Bixby Technical Advisory Committee Meeting
Agenda

Dawes Building, Dawes Conference Room – 113 West Dawes, Bixby, Oklahoma

Wednesday, March 6, 2024 | 10:00 A.M.

Technical Advisory Committee Members

David Segala - A.E.P.-P.S.O.
Steve Williams - A.E.P.-P.S.O.
Aaron Smith - A.E.P.-P.S.O.
Brett Ashlock - A.T.&T.
Kevin Bender - A.T.&T.
Kevin Wingard - SDT
Richard Gann - B.T.C. Broadband
Tony Gonzalez - B.T.C. Broadband
Susan Bevard - B.T.C. Broadband
Chad Jones - B.T.C. Broadband
Rob Miller -Bixby Public Schools
Lydia Wilson - Bixby Public Schools
Bea Aamodt - Bixby Public Works Director
Jon Brown - Bixby Assistant Public Works Director
Justin Dowd - Bixby City Engineer
Jennifer Hutchins, Bixby Assistant City Engineer
Joey Wiedel - Bixby Development Services Director
Gwen Plante - Bixby Assistant City Planner
Heath Wright - Bixby Utilities & Water
Mike Butler - Bixby Fire Chief
Nicholas Flanary - Bixby Fire Marshal
Richard Hakel - Cox
Loyda Mercado - Cox
Jeannette Davis – Cox
Kristin Short - Cox
Christopher Long - Cox R.O.W. Agent
Marty Lademan - Creek County R.W.D. #2
Cynthia Hubbell - Creek County R.W.D. #2
Katherine Russell - East Central Electric
Ron Wolfe - East Central Electric (E.C.E.)
Jeremy Hendrickson – ecoLINK
Rick McElhannon – ecoLINK
Steve Whitehouse - O.G. & E.
Dewayne Perry - O.G. & E.
Keith Melson - O.G. & E.
Quan Tran – O.G. & E.
Brandon Rainbolt - O.N.G.
Donald Kafer - O.N.G.
Chris Stobaugh - U.S.P.S. Bixby
Aaron Grodi - Windstream
Joel Ostrenga - Windstream

1. **Call to Order**
2. **Consider and approve minutes for the Technical Advisory Committee meeting dated 2/7/2024.**
3. **Bixby Site Plan (B.X.S.P.) Number 24.04 Bixby Dental Offices**
   Applicant, Jordan Rodich, Wallace Design Collective
   Discussion and review of Site Plan for Bixby Dental Offices
   General Location: West of South Hudson Avenue and North of East 151st Street South
4. **Bixby Site Plan (B.X.S.P.) Number 24.05 McDonalds**
   Applicant, Leslie Ford
   Discussion and review of Site Plan for McDonalds
   General Location: East of South Memorial Drive and North of East 151st Street South

Persons who require a special accommodation to participate in this meeting should contact Gwen Plante, Assistant City Planner, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email Gwen Plante (GPlante@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) 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.

5. **Adjourn**

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., March 5th, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,

Justin Dowd, City Engineer

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Bixby Technical Advisory Committee Meeting
Meeting Minutes
Dawes Building, Dawes Conference Room – 113 West Dawes, Bixby, Oklahoma

Wednesday, February 7, 2024 | 10:00 A.M.

Technical Advisory Committee Members

Members Present
Justin Dowd, City of Bixby
Joey Wiedel, City of Bixby
Gwen Plante, City of Bixby
Seth Arredondo, City of Bixby
Jim Sweden, City of Bixby
Bea Aamodt, City of Bixby
Nicholas (Nick) Flanary, Bixby Fire Department
Richard Gann, Bixby Telephone Company (B.T.C.)
Susan Bevard, B.T.C.
Rob Miller, Bixby Public Schools

Others Present
Nathalie Cornett, Eller & Detrich
Ryan McCarty, Select Design

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1. **Consider and approve minutes for the Technical Advisory Committee meeting dated 1/3/2024.**

   - Justin Dowd called meeting to order at 10:09 A.M. Justin Dowd asked for amotion to approve the Technical Advisory Committee Meeting Minutes from the January 3, 2024 meeting. Joey Wiedel, City of Bixby made a motion to approve minutes. Gwen Plante, City of Bixby, seconded.

     Ayes: Justin Dowd, Joey Wiedel, Gwen Plante, Seth Arredondo, Jim Sweden, Bea Aamodt, Nick Flanary, Richard Gann, Susan Bevard
     Nayes: None

     Motion Carried.

2. **Bixby Preliminary Plat (B.X.P.T.) Number 24.01 Greyhawk**
   Applicant, Lou Reynolds, Ellen and Detrich
   Discussion and review of Preliminary Plat, Greyhawk, 105.45 Acres, Two Hundred Sixty-One (261) Lots, Fourteen (14) Blocks, with Seven (7) Reserve Areas for the purpose of residential development, in Section 6, Township 17 North, and Range 14 East
   General Location: East of South Mingo Road and North of East 131st Street South

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- Justin Dowd, City of Bixby went over each development area, stating Development Areas A and C were to be private gated communities while B will have public road and storm sewer.
- Bea Aamodt, City of Bixby, questioned if the tributary will be disturbed to which Ryan McCarty, Select Design, replied it would only at the tie in point. Ryan raised the question of whether coordination with the Army Corps of Engineers would be necessary, to which the majority strongly recommended. Ryan stated that part of the purchase agreement from the previous land owner was to have an 8' tall berm with a 6 foot tall fence on top and 200 trees planted along the channel. Bea stated the City will need to pay attention to the future drainage plan when provided.
- Ryan discussed the points of entry, stating there will be a connection across the channel for emergency services to serve as one point of entry and both points of entry will have crash gates. Justin stated the City of Bixby was fine with fill on the backside of the levee as long as it and the gate were restored to its current condition. Ryan inquired when barbed-wire fence was removed, if it needs to be put back up since a privacy fence was planned on being installed. Justin stated the City would be fine with replacing the fence type of their choice on the condition that there are no gates. Ryan stated they will put the fence back and that the developer can install the fence they want during construction. Attendees discussed that a privacy fence may not be ideal. The language for the fence restrictions are to be included in the PUD. Nathalie Cornett, Eller & Detrich, sought clarification on whether the city opposed installing a privacy fence, to which the City suggested avoiding its installation. Ryan commented that there will be no ditches in the levee area and there will be a positive 2% drain to the west.
- Discussed easements. Ryan stated he would add dimensions to better see easement sizes and there will be a future discussion to determine exact needed easement dimensions.
- Justin recommends that the flood plain locations are identified in future plans.
- Justin inquired about the status of the PSO easement agreement. Ryan stated that negotiations were ongoing and indicated that the current 100-foot easement would likely be adjusted to a 70-foot easement. Once negotiations are finalized, the plat will be updated to reflect the change.
- Justin inquired how lots 34 and 35 near Reserve E, will be able to exit to which Ryan commented there will likely be a redesign.

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- Justin commented PUD requirements call for 45' at the build line for cul-de-sacs and Ryan commented it will be clarified on the PUD. Justin commented on the need for a lot area table to provide specific dimensions, including the arc length, to which Ryan agreed. Justin commented that after reviewing the revised PUD, lots 11 and 13 on block 11 did not appear to be large enough. They will need to be at least 110' to meet the minimum requirements. Lot 15 does not appear to meet lot width.
- Rob Miller, Bixby Public Schools, inquired when the expected first occupancy will be to which Ryan replied the summer of 2025.
- Ryan commented that road trees will remain in place along with the upper landscaping and that the language has been included in the PUD. There will be a shallow ditch to divert water within the existing tree preservation.
- Justin made comments regarding the Deed of Dedication referring to 1A referencing Tulsa County instead of City of Bixby. Section 1c3 will need Public Storm Sewer. Section 1D3 has book and page number to show the ONG easement but does not actually provide either one. Ryan commented it may be referencing as a place holder and will confirm with his team. Justin made the comment to include Reserve G into sections E and F.
- Ryan inquired during the final plat stage whether each development area should be platted individually. The City commented that private neighborhoods typically do so. Ryan noted that they would proceed with development as one plat, with the expectation of division during the final plat stage if necessary.
- Joey Wiedel, City of Bixby, recommended that on the PUD, Reserve Areas may need to show more specifics of what the area will be.
- Gwen Plante requested that in regards to addressing, each individual lot show the address number for final plat and also made the comment that lack of playgrounds/parks shown may be an issue. Ryan made the comment that Reserve C will also be labeled as a park.
- Nick Flanary, City of Bixby, discussed fire hydrant locations and the 600' spacing requirements to which Ryan commented that locations will be shown on plans.
- Joey made the comment that the Gate Ordinance requirements be reviewed. Ryan commented that it will be 60' from curb line to keypad and 43' from inside curb to key box to allow traffic to turn around.

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- Richard Gann, BTC inquired about the drainage area depth and states BTC will need 3' of coverage for their utility installation. Ryan will coordinate with Richard on conduit installation.
- Ryan inquired about the deadline for revisions to which Gwen recommended by mid next week.

3. Adjourn

- The meeting was adjourned at 11:17 AM.

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., February 6th, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma. Respectfully submitted,
Justin Dowd, City Engineer

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GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES, AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
6. RADII = 2'-0" UNLESS OTHERWISE INDICATED.

ENGINEER:
WALLACE DESIGN COLLECTIVE
JORDAN RODICH, P.E.
123 N. M.L.K. JR BOULEVARD
TULSA, OKLAHOMA 74103
(918) 584-5858

OWNER:
WHITE HAWK DENTAL LLC
10051 S. YALE AVE. UNIT 200
TULSA, OK 74137
(918) 830-3271

SITE DATA:

LAND AREA SUMMARY
NET LAND AREA	50,272.8 SF (1.15 AC)

SITE DATA
ZONING	OL / CG

BUILDING DATA
TOTAL BUILDING:	5,059 SF

IMPERVIOUS AREA
TOTAL SITE AREA:	50272.8 SF (1.15 AC)
TOTAL DISTURBED AREA:	42,109 SF (0.97 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0.00 AC)
PROPOSED IMPERVIOUS AREA:	23,728 SF (0.54 AC)
NET CHANGE:	23,728 SF

OFF-STREET PARKING REQUIREMENTS
REQUIRED: (1 SPACE PER 250 SF)	21 PARKING SPACES
PROVIDED:	36 PARKING SPACES

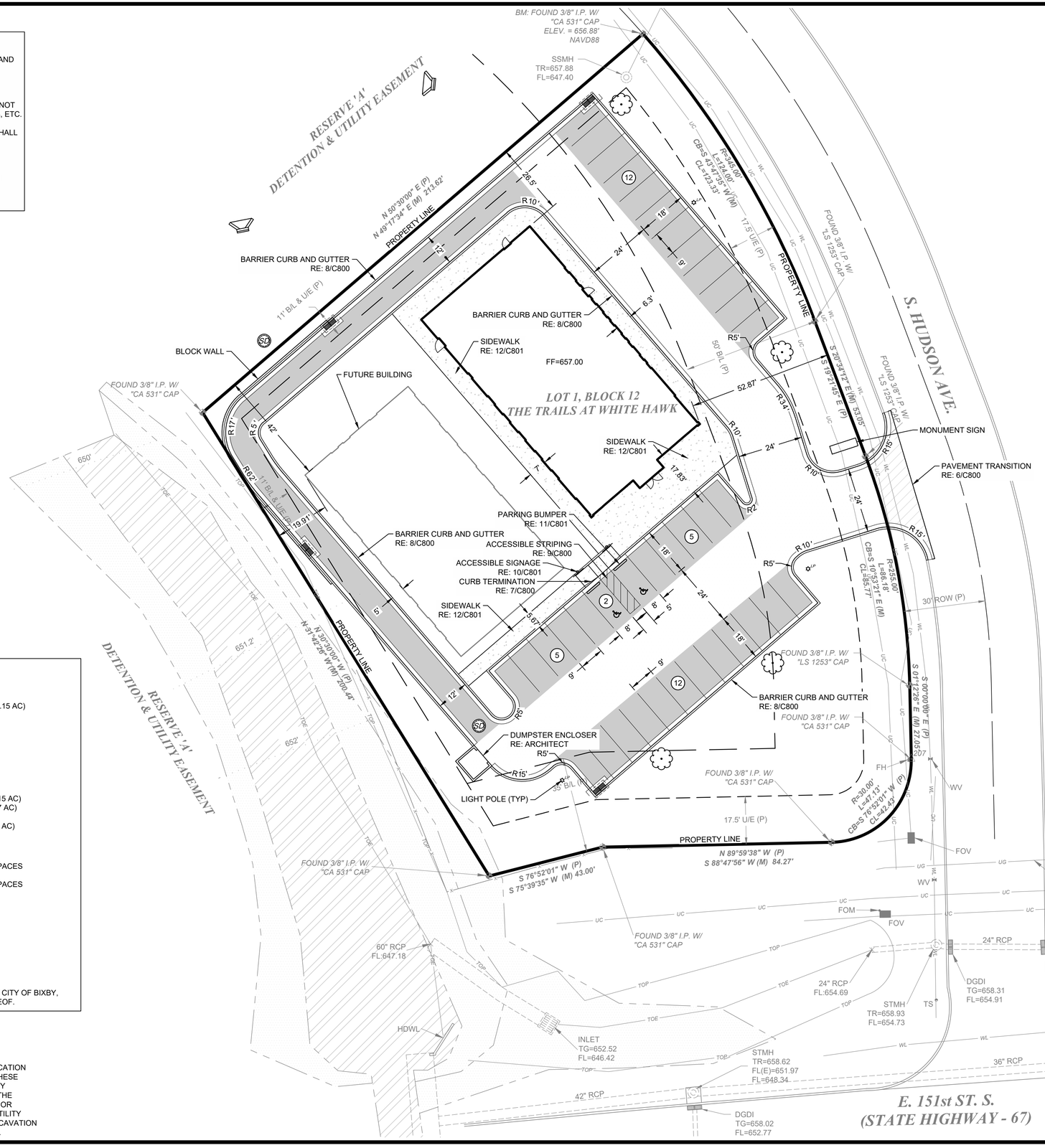
ACCESSIBLE PARKING REQUIREMENTS
REQUIRED:	2 SPACES
PROVIDED:	2 SPACES

PROPERTY DESCRIPTION
15000 S HUDSON AVE, BIXBY OK 74008
LOT ONE (1), BLOCK TWELVE (12), THE TRAILS AT WHITE HAWK, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

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.



20 0 10 20
1" = 20'

LEGEND
- STANDARD DUTY ASPHALT RE: 4/C800
- STANDARD DUTY CONCRETE RE: 4/C800
- CONCRETE SIDEWALK RE: 12/C801
- DRIVEWAY IN RIGHT-OF-WAY RE: 4/C800

R 13 E
E. 141st ST.S.
S. YALE AVE.
S. SHERIDAN RD.
T 17 N
SITE
E. 151st ST.S. - OK HIGHWAY 67
SECTION 15
LOCATION MAP

STUDIO 45 ARCHITECTS
1648 Southwest Blvd Tulsa, OK 74107
www.s45architects.com

wallace design collective
wallace design collective, pc
structural· civil· landscape· survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-25

BIXBY DENTAL OFFICES

PERMIT PLANS

MARK	DESCRIPTION	DATE

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LICENSED PROFESSIONAL ENGINEER JORDAN RODICH 25548 OKLAHOMA

01.02.2024
PROJECT NO: 100-187
ISSUE DATE: 01/02/2024

SITE PLAN

C400

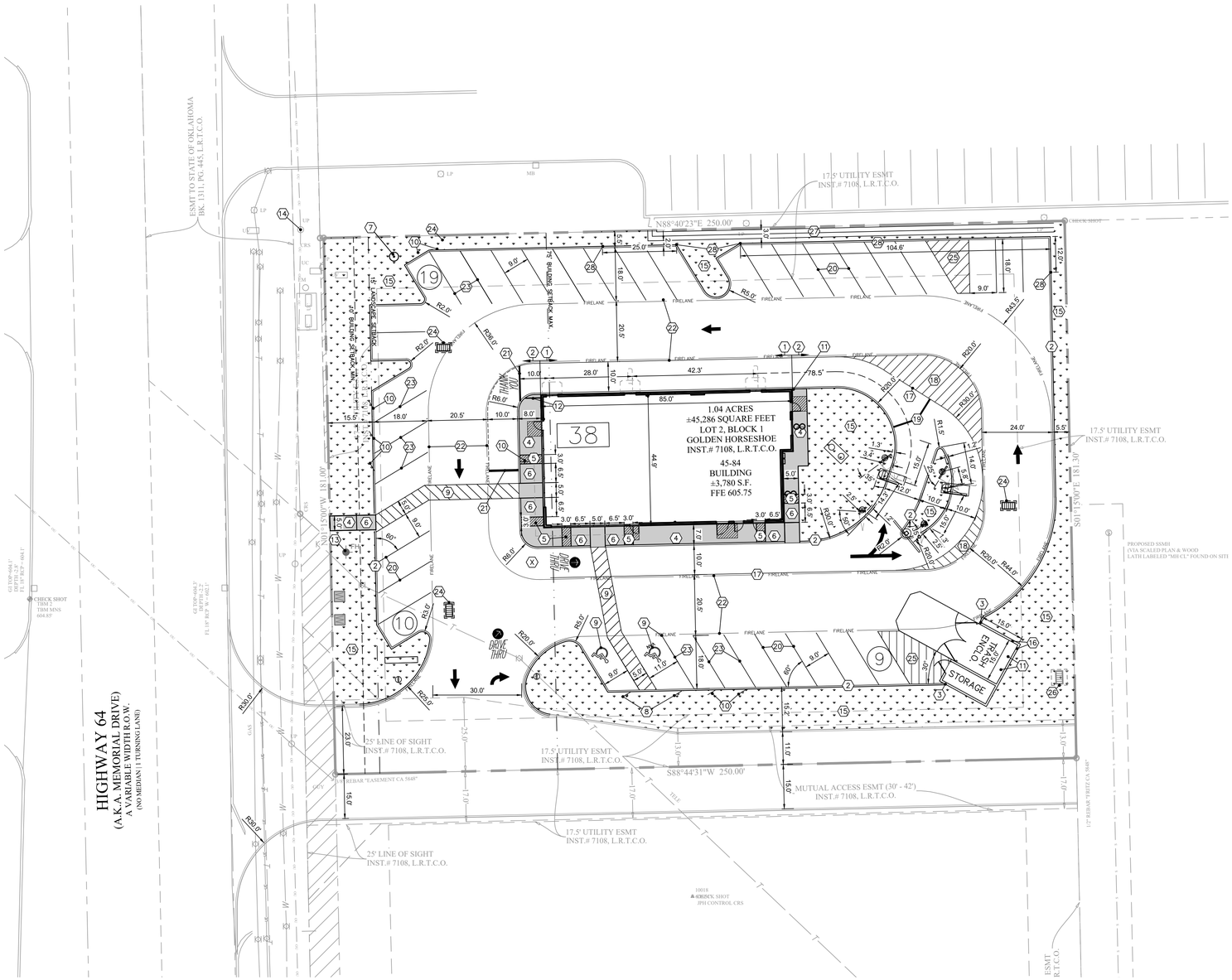
\\Civil-Server\Projects\2340794 Floss Boss\Dwg\PRODUCTION\2340794 Site Plan.dwg PLOT:1/2/2024 4:05:56 PM ORIG SIZE:22"X34"

LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
ROAD SIGN (POLE OR MONUMENT)	
McDONALD'S DIGITAL MENU BOARD	
McDONALD'S ORDER HERE CANOPY	
McDONALD'S DIGITAL PRE-BROWSE BOARD	
McDONALD'S DOUBLE GATEWAY	
McDONALD'S DIRECTIONAL SIGN	
DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)	
POWER POLE	PP
DOMESTIC WATER METER	WM
IRRIGATION WATER METER	IM
BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY PLAN)	BF
FIRE HYDRANT (PROPOSED OR EXISTING)	FH
GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW	DRIVE THRU
"THANK YOU" AT END OF PATH - COLOR : YELLOW	THANK YOU
"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	
ROLL-FORWARD ARROW PATH DIRECTION - COLOR : YELLOW	
DOUBLE DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW	

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
5	3'SIDEWALK LANDING
6	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
7	FLAG POLE (30' MAX. HEIGHT)
8	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
9	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (RE: C10.1 STANDARD DETAILS)
10	McDONALD'S PULL FORWARD, McDELIVERY, AND MOBILE SIGNS (RE: C10.4 STANDARD DETAILS)
11	BOLLARD (RE: C10.0 STANDARD DETAILS)
12	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARDS DETAILS)
13	EXISTING FIRE HYDRANT
14	POLE MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
15	LANDSCAPE AREA (RE:L1.0 LANDSCAPE PLAN AND C1.1 GENERAL NOTES SHEET *GRADING NOTES #7 AND #16
16	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
17	6" DRIVE-THRU STRIPING - COLOR : YELLOW
18	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
19	6" MERGE POINT - COLOR : YELLOW
20	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
21	8" OOSP STRIPING - COLOR : YELLOW
22	FIRE LANE STRIPING PER CITY OF BIXBY FIRE CODE STANDARDS
23	4" PULL FORWARD, McDELIVERY, AND MOBILE PICK-UP STRIPING - COLOR : YELLOW
24	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
25	4" DIAGONAL PAINTED ISLANDS AT PARKING AREA - COLOR: WHITE
26	EXISTING STORM JUNCTION STRUCTURE BY LL
27	CONCRETE SWALE
28	DEEPENED CURB



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SCALE: 1" = 20'

SITE INFORMATION

LAND AREA:	45,286 SF (1.04 AC)
CURRENT ZONING:	CG-COMMERCIAL GENERAL DISTRICT W/ DOWNTOWN OVERLAY
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	3,780 GFA
BUILDING LOT COVERAGE:	3,780 SF/45,286 SF = 8.4%
PARKING CALCULATIONS:	1 SPACE PER 150 SF
PARKING SPACED REQUIRED:	26
PARKING SPACES PROVIDED:	38
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	15' FRONT
BUILDING SETBACK:	10'-75' FRONT
PROPOSED IMPERVIOUS AREAS:	78.1% (36,367 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21.9% (9,919 SF)

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Date	Description	No.
Revisions		

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LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com

Project

McDONALD'S NEW RESTAURANT
LC #035-0446 / NSN 41156
NEAR MEMORIAL DR. & 151 ST.

TULSA COUNTY BIXBY OKLAHOMA

Drawing Title

SITE PLAN

Project No. 520060801	Drawing No. C4.0
Date	
Drawn By NL	
Checked By TT	Sheet 8 of 24

LANGAN
Project No. 520060801

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