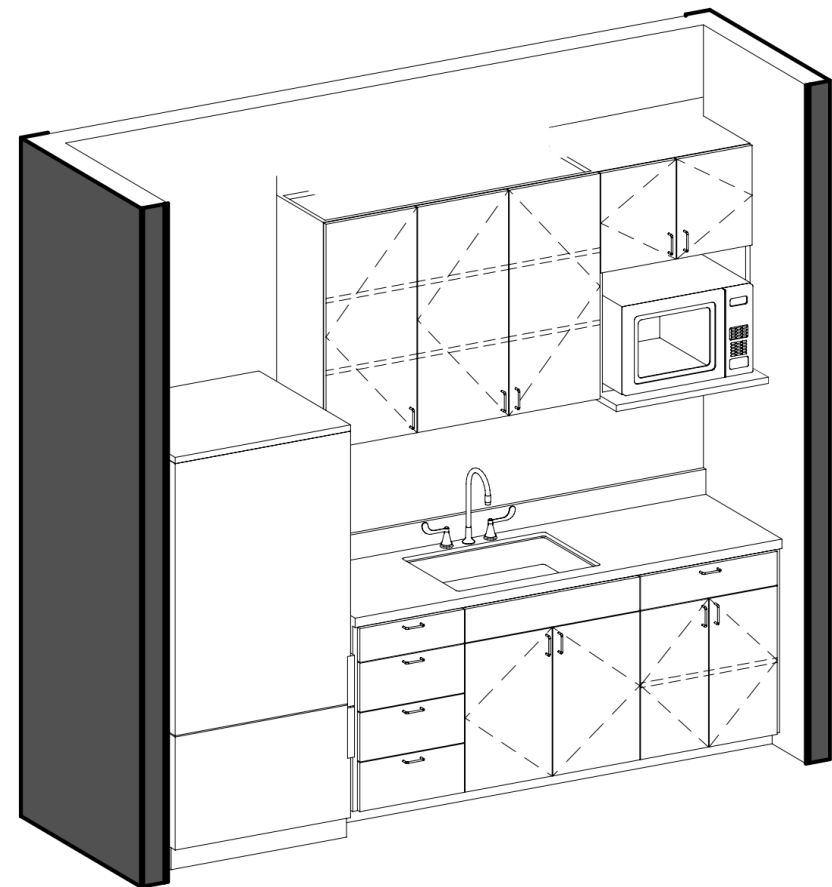
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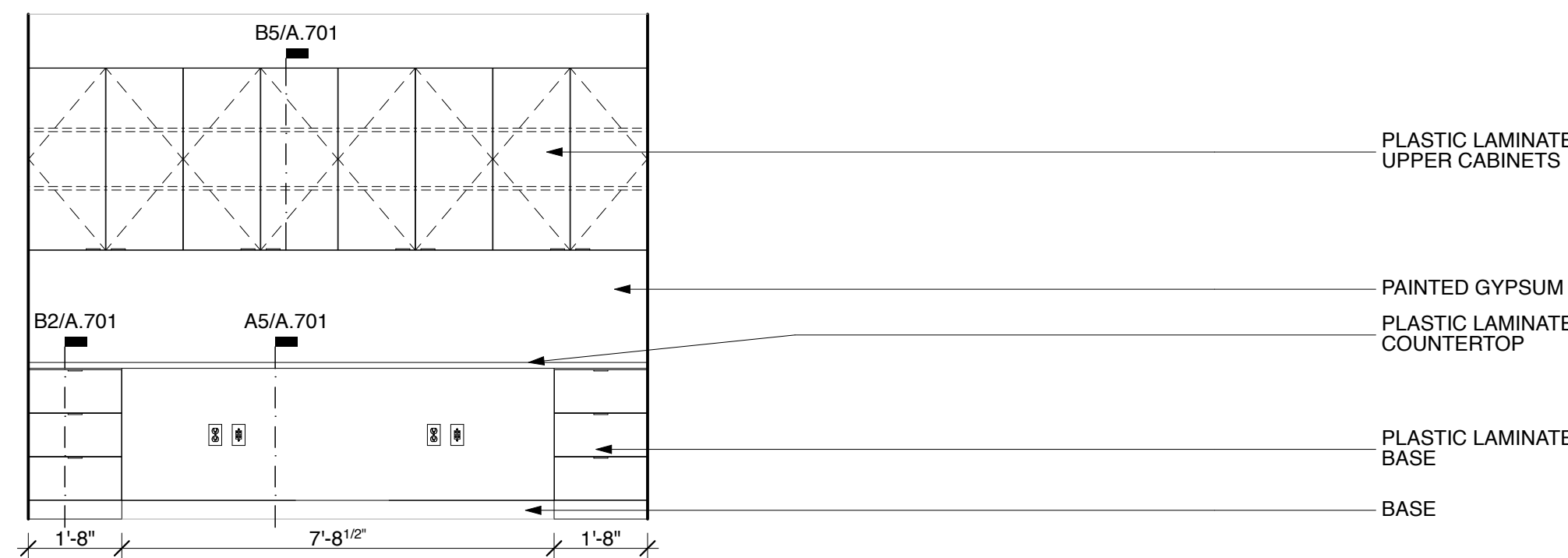
D4 Breakroom 117 East
SCALE: 3/8" = 1'-0"



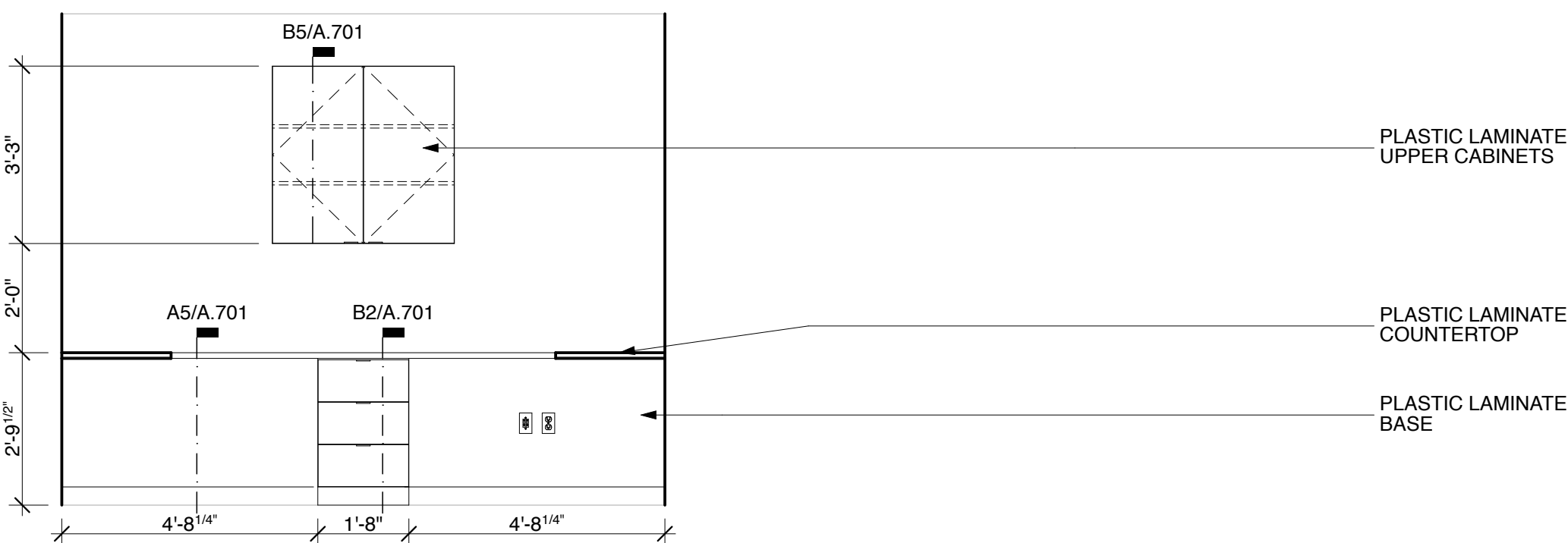
D2 Breakroom 117 West
SCALE: 3/8" = 1'-0"



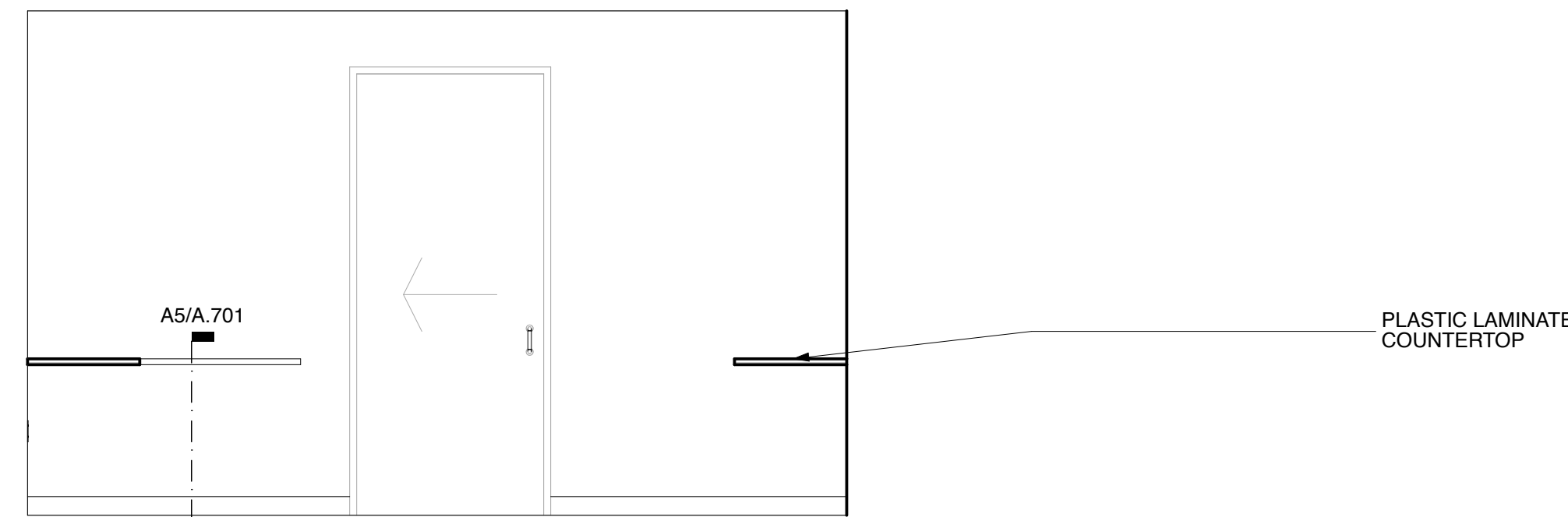
C5 Breakroom 117 West
SCALE: 3/8" = 1'-0"



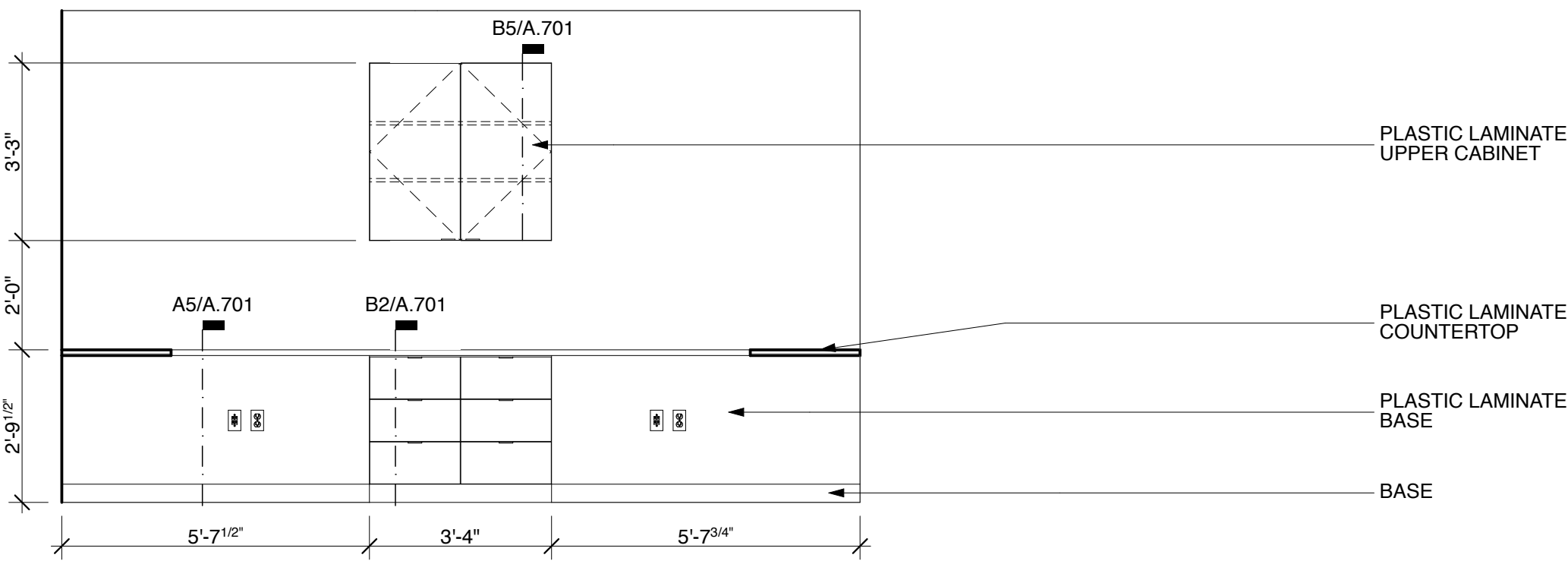
C4 Office 118
SCALE: 3/8" = 1'-0"



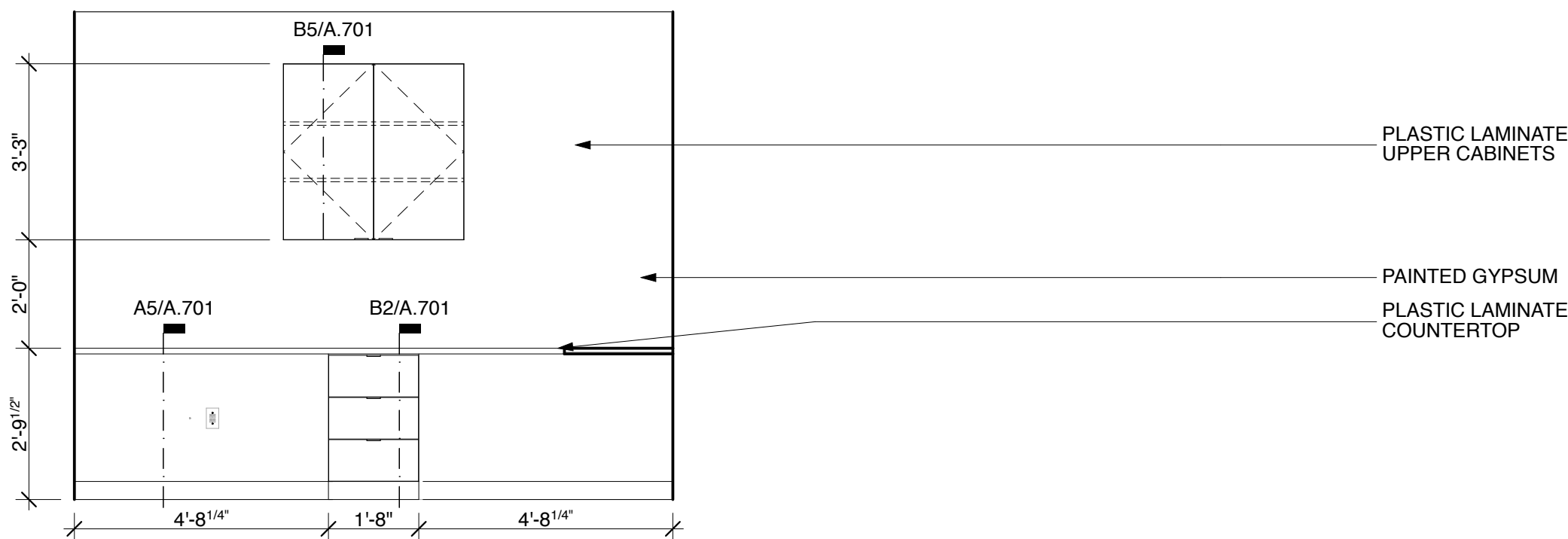
C2 Office 113 East
SCALE: 3/8" = 1'-0"



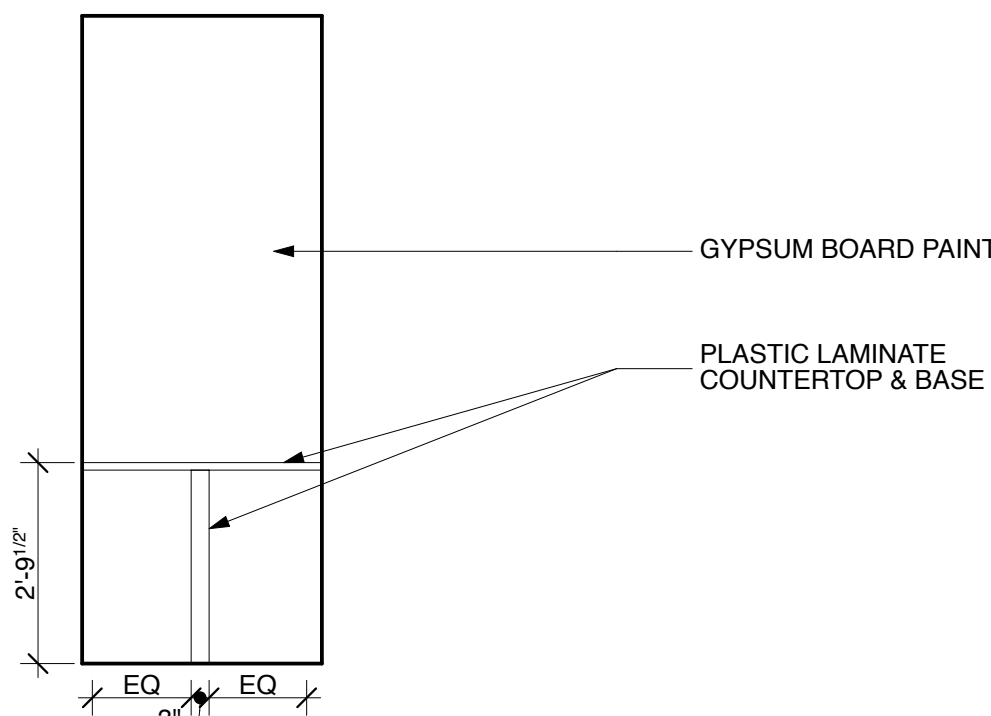
B4 Office 113 North
SCALE: 3/8" = 1'-0"



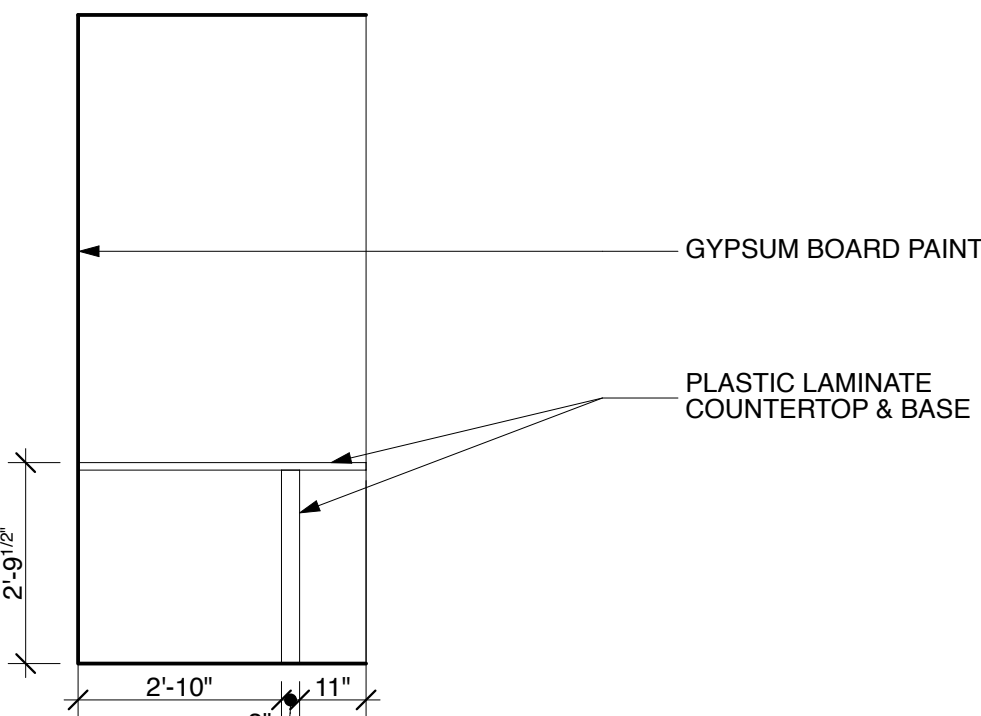
B2 Office 113 South
SCALE: 3/8" = 1'-0"



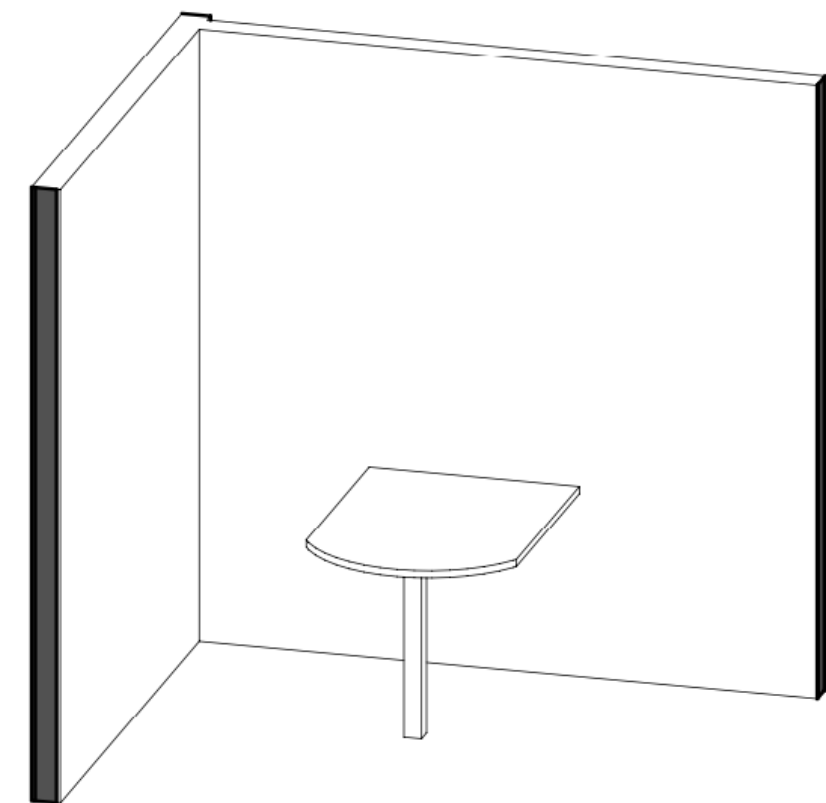
A5 Office 113 West
SCALE: 3/8" = 1'-0"



A3 Finance 118 West
SCALE: 3/8" = 1'-0"



A2 Finance 118 North
SCALE: 3/8" = 1'-0"



A1 Finance 118
SCALE: 3/8" = 1'-0"

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PROJECT NAME

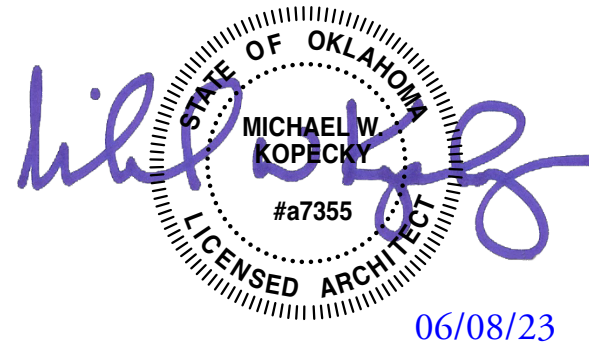


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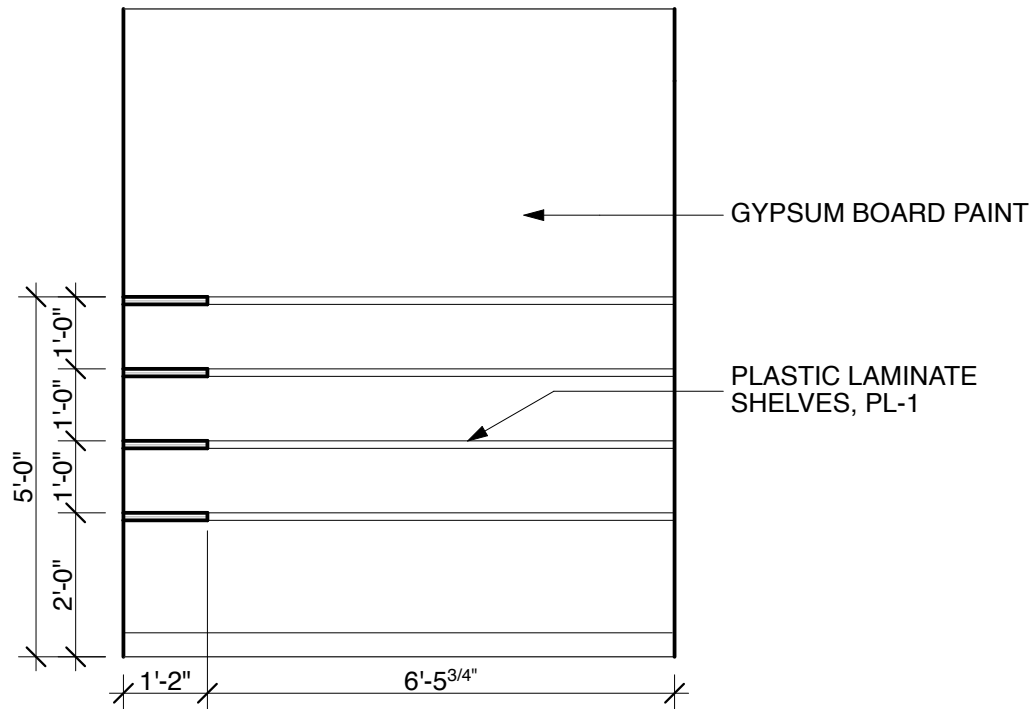
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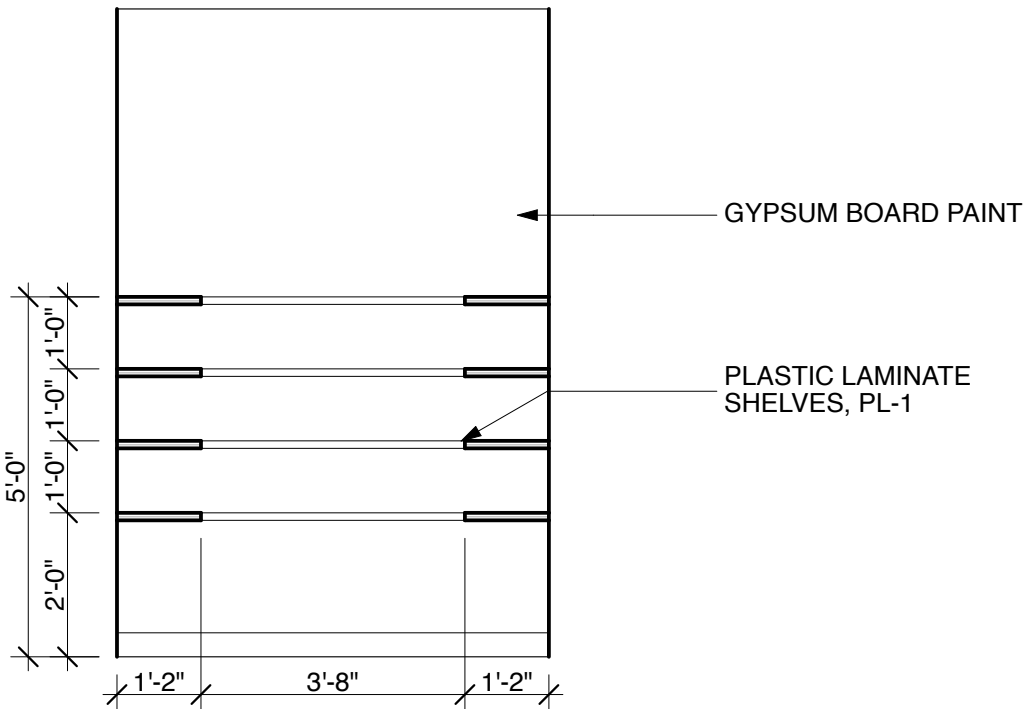
ELEVATIONS

DRAWING NUMBER

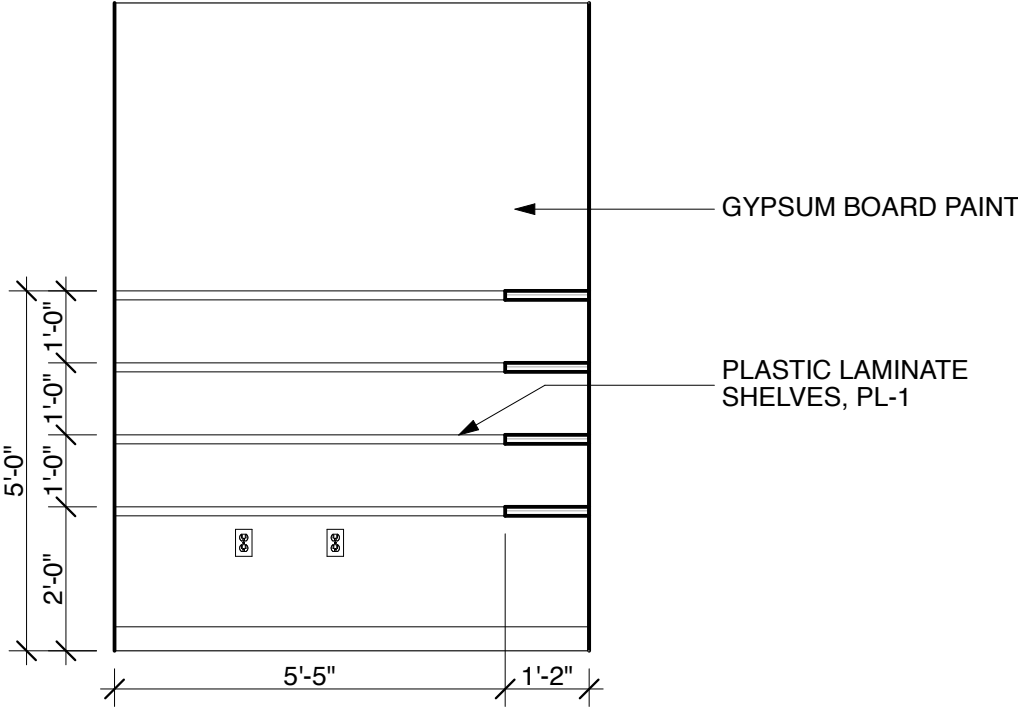
A.607



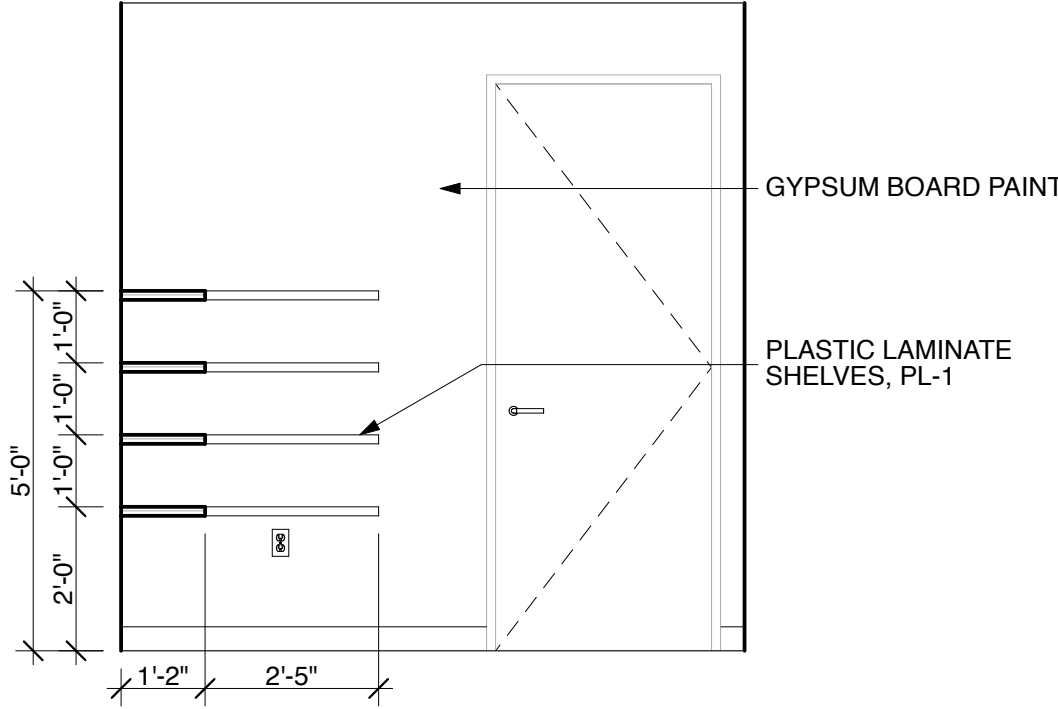
B5 Storage 121 East
SCALE: 3/8" = 1'-0"



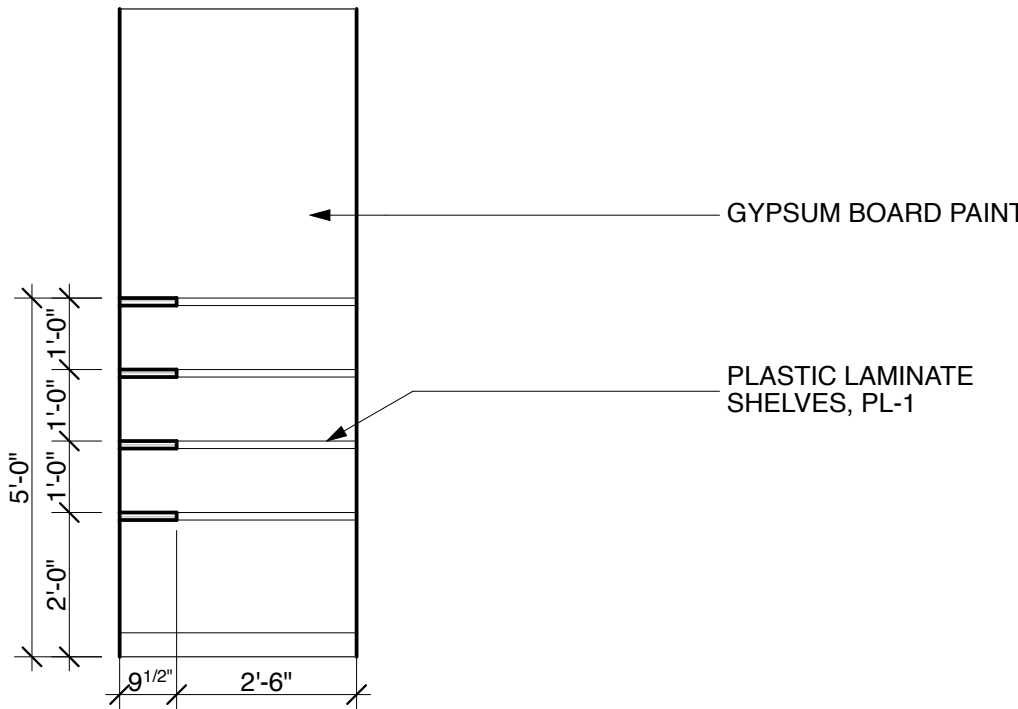
B4 Storage 121 North
SCALE: 3/8" = 1'-0"



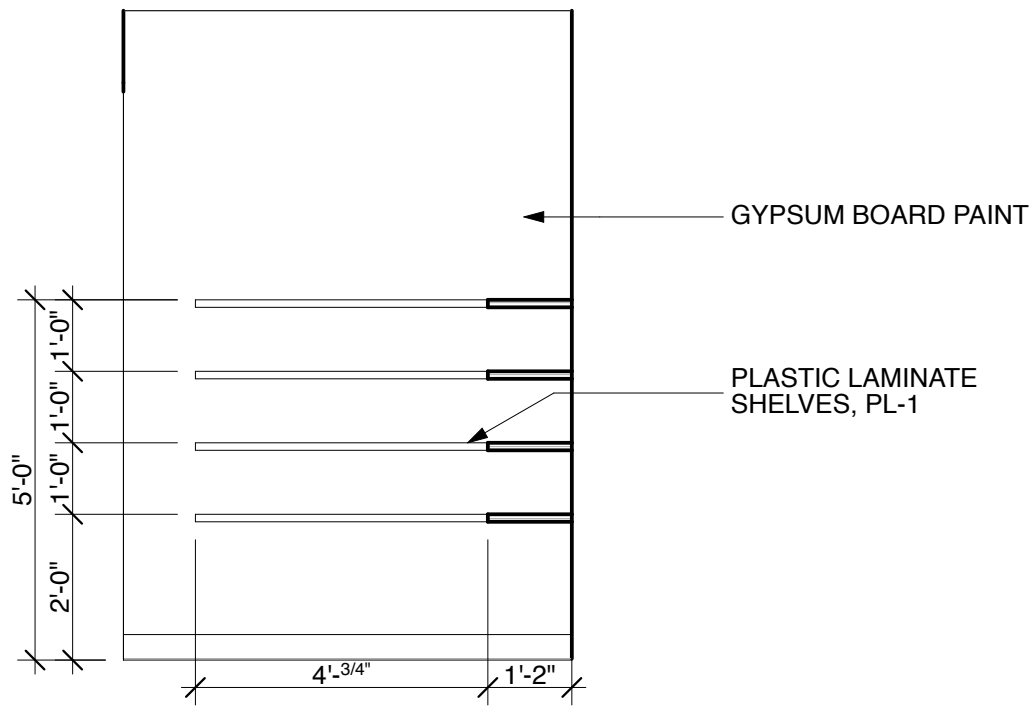
B3 Storage 109 South
SCALE: 3/8" = 1'-0"



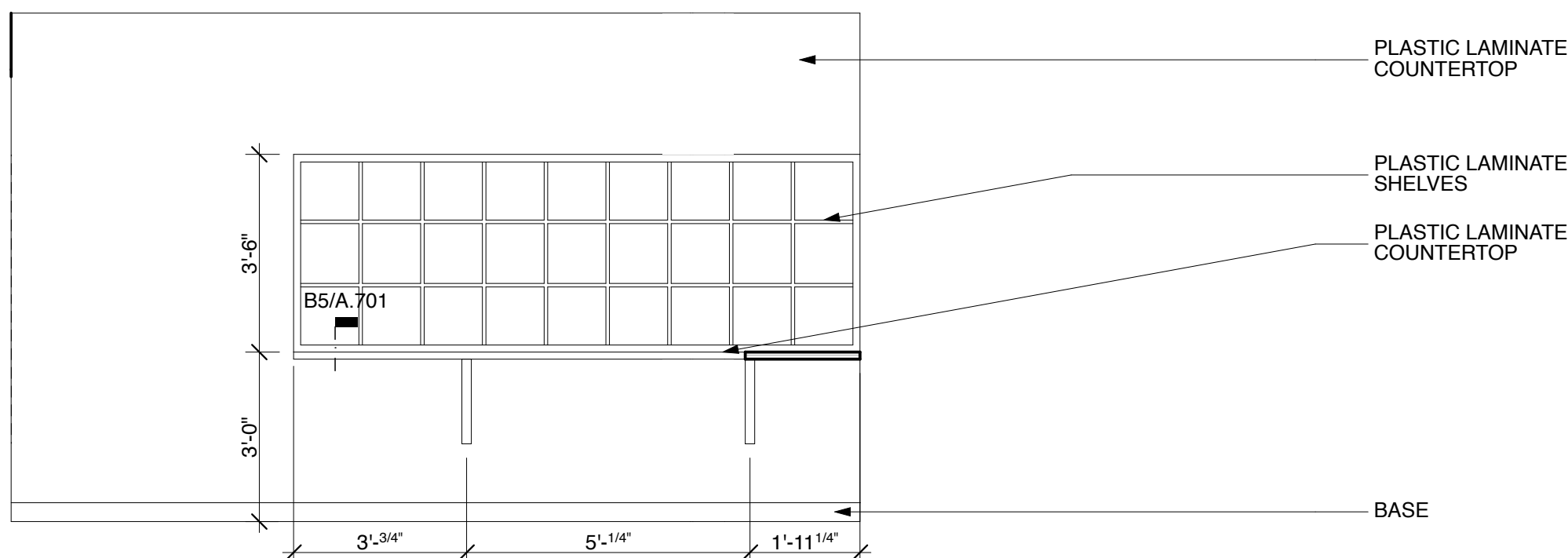
B2 Storage 109 West
SCALE: 3/8" = 1'-0"



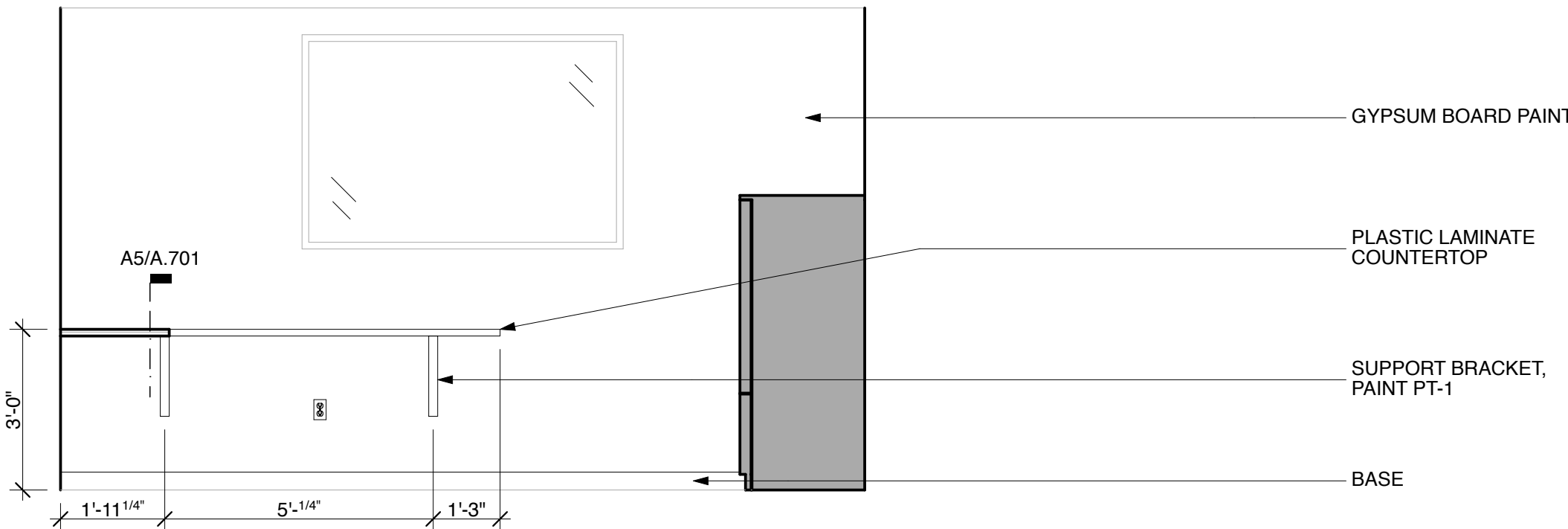
B1 Storage 122 South
SCALE: 3/8" = 1'-0"



A5 Storage 122 East
SCALE: 3/8" = 1'-0"



A4 Breakroom 117 North
SCALE: 3/8" = 1'-0"



A2 Breakroom 117 South
SCALE: 3/8" = 1'-0"

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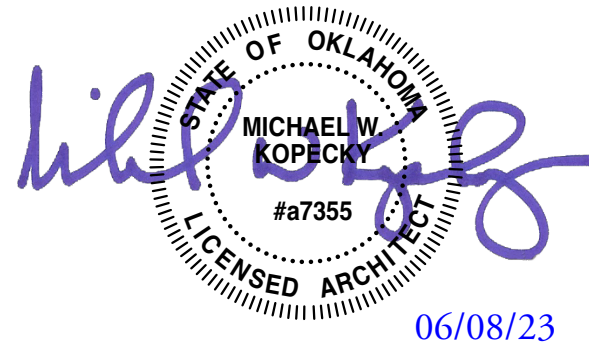

PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

#	date	issue name
01	7/12/23	Permit Set



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PROJECT NUMBER

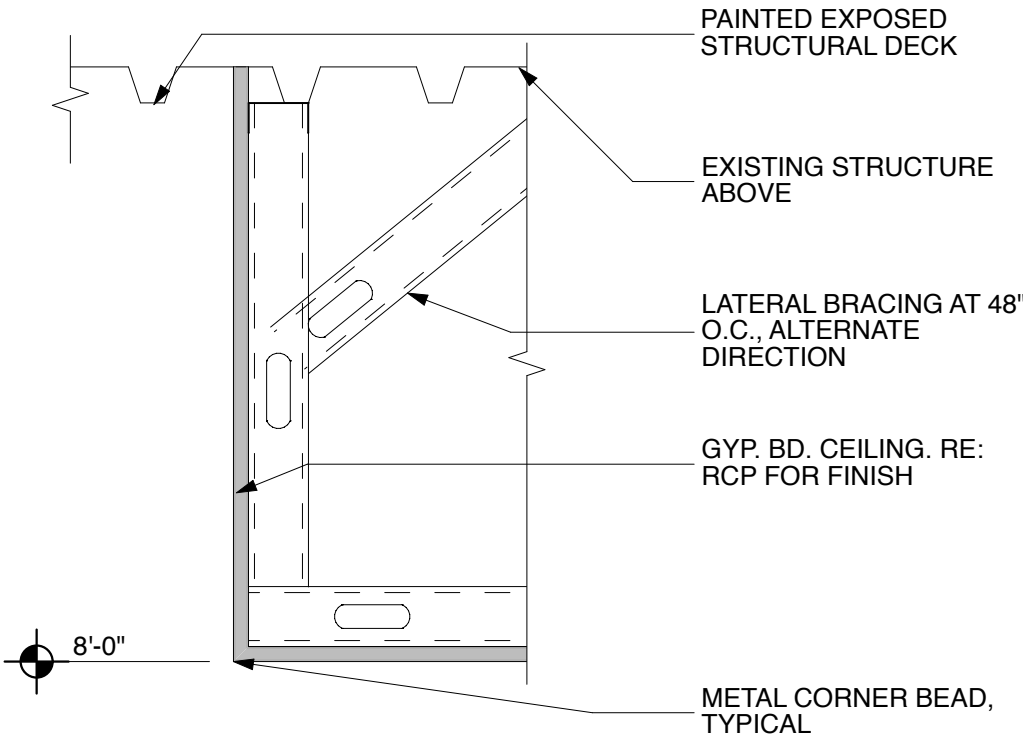
23.006.00

DRAWING NAME

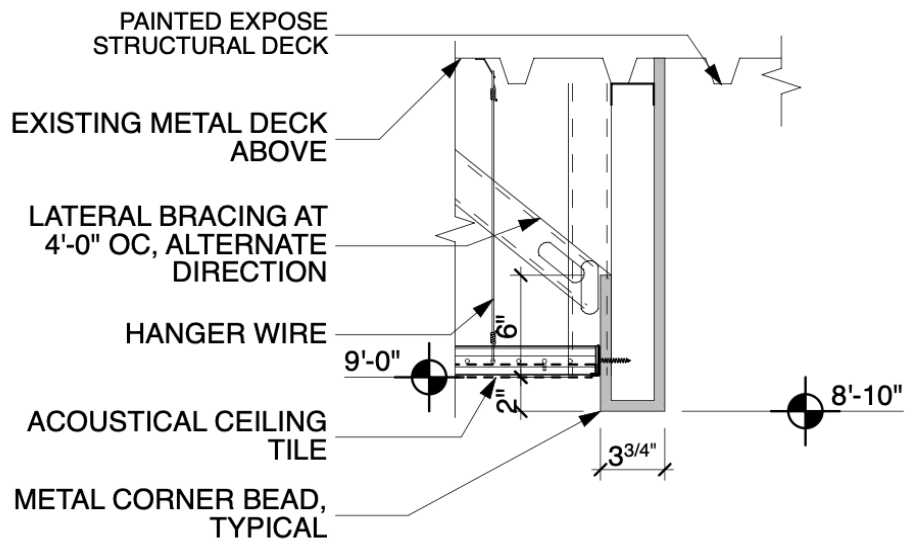
TYPICAL DETAILS

DRAWING NUMBER

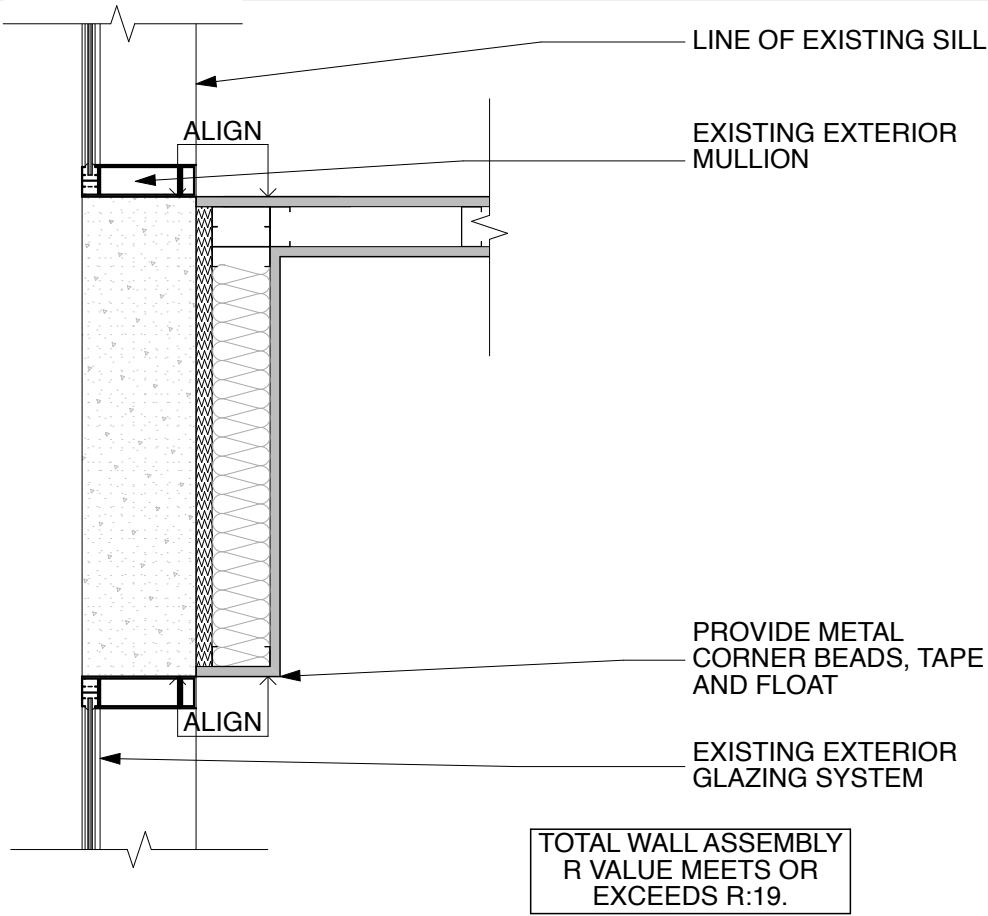
A.700



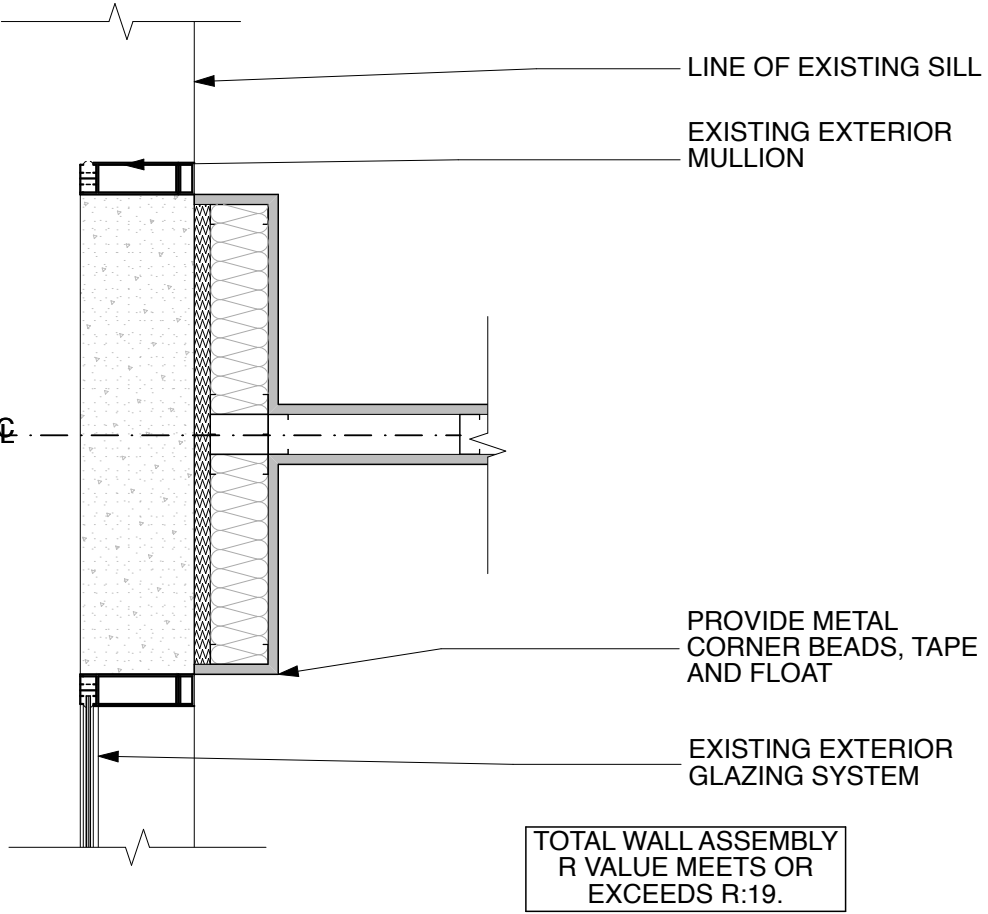
C2 Detail at Ceiling Transition
SCALE: 1 1/2" = 1'-0"



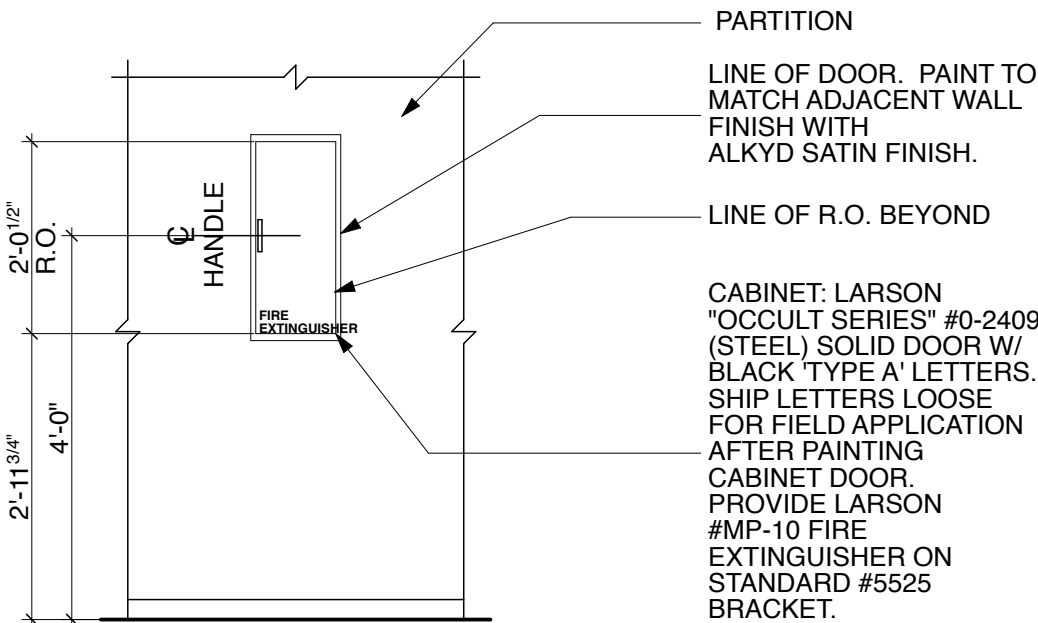
C1 Ceiling Detail
SCALE: 1 1/2" = 1'-0"



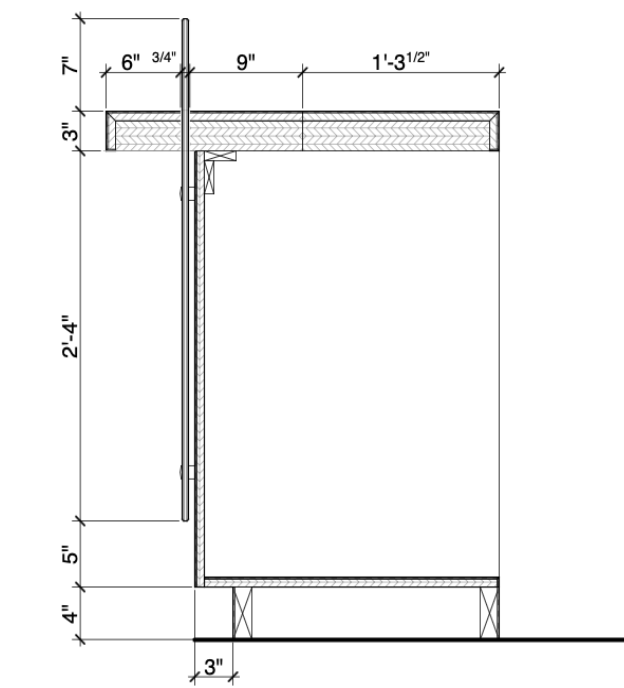
B2 Typical Aligned Partition at Exterior Wall
SCALE: 1" = 1'-0"



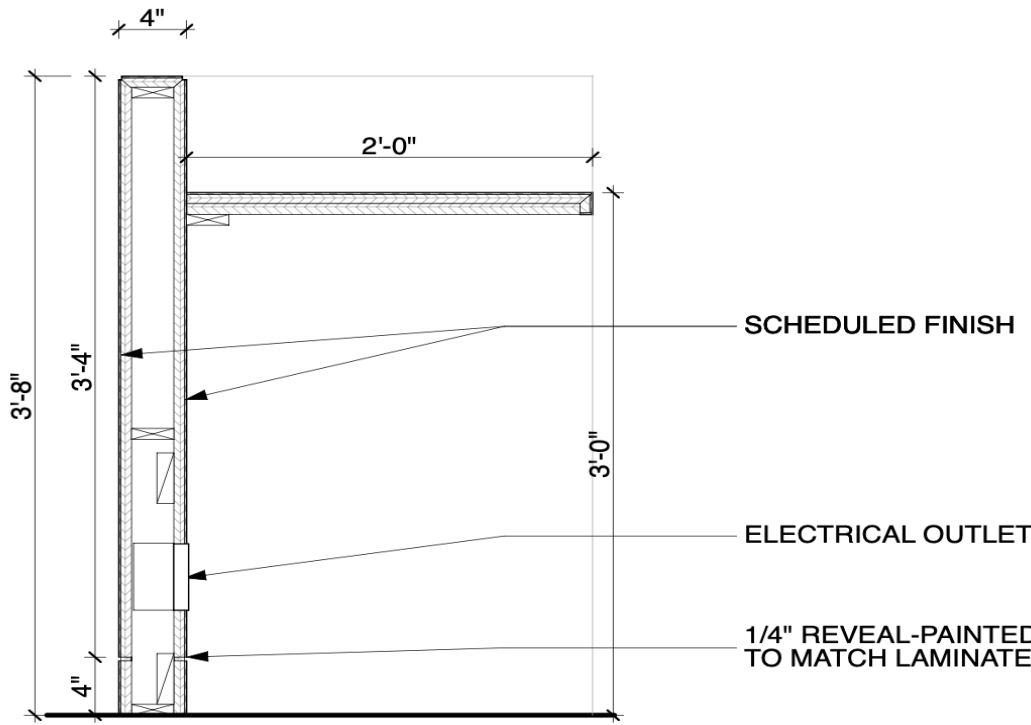
A2 Typical Centered Partition at Exterior Wall
SCALE: 1" = 1'-0"



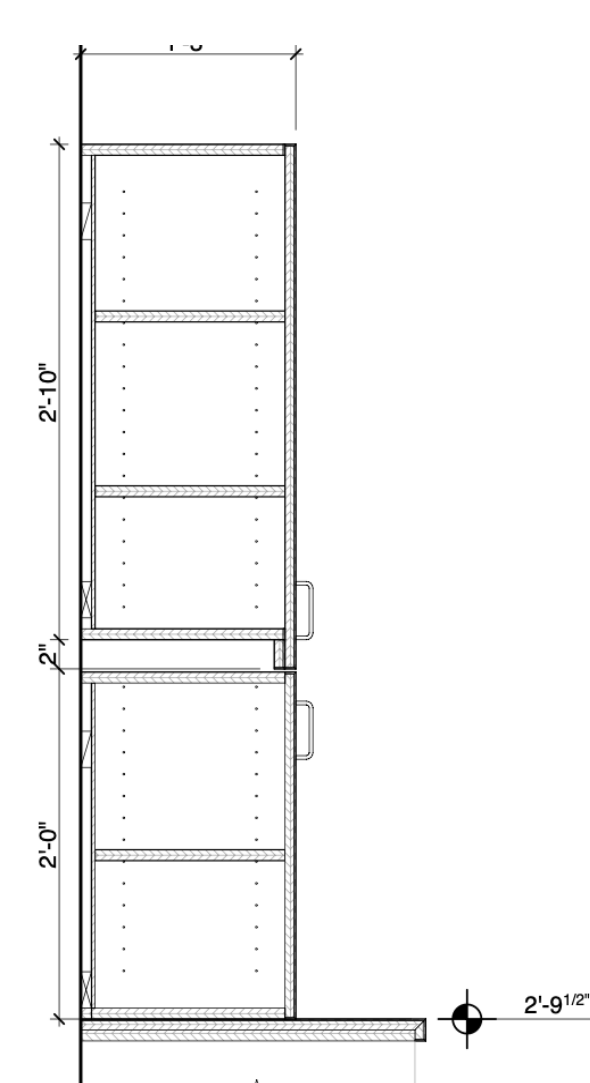
A1 Fire Extinguisher Cabinet
SCALE: 1" = 1'-0"



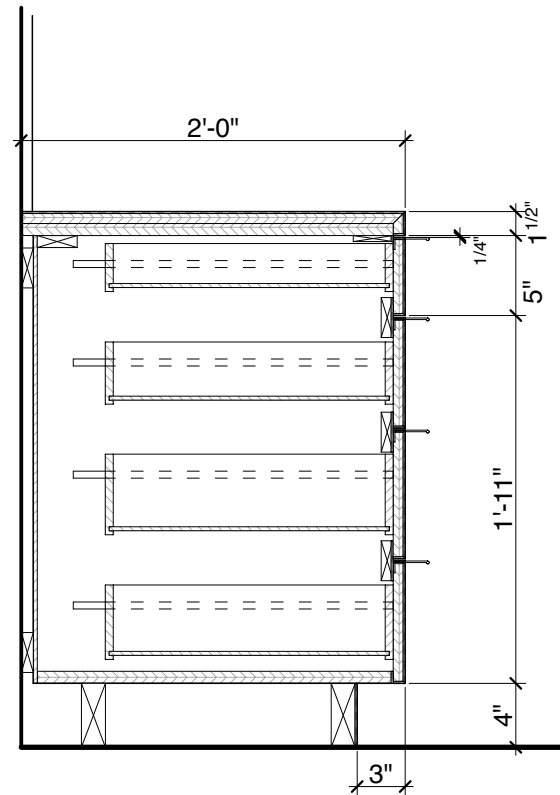
D5 Detail at Reception Millwork
SCALE: 1" = 1'-0"



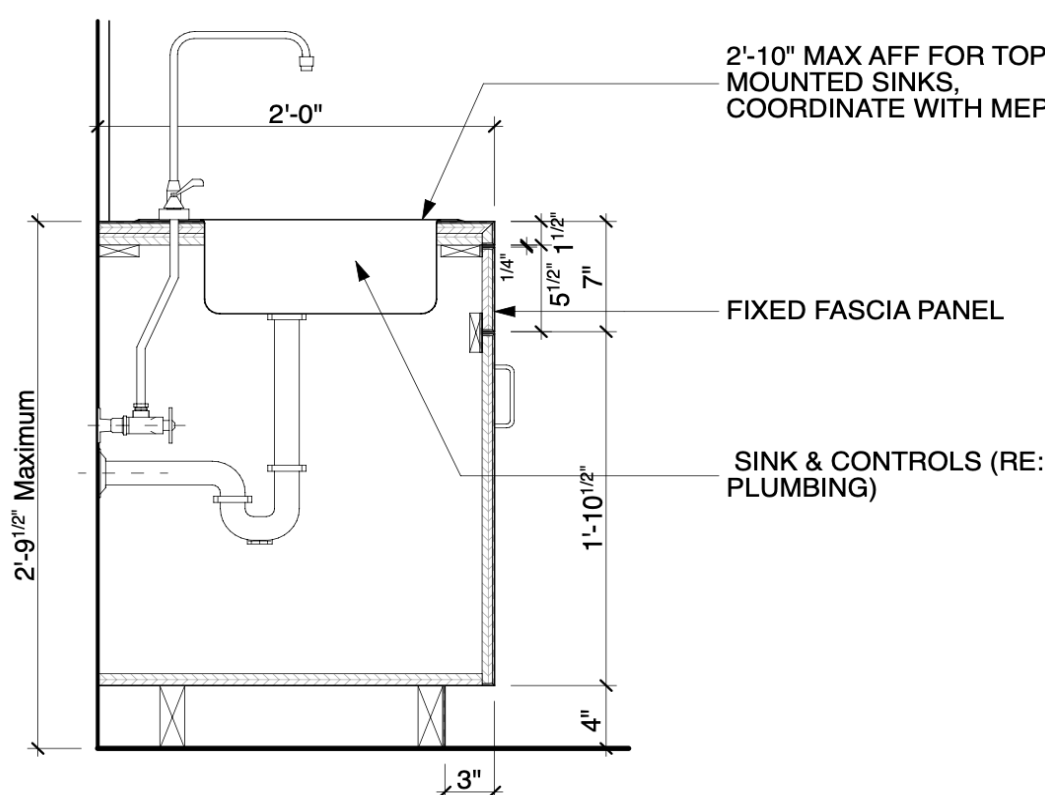
D4 Treatment Desk
SCALE: 1" = 1'-0"



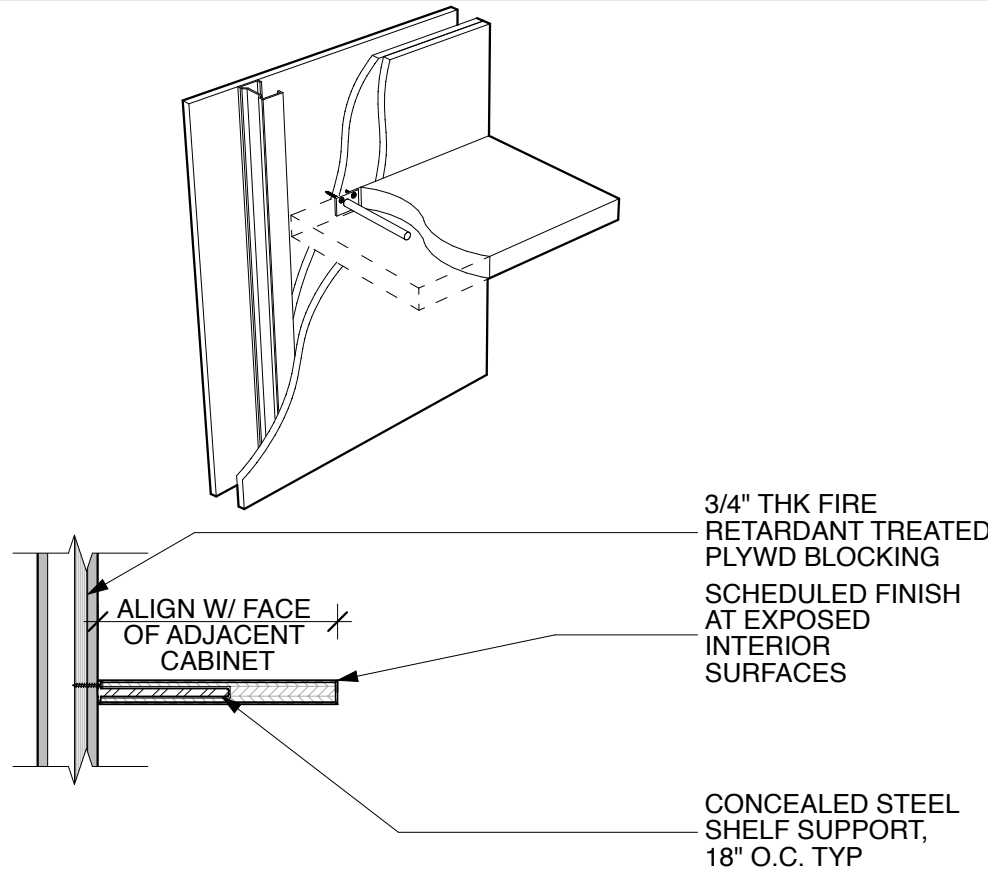
D3 Upper Cabinet in Sterile
SCALE: 1" = 1'-0"



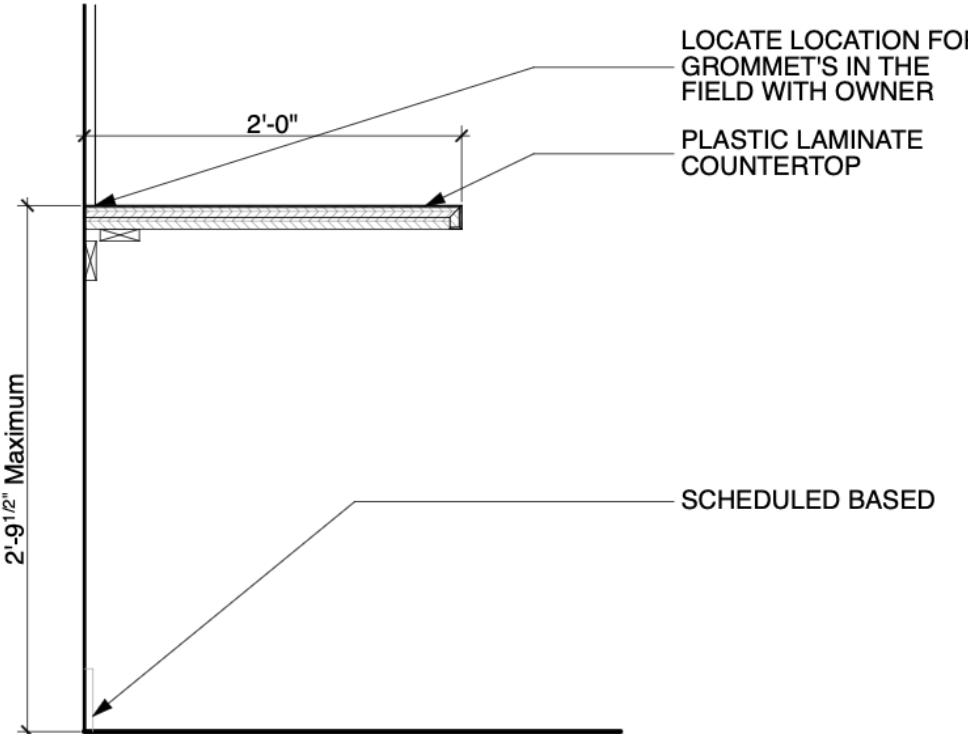
D2 Base Cabinet with Drawers
SCALE: 1" = 1'-0"



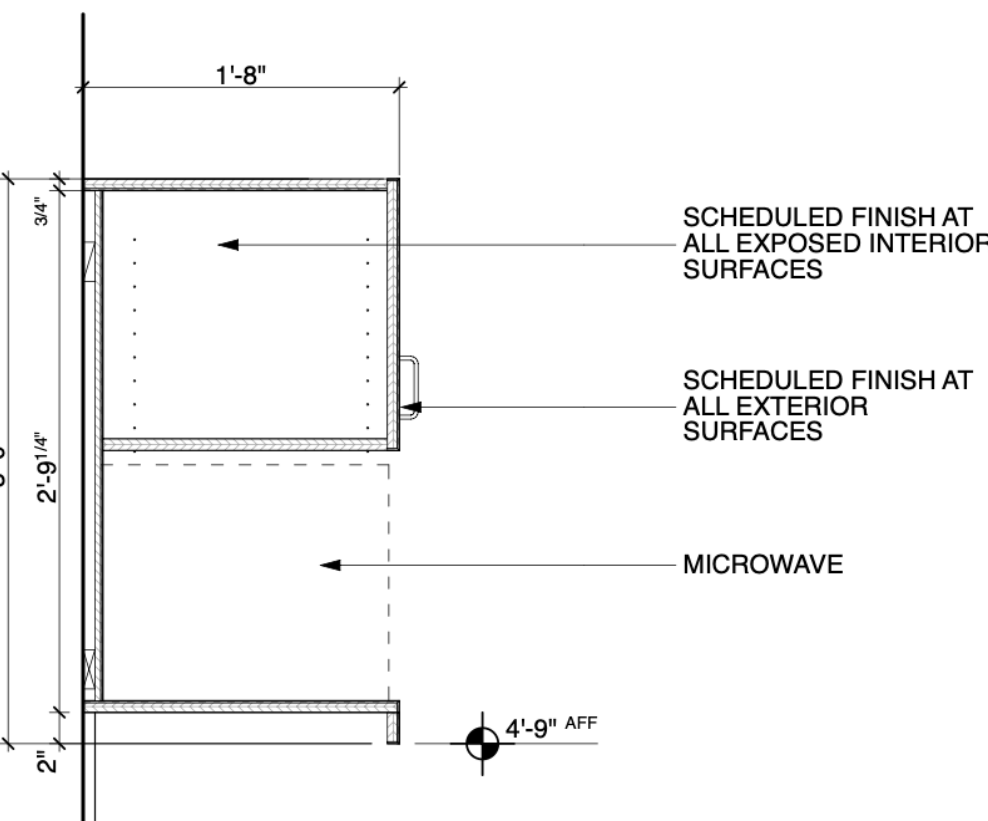
D1 Detail at Sink
SCALE: 1" = 1'-0"



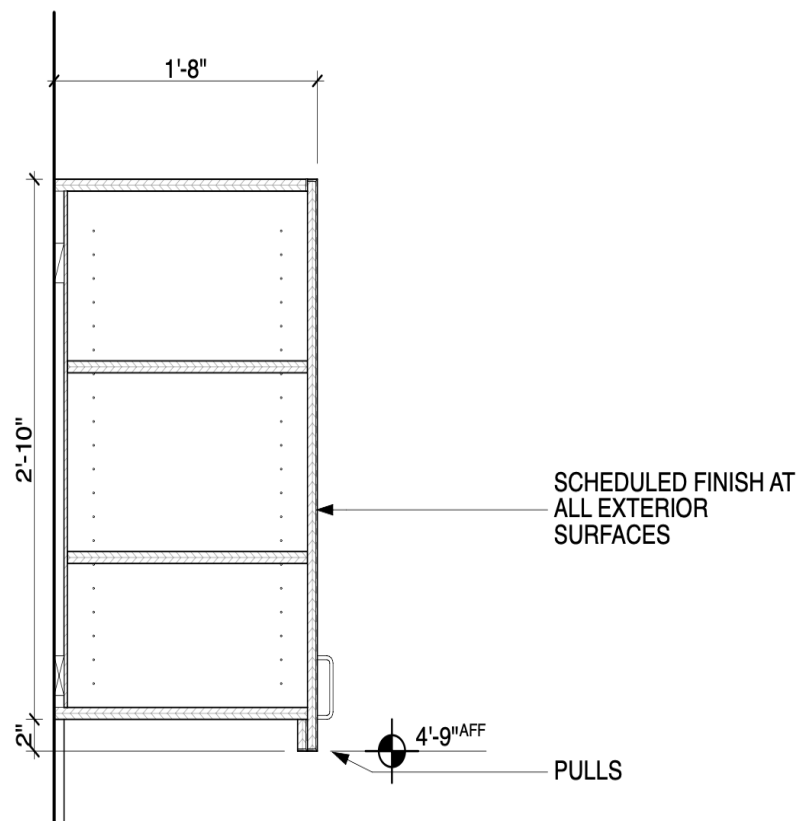
C5 Shelf with Concealed Mount
SCALE: 1" = 1'-0"



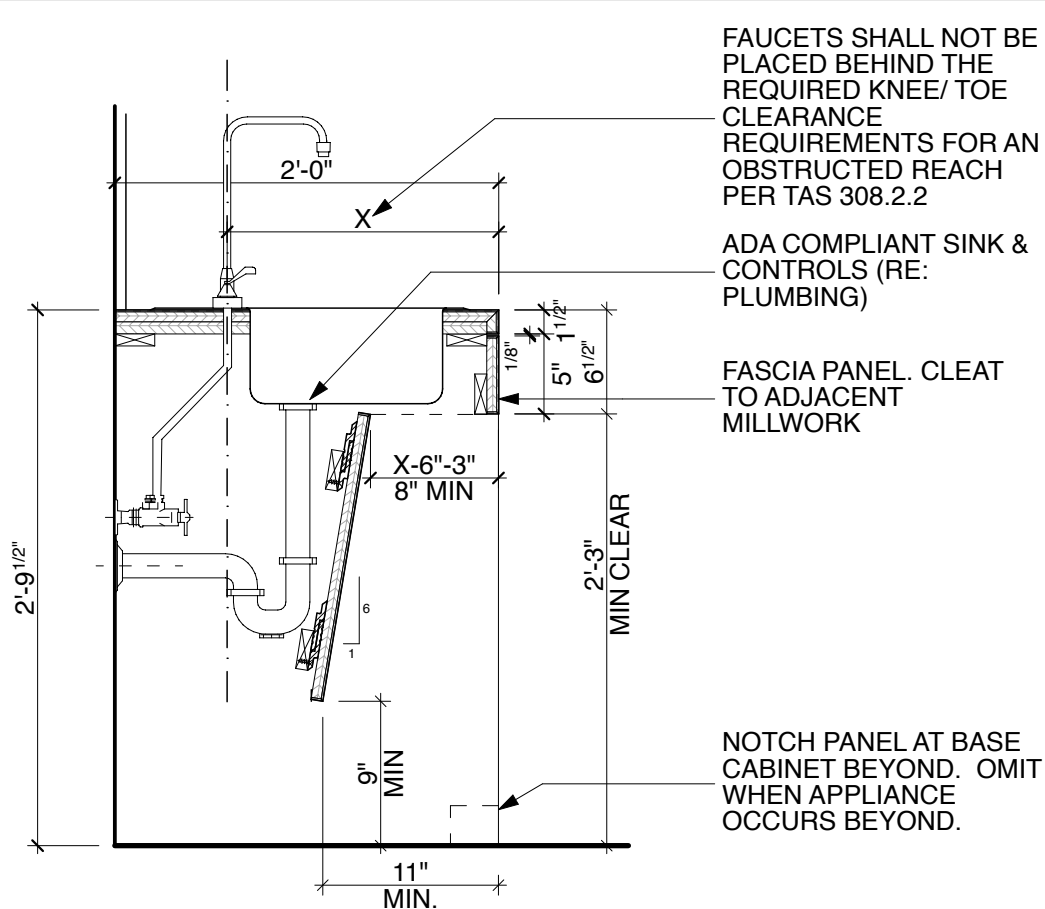
C4 Open Base Cabinet
SCALE: 1" = 1'-0"



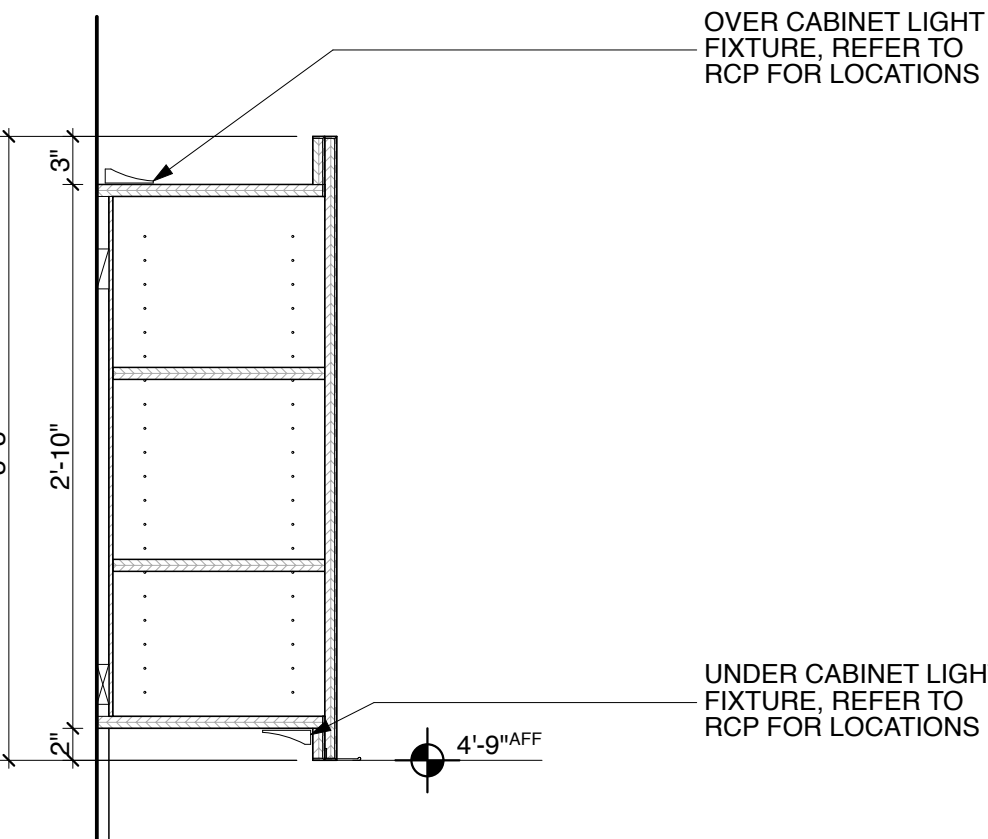
C3 Upper Cabinet Microwave
SCALE: 1" = 1'-0"



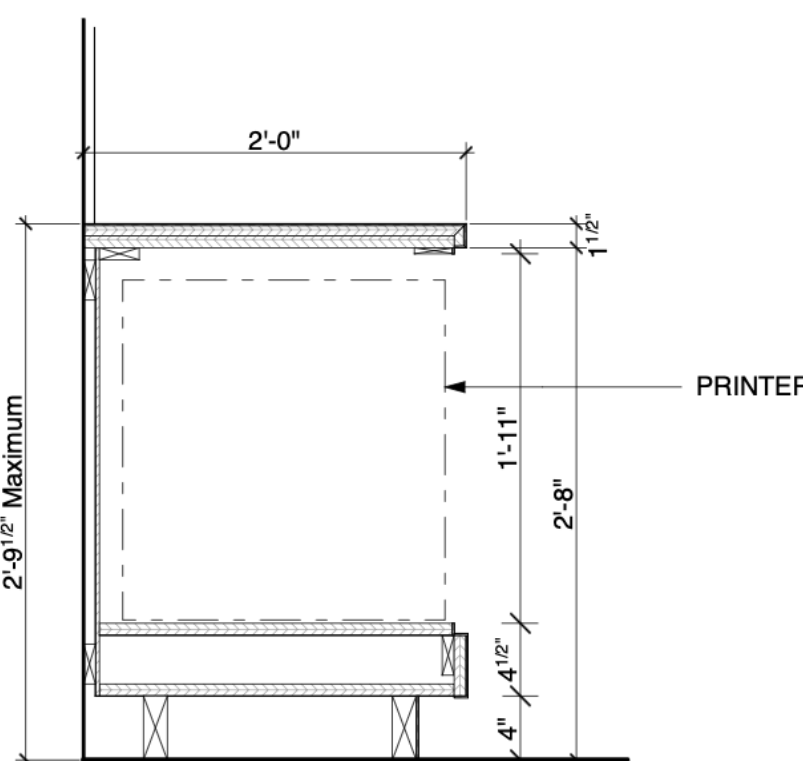
C2 Upper Cabinet at Breakroom
SCALE: 1" = 1'-0"



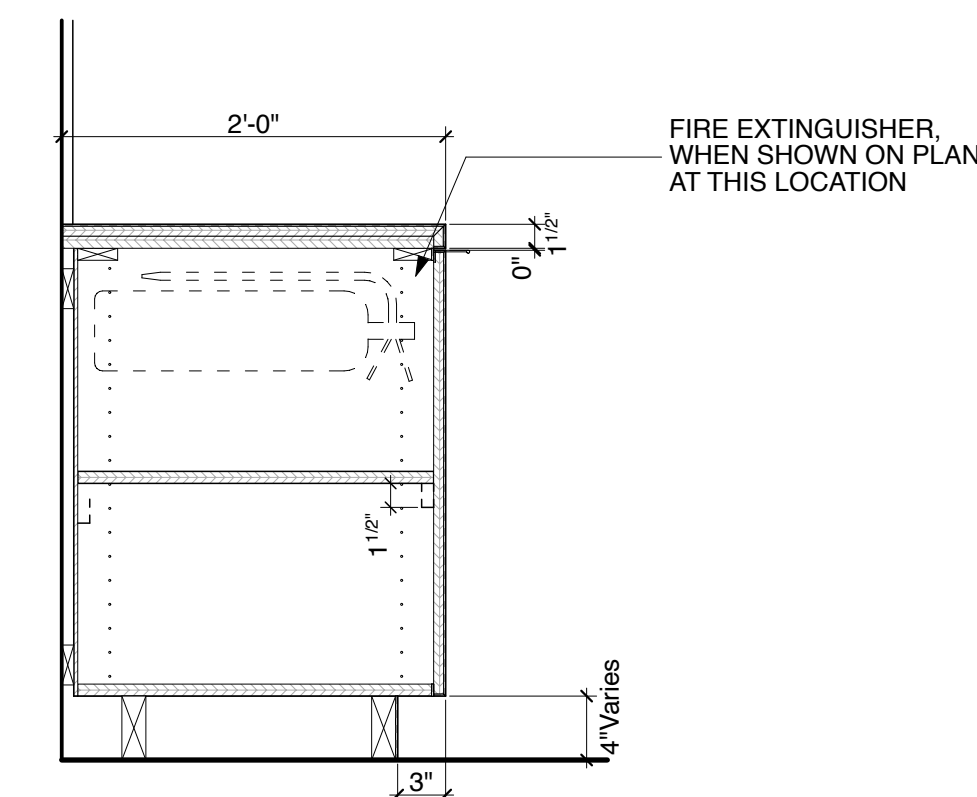
C1 RE: B1/A.702 FOR MORE INFORMATION
Detail at Sink
SCALE: 1" = 1'-0"



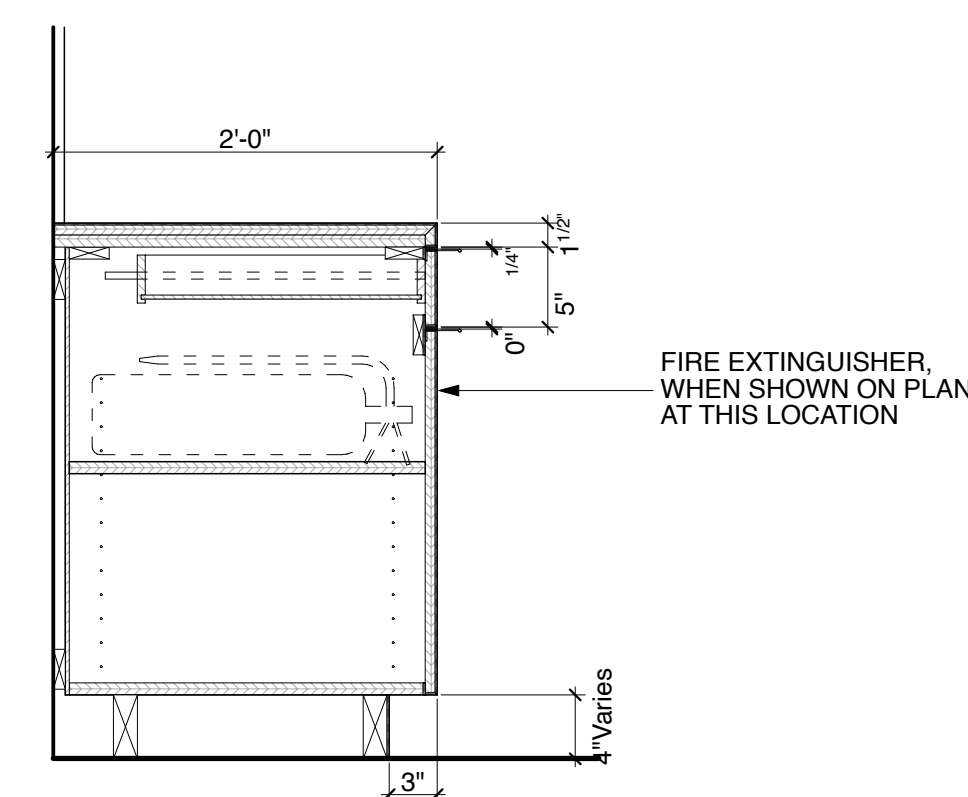
B5 Upper Cabinet
SCALE: 1" = 1'-0"



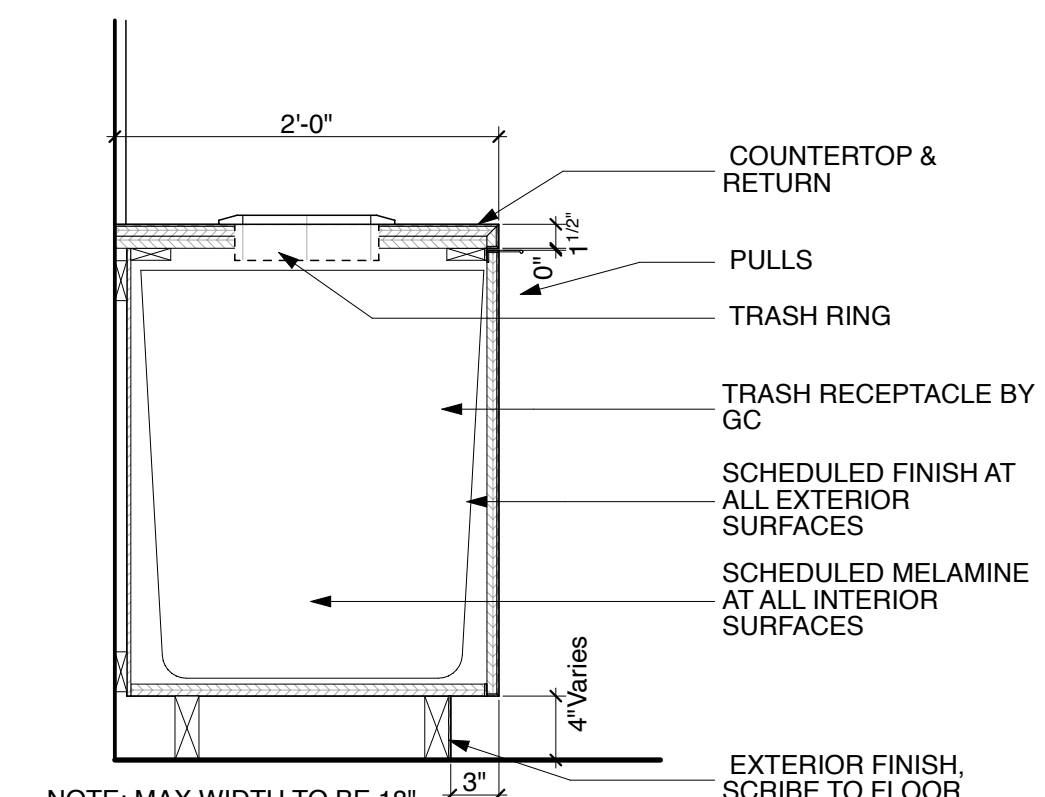
B4 Cabinet at Undercounter Printer
SCALE: 1" = 1'-0"



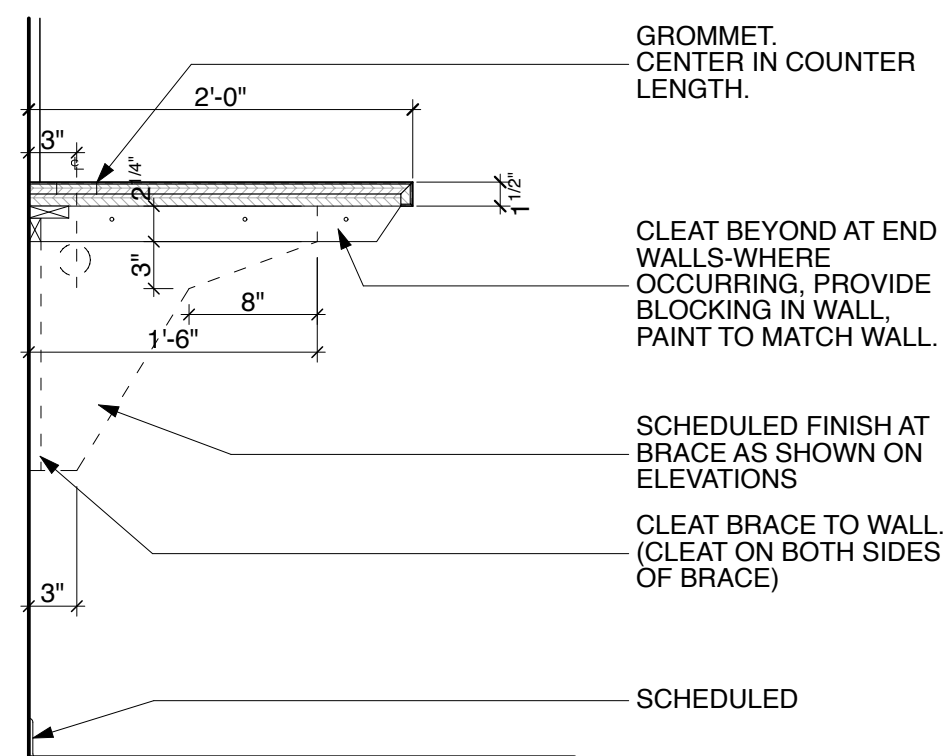
B3 Base Cabinet
SCALE: 1" = 1'-0"



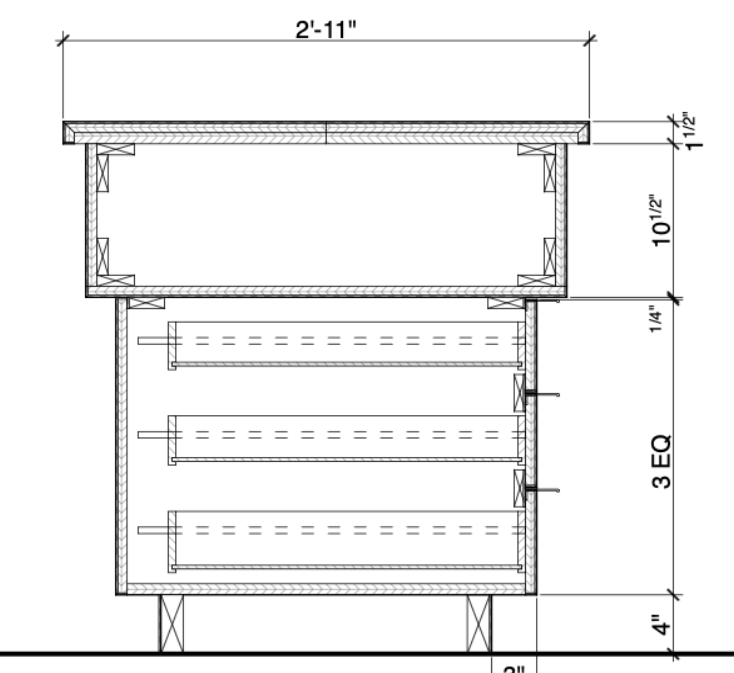
B2 Base Cabinet with Drawer
SCALE: 1" = 1'-0"



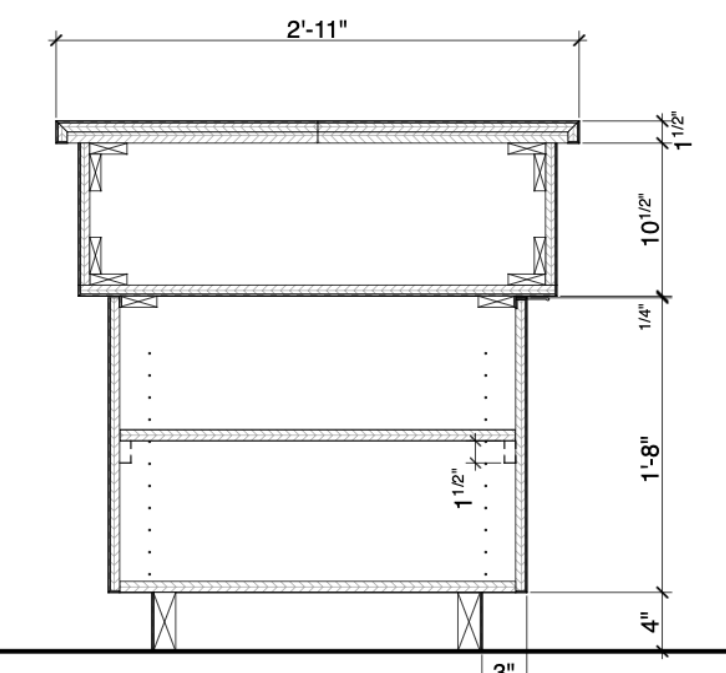
B1 Base Cabinet with Trash Chute
SCALE: 1" = 1'-0"



A5 Wall Mounted Counter
SCALE: 1" = 1'-0"



A3 Treatment Millwork at Cabinet Drawers
SCALE: 1" = 1'-0"



A2 Treatment Millwork at Cabinet Door
SCALE: 1" = 1'-0"

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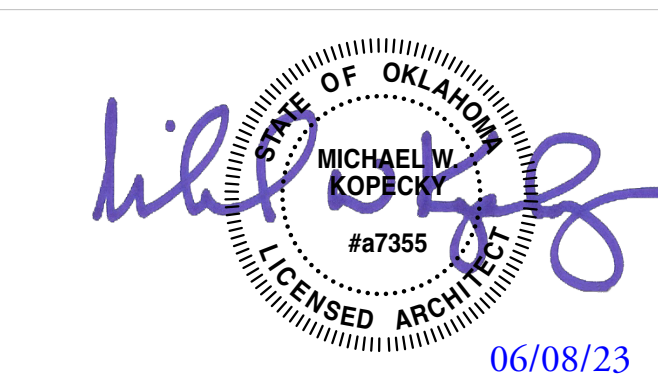


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date issue name

01 7/12/23 Permit Set



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PROJECT NUMBER

23.006.00

DRAWING NAME

MILLWORK/
ARCHITECTURAL
WOODWORK DETAILS

DRAWING NUMBER

A.701

SHOP-FABRICATED WOOD TRUSSES

- DESIGN OF SHOP-FABRICATED WOOD TRUSSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. SUBMIT SHOP DRAWINGS, INCLUDING AN ERECTION DRAWING SHOWING TRUSS LAYOUT, DESIGN LOAD DATA, SUPPORT REACTIONS, AND CALCULATIONS, TO THE STRUCTURAL DESIGN PROFESSIONAL FOR REVIEW. CALCULATIONS SHALL BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE PROJECT JURISDICTION. REVIEW OF SHOP DRAWINGS AND CALCULATIONS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE REVIEW ONLY CONSIDERS THE TRUSS CONFIGURATION. THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS, AND THE CONTRACTOR'S INTERPRETATION OF THE DETAILS, SUCH REVISIONS WILL NOT BE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF THE TRUSSES OR TRUSS CONNECTIONS NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS.
3. FRAMING PLANS AND WOOD TRUSS TYPES INDICATE THE SCHEMATIC CONCEPT OF THE FRAMING CONFIGURATION. TRUSSES SHALL CONFORM TO THE SPACING, DIMENSIONS, AND CONNECTIONS SPECIFIED IN THESE NOTES AND ON THE PLANS. TRUSSES SHALL BE DESIGNED FOR ALL SPECIFIED LOADS. FRAMING PLANS INDICATE THE REQUIRED BASIC TRUSS LAYOUT. SIGNIFICANT DEVIATIONS FROM THESE PLANS WILL NOT BE PERMITTED.
4. PROVIDE GIRDER TRUSSES DESIGNED TO SUPPORT THE REACTIONS FROM THE SUPPORTED TRUSSES.
5. THE TRUSS SUPPLIER SHALL SIZE AND PROVIDE ALL TRUSS-TO-TRUSS CONNECTIONS.
6. PROVIDE ANY LAYOUT OF TRUSS WEB MEMBERS NECESSARY TO SUPPORT THE APPLIED LOADS UNLESS SPECIFICALLY DETAILED OTHERWISE.
7. DESIGN TRUSSES FOR THE FOLLOWING LOADS (NOT INCLUDING THE SELF-WEIGHT OF THE TRUSSES OR OVERBUILT TRUSSES), INCLUDING ALL ADDITIONAL LOADS NOTED ON PLANS:
- 7.1. ROOF TRUSSES:
- TOP CHORD DEAD LOAD 10 PSF
 - TOP CHORD LIVE LOAD APPLIED ROOF LIVE LOAD / SNOW LOAD / RAIN LOAD
 - BOTTOM CHORD DEAD LOAD 10 PSF
 - BOTTOM CHORD LIVE LOAD 0 PSF
- 7.2. DESIGN WOOD ROOF TRUSSES FOR A NET UNIFORM UPLIFT LOAD DETERMINED BY THE DEAD LOADS AND THE COMPONENTS AND CLADDING PRESSURES.
- 7.3. REFERENCE TO PLANS AND DETAILS FOR ADDITIONAL DESIGN LOADS.
8. DESIGN TRUSSES FOR THE FOLLOWING DEFLECTION LIMITS:
- 8.1. ROOF TRUSSES:
- LIVE LOAD: SPAN / 240
 - TOTAL LOAD: SPAN / 180
9. INSTALL TRUSSES IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE TRUSS MANUFACTURER, THE TRUSS PLATE INSTITUTE, AND THE STRUCTURAL BUILDING COMPONENTS ASSOCIATION.
10. ERECT TRUSSES PLUMB TO THE GROUND, PARALLEL TO EACH OTHER, AND AT THE SPACINGS INDICATED IN THE STRUCTURAL DOCUMENTS.
11. PROVIDE ERECTION AND TEMPORARY BRACING OF SHOP-FABRICATED WOOD TRUSSES AS REQUIRED BY THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) SUMMARY SHEETS B.1, B.2, B.3, B.4, B.6, B.7, AND B.9. TEMPORARY BRACING MUST REMAIN IN PLACE UNTIL PERMANENT BRACING IS INSTALLED.
12. PROVIDE AND INSTALL PERMANENT BLOCKING BETWEEN TRUSSES AS RECOMMENDED BY THE TRUSS MANUFACTURER.
13. DESIGN OF UPLIFT CONNECTIONS ASSUMES SOUTHERN PINE MATERIAL. IF THE MATERIALS ARE OTHER THAN SOUTHERN PINE, NOTIFY THE STRUCTURAL DESIGN PROFESSIONAL FOR

14. COORDINATE TRUSS DIMENSIONS WITH

- TRUSS CHORD SIZES AND LOCATIONS WITH ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING REQUIREMENTS AND ANY MINIMUM SIZES INDICATED IN THE STRUCTURAL DRAWINGS.

 15. DO NOT CUT, NOTCH, OR OTHERWISE ALTER THE TRUSSES WITHOUT WRITTEN PERMISSION FROM THE TRUSS MANUFACTURER AND THE STRUCTURAL DESIGN PROFESSIONAL.
 16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENGAGE THE TRUSS MANUFACTURER WHEN TRUSSES ARE DAMAGED OR MODIFIED IN THE FIELD. THE TRUSS MANUFACTURER SHALL PROVIDE ALL REPAIR DETAILS.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	N.T.S.	NOT TO SCALE
A.O.R.	ARCHITECT OF RECORD	O.C.	ON CENTER
A.R.	ANCHOR RODS	O.D.	OUTSIDE DIAMETER
A.E.S.S.	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	O.F.	OPPOSITE FACE
	ARCHITECTURAL	O.H.	OPPOSITE HAND
	BLOCK LINTEL	O.P.	OPPOSITE
B.L.	BOTTOM OF DECK	P.A.F.	POWER/POWDER ACTUATED FASTENERS
B.O.D.	BOTTOM OF DECK	PCF	POUNDS PER CUBIC FOOT
B.O.S.	BOTTOM OF STEEL	PEMB	PRE-ENGINEERED METAL BUILDING
B.P.	BASE PLATE	PLATE	PLATE
B.A.L.	BALANCE	PLF	POUNDS PER LINEAR FOOT
B.L.D.G.	BUILDING	PLUMB.	PLUMBING
BRG.	BEARING	PSF	POUNDS PER SQUARE FOOT
C.F.	CONTRACTION JOINT	PSI	POUNDS PER SQUARE INCH
C.L.	CENTER LINE	RADIUS	RADIUS
C.M.J.	COLD FORMED METAL FRAMING	R.O.	ROUGH OPENING
CLR.	CLEAR	RE.	REFER
CMU	CONCRETE MASONRY UNIT	REINF.	REINFORCING
COL.	COLUMN		

ABBREVIATIONS

CONC. CRACK	CONCRETE CONSTRUCTION
----------------	--------------------------

- | | | | |
|--------|---------------------------------------|--------|---------------------------|
| CONT. | CONTINUOUS | S.S. | STAINLESS STEEL |
| D.B.A. | DEFORMED BAR ANCHOR | SCHED. | SCHEDULE |
| D.B.E. | DECK BEARING ELEVATION | SIM. | SIMILAR |
| DIA. | DIAMETER | SP. | SPACE/SPACING |
| DTL. | DETAIL | SPECS. | SPECIFICATIONS |
| DWG. | DRAWING | SSL | SHORT SLOT |
| E.F. | EACH FACE | STD. | STANDARD |
| E.J. | EXPANSION JOINT | STL. | STEEL |
| E.O.D. | EDGE OF DECK | T&B | TOP AND BOTTOM |
| E.O.R. | ENGINEER OF RECORD | T.O. | TOP OF |
| E.O.S. | EDGE OF SLAB | T.O.C. | TOP OF CONCRETE |
| E.W. | EACH WAY | T.O.M. | TOP OF MASONRY |
| EA. | EACH | T.O.P. | TOP OF PIER |
| EIFS. | EXTERIOR INSULATION AND FINISH SYSTEM | T.O.S. | TOP OF STEEL |
| | | T.O.W. | TOP OF WALL |
| ELEC. | ELECTRICAL | TRANS. | TRANSVERSE |
| ELEV. | ELEVATION | TYPE | TYPICAL |
| EQ. | EQUAL | U.N.O. | UNLESS NOTED OTHERWISE |
| EXIST. | EXISTING | VERT. | VERTICAL |
| F.F.E. | FINISHED FLOOR ELEVATION | W.P. | WORK POINT |
| F.S. | FACE SIDE | W.S. | WATERSTOP |
| F.V. | FIELD VERIFY | W.W.R. | WELDED WIRE REINFORCEMENT |
| FDN. | FOUNDATION | WT. | WEIGHT |
| FT. | FOOT/FEET | | |
| FTG. | FOOTING | | |
| G.B. | GRADE BEAM | | |
| G.C. | GENERAL CONTRACTOR | | |
| GA. | GAGE | | |
| GALV. | GALVANIZED | | |
| H.S.A. | HEAVY STUD ANCHOR | | |

I.F.	INSIDE FACE
11	11

- | | |
|--------|----------------------------|
| INFO. | INFORMATION |
| J.B.E. | JOIST BEARING ELEVATION |
| JT. | JOINT |
| K | UNIT OF 1,000 POUNDS (KIP) |
| KSI | KIPS PER SQUARE INCH |
| LBS. | POUNDS |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LONG. | LONGITUDINAL |
| LSH | LONG SIDE HORIZONTAL |
| LSL | LONG SLOT |
| LSV | LONG SIDE VERTICAL |
| MAX. | MAXIMUM |
| MECH | MECHANICAL |

MEP	MECHANICAL/ELECTRICAL/PLUMBING
MR	MANUFACTURER

- | | |
|--------|-----------------|
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| MTL. | METAL |
| N.I.C. | NOT IN CONTRACT |
| N.S. | NEAR SIDE |

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ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	N.T.S.	NOT TO SCALE
A.O.R.	ARCHITECT OF RECORD	O.C.	ON CENTER
A.R.	ANCHOR RODS	O.D.	OUTSIDE DIAMETER
A.E.S.S.	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	O.F.	OPPOSITE FACE
		O.H.	OPPOSITE HAND
ARCH.	ARCHITECTURAL	OPP.	OPPOSITE
B.L.	BLOCK LINTEL	P.A.F.	POWER/POWDER ACTUATED FASTENERS
B.O.D.	BOTTOM OF DECK	PCF	POUNDS PER CUBIC FOOT
B.O.S.	BOTTOM OF STEEL	PEMB	PRE-ENGINEERED METAL BUILDING
B.P.	BASE PLATE	PL	PLATE
BAL.	BALANCE	PLF	POUNDS PER LINEAR FOOT
BLDG.	BUILDING	PLUMB.	PLUMBING
BRG.	BEARING	PSF	POUNDS PER SQUARE FOOT
C.J.	CONCRETE JOINT	PSI	POUNDS PER SQUARE INCH
CL.	CENTER LINE	R	RADIUS
CFMF	COLD FORMED METAL FRAMING	R.O.	ROUGH OPENING
CLR.	CLEAR	RE:	REFER
CMU	CONCRETE MASONRY UNIT	REINF.	REINFORCING
COL.	COLUMN	REQD.	REQUIRED
CONC.	CONCRETE	RTU	ROOF TOP UNIT
CONST.	CONSTRUCTION	S.D.S.	SELF-DRILLING SCREWS
CONT.	CONTINUOUS	S.S.	STAINLESS STEEL
D.B.A.	DEFORMED BAR ANCHOR	SCHED.	SCHEDULE
D.B.E.	DECK BEARING ELEVATION	SIM	SIMILAR
DIA.	DIAMETER	SP	SPACE/SPACING
DTL.	DETAIL	SPECS.	SPECIFICATIONS
DWG.	DRAWING	SSL	SHORT SLOT
E.F.	EACH FACE	STD.	STANDARD
E.J.	EXPANSION JOINT	STL	STEEL
E.O.D.	EDGE OF DECK	T&B	TOP AND BOTTOM
E.O.R.	ENGINEER OF RECORD	T.O.	TOP OF
E.O.S.	EDGE OF SLAB	T.O.C.	TOP OF CONCRETE
E.W.	EACH WAY	T.O.M.	TOP OF MASONRY
EA.	EACH	T.O.P.	TOP OF PIER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	T.O.S.	TOP OF STEEL
ELEV.	ELEVATION	T.O.W.	TOP OF WALL
EQ.	EQUAL	TRANS.	TRANSVERSE
EXIST.	EXISTING	U.N.O.	TYPICAL
F.F.E.	FINISHED FLOOR ELEVATION	VERT.	UNLESS NOTED OTHERWISE
F.S.	FAR SIDE	W.P.	WORK POINT
F.V.	FIELD VERIFICATION	W.S.	WATERSTOP
FDN.	FOUNDATION	W.W.R.	WELDED WIRE REINFORCEMENT
		WT.	WEIGHT

S.001	DESIGN PARAMETERS AND GENERAL NOTES
S.002	STRUCTURAL SPECIAL INSPECTIONS
S.101	FOUNDATION PLAN
S.102	ROOF FRAMING PLAN
S.103	HIGH ROOF FRAMING PLAN
S.301	FOUNDATION DETAILS
S.302	FOUNDATION DETAILS
S.401	WOOD FRAMING TYPICAL DETAILS
S.402	WOOD FRAMING TYPICAL DETAILS
S.403	WOOD FRAMING DETAILS

SPECIAL INSPECTION REQUIREMENTS (2018)

SPECIAL INSPECTIONS REQUIREMENTS (IBC 2018 CHAPTER 17)

1. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS PER SECTION 1704 OF THE IBC. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN THE PROJECT SPECIFICATIONS.
2. REPORT REQUIREMENTS SHALL CONFORM TO SECTIONS 1704.2.4 AND 1704.5 OF THE IBC. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO COMPLETION OF THAT PHASE OF WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE SPECIAL INSPECTOR REGARDING INDIVIDUAL INSPECTION FOR ITEMS LISTED ON THE STATEMENT OF SPECIAL INSPECTIONS AND AS NOTED ON THE BUILDING DEPARTMENT APPROVED PLANS. ADEQUATE NOTICE AND ACCESS TO APPROVED PLANS SHALL BE PROVIDED SO THAT THE SPECIAL INSPECTOR HAS TIME TO BECOME FAMILIAR WITH THE PROJECT.
4. FABRICATORS OF STRUCTURAL LOAD-BEARING OR LATERAL LOAD RESISTING MEMBERS OR ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 1704.2.5 OF THE IBC.
5. SPECIAL INSPECTION REPORTS AND A FINAL REPORT IN ACCORDANCE WITH SECTION 1704.2.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF WORK IS APPROVED FOR OCCUPANCY.

IBC 2018 REQUIRED SPECIAL INSPECTIONS				
		FREQUENCY OF INSPECTION		
		CONTINUOUS	PERIODIC	
CONCRETE CONSTRUCTION (IBC TABLE 1705.3)				
1.	INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	---	X	
2.	REINFORCING BAR WELDING:	---	X	
A.	VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	---	X	
B.	INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	---	X	
C.	INSPECT ALL OTHER WELDS	X	---	
3.	INSPECT ANCHORS CAST IN CONCRETE.	---	X	
4.	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. (a)	---	---	
A.	ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	---	
B.	MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4 A.	---	X	
5.	VERIFY USE OF REQUIRED DESIGN MIX.	---	X	
6.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	---	
7.	INSPECT CONCRETE AND SHOTCRETE PLACEMENT OF PROPER APPLICATION TECHNIQUES.	X	---	
8.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	---	X	
9.	INSPECT PRESTRESSED CONCRETE FOR:	---	---	
A.	APPLICATION OF PRESTRESSING FORCES; AND	X	---	
B.	GROUTING OF BONDED PRESTRESSING TENDONS.	X	---	
10.	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	---	X	
11.	VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	---	X	
12.	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	---	X	
a. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.5.2 IN ACI 308. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, CONTACT THE STRUCTURAL ENGINEER-OF-RECORD FOR SPECIAL INSPECTION REQUIREMENTS.				
WOOD CONSTRUCTION - IBC SECTION 1705.5				
1.	SPECIAL INSPECTION OF THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH SECTION 1704.2.5. SPECIAL INSPECTION OF SITE BUILT ASSEMBLIES SHALL BE IN ACCORDANCE WITH SECTION 1705.5			
5.	VERIFICATION THAT THE INSTALLATION OF THE PERMANENT INDIVIDUAL TRUSS RESTRAINT/BACKING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED TRUSS SUBMITTAL PACKAGE FOR WOOD TRUSSES WITH OVERALL HEIGHTS OF 60 INCHES OR GREATER.	---	X	
6.	VERIFICATION THAT THE TEMPORARY INSTALLATION RESTRAINT/BRACING AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED IN ACCORDANCE WITH THE APPROVED TRUSS SUBMITTAL PACKAGE AT METAL-PLATE-CONNECTED WOOD TRUSSES WITH A CLEAR SPAN OF 60'-0" OR GREATER.	---	X	
SOILS (IBC TABLE 1705.6)				
1.	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	---	X	
2.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	---	X	
3.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	---	X	
4.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	---	
5.	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	---	X	
** CONTINUOUS SPECIAL INSPECTION: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS PRESENT WHEN AND WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED.				
** PERIODIC SPECIAL INSPECTION: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED.				

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OK C.A. #1460 EXP 06/30/25

PROJECT NAME



Tangelo Orthodontics

12265 S. Memorial
Bixby OK 74008

date issue name

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PROJECT NUMBER

2310278

DRAWING NAME

STRUCTURAL SPECIAL
INSPECTIONS

DRAWING NUMBER

S.002

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PROJECT NUMBER

2310278

DRAWING NAME

FOUNDATION PLAN

DRAWING NUMBER

S.101

FOUNDATION PLAN NOTES

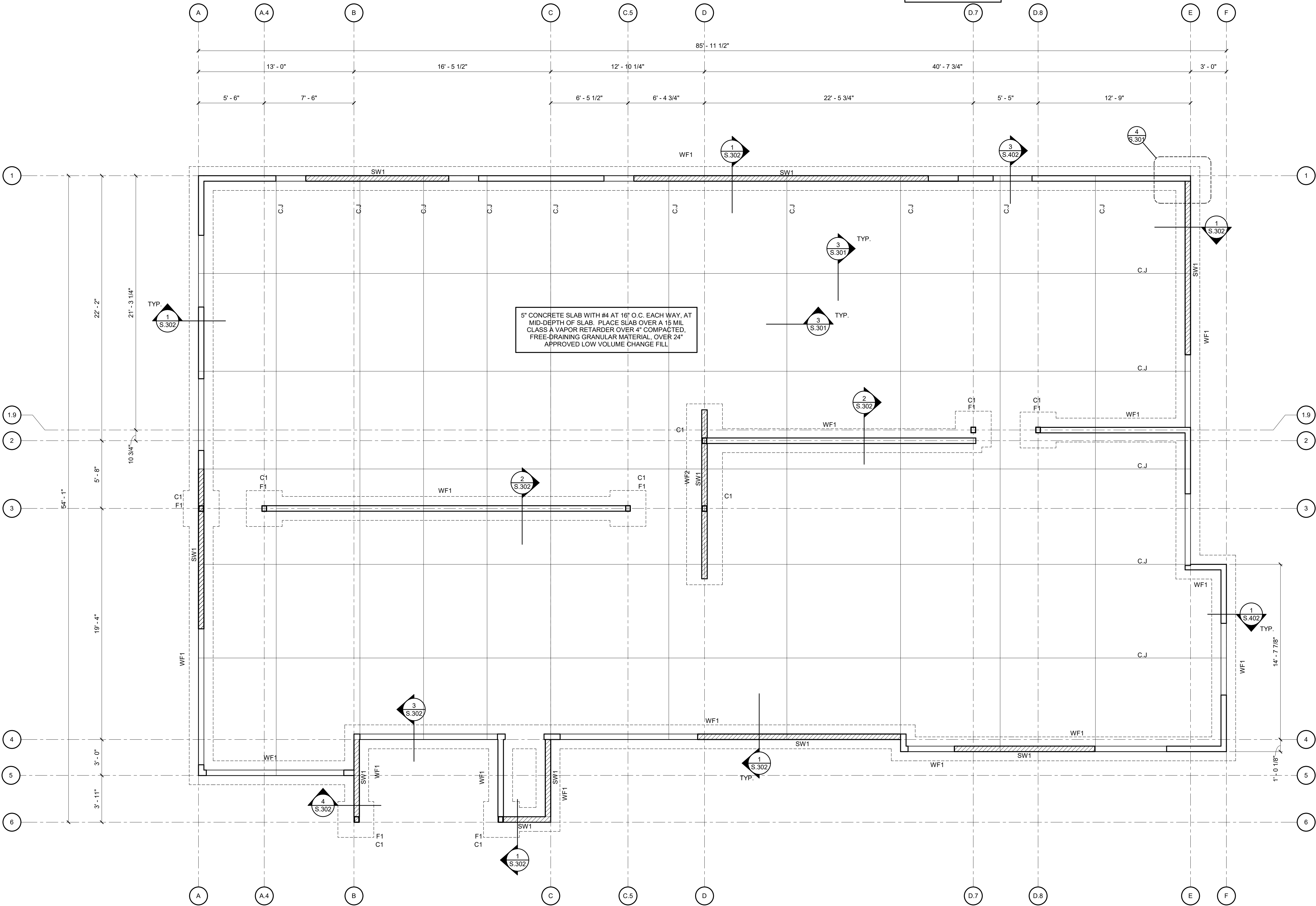
1. TOP OF SLAB ELEVATIONS ARE INDICATED ON PLANS.
2. REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. COORDINATE SLAB ELEVATIONS AND SLOPES WITH ARCHITECTURAL PLANS.
3. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR SIZE AND LOCATION OF SLAB AND FOUNDATION PENETRATIONS. ALL PENETRATIONS SHALL BE APPROVED BY ARCHITECT AND EOR PRIOR TO PLACEMENT.
4. REFERENCE S.301 FOR FOOTING (F) AND WALL FOOTING (WF) SCHEDULES AND TYPICAL CONCRETE DETAILS.
5. REFERENCE S.401 FOR WOOD COLUMN (C) SCHEDULE AND TYPICAL WOOD DETAILS.
6. SLAB HAS BEEN DESIGNED FOR LOADING IN THE FINAL CONDITION ONLY. USE OF HEAVY EQUIPMENT AND SCAFFOLDING OR STORAGE OF MATERIALS THAT TRANSFER EXCESSIVE LOADS TO THE SLAB SHALL BE APPROVED BY THE ARCHITECT AND EOR PRIOR TO USE.
7. THICKEN SLAB TO MAINTAIN THE SLAB THICKNESS AROUND FLOOR BOXES AND CONDUIT. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR LOCATION OF FLOOR BOXES AND CONDUIT.
8. REF. S.402 FOR SHEARWALL SCHEDULES AND TYPICAL WOOD DETAILS.

SHEARWALL WITH 2x6 STUDS AT 16" O.C.
WITH SHEATHING ON ONE SIDE. RE: S/S.402

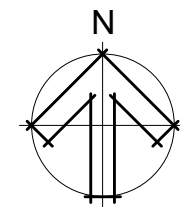
TYPICAL WALL WITH 2x6 STUDS AT 16"
O.C. RE: 1/S.402

T.O. SLAB ELEVATION
STRUCTURAL = 0'-0"
ARCHITECTURAL = 0'-0"
CIVIL = 613.00'

T.O. FTG. = -1'-0" (U.N.O.)



1 FOUNDATION PLAN
1/4" = 1'-0"



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PROJECT NUMBER

2310278

DRAWING NAME

ROOF FRAMING PLAN

DRAWING NUMBER

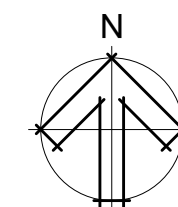
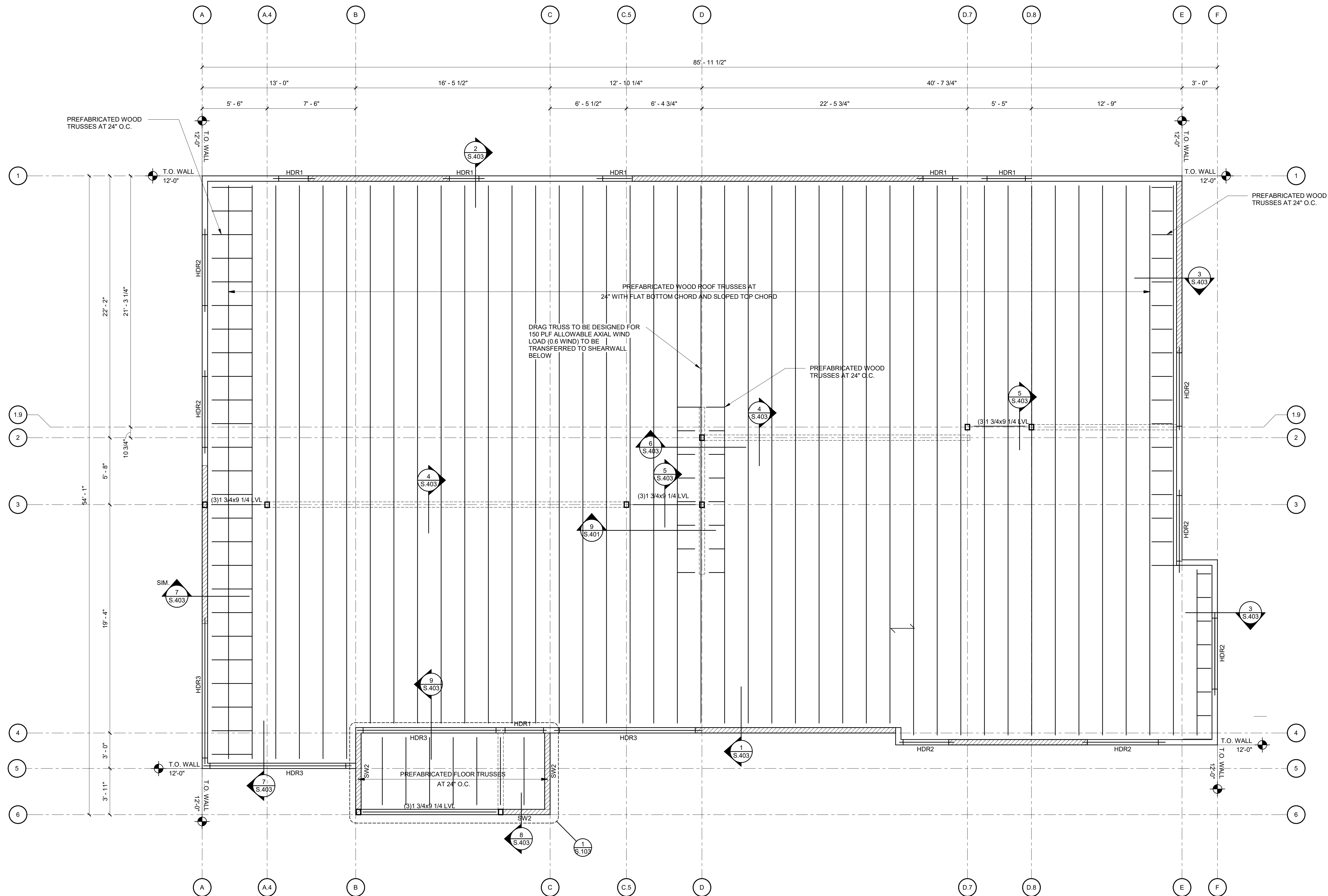
S.102

Journal Article Title Targeted Online Marketing 12142020.pdf

ROOF FRAMING PLAN NOTES

1. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR SIZE AND LOCATION OF DECK PENETRATIONS. RE: S.401 FOR DETAILS
2. VERIFY AND COORDINATE ROOF TOP EQUIPMENT WITH MEP DRAWINGS FOR EXACT LOCATIONS. CONTACT ARCHITECT AND EOR IF LOCATIONS OR WEIGHTS DIFFER FROM INFORMATION SHOWN ON STRUCTURAL PLANS.
3. ATTACH ROOF DECK SUPPORTS PER THE ROOF DECK DIAPHRAGM CONNECTION DIAGRAM.
4. NO HANGING LOADS SHALL BE APPLIED TO ROOF DECK.
5. REFER TO S.401 AND S.402 FOR TYPICAL WOOD DETAILS.
6. REFER TO S.402 FOR HEADER (HDR) SCHEDULE.

INDICATES SPAN DIRECTION OF 19/32 INCH WOOD STRUCTURAL PANELS, 40/20 APA SPAN RATED EXPOSURE 1 SHEATHING NAILED WITH 10d GALVANIZED RING SHANK COMMON NAILS AT 6" O.C AT PANEL EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS RE: 6/S.401



1 ROOF FRAMING PLAN

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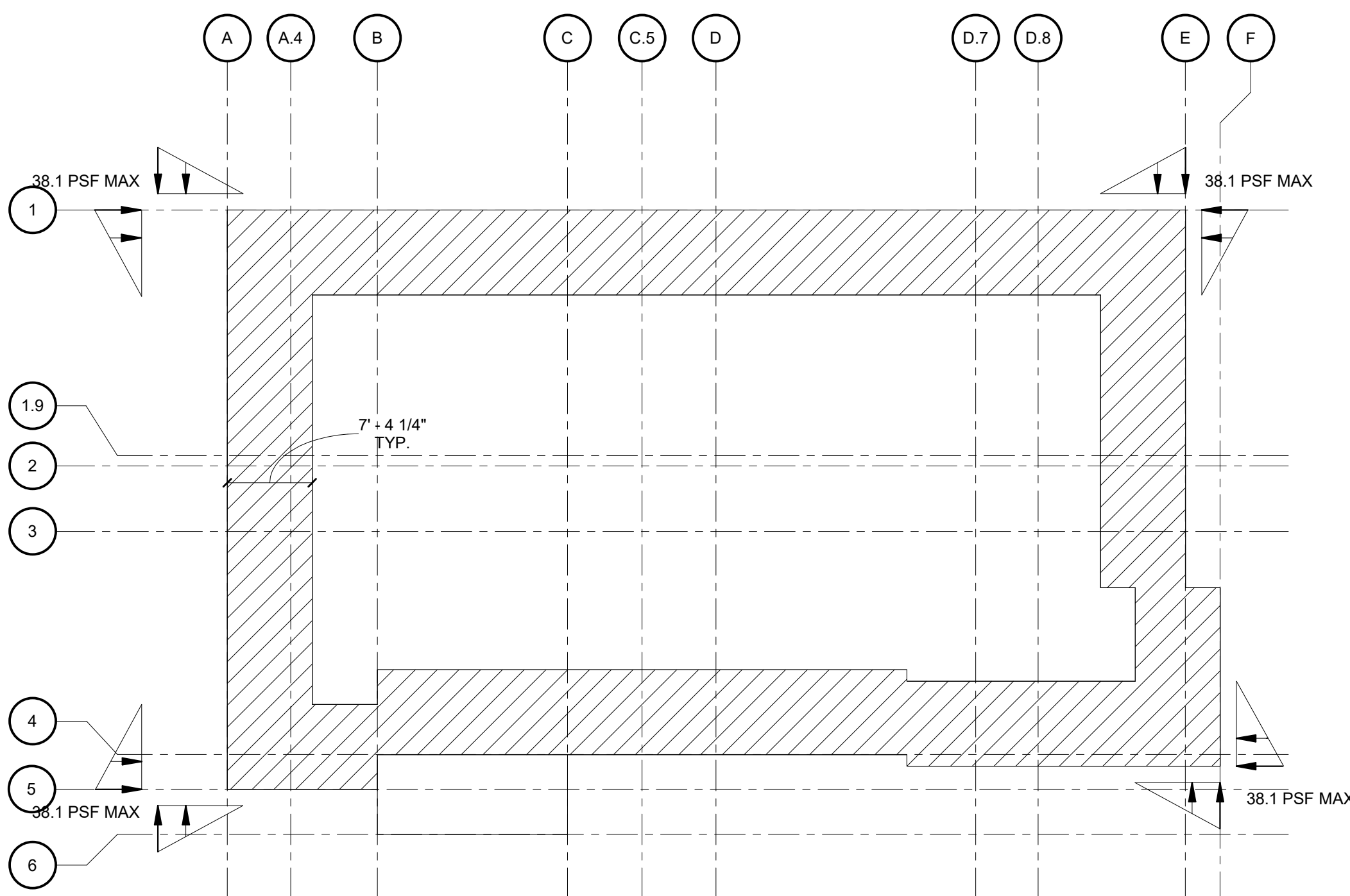
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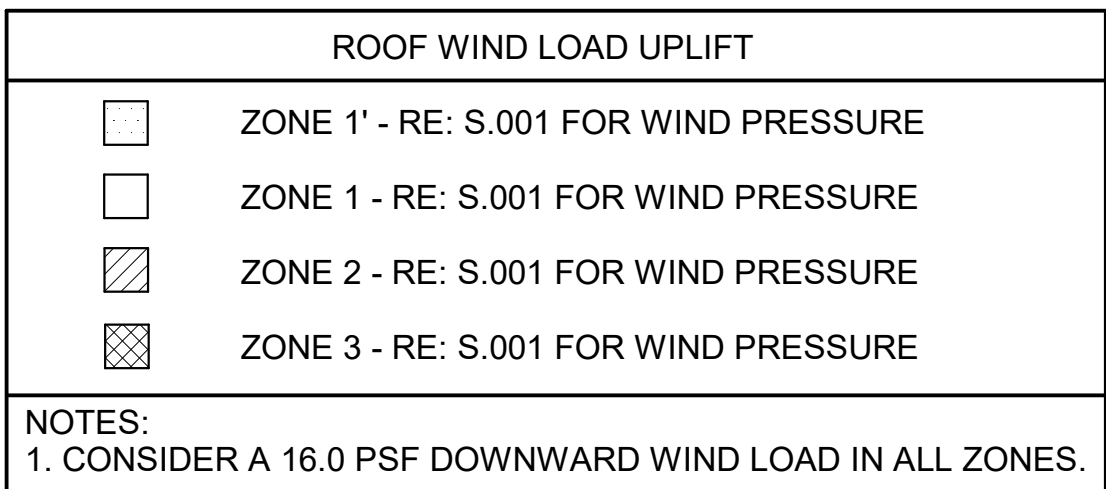
HIGH ROOF FRAMING
PLAN

DRAWING NUMBER

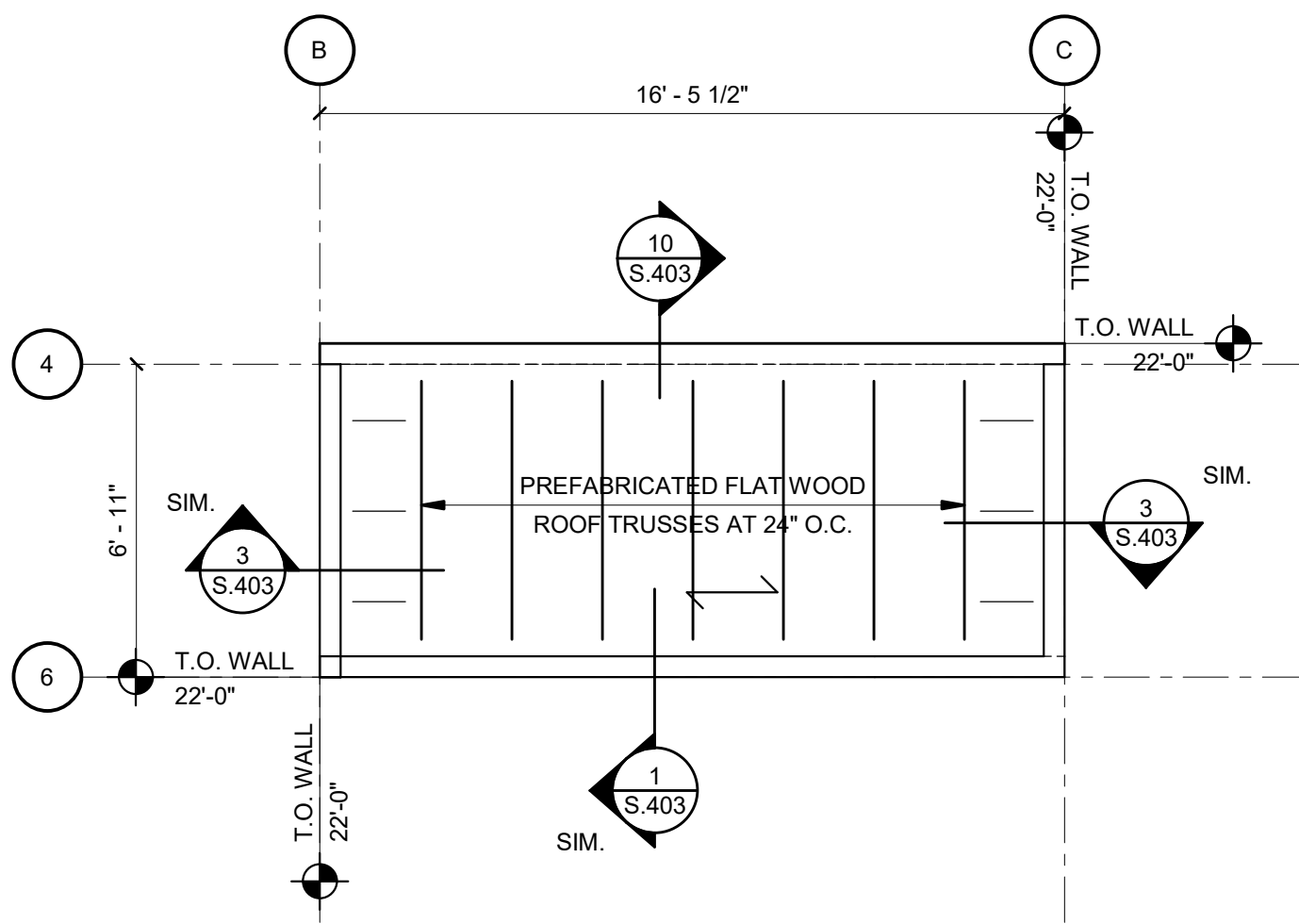
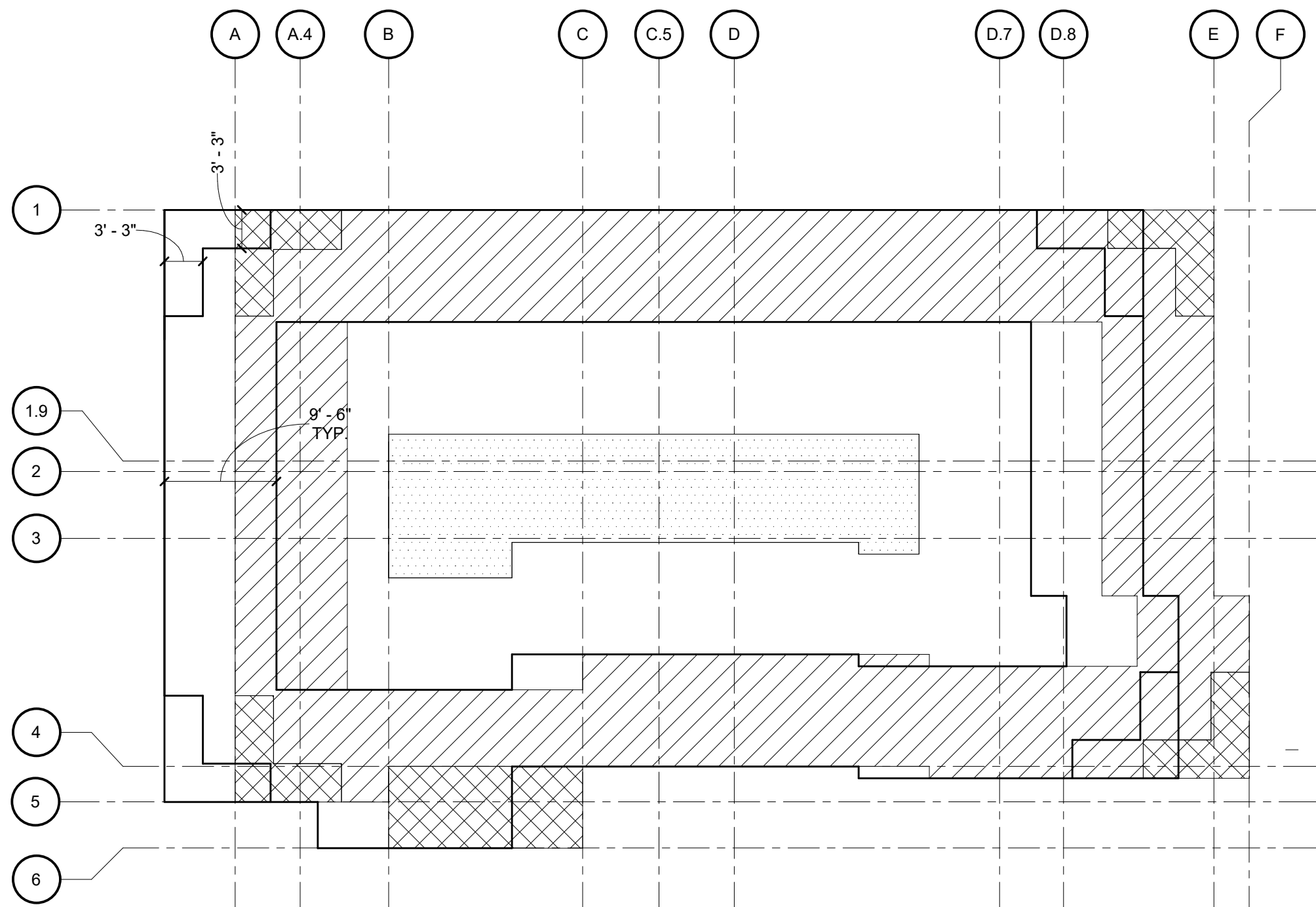
S.103



3 ROOF SNOW DRIFT KEY PLAN
3/32\"/>



2 WIND UPLIFT KEY PLAN
3/32\"/>



1 HIGH ROOF FRAMING PLAN
1/4\"/>

ROOF FRAMING PLAN NOTES

- REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR SIZE AND LOCATION OF DECK PENETRATIONS. RE: S.401 FOR DETAILS.
- VERIFY AND COORDINATE ROOF TOP EQUIPMENT WITH MEP DRAWINGS FOR EXACT LOCATIONS. CONTACT ARCHITECT AND EOR IF LOCATIONS OR WEIGHTS DIFFER FROM INFORMATION SHOWN ON STRUCTURAL PLANS.
- ATTACH ROOF DECK TO SUPPORTS PER THE ROOF DECK DIAPHRAGM CONNECTION DIAGRAM.
- NO HANGING LOADS SHALL BE APPLIED TO ROOF DECK.
- REFER TO S.401 AND S.402 FOR TYPICAL WOOD DETAILS.
- REFER TO S.402 FOR HEADER (HDR) SCHEDULE.

INDICATES SPAN DIRECTION OF 19/32 INCH WOOD STRUCTURAL PANELS, 40/20 APA, SPAN RATED EXPOSURE 1 SHEATHING NAILED WITH 10d GALVANIZED RING SHANK COMMON NAILS AT 6\"/>

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PROJECT NUMBER

2310278

DRAWING NAME

FOUNDATION DETAILS

DRAWING NUMBER

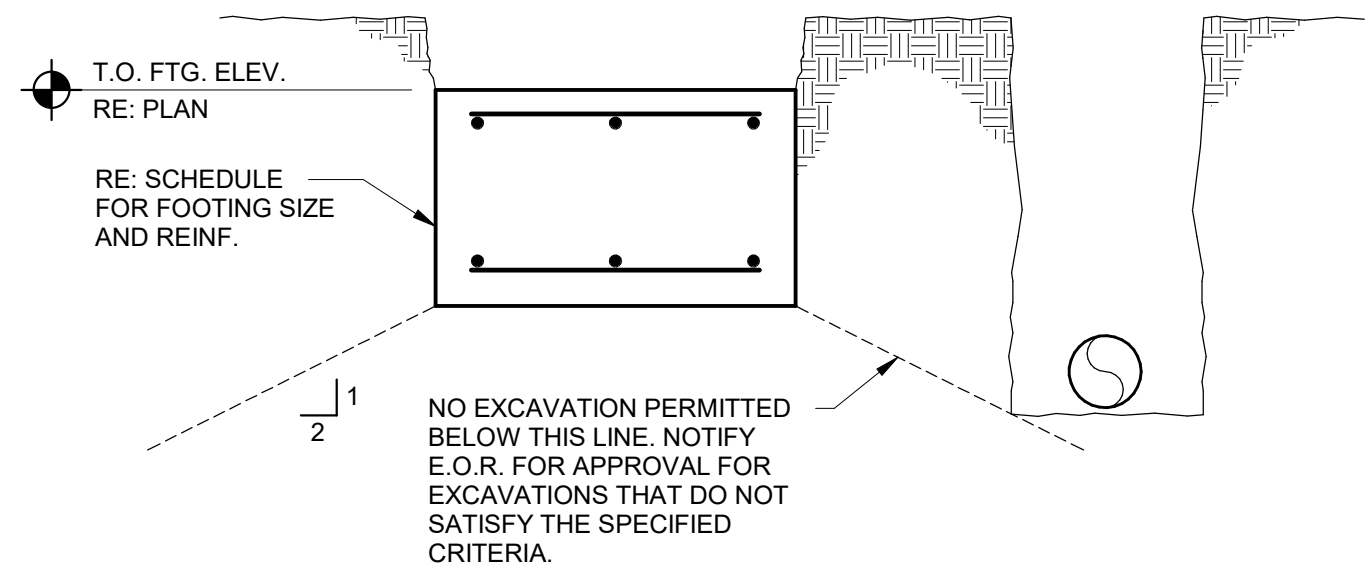
S.301

CONCRETE REINFORCING LAP LENGTH SCHEDULE						
BAR SIZE	STRUCTURAL ELEMENT MINIMUM COMPRESSIVE STRENGTH (f _c)					
	3000psi		4000psi		4500psi	
	TOP BARS	OTHER	TOP BARS	OTHER	TOP BARS	OTHER
#3	28"	22"	25"	19"	23"	18"
#4	38"	29"	33"	25"	31"	24"
#5	47"	36"	41"	31"	38"	30"
#6	56"	43"	49"	37"	46"	35"
#7	81"	63"	71"	54"	67"	51"
#8	93"	72"	81"	62"	76"	59"
#9	105"	81"	91"	70"	86"	66"
#10	118"	91"	102"	79"	96"	74"

NOTES:
1. LAP LENGTH FOR TOP BARS SHALL BE USED WHEN MORE THAN 12 INCHES OF FRESH CONCRETE IS PLACED BELOW HORIZONTAL REINFORCEMENT.

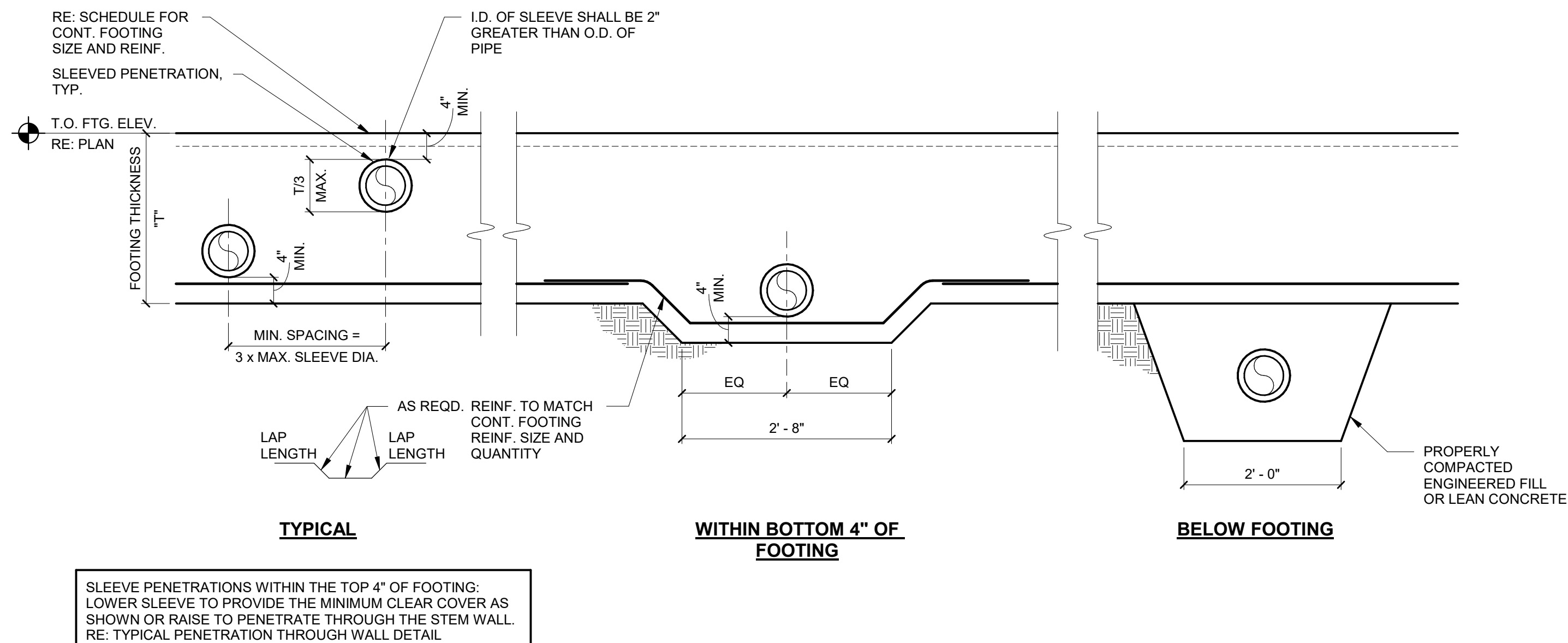
8 CONCRETE REINFORCING LAP SCHEDULE

NTS



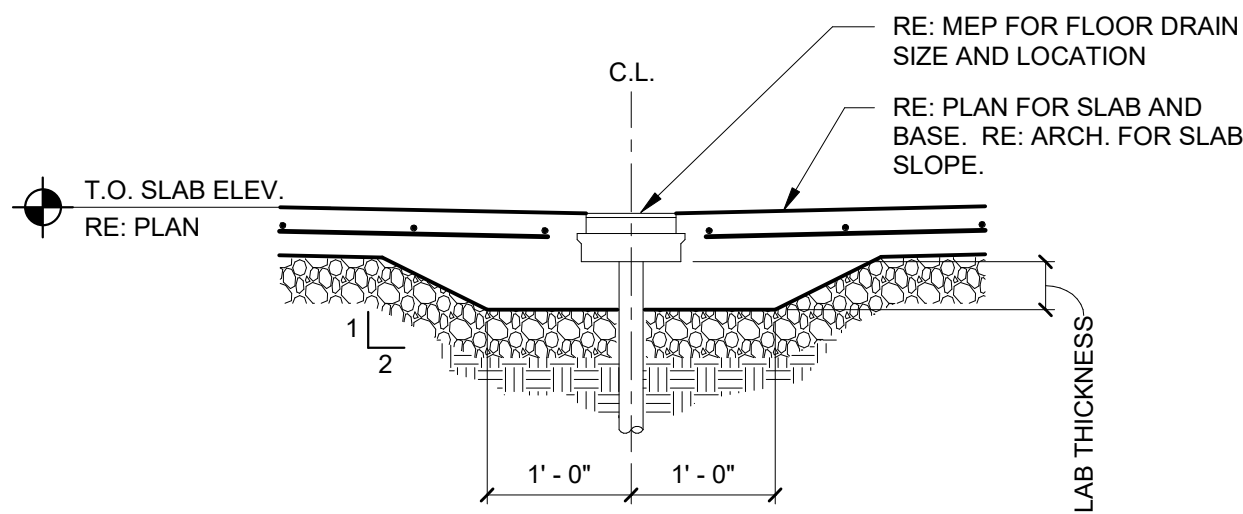
7 TYPICAL EXCAVATION ADJACENT TO FOOTINGS

3/4" = 1'-0"



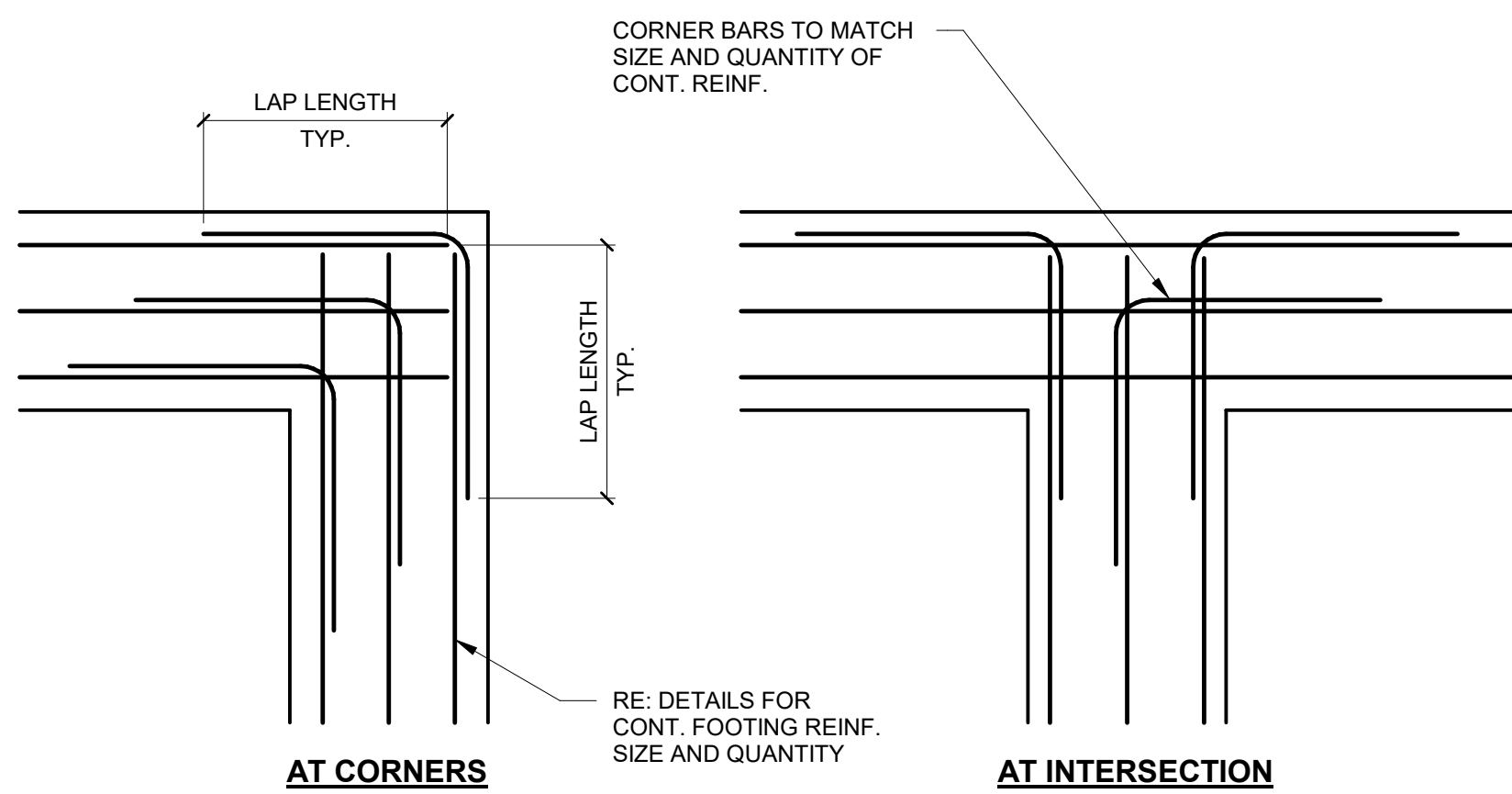
6 TYPICAL PENETRATION THROUGH FOOTING

3/4" = 1'-0"



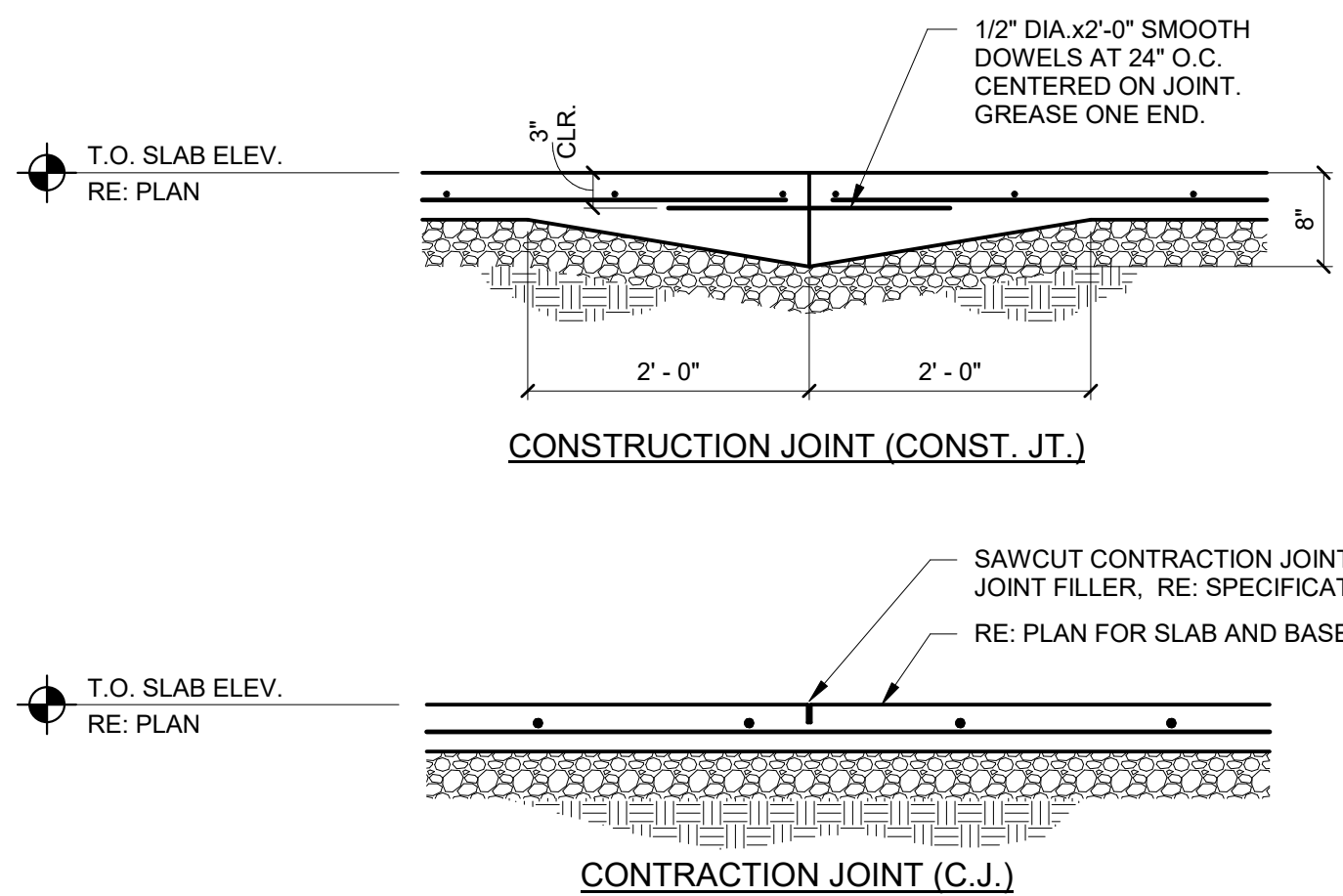
5 TYPICAL SLAB AT FLOOR DRAIN

3/4" = 1'-0"



4 TYPICAL CORNER BAR DETAIL

3/4" = 1'-0"

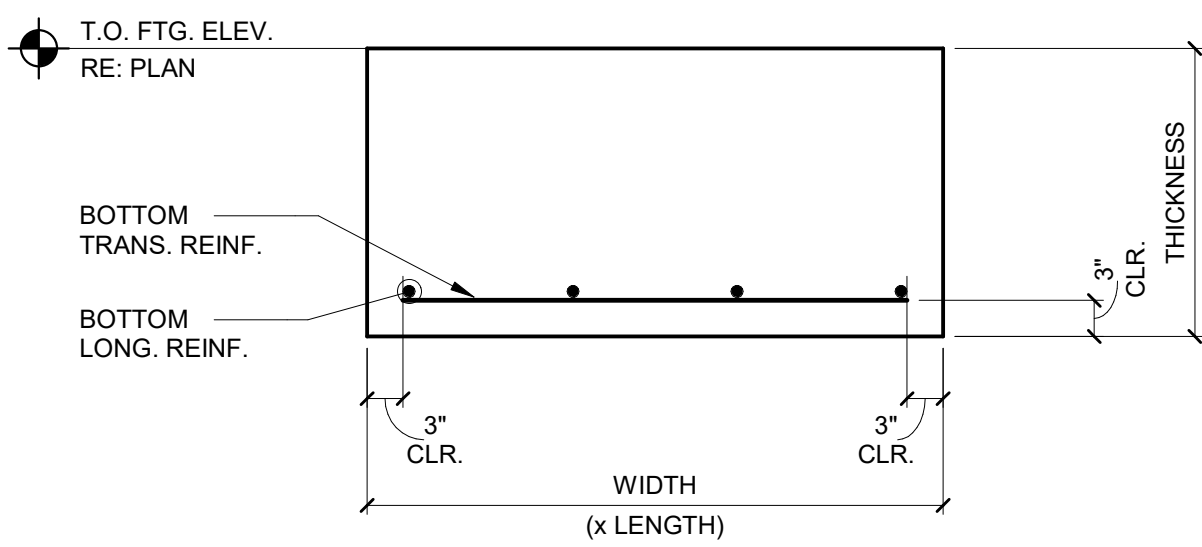


3 TYPICAL SLAB JOINT DETAILS

3/4" = 1'-0"

FOOTING SCHEDULE						
MARK	SIZE			BOTTOM REINFORCING		NOTES
	LENGTH	WIDTH	THICKNESS	LONGITUDINAL	TRANSVERSE	
F1	3'-0"	3'-0"	2'-0"	(3)-#7	(3)-#7	

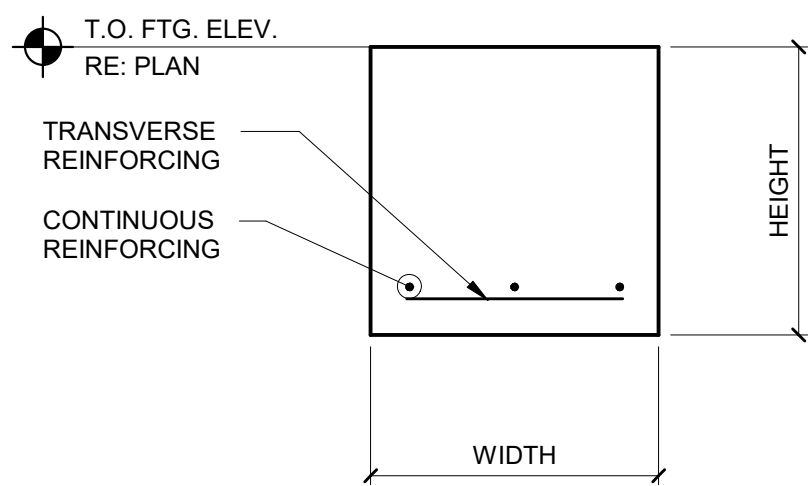
NOTES:
1. RE: PLAN FOR FOOTING ORIENTATION
2. PROVIDE STD. ACI HOOK EA. END AT BOTTOM REINF.



2 TYPICAL FOOTING SCHEDULE AND DIAGRAM

3/4" = 1'-0"

CONTINUOUS WALL FOOTING SCHEDULE					
MARK	SIZE		BOTTOM REINFORCING		NOTES
	WIDTH	THICKNESS	LONGITUDINAL	TRANSVERSE	
WF1	2'-0"	2'-0"	(2)-#7	#7 @12" O.C.	
WF2	2'-0"	2'-0"	(3)-#7	#7 @12" O.C.	



1 TYPICAL CONTINUOUS WALL FOOTING SCHEDULE AND DIAGRAM

3/4" = 1'-0"

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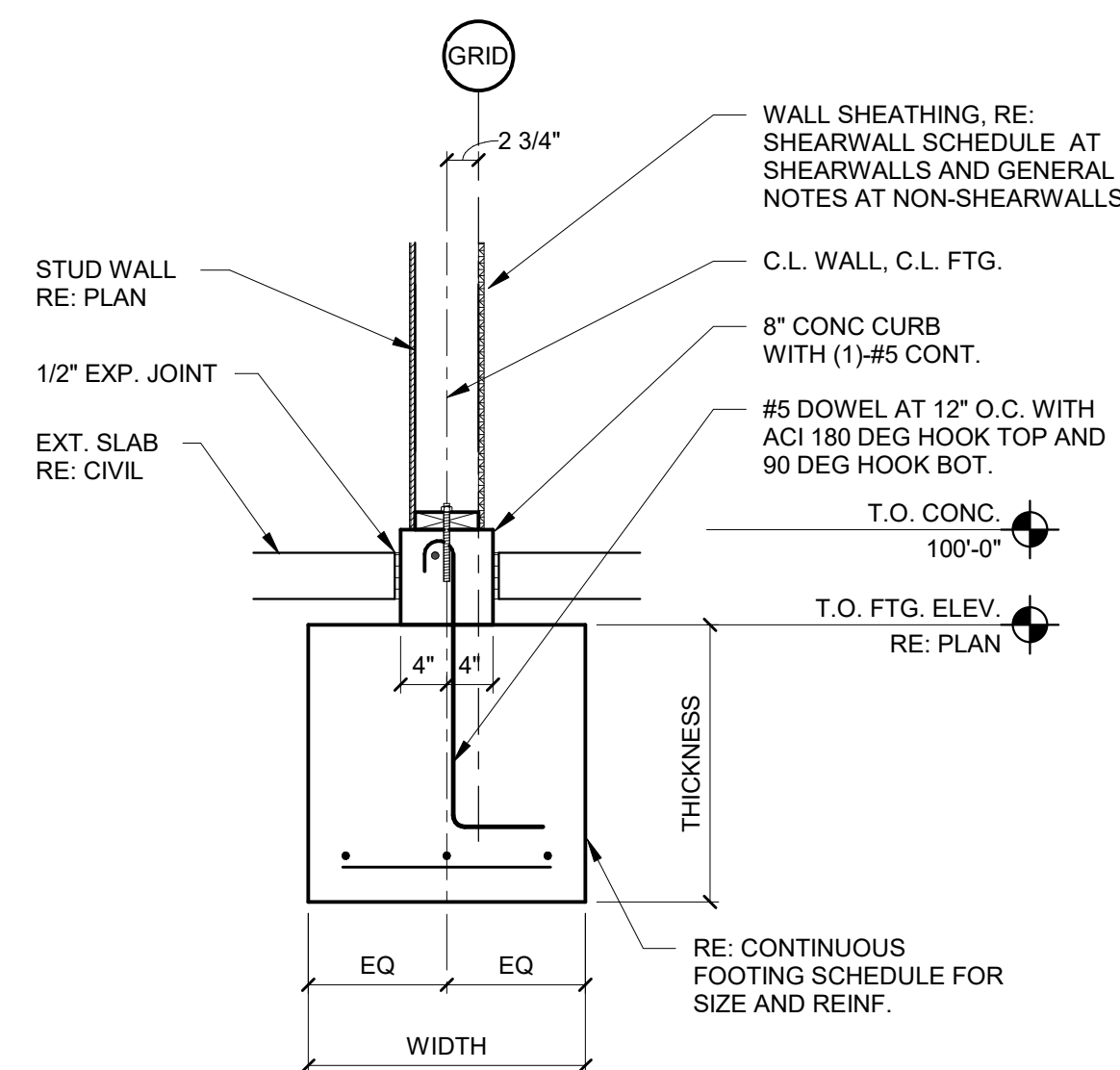
OK C.A. #1460 EXP 06/30/2

PROJECT NAME

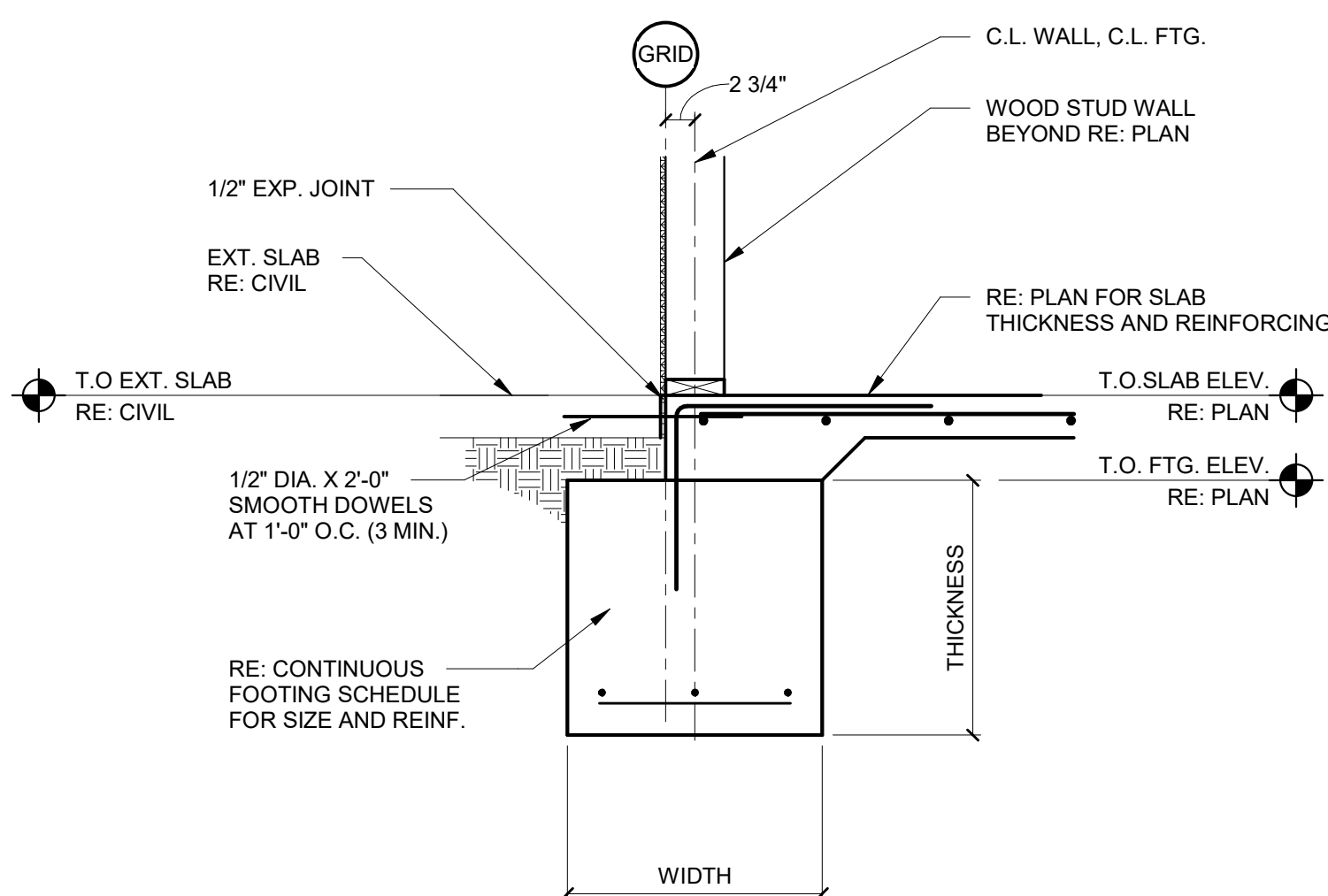


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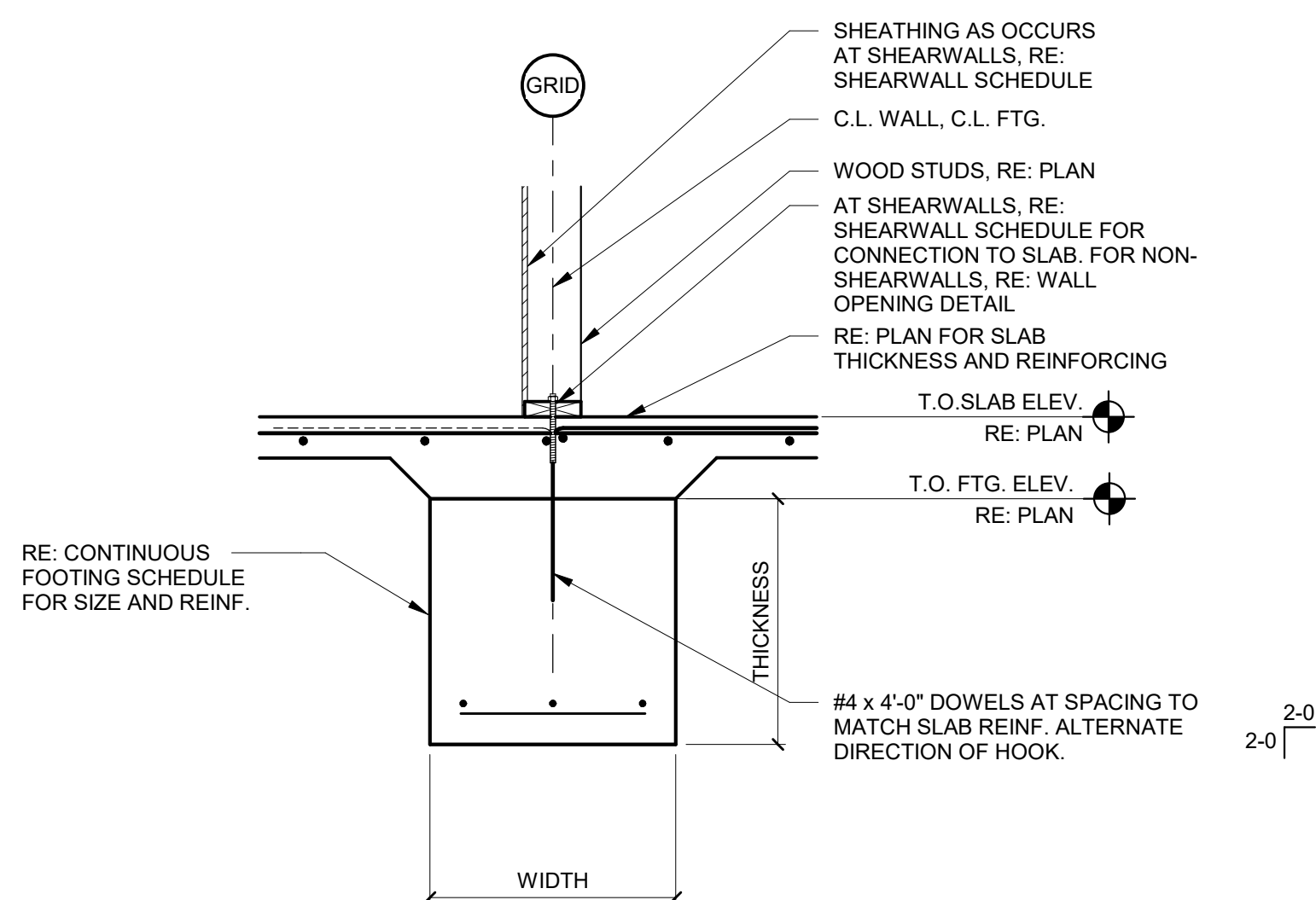
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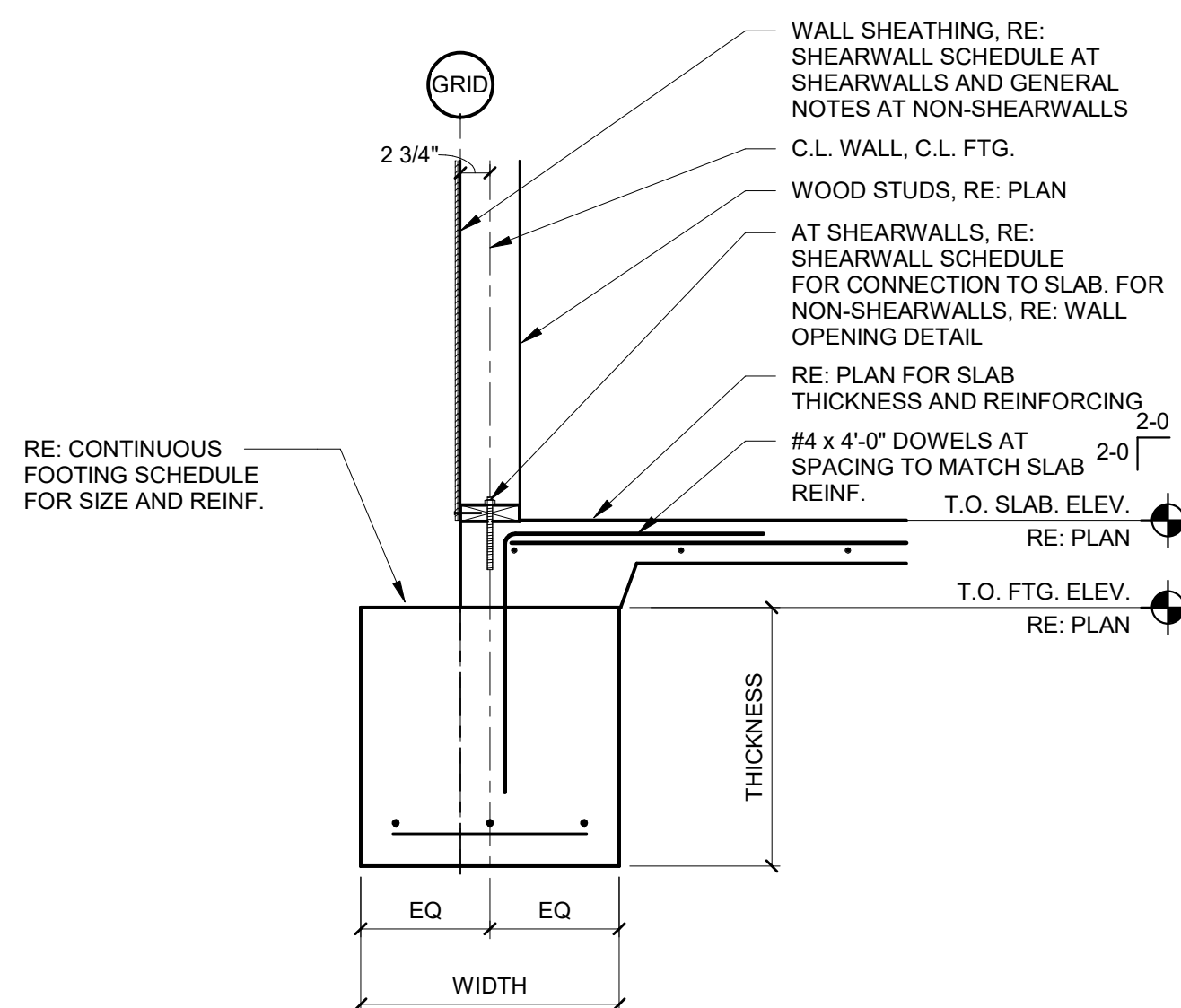
4 ENTRY WALL DETAIL



3 DETAIL AT DOORS



2 FOUNDATION DETAIL



1 FOUNDATION DETAIL

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PROJECT NUMBER

2310278

DRAWING NAME

FOUNDATION DETAILS

DRAWING NUMBER

S.302

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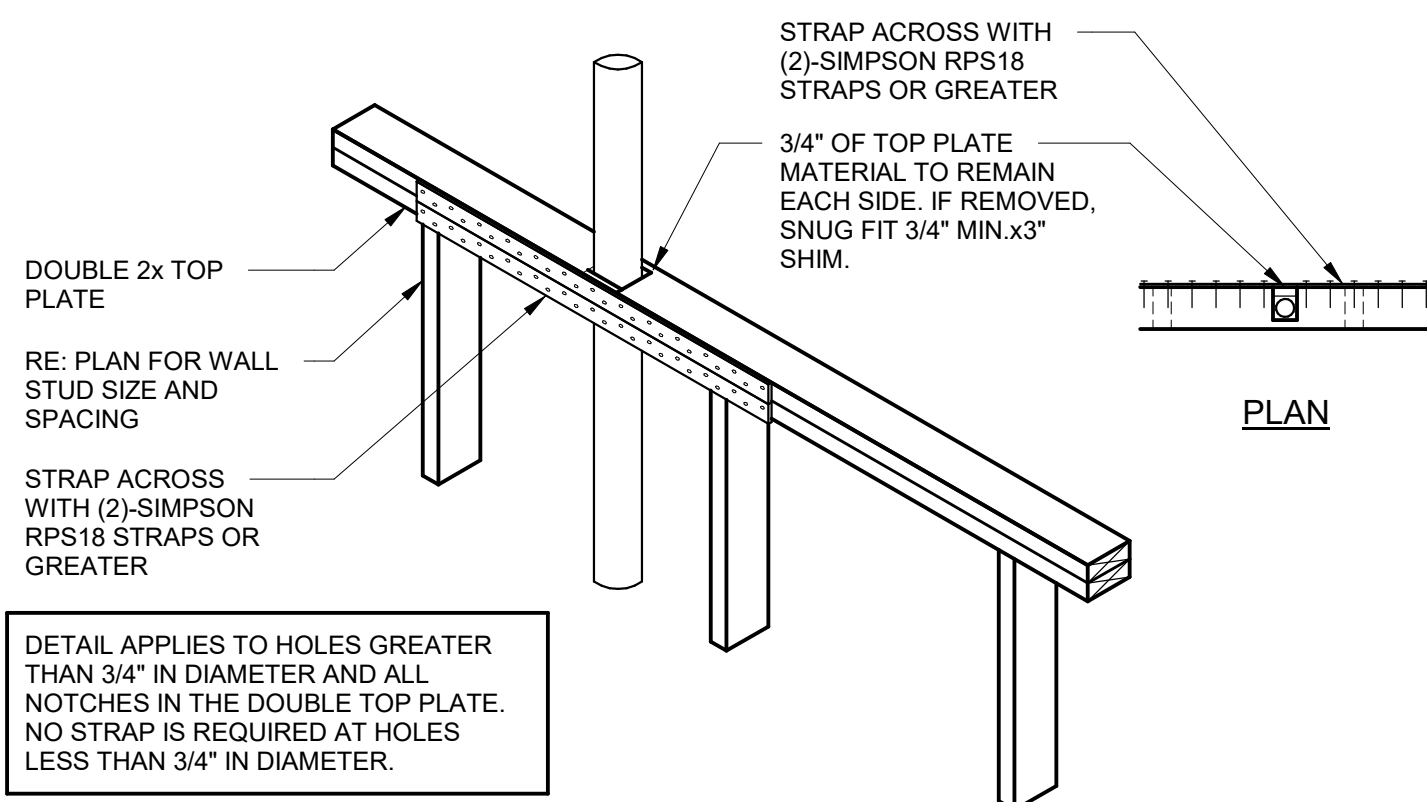
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DRAWING NAME

WOOD FRAMING TYPICAL
DETAILS

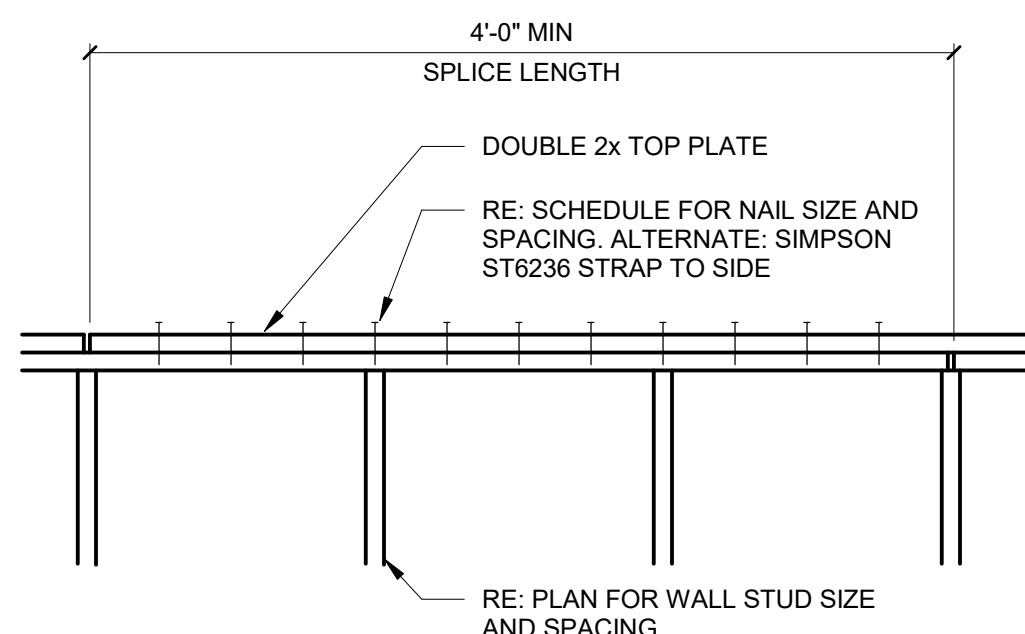
DRAWING NUMBER

S.402



7 STRAP AT DISCONTINUOUS DOUBLE TOP PLATE

3/4\"/>



6 TYPICAL TOP PLATE SPLICE

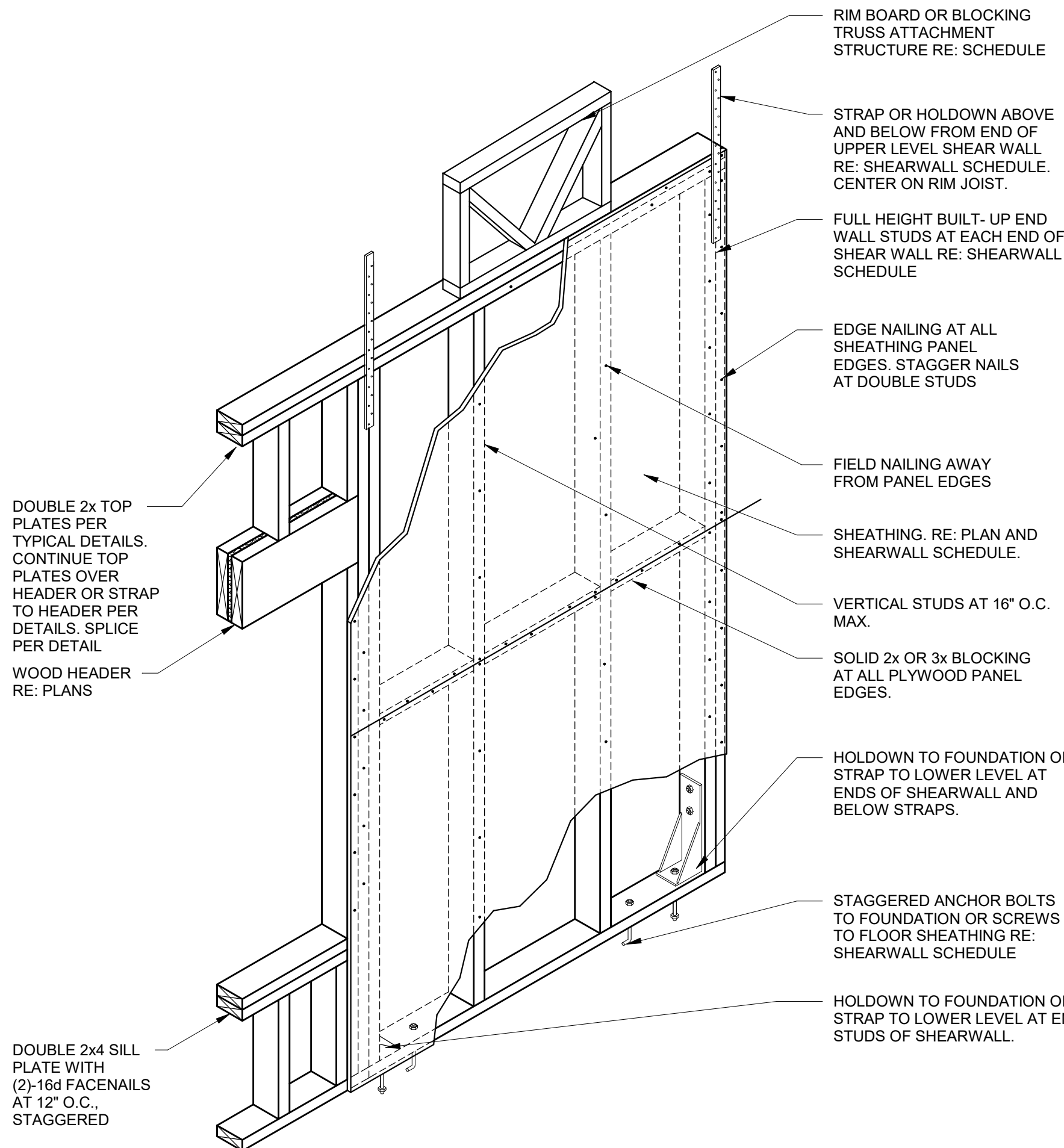
3/4\"/>

LENGTH OF WALL (BETWEEN CORNERS)	NAILS ALONG SPLICE LENGTH
OVER 30'-0"	(20)-16d
OVER 20'-0"	(12)-16d
OVER 10'-0"	(8)-16d
LESS THAN 10'-0"	(6)-16d

NOTES
1. SPLICE REQUIRED OVER ALL SHEAR WALLS AND ALL EXTERIOR AND BEARING WALLS.
2. SPECIFIC SPLICE REQUIREMENTS DO NOT APPLY TO INTERIOR NON-SHEAR WALLS OR TOP OF PARAPET WALLS UNLESS NOTED OTHERWISE.

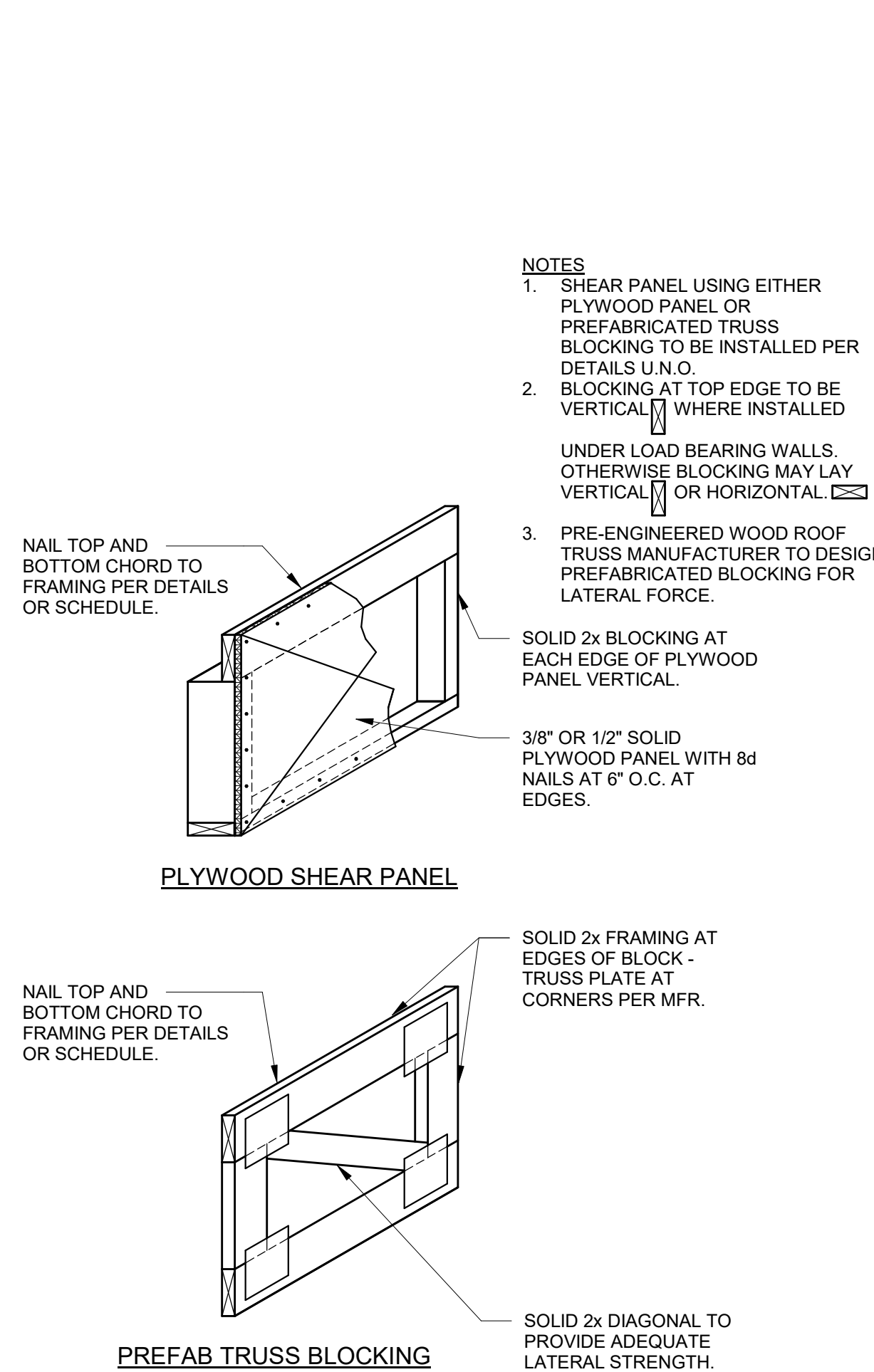
SHEARWALL SCHEDULE										
MARK	SHEATHING THICKNESS	EDGE NAILING	FIELD NAILING	BOT. PLATE TO FLOOR SHEATHING	TRUSS ATTACHMENT TO DOUBLE TOP PLATE	STRAP OR HOLDOWN BETWEEN FLOORS	HOLDOWN TO FOUNDATION	END WALL STUDS	HOLDOWN ANCHOR	ANCHORS TO FOUNDATION
SW1	15/32" ONE SIDE	8d NAILS AT 4" O.C.	8d NAILS AT 12" O.C.	---	---	---	HHDQ11-SDS2.5	(3)2x6	5/8" DIA. ROD EMBED 16" WITH SIMPSON SET-XP ADHESIVE	1/2" DIA x6" SIMPSON OR HILTI SCREW ANCHORS AT 4'-0" O.C.
SW2	15/32" ONE SIDE	8d NAILS AT 6" O.C.	8d NAILS AT 12" O.C.	16d NAILS AT 6" O.C.	SIMPSON A35 CONNECTOR AT 24" O.C.	MSTC40 OR HTT5 ABOVE AND BELOW	---	(2)2x6	---	---

NOTES:
1. STAGGER VERTICAL PANEL JOINTS. DO NOT INTERRUPT SHEATHING AT INTERSECTING STUD WALLS



5 TYPICAL SHEARWALL CONSTRUCTION

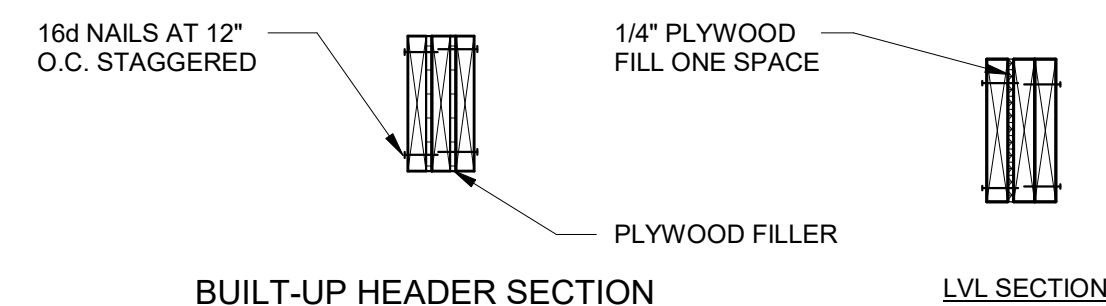
3/4\"/>



4 TYPICAL SHEAR PANEL BLOCKING

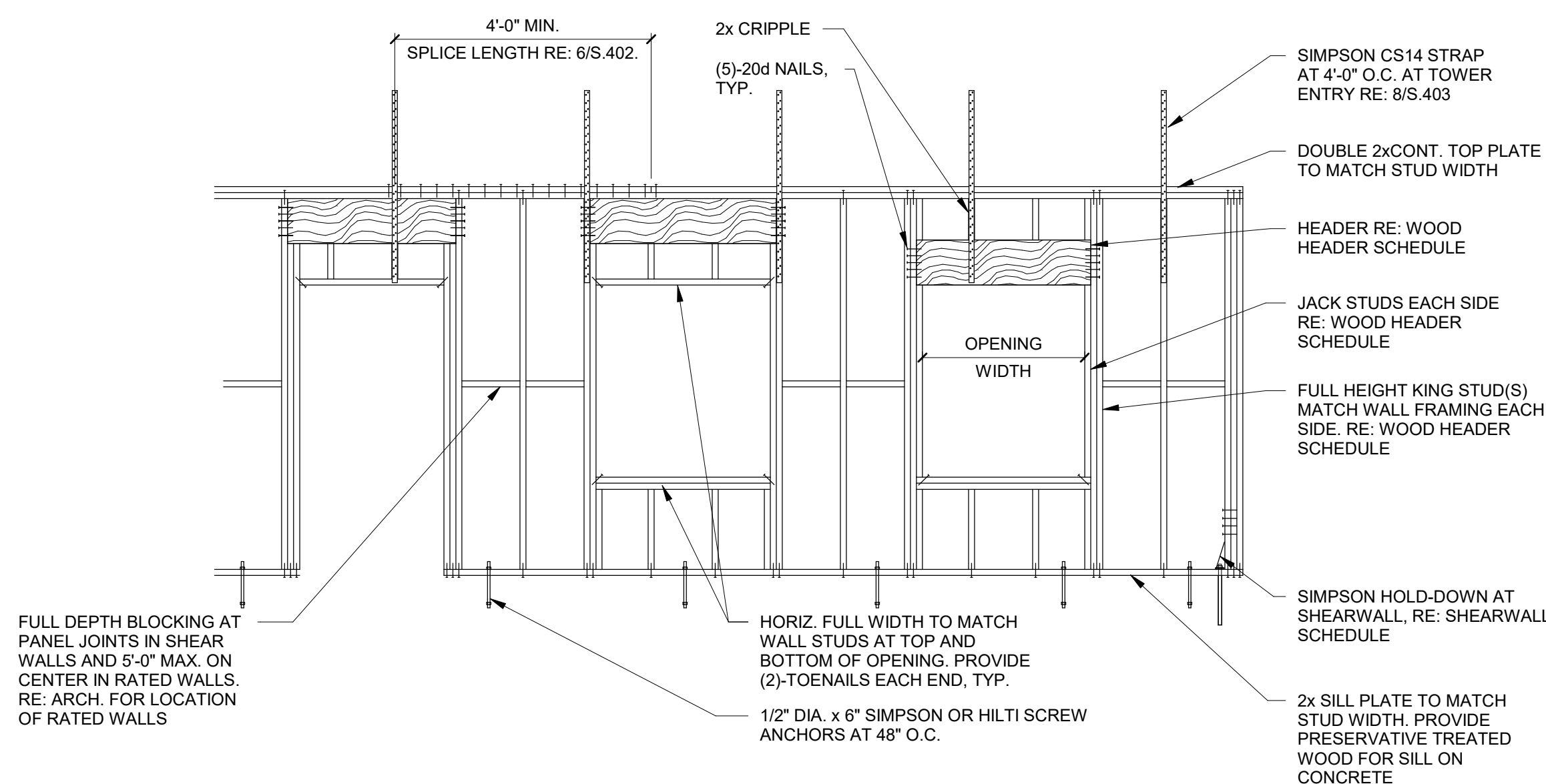
3/4\"/>

WOOD HEADER SCHEDULE				
MARK	SIZE	NO. OF JACK STUDS EACH SIDE	NO. OF KING STUDS EACH SIDE	NOTES
HDR1	(3) 2X6	(1) 2X6	(2) 2X6	--
HDR2	(3) 2X8	(1) 2X6	(3) 2X6	--
HDR3	(3) LVL 2.0E 1 3/4 X 9 1/4	(1) 2X6	(3) 2X6	--



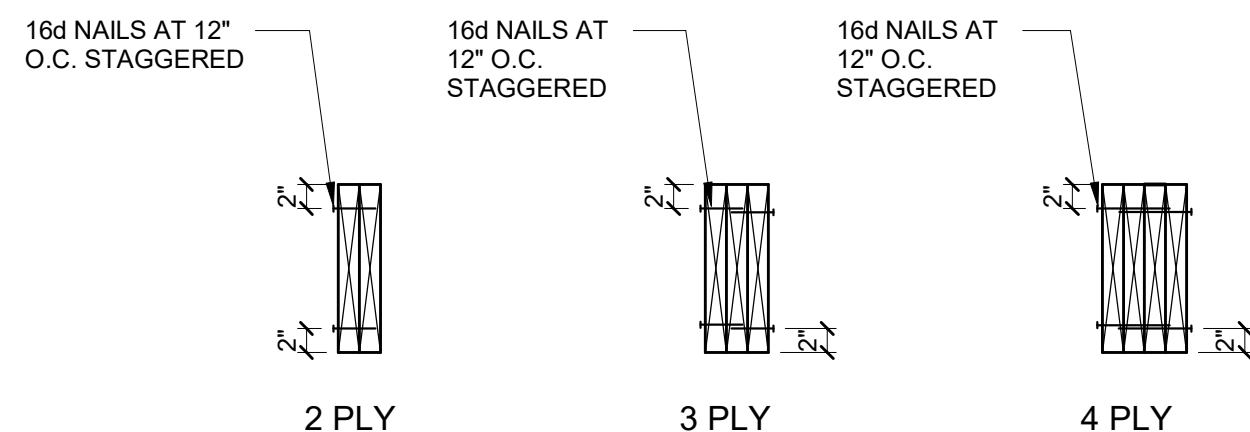
2 WOOD HEADER SCHEDULE

3/4\"/>



1 WALL OPENING DETAIL

3/4\"/>



3 TYPICAL BUILT-UP LVL ATTACHMENT

3/4\"/>

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OK C.A. #1460 EXP 06/30/25

PROJECT NAME



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Bixby OK 74008

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PROJECT NUMBER

2310278

DRAWING NAME

WOOD FRAMING DETAILS

DRAWING NUMBER

S.403





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, August 21, 2023
Name: Alderwood Estates
RE: Alderwood Estates – Amended Preliminary Plat (BXPT 22.21)
Location: One half a mile West of South Harvard Avenue and one quarter mile South of East 151st Street South
STR: Section 20, Township 17N, Range 13E
Applicant: The Schemmer Associates Inc.

Site Stats:

Acres: 73.79 +/-	Min. Lot Width: 70 ft.	DU/acre: 8,400	Min. Dwelling Sq. Ft: 7,500
Number of Lots: 226 Lots	Number of Blocks: 9 Blocks	Reserve Areas: 7 Areas	Max Bldg. Height: 35 Ft.

Request:

The Schemmer Associates, Inc., is requesting approval for an Amended Preliminary Plat for Alderwood Estates which is located one-half a mile West of South Harvard Avenue and one-quarter mile South of East 151st Street South. The amendment increases the minimum lot widths from 60' to 70'.

Existing Zoning; Use:
Agriculture (AG); Vacant

Proposed Zoning Use:
Residential Single Family (RS-3), together with Planned Unit Development (BXPUD 22.10) to be heard by the Planning Commission on December 19, 2022.

Abutting Zoning; Use:

North: (AG) Agriculture; Single Family Dwellings; Vacant; Posey Creek
East: (AG) Agriculture; Single Family Dwellings; Vacant
South: (AG) Agriculture; Single Family Dwellings
West: (AG) Agriculture; Vacant

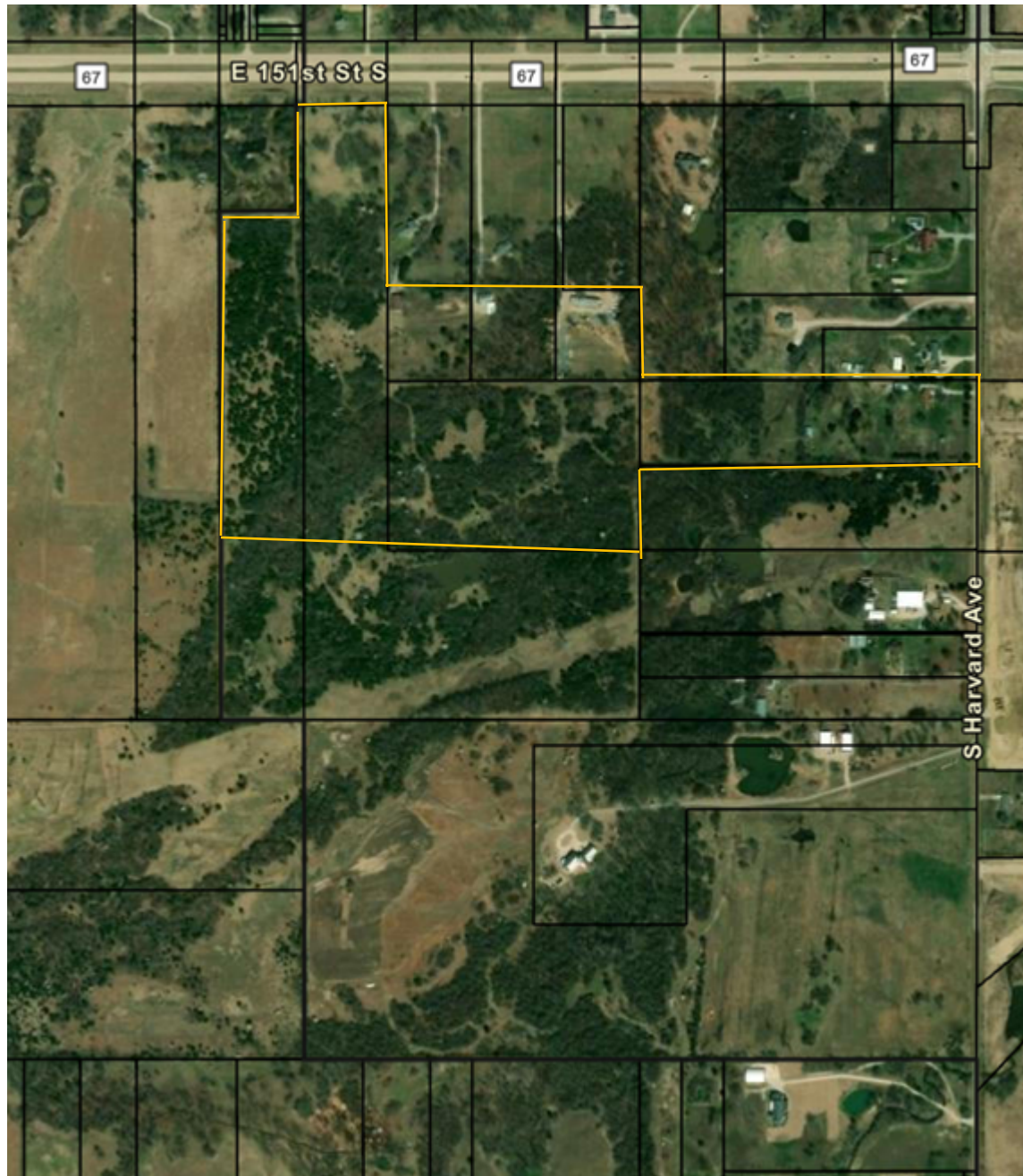


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting an Amended Preliminary 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:

A new sanitary sewer will connect to the existing sanitary sewer in the Posey Creek Subdivision to the North side of the site.

Water:

There is an existing 8' waterline located on the Southeast corner of South Harvard Avenue and 151st Street South the developer will be able to connect.

Planning Review Comments:

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

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

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Amended Preliminary Plat by Engineered by The Schemmer Associates, Inc.