



City of Bixby Planning Commission Meeting Agenda

Monday, March 18, 2024

6:00 PM

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

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and Approve the Planning Commission Meeting Minutes from January 16, 2024.
- 2) Consider and approve the minutes of the February 20, 2024, Planning Commission Meeting.

Public Hearings

- 3) Discussion, consideration, and possible vote for approval of Bixby Site Plan (B.X.S.P.) number 24.04, Site Plan for Bixby Dental Offices, located at 15000 S Hudson Avenue.
- 4) Discussion and possible approval of a Bixby Comprehensive Plan (B.X.C.P.) number 24.01, Amendment to the Comprehensive Plan for Spartan Crossing, from Low-Density Residential to Medium-Density Residential, to allow for R.S.-3 (Residential Single Family) development, containing approximately 29.568 acres in Section 26, Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.
- 5) Discussion and possible approval of Bixby Zoning (BXZO) number 24.01, Rezoning for Spartan Crossing, a proposed amendment to a zoning district in the City of Bixby, from Agriculture to (R.S.-3) Residential Single Family, to allow for a Residential Development in Bixby, containing approximately 29.568 acres in Section 26,

Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

- 6) Discussion and possible approval of Bixby Planned Unit Development (BXPUD) number 24.02 Planned Unit Development for Spartan Crossing, containing approximately 29.568 acres in Section 26, Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.
- 7) Discussion and possible approval of Bixby Comprehensive Plan Amendment (B.X.C.P 24.02) White Hawk II, request to change the land use from Low-Intensity Recreational / Open Space to Low-Intensity Residential; general location: North of 151st (HWY 67) and East of Yale, Section 15, Township, 17N, Range 13E, in the City of Bixby.

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board on this day of March 15, 2024, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Gwen Plante, Assistant City Planner

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

Planning Commission Meeting Minutes

116 W. Needles Ave., Bixby, OK 74008

Monday, January 16, 2024 at 6:00 PM

Call to Order: 6:22 P.M.

Roll Call was taken

MEMBERS PRESENT:

Steve Hobbs

Jason Mohler

Tom Holland

Josh Nave

MEMBERS ABSENT:

Lance Whisman

STAFF PRESENT:

Gwen Plante, Assistant City Planner

Justin Dowd, City Engineer

Phil Frazier, City Attorney

Consent Agenda

**1. Consider and/or approve the minutes of the December 18, 2023
Planning Commission Meeting.**

Chairman Hobbs asked for a motion to approve item 1 of the Consent Agenda. Vice Chairman Mohler made a motion to approve, seconded by Mr. Holland. The vote was taken with the following results:

Ayes: Mohler, Holland, Hobbs

Nays: 0

Abstain: Nave

Carried: 3-1-0

Public Hearings

Chairman Hobbs, said Items 2 and 3 would be pushed to the end of the agenda, awaiting the arrival of Commissioner Whisman. Chairman Hobbs and Vice Chairman Mohler were recused due to a conflict of interest.

2. Discussion and possible approval of Bixby Preliminary Plat and Final Plat (B.X.P.T.) number 23.18, for The Reserve at White Hawk, 10.26 acres, containing (15) lots, three (3) blocks, and two (2) reserve areas, in Section 15, Township 17 North, Range 13 East, located on the Southeast Corner of South Yale Avenue and East 141st Street South.

Item not heard due to lack of quorum.

3. Discussion and possible approval of Bixby Preliminary Plat and Final Plat (B.X.P.T.) number 23.10, for The Reserve at White Hawk Blocks 7-9, 18.43 acres, containing (38) lots, six (6) blocks, and four (4) reserve areas, in Section 15, Township 17 North, Range 13 East, located North of East 151st Street South and East of South 53rd East Ave.

Item not heard due to lack of quorum.

4. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.01, Rezoning for Greyhawk Residential, a proposed amendment to a zoning district in the City of Bixby, from Agriculture (A.G.) to Residential Single-Family (RS-2) The property contains 105.45 acres in Section 06, Township 17 North, Range 14 East, located approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road.

Item 4 was passed to the next Planning Commission Meeting per the Applicant's request.

5. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.01, Planned Unit Development for Greyhawk Residential. The property contains 105.45 acres in Section 06, Township 17 North, Range 14 East, located approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road.

Item 5 was passed to the next Planning Commission Meeting per the Applicant's request.

6. Discussion, consideration, and possible vote for approval of Bixby Preliminary Plat (B.X.P.T.) number 23.17, for South County Industrial Park, 70 acres, containing eleven (11) lots, two (2) blocks, and two (2) reserve areas, in Section 16, Township 17 North, Range 13 East, located One-half (1/2) mile North of 151st Street South and West of Kimberly Clark Place.

Mr. Dowd gave an update on the changes to the Preliminary Plat to connect 2 streets and maintain property that is set aside for utility work. The plat has been reduced from 11 lots to 4 larger lots.

The Applicant, Ryan McCarty, Select Design was present and provided additional information and answered questions.

Commissioner Nave asked about signage and landscaping, and Mr. Dowd said that it is all the same as previously submitted and approved.

Chairman Hobbs asked if there was a motion on Item No. 6 for South County Industrial Park. Chairman Nave made a motion to approve. Chairman Hobbs seconded. The vote was recorded as follows:

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

Motion was Approved, 4-0

7. Discussion, consideration, and possible vote for approval of Bixby Site Plan (B.X.S.P) number 24.02, Site Plan for Quail Creek Commons Building A, South of 121st Street South and East of South 74th E Ave

Mr. Dowd gave an update and overview of the project to the Planning Commission.

The Applicant, Weldon Bowman, and Chris Smith from W Design were present and provided additional information and answered questions.

Chairman Hobbs asked if there was a motion on Item No. 7 for Quail Creek Commons Building A. Chairman Nave made a motion to approve. Vice-Chair Mohler seconded. The vote was recorded as follows:

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

Motion was Approved, 4-0

8. Discussion, consideration, and possible vote for approval of Bixby Site Plan (B.X.S.P) number 24.03, Site Plan for Quail Creek Commons Building B, South of 121st Street South and East of South 74th E Ave

Mr. Dowd gave an update and overview of the project to the Planning Commission.

The Applicant, Weldon Bowman, from W Design was present and provided additional information and answered questions.

Chairman Hobbs asked if there was a motion on Item No. 8 for Quail Creek Commons Building B. Chairman Hobbs made a motion to approve. Commissioner Holland seconded. The vote was recorded as follows:

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

Motion was Approved, 4-0

Under the advice of legal Counsel, Chairman Hobbs and Vice-Chair Mohler recused themselves from the meeting at 6:38 P.M.

Commissioner Nave took over the meeting.

Items 2 and 3 from the Regular agenda were not heard due to a lack of quorum.

Old Business: None

New Business: None

Adjournment

Planning Commission Adjourned at 6:40 PM

Chairman

Secretary

BIXBY PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday | February 20, 2024 | 6:00 PM

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

CALL TO ORDER: 6:18 PM

Roll Call was taken

MEMBERS PRESENT: Josh Nave
Tom Holland
Lance Whisman

MEMBERS ABSENT: Jason Mohler
Steve Hobbs

STAFF PRESENT: Joey Wiedel, Director of Development Services
Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer

Consent Agenda:

1. Consider and/or approve the minutes of the January 16, 2024 Planning Commission Meeting.
2. Consider and/or approve the minutes of the February 6, 2024 Planning Commission Special Meeting.

Commissioner Nave stated that Item No. 1 would be passed to the March 18th Planning Commission as Commissioner Whisman was not present and the item did not have a quorum.

Commissioner Nave asked if there was a motion on Item No. 2 to approve the minutes of the February 6, 2024, Planning Commission Special Meeting. Commissioner Holland made a motion to approve, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

Regular Agenda:

3. **Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.01, Rezoning for Greyhawk Residential, a proposed amendment to a zoning district in the City of Bixby, from Agriculture (A.G.) to Residential Single-Family (RS-2) The property contains 105.45 acres in Section 06, Township 17 North, Range 14 East, located approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road**

Mr. Wiedel gave an overview of the project to the Planning Commission and stated the applicant was present for any questions the Planning Commission might have.

Commissioner Holland has concerns that this is in the flood plain. Mr. Wiedel stated no building permits will be issued until we have received the LOMR. Commissioner Holland is concerned about the soil compaction for building these homes so there are not any structural issues. Commissioner Nave stated that all streets within the development will have to be City accepted.

Applicant, Nathalie Cornett with Eller & Detrich gave an overview of the project and answered questions that the Planning Commission had.

Mr. Ryan McCarty, Select Design spoke to address the soil compaction questions from the Commissioners. They will be submitting a Geotechnical Report to City Engineering for public and private streets. The pads will have compaction requirements spelled out in the bid packets for the development.

Commissioner Nave asked if there was a motion to approve the Zoning (BXZO 24.01) for Greyhawk Residential Commissioner Holland made a motion to approve, and Commissioner Whisman seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

4. **Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.01, Planned Unit Development for Greyhawk Residential. The property contains 105.45 acres in Section 06, Township 17 North, Range 14 East, located approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road.**

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

The Applicant, Nathalie Cornett with Eller & Detrich was available for any questions, she stated there was a correction to the PUD that instead of BBQ grills they are fire pits, and she will update the PUD to reflect the change.

Commissioner Holland asked if they would prior to council to define the square footage of the Club House. Mr. McCarty stated that the minimum square footage and building materials of the clubhouse will be defined in the PUD.

Commissioner Nave asked if there was a motion to approve the PUD for (BXPUD 24.01). Commissioner Holland made a motion to approve the following add fire pits in place of BBQ grills and add size and building materials of clubhouse before the City Council meeting, and Commissioner Nave seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

5. **Discussion, consideration, and possible vote for approval of Preliminary Plat (B.X.P.T.) number 24.01, for Greyhawk Residential. The property contains 105.45 acres in Section 06, Township 17 North, Range 14 East, located approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road**

Commissioner Nave asked if there was a motion to approve the Preliminary Plat for (BXPT 24.01). Commissioner Whisman made a motion to approve with Staff recommendations, and Commissioner Nave seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Whisman	Yes
Mr. Holland	Yes

Motion was Approved

Old Business: None

New Business:

Commissioner Nave stated he would like to see PUDs include language in them to ensure that they better define reserve areas, amenities, and details. Such as a park, spelling out if it will have playground equipment, etc. Would also like to see if they have a clubhouse and what size square feet of the clubhouse.

The meeting adjourned at 7:08 pm

Planning Commission

Gwen Plante, Secretary



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

STAFF REPORT

To: Bixby Planning Commission

From: Gwen Plante, Assistant City Planner

Date: March 18, 2024

RE: **SITE PLAN | (BXSP 24.04) Bixby Dental Offices**

Applicant | Jordan Rodich, Wallace Design Collective

REQUEST: The applicant requests a recommendation of approval for Site Plan (BXSP 24.04) Bixby Dental Offices
Planned Unit Development (PUD 62)

LOCATION: 15000 S Hudson Ave

EXISTING ZONING: (OL) Office Light and (CG) Commercial General, PUD 76

STR: Section 15, T17, R13

BACKGROUND INFORMATION:

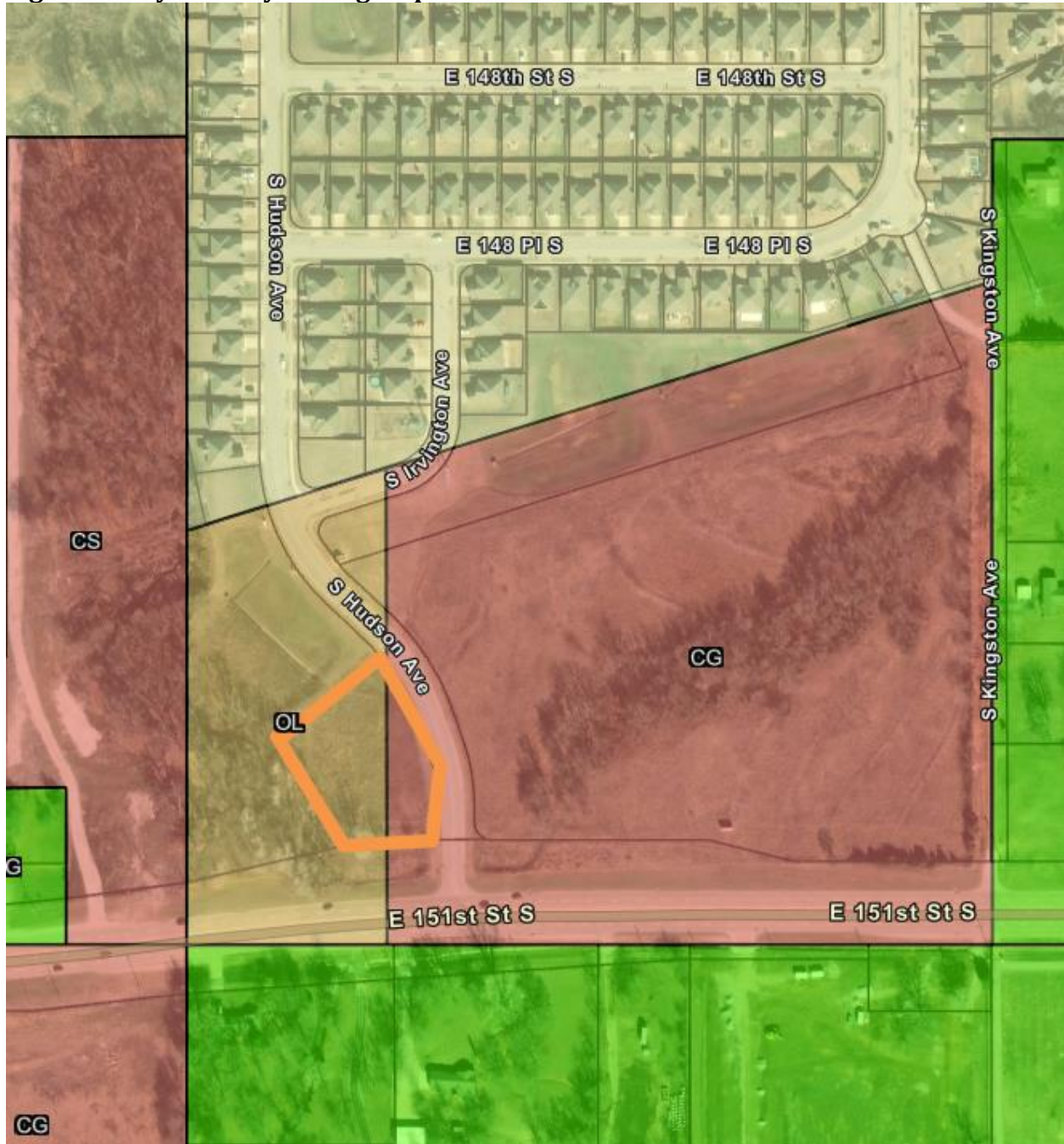
This is a detailed Site Plan review required by PUD 62 to go before the Planning Commission for approval.

PUD 62

SECTION I: DEVELOPMENT CONCEPT

"The Planned Unit Development is submitted to establish development areas and the allocation of uses to be followed by a detailed site plan of each development area submitted to and approved by the Bixby Planning Commission."

Figure 1: City of Bixby Zoning Map



SURROUNDING ZONING AND LAND USE:

North: (OL) Office Light, Vacant
 South: (AG) Agriculture
 East: (CG) Commercial General | Vacant
 West: (OL) Office Light, Vacant

PROPOSED USE: Dental Office Building

STAFF COMMENTS:

The proposed Site Plan is in conformance to the existing zoning and PUD. Staff recommends relocating the proposed trees away from the existing Sanitary Sewer main.

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.

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

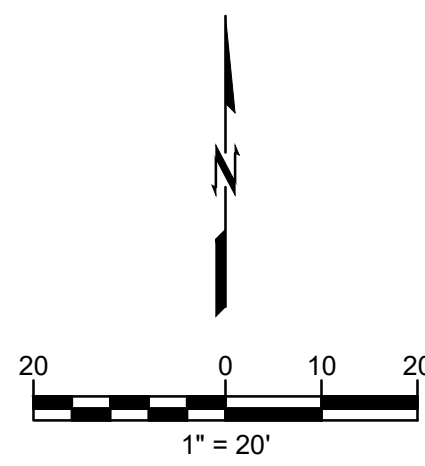
WHITE HAWK DENTAL LLC
10051 S. YALE AVE. UNIT 200
TULSA, OK 74137
(918) 830-3271

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

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.

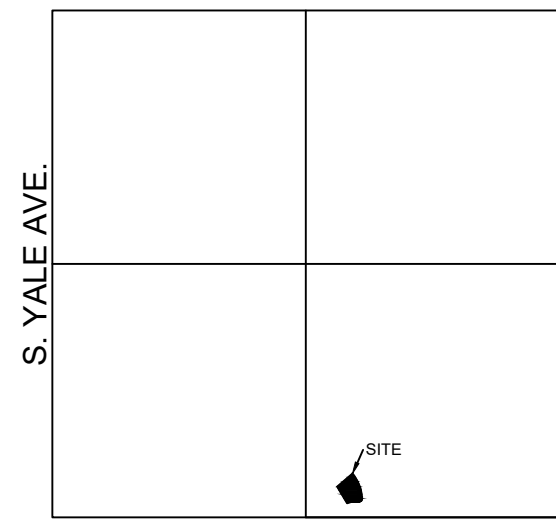


THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE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



	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

E. 141st ST.S.



SECTION 15

LOCATION MAP

[illegible]

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PROJECT NO: 100-187
ISSUE DATE: 02/06/2024

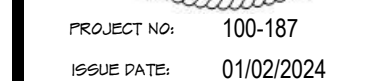
SITE PLAN

C400

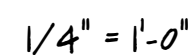
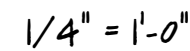


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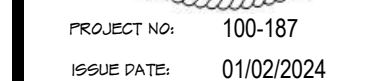


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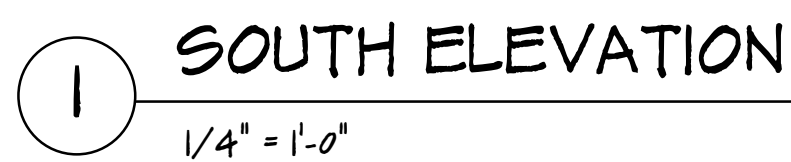


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1. TOPSOIL: REUSE FROM STOCKPILE AND PROVIDE NEW TOPSOIL AS NEEDED.
2. IMPORTED TOPSOIL: FRIABLE LOAM, TYPICAL OF CULTIVATED TOPSOILS LOCALLY; FREE OF SUBSOIL, ROOTS, GRASS, EXCESSIVE AMOUNT OF WEEDS, STONE, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 6.0 TO 7.0; CONTAINING A MINIMUM OF 2 PERCENT AND A MAXIMUM OF 5 PERCENT ORGANIC MATTER. TOPSOIL SHALL NOT BE DELIVERED OR USED FOR PLANTING WHILE IN A FROZEN OR MUDDY CONDITION. TOPSOIL SHALL CONFORM TO THE FOLLOWING GRAIN SIZE DISTRIBUTION FOR MATERIAL PASSING THE #10 SIEVE:

	PERCENT PASSING	
U.S.SIEVE SIZE NUMBER	MINIMUM	MAXIMUM
10	100	--
18	85	100
35	70	95
60	50	85
140	36	63
270	32	52
0.002MM	3	8

1. SOD: CULTIVATED GRASS SOD: WITH STRONG FIBROUS ROOT SYSTEM, FREE OF STONES, BURNED OR BARE SPOTS, AND WEEDS.
2. VERIFY THAT PREPARED SOIL BASE IS READY TO RECEIVE THE WORK OF THIS SECTION.
3. SUBMIT GRASS SPECIES AND LOCATION OF SOD SOURCE FOR APPROVAL.
4. DELIVER SOD ON PALLETS. PROTECT EXPOSED ROOTS FROM DEHYDRATION.
5. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. COORDINATE THE WORK OF THIS SECTION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM AND PLANT MATERIAL AS APPLICABLE.
7. MAINTAIN SODDED AREAS IMMEDIATELY AFTER PLACEMENT UNTIL GRASS IS WELL ESTABLISHED. HAS ACHIEVED COMPLETE COVERAGE, AND EXHIBITS A VIGOROUS GROWING CONDITION OR UNTIL DATE OF SUBSTANTIAL COMPLETION WHICHEVER IS LONGER. MAINTENANCE PERIOD SHALL INCLUDE MINIMUM OF TWO MOWINGS.
8. FINISH GRADE AREAS TO BE SODDED SO THAT THE SURFACE IS SMOOTH AND IS APPROXIMATELY 1 INCH BELOW ADJOINING SIDEWALKS AND OTHER PAVED SURFACES.
9. REMOVE ALL WEEDS AND GRASSES FROM AREAS TO BE SODDED.
10. PLANTING SURFACE SHALL BE MADE FRIABLE BY APPROVED METHOD OF SCARIFICATION. PREPARED SURFACE SHALL BE FLOATED SMOOTH AND FREE OF BUMPS AND DEPRESSIONS. REMOVE STONES AND FOREIGN MATTER OVER 2 INCHES IN DIAMETER FROM TOP 2 INCHES OF SOD BED. PLANT IMMEDIATELY THEREAFTER, PROVIDED THE BED HAS REMAINED IN A FRIABLE CONDITION AND HAS NOT BECOME MUDDY OR HARD. IF IT HAS BECOME HARD, TILL TO A FRIABLE CONDITION AGAIN.
11. APPLY FERTILIZER NO MORE THAN 48 HOURS BEFORE LAYING SOD.
12. LIGHTLY WATER TO AID THE DISSIPATION OF FERTILIZER.
13. PRIOR TO LAYING SOD, INCORPORATE SOIL AMENDMENTS SUCH AS LIME AND SULPHUR AT RATES RECOMMENDED BY SOILS TESTS TO A 4 INCH DEPTH.
14. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD.
15. LAY SOD IMMEDIATELY ON DELIVERY TO SITE WITHIN 24 HOURS AFTER HARVESTING TO PREVENT DETERIORATION.
16. LAY SOD TIGHT WITH NO OPEN JOINTS VISIBLE AND NO OVERLAPPING; STAGGER END JOINTS 12 INCHES MINIMUM. DO NOT STRETCH OR OVERLAP SOD PIECES.
17. FINISHED SODDING TO BE SMOOTH AND FREE OF BUMPS AND DEPRESSION. SURFACE TO BE FLUSH WITH ADJOINING GRASS AREAS IF ANY. PLACE TOP ELEVATION OF SOD APPROXIMATELY 1/2 INCH BELOW ADJOINING EDGING, PAVING AND CURBS. GRADE PLANTING SURFACE AS NECESSARY TO ACCOMPLISH ABOVE.
18. ON SLOPES 4 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT MAXIMUM 2 FEET ON CENTER. DRIVE PEGS FLUSH WITH SOIL PORTION OF SOD.
19. WATER SODDED AREAS DEEPLY IMMEDIATELY AFTER INSTALLATION.
20. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY, ROLL SODDED AREAS TO INSURE GOOD BOND BETWEEN SOD AND SOIL AND TO REMOVE MINOR DEPRESSIONS AND IRREGULARITIES.
21. SODDED AREAS TO BE VIGOROUSLY GROWING AT TIME OF FINAL ACCEPTANCE OR IF INSTALLATION OCCURS DURING DORMANCY WARRANTY TO EXTEND THROUGH FIRST MONTH OF FOLLOWING GROWING SEASON. AT CONCLUSION OF INITIAL WARRANTY PERIOD REPLACE DEAD OR UNHEALTHY SOD.
22. MOW GRASS AT REGULAR INTERVALS TO MAINTAIN AT A MAXIMUM HEIGHT OF 2-1/2". DO NOT CUT MORE THAN 1/3 OF GRASS BLADE AT ANY ONE MOWING.
23. NEATLY TRIM EDGES AND HAND CLIP WHERE NECESSARY.
24. IMMEDIATELY REMOVE CLIPPINGS AFTER MOWING AND TRIMMING.
25. WATER SUFFICIENTLY TO INSURE ESTABLISHMENT AND MAINTAIN VIGOROUS APPEARANCE.
26. ROLL AND/OR TOPDRESS SURFACE AS NEEDED TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES.
27. CONTROL GROWTH OF WEEDS. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMEDY DAMAGE RESULTING FROM IMPROPER USE OF HERBICIDES.
28. IMMEDIATELY REPLACE SOD IN AREAS WHICH SHOW DETERIORATION OR BARE SPOTS. ANY AREAS THAT HAVE HAD TOPSOIL WASHED AWAY SHALL BE FILLED TO MATCH SPECIFIED GRADE WITH TOPSOIL BEFORE RESODDING.
29. PROTECT SODDED AREAS WITH WARNING SIGNS DURING MAINTENANCE PERIOD.
30. APPLY APPROVED FERTILIZER AT RATE TO PROVIDE 1-1/2 POUNDS OF ACTUAL NITROGEN PER 1000 SQUARE FEET EVERY 25 DAYS DURING GROWING SEASON.
31. FOR THE PURPOSE OF ESTABLISHING AN ACCEPTABLE STANDARD, NO BARE AREAS WILL BE PERMITTED.

1. WORK REQUIRED IN THIS SECTION TO BE PERFORMED BY EXPERIENCED PERSONNEL UNDER DIRECTION OF A SKILLED FOREMAN.
2. CONTRACTOR SHALL LOCATE ALL MATERIALS AND BE RESPONSIBLE FOR CONFORMANCE WITH REQUIREMENTS OF THIS SECTION. ALL PLANTS NOT MEETING REQUIREMENTS SHALL BE REJECTED.
3. ALL TREES TO BE REVIEWED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING
 - A. TREES WILL BE REVIEWED AT LOCAL GROWING OR NURSERY BY OWNER'S REPRESENTATIVE AND APPROVED BEFORE DELIVERING TO THE SITE. CONTRACTOR SHALL SCHEDULE REVIEW OF PLANT MATERIAL IN SUCH A MANNER THAT NO SINGLE REVIEW PERIOD WILL EXCEED ONE WORKING DAY WITH A MAXIMUM OF TWO REVIEW PERIODS. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL PARTIES PRIOR TO SCHEDULING.
4. ALL PLANT MATERIAL SHALL BE TRUE TO NAME, IN GOOD HEALTH, FREE OF DISEASE AND INSECTS, EXCELLENT IN FORM AND IN CONFORMANCE WITH ANSI Z60. SPECIES AND SIZE IDENTIFIED ON PLANT LIST. ALL PLANTER MATERIALS TO BE NURSERY GROWN.
5. B&B PLANTS TO BE MOVED WITH SOLID BALLS WRAPPED IN BURLAP. PLANTS TO BE LIFTED ONLY BY BALL OR CONTAINER
6. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS NOT IMMEDIATELY INSTALLED MOIST AND PROTECT FROM FREEZING BY COVERING BALL OR CONTAINER WITH MULCH. ANY PLANTS NOT PLANTED WITHIN 2 DAYS OF DELIVERY ARE TO BE HEELED-IN IN A VERTICAL POSITION, ROOT BALLS FULLY ENCOMPASSED BY MULCH AND A TEMPORARY WATERING SYSTEM INSTALLED.
7. WARRANT ALL PLANTS TO BE LIVING, HEALTHY SPECIMENS FOR A PERIOD OF ONE YEAR COMMENCING UPON DATE OF SUBSTANTIAL COMPLETION. WARRANTY PERIOD SHALL TERMINATE ONLY IF PLANTS HAVE BEEN IN FULL LEAF FOR 30 DAYS AT END OF WARRANTY PERIOD. TERMINATION OF WARRANTY PERIOD SHALL BE EXTENDED AS NECESSARY TO COMPLY. ALL MATERIALS TO BE IN VIGOROUS CONDITION AT END OF WARRANTY PERIOD.
8. IMMEDIATELY REMOVE DEAD PLANTS AND PLANTS NOT IN A VIGOROUS CONDITION AND REPLACE AS SOON AS WEATHER CONDITIONS PERMIT. EACH REPLACEMENT SHALL BE COVERED WITH ONE YEAR WARRANTY COMMENCING AT TIME OF PLANTING. REPLACEMENTS TO MATCH ADJACENT PLANTS OF THE SAME SPECIES IN SIZE AND FORM.
9. CONTRACTOR TO BEGIN MAINTENANCE OF PLANT MATERIAL IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL DATE OF SUBSTANTIAL COMPLETION.
10. MAINTENANCE SHALL INCLUDE MEASURES NECESSARY TO ESTABLISH AND MAINTAIN PLANTS IN A VIGOROUS AND HEALTHY GROWING CONDITION. INCLUDE THE FOLLOWING:
 - A. CULTIVATION AND WEEDING OF PLANT BEDS AND TREE PITS. WHEN HERBICIDES ARE USED FOR WEED CONTROL, APPLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMEDY DAMAGE RESULTING FROM USE OF HERBICIDES.
 - B. WATERING SUFFICIENT TO MAINTAIN OPTIMUM MOISTURE LEVEL.
 - C. PRUNING, INCLUDING REMOVAL OF DEAD OR BROKEN BRANCHES, AND TREATMENT OF PRUNE WOUNDS.
 - D. DISEASE AND INSECT CONTROL.
 - E. MAINTAINING PLANTS IN AN UPRIGHT, PLUMB POSITION, AND REPAIR OF SETTLING.
 - F. MAINTENANCE OF WRAPPINGS, GUYS, TURNBUCKLES AND STAKES. ADJUST TURNBUCKLES OR OTHERWISE KEEP
 - G. GUY WIRES TIGHT. REPAIR OR REPLACE ACCESSORIES WHEN REQUIRED.
11. MULCH: DOUBLE GROUND HARDWOOD BARK MULCH EQUAL TO THAT PRODUCED BY FOSTER BROTHERS, WOOD PRODUCTS INC. www.fosterbros.com. SUBMIT TYPE AND SOURCE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
12. FERTILIZER: OSMOCOTE SLOW RELEASE 18-6-12
13. SOIL ACIDIFIER: EQUAL TO TIGER 90 CR ORGANIC SULPHUR 0-0-90
14. COMPOST: BACK TO EARTH COMPOSTED COTTON BURRS AS SUPPLIED BY SOIL MENDER PRODUCTS, LP www.soilmender.com
15. METAL EDGING: 3/16 INCH x 4 INCH STEEL LANDSCAPE EDGING WITH STEEL STAKES AS MANUFACTURED BY COL-MET, 3333 MILLER PARK SOUTH, GARLAND, TEXAS 75042, PHONE 972/494-3900, WWW.COLMET.COM. EDGING TO BE SET VERTICAL WITH TOP EDGE 1 INCH ABOVE FINISHED GRADE.
16. WRAPPING MATERIALS: HEAVY PAPER MANUFACTURED FOR TREE WRAPPING PURPOSE.
17. GREEN METAL FENCE POSTS (3 PER TREE) - 8 FOOT HEIGHT.
18. HARDWARE (CABLES, WIRE, EYE BOLTS, AND TURNBUCKLES): NONCORROSIVE; OF SUFFICIENT STRENGTH TO WITHSTAND WIND PRESSURE.
19. TIE STRAPS: SOFT POLYPROPYLENE MATERIAL EQUAL TO ARBORTIE, BY DEEP ROOT PARTNERS, L.P., 31 LANGSTON ST., SUITE 4, SAN FRANCISCO, CA, 94103, 1-800-277-7668.
20. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. BERMUDA GRASS, IF PRESENT, TO BE EXTERMINATED BY APPROVED MEANS OR ALL SOIL REMOVED TO 6 INCH DEPTH AND REPLACED WITH TOPSOIL FREE OF BERMUDA GRASS.
21. STAKE TREE LOCATIONS AND PLACE SHRUBS, VINES, AND GROUND COVERS FOR REVIEW AND FINAL ORIENTATION BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
22. OUTLINE BED EDGES FOR APPROVAL BY OWNER'S REPRESENTATIVE.
23. EXCAVATE FOR PLANT MATERIALS. TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM. SLOPE CUT EDGE TO 6" DEPTH AND BOTTOM OF PIT TO DEPTH REQUIRED TO ACCOMMODATE TREE ROOTBALL. SHRUB PITS SHALL BE 12 INCHES GREATER IN DIAMETER THAN ROOT BALL. TOPSOIL FROM EXCAVATION MAY BE RETAINED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCK AND CLODS GREATER THAN 2" IN DIA. REMOVE ALL SUBSOIL, ROCK, AND DEBRIS FROM SITE.
24. SET TREES WITH TOP OF ROOT BALL 3 INCHES ABOVE SURROUNDING GRADE, AND OTHER PLANT MATERIALS 1 INCHES ABOVE SURROUNDING GRADE, AFTER SETTLEMENT.
25. REMOVE CONTAINERS FROM CONTAINER-GROWN STOCK. SET PLANTS IN CENTER OF PITS AND BACKFILL WITH TOPSOIL IN 6 INCH LAYERS. PULL AWAY ROPES, WIRES, ETC. FROM THE TOP OF THE BALL.
26. REMOVE ANY SOIL FROM THE TOP OF THE ROOTBALL, TO THE LEVEL OF THE ROOT FLARE.
27. THOROUGHLY WATER SOIL WHEN THE HOLE IS HALF FULL, AND AGAIN WHEN FULL.
28. APPLY 1/2 POUND FERTILIZER EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
29. AFTER PLANTING TREES, FORM A 3' DIAMETER RIDGE OF TOPSOIL AROUND EDGE OF EXCAVATION TO RETAIN WATER.

- IRRIGATION SYSTEM TO BE ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM CONSISTING OF PVC PLASTIC PIPE AND FITTINGS, WITH FIXED SPRAY AND VARIABLE ARC ROTARY POP-UP HEADS IN A MULTI-STATION ELECTRIC CONTROL SYSTEM, PROGRAMMED AS APPROVED BY OWNER'S REPRESENTATIVE.
2. SUBMIT THE IRRIGATION DESIGN FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE NO LESS THAN TWO WEEKS PRIOR TO COMMENCING INSTALLATION OPERATIONS. THE DESIGN SHALL INCLUDE THE PIPING LAYOUT, LOCATION AND COVERAGE OF SPRINKLER HEADS, NOZZLE SIZES AND TYPES, PLANT AND LANDSCAPING FEATURES, SITE STRUCTURES, LIST OF FITTINGS TO BE USED, AND CONTROL SYSTEM AND WIRING DIAGRAMS AND DATA; AND SHALL NOTE WATER PRESSURE AT THE PROJECT SITE.
3. UPON COMPLETION AND FINAL REVIEW OF SYSTEM BY OWNER'S REPRESENTATIVE, CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (REPRODUCIBLES) OF COMPLETED FACILITIES AS INSTALLED. DRAWINGS SHALL BE PROVIDED TO ARCHITECT IN A) ELECTRONIC FORM (AUTOCAD 2010 FORMAT) B) THREE (3) COPIES OF THE AS-BUILT DRAWING IN BLUELINE OR PHOTOCOPY FORM. AS-BUILT DRAWING SHALL SHOW THE MEASURED DISTANCE FROM EASILY IDENTIFIED, FIXED LOCATIONS TO ISOLATION VALVES, ELECTRIC CONTROL VALVES, MANUAL DRAIN VALVES AND WIRE SPLICES. TWO DIMENSIONS FROM FIXED POINTS PER LOCATION ARE REQUIRED.
4. UPON COMPLETION AND FINAL REVIEW OF SYSTEM BY OWNER'S REPRESENTATIVE, CONTRACTOR SHALL PROVIDE THREE (3) BINDERS CONTAINING MANUFACTURER'S INSTALLATION, OPERATION AND MAINTENANCE INSTRUCTIONS AS WELL AS A PARTS BREAKDOWN AND CATALOG FOR EACH PIECE OF EQUIPMENT INSTALLED ON THE PROJECT. AS A MINIMUM THE BINDERS SHALL INCLUDE INFORMATION FOR THE IRRIGATION CONTROLLER, BOOSTER PUMP, BACKFLOW PREVENTER, PRESSURE REGULATORS, ISOLATION VALVES, ELECTRIC CONTROL VALVES, DRAIN VALVES, AIR RELIEF VALVES, ALL SPRAY AND ROTARY SPRINKLER HEADS, RAIN AND FREEZE AND MOISTURE SENSORS.
5. IRRIGATION CONTRACTOR TO PROVIDE A RECOMMENDED SCHEDULE FOR RUN TIMES AND FREQUENCY OF WATERING FOR THE FIRST TWO WEEKS, THE FIRST TWO MONTHS, AND THE FIRST TWELVE MONTHS (INCLUDING ALL SEASONAL CHANGE REQUIREMENTS) AFTER COMPLETION OF ENTIRE SYSTEM.
6. CONTRACTOR TO INSTRUCT OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF ENTIRE SYSTEM INCLUDING ADJUSTING OF SPRINKLER HEADS.
7. CONTRACTOR TO INSPECT IRRIGATION SYSTEM AT TWO AND FOUR WEEKS AFTER DATE OF SUBSTANTIAL COMPLETION AND MAKE NECESSARY ADJUSTMENTS.
8. ENTIRE IRRIGATION SYSTEM TO BE UNCONDITIONALLY GUARANTEED AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP, INCLUDING REPAIR OF SETTLING OF BACKFILLED AREAS BELOW GRADE AND ADJUSTING HEADS TO PROPER LEVEL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
9. ALL MINOR ADJUSTMENTS, ANY DEFECTIVE ELECTRICAL CONTROL VALVES, SPRINKLER HEADS OR OTHER WORKING PARTS SHALL BE REPAIRED OR REPLACED WITHOUT COST TO THE OWNER FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
10. ALL DAMAGE BY OTHERS DURING THE ONE-YEAR GUARANTEE PERIOD WILL BE OWNER'S RESPONSIBILITY.
11. ALL MATERIALS TO BE INCORPORATED IN THIS SECTION BE NEW AND OF THE BEST QUALITY MEETING.
12. ACCEPTABLE PRODUCT MANUFACTURERS:
 - A. RAINBIRD
 - B. WEATHER-MATIC
 - C. HUNTER
 - D. TORO
13. MAINLINE PIPING TYPE & SIZE: AS INDICATED ON PLANS
14. MAINLINE PIPING DEPTH: 18" MINIMUM DEPTH UNLESS OTHERWISE NOTED ON PLANS/DETAILS.
15. LATERAL PIPING TYPE & SIZE: ALL LATERAL PIPES, DOWNSTREAM OF THE CONTROL VALVES, SHALL BE HAVE SOLVENT WELD JOINTS AND SHALL MEET THE LATEST REQUIREMENTS OF ASTM D 2241 STANDARD SPECIFICATION FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE WITH STANDARD DIMENSION RATIO (SDR) OF 21 AND A PRESSURE RATING (PR) OF 200 PSI.
16. LATERAL PIPING DEPTH: 12" MINIMUM DEPTH UNLESS OTHERWISE NOTED ON PLANS/DETAILS.
17. LOW FLOW DRIP PIPING TYPE & FITTINGS: RAINBIRD OR EQUAL.
18. LOW FLOW DRIP PIPING DEPTH: BELOW MULCH LAYER OR AS SPECIFIED BY MANUFACTURER.
19. ALL PIPING TO HAVE MAXIMUM VELOCITIES OF FIVE FEET PER SECOND.
20. ALL 1/2" INLET SPRAY HEADS SHALL BE CONNECTED TO THE IRRIGATION PIPING UTILIZING 1/2" THICK WALLED POLYETHYLENE TUBING (RAIN BIRD MODEL SPX-100) AND APPROPRIATE INSERT FITTINGS (RAIN BIRD MODELS SBE-050, SBE-075, SBA-050, SBA-075). SUFFICIENT LENGTHS OF FLEXIBLE PIPE SHALL BE USED TO FORM A SWEEPING ARC TO ENSURE THAT SPRAY HEADS ARE SUPPORTED PROPERLY AND ALLOW FOR VERTICAL ADJUSTMENT AND MOVEMENT DURING SERVICE.
21. SWING JOINTS: EQUAL TO PREFABRICATED SCH. 80 PVC BY SPEARS. FOR USE ON GEAR-DRIVEN ROTARY HEADS, QUICK-COUPLING VALVES, AND GROUND LEVEL POP-UP IMPACT DRIVEN HEADS.
22. ZONE VALVES: RAINBIRD PEB OR EQUAL
23. WHERE POSSIBLE, LOCATION OF ZONE & OTHER VALVES TO BE IN GROUND COVER OR LOW PLANTING BEDS. VALVES INSTALLED IN TURF AREAS TO BE OUTSIDE NATURAL WALKWAYS AND PATHS.
24. VALVE BOXES FOR ZONE VALVES: EQUAL TO CARSON INDUSTRIES MODEL 1419 WITH 1419-6X EXTENSIONS.
25. VALVE BOXES TO BE SET WITH COVER FLUSH WITH FINISH GRADE WITH EARTH FILL CAREFULLY TAMPED AROUND EACH VALVE BOX.
26. VALVE BOXES SHALL BE SUPPORTED BY BLOCKING BELOW IN SUCH THAT ANY SURFACE LOADS ON THE VALVE BOX ARE NOT TRANSMITTED TO PIPING OR VALVES.
27. VALVE BOXES SHALL HAVE 12" BY 12" BY 8" MINIMUM DEPTH WASHED GRAVEL SUMP TO ALLOW WATER TO DRAIN AWAY FROM VALVES.
28. VALVE BOXES SHALL BE CENTERED ON THE VALVES.
29. ZONE VALVE BOXES TO BE PLACED PARALLEL TO NEARBY CURBS, WALKS, WALL, BUILDINGS, ETC.
30. ABOVE GRADE BACKFLOW PREVENTERS TO BE IN FIBERGLASS ENCLOSURE EQUAL TO "HOT BOX" MANUFACTURED BY NORTHEAST FLORIDA ENTERPRISES, INC. 1/800-736-0238. PLACE ON CONCRETE SLAB AND ANCHOR WITH 4 BOLTS. SIZE TO FIT BACKFLOW PREVENTER. PROVIDE ELECTRICAL CONNECTION FOR HEATER CABLE AS RECOMMENDED BY ENCLOSURE MANUFACTURER.
31. WIRE FOR COMMUNICATION BETWEEN THE CONTROLLER AND DECODERS SHALL BE 14-2 GAUGE MAXI-CABLE AS REQUIRED FOR THE DECODER SYSTEM.
32. ENVIRONMENTAL SENSORS TO BE EQUAL TO RAINBIRD WR2 RAIN/FREEZE SENSOR. MOUNT SENSOR AT INCONSPICUOUS LOCATION APPROVED BY OWNER'S REPRESENTATIVE USING MANUFACTURER'S RECOMMENDATIONS.
33. CONTRACTOR SHALL PROVIDE A BOOSTER PUMP TO INCREASE THE WATER PRESSURE WHERE NECESSARY TO PROVIDE DESIGNED PRESSURE. THE FINAL BOOSTER PUMP STATION DESIGN CRITERIA WILL DEPEND ON THE DESIGN REQUIREMENTS FOR PROJECT AS WELL AS THE STATIC WATER PRESSURE AT THE TIME OF PROJECT CONSTRUCTION. CONTRACTOR SHALL CONSULT WITH OWNER OR HIS REPRESENTATIVE BEFORE ORDERING THE BOOSTER PUMP.
34. INSTALL AUTOMATIC DRAIN VALVES AT ALL LOW SECTIONS OF LATERAL PIPING (LINES DOWNSTREAM FROM VALVES) TO ENSURE COMPLETE DRAINAGE OF SYSTEM WHEN NOT IN USE. WRAP EACH VALVE WITH APPROVED FILTER FABRIC. MINIMUM OF TWO DRAINS PER ZONE.
35. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION INCLUDING ALL PRESSURE TESTS, CONTRACTOR SHALL CONDUCT A PERFORMANCE TEST OF THE COMPLETE SYSTEM TO INSURE THAT ALL COMPONENTS ARE FUNCTIONING PROPERLY. PERFORMANCE TEST SHALL CONSIST OF OPERATING THE SYSTEM THROUGH A COMPLETE IRRIGATION CYCLE PER DAY FOR TWO (2) CONSECUTIVE DAYS. CONTRACTOR SHALL BE AT THE SITE TO MONITOR THE PERFORMANCE TESTS AND MAKE ANY ADJUSTMENTS AND CORRECTIONS AS NEEDED DURING THE TESTING PERIOD.

[illegible]

KEY	QUAN	UNIT	NAME	SIZE	BALL	REMARKS
ACE BUE	16	EA.	ACER BUERGERIANUM TRIDENT MAPLE	10' H 1 1/2" CP	B&B	
LAG PKV	4	EA.	LAGERSTROEMIA INDICA 'WHIT III' PINK VELOUR CRAPEMYRTLE	10' H 1 1/2" CP	B&B	MT TREE FORM
ULM ALE	4	EA.	ULMUS PARVIFOLIA 'ELMER II' ALEE LACEBARK ELM	12' H 2" CP	B&B	

B&B: BALLED AND BURLAP. H: HEIGHT. CP: CALIPER. C: CONTAINER. MT: MULT-TRUNK. FTG: FULL TO GROUND.

1. MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
2. QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
3. ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

EAST 151st STREET SOUTH (HWY 67)

REQUIRED: 15' MINIMUM CONTINUOUS LANDSCAPE AREA ALONG ROW

PROVIDED: >15' CONTINUOUS LANDSCAPE AREA ALONG ROW

REQUIRED: 1 TREE PER 1,000 SQUARE FEET OF STREETYARD

4,931.48 / 1,000 = 5 TREES

PROVIDED: 5 TREES

REQUIRED: NO LESS THAN 15% OF STREETYARD SHALL BE LANDSCAPE AREA

PROVIDED: 4,931.48 / 4,587.70 = 93%

SOUTH HUDSON AVENUE

REQUIRED: 7.5' MINIMUM CONTINUOUS LANDSCAPE AREA ALONG ROW

PROVIDED: >7.5' CONTINUOUS LANDSCAPE AREA ALONG ROW

REQUIRED: 1 TREE PER 1,000 SQUARE FEET OF STREETYARD

14114.94 / 1,000 = 15 TREES

PROVIDED: 15 TREES

REQUIRED: NO LESS THAN 15% OF STREETYARD SHALL BE LANDSCAPE AREA

PROVIDED: 14,114.94 / 7,729.96 = 54%

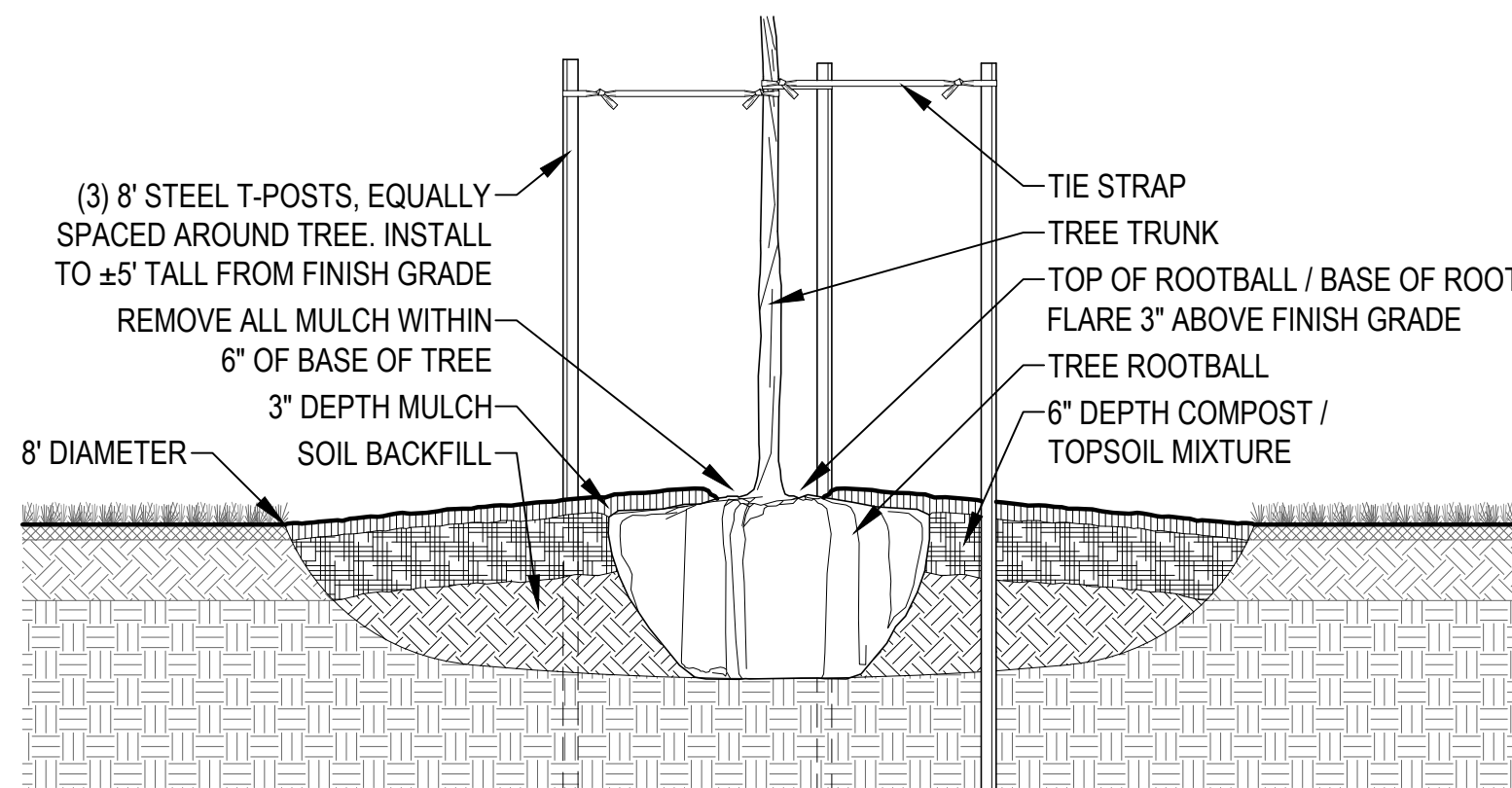
REQUIRED: 1 TREE PER 10 PARKING SPACES
35 SPACES = 4 TREES
PROVIDED: 4 TREES

REQUIRED: NO TREE MORE THAN 50 FEET FROM A TREE
PROVIDED: NO TREE MORE THAN 50 FEET FROM A TREE

1. CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
2. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
3. ALL AREAS NOTED AS "LAWN" ON PLAN, AND ALL OTHER AREAS ON SITE WHICH ARE NOT OTHERWISE DESIGNATED AND ARE DAMAGED BY CONSTRUCTION, ARE TO BE PLANTED WITH SOLID SOD BERMUDA GRASS.
4. FINISH GRADE FOR SHRUB, GROUND COVER, AND LAWN AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS UNLESS OTHERWISE NOTED ON DRAWINGS.
5. FIELD STAKE LOCATIONS OF PROPOSED TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY OF TREES.
6. FOR ADDITIONAL PLANTING REQUIREMENTS REFER TO SPECIFICATIONS.
7. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.

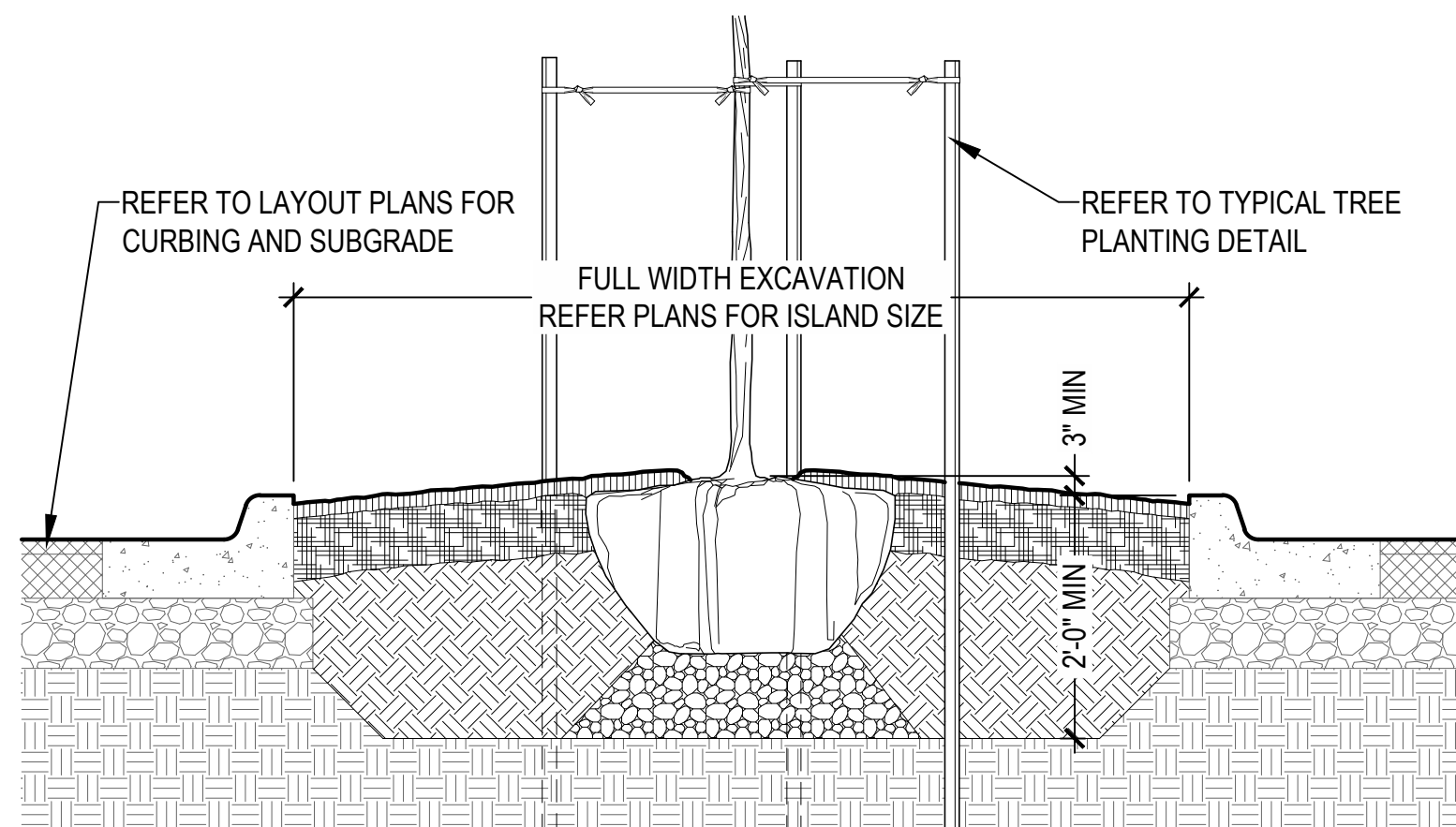
WALLACE DESIGN COLLECTIVE AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED ARLIN VANCUREN, REGISTERED LANDSCAPE ARCHITECT NUMBER 153, UNDER CERTIFICATE OF AUTHORIZATION NUMBER CA03146 (EXP. DATE 6/30/25), DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF BIXBY.

Alfama 2/6/2024



1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. CONTRACTOR TO REMOVE ALL ROPE, BURLAP, AND TOP HOLDING RINGS FROM TOP OF ROOTBALL.
3. EXCAVATED SOIL MAY BE USED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
4. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS AND BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS AT THE RATE OF 8 CUBIC FEET (4-2CF BAGS) FOR EACH TREE.
5. THE STRAP TO BE EQUAL TO (ARBORTIE) AS SUPPLIED BY DEEPROOT.COM www.deeproot.com CONTRACTOR TO USE (ARBORKNOT) THE METHOD TO PRODE EXPANDING, GIRDLE FREE ATTACHMENT TO TREE.

2 NTS



1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
2. REFER TO TYPICAL TREE PLANTING DETAIL FOR MULCH, SOIL, COMPOST, GUYING, ETC.
3. CENTER OF PARKING LOT ISLAND TO BE MOUNDED WITH TOP OF ROOTBALL / BASE OF ROOT FLARE ABOVE ADJACENT CURB 3" MINIMUM - OR - 3% SLOPE, WHICH EVER IS GREATER.
4. EXCAVATION FOR PLANTING IN PARKING LOT ISLANDS TO BE 2'-0" MINIMUM WITH SOIL BACKFILL EXTENDING 6" MINIMUM BELOW TREE ROOTBALL WITH COMPACTED WASHED AGGREGATE FOR SUPPORT AS SHOWN.

3 NTS



PERMIT PLANS

[illegible]

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PROJECT NO: 100-187
ISSUE DATE: 02/06/2024

LANDSCAPE
IRRIGATION PLAN
L201

1. CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM IRRIGATION OPERATIONS.
2. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION. A SEPARATE IRRIGATION METER IS REQUIRED UNLESS OTHERWISE STATED ON THE DRAWINGS.
4. IRRIGATION SYSTEM SHALL BE INSTALLED PER THE CITY OF BIXBY CODES.
5. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED ON SEPARATE ZONES FROM LAWN AREAS, AND DRIP ZONES SHALL BE SEPARATE FROM SPRAY/ROTARY ZONES.
6. WORK TO INCLUDE DESIGN AND INSTALLATION OF AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING UNIFORM MOISTURE COVERAGE. CONTRACTOR TO TAKE IN CONSIDERATION OF PLANT MATERIAL, SUN EXPOSURE, CHANGES IN FINISH GRADE, AND SOIL TYPE FOR ZONE SEPARATION TO PROVIDE UNIFORM COVERAGE.
7. PER SPECIFICATIONS, SUBMIT IRRIGATION PRODUCTS AND COMPLETE SHOP DRAWINGS FOR APPROVAL.
8. ALL PIPES AND VALVES SHALL BE TRENCHED BELOW GRADE PER SPECIFICATIONS.
9. IRRIGATION SYSTEM SHALL CONSIST OF AN ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM OF PVC PIPE AND FITTINGS, WITH FIXED AND POP-UP HEADS IN A MULTI-ZONED SYSTEM, PROGRAMMED AS APPROVED BY THE OWNER'S REPRESENTATIVE.
10. CONTRACTOR TO FOLLOW DESIGN, SPECIFICATIONS, AND SPECIFIC MANUFACTURER'S RECOMMENDATIONS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. CONTRACTOR SHALL BRING SUCH OBSTRUCTIONS OR DIFFERENCES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES RESPONSIBILITY OF ALL REQUIRED REVISIONS.
11. THE CONTRACTOR SHALL BE REQUIRED TO INSTALL ALL SLEEVES ON THE PROJECT WHETHER SHOWN ON THE DRAWINGS OR NOT. SLEEVES SHALL BE SIZED TWO (2) TIMES THE NOMINAL DIAMETER OF THE LARGEST PIPE PASSING THROUGH THE SLEEVE. MINIMUM SLEEVE SIZE SHALL BE 2". SLEEVES SHALL BE INSTALLED AT A MINIMUM COVER DEPTH OF EIGHTEEN (18") FROM FINISHED GRADE. COORDINATE HORIZONTAL AND VERTICAL ELEVATIONS WITH UTILITIES AND FOOTINGS. A SEPARATE MINIMUM 2" DIAMETER SLEEVE SHALL BE PROVIDED FOR THE CONTROL WIRES TO PASS THROUGH AT EACH CROSSING. THE CONTRACTOR SHALL RECEIVE THE OWNER REPRESENTATIVE'S APPROVAL FOR ALL REQUIRED BORES UNDER ROADS, PATHS AND SIDEWALKS.
12. THE AUTOMATIC IRRIGATION CONTROLLER TO BE INSTALLED AT THE LOCATION SHOWN. THE CONTRACTOR SHALL RECEIVE THE OWNER REPRESENTATIVE'S APPROVAL FOR SPECIFIC PLACEMENT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE A 2" SCHEDULE 40 PVC CONDUIT FOR IRRIGATION CONTROL WIRES. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE 120 VOLT POWER SOURCE AND VERIFY ITS INSTALLATION PRIOR TO COMMENCING IRRIGATION WORK.
13. ADJUST ALL HEADS TO MINIMIZE OVER SPRAY ONTO HARDSCAPE AND BUILDINGS. USE PCS SCREENS AS NEEDED ON SPRAY HEADS WITH 5'-15" SERIES MPR SPRAY NOZZLES TO ADJUST OVER SPRAY. USE RADIUS ADJUSTMENT SCREW ON 5'-15" SERIES MPR SPRAY NOZZLES ONLY WHEN NECESSARY.
14. ALL SPRAY AND ROTARY HEADS TO BE SPACED HEAD-TO-HEAD BASED ON MANUFACTURER INFORMATION AND SHALL BE INSTALLED PERPENDICULAR (90 DEGREES) TO FINISHED GRADE.
15. SPRAY SPRINKLER HEADS WITH CHECK VALVES SHALL BE REQUIRED TO PREVENT LOW HEAD DRAINAGE. CONTRACTOR SHALL INSTALL ADDITIONAL IN-LINE CHECK VALVES AS REQUIRED WHEN HEAD OF WATER IN UPSTREAM PIPE EXCEEDS THE CAPACITY OF DOWNSTREAM SPRINKLER HEAD CHECK VALVES.
16. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. WHERE PRACTICAL, IRRIGATION PIPING WILL ENTER THE DRIPLINE OF TREES DIRECTLY TOWARD THE TREE TRUNK AND NOT PASS COMPLETELY THROUGH THE ROOTZONE.
17. CONTRACTOR SHALL PROVIDE "AS BUILT" DRAWINGS TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE INSTALLATION.
18. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.

 LAWN AREA ROTARY/SPRAY
IRRIGATION ZONES

— CURB/EDGING, THROWING OUTWARD 15' MIN. RADIUS. HEADS SPACED HEAD-TO-HEAD.

 TREE LOW VOLUME
IRRIGATION DRIP RING

— — — MAINLINE PIPING
(1 1/2" SCH. 40 PVC)

----- IRRIGATION SLEEVING
----- (SCH 40 PVC) REFER NOTES

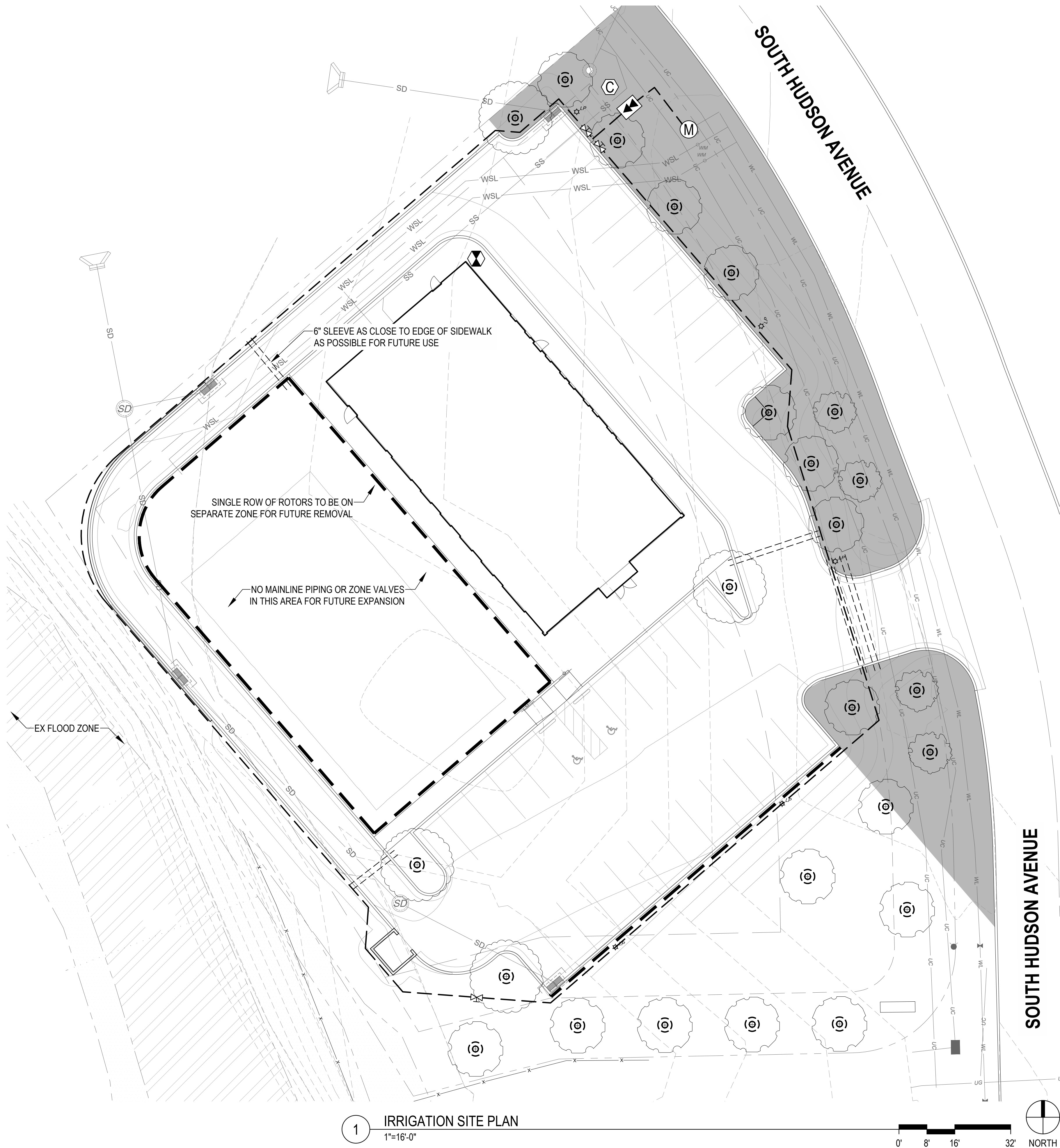
M 1" IRRIGATION WATER METER.
COORDINATE LOCATION WITH CIVIL

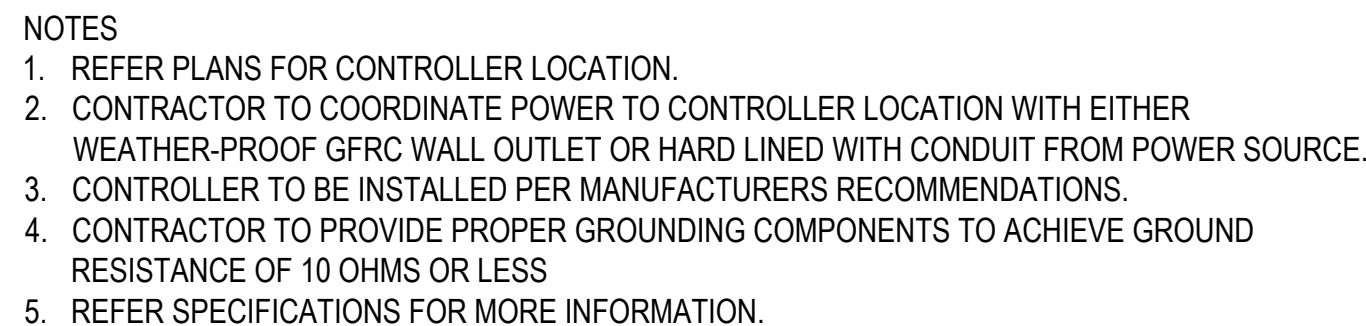
 PEDESTAL MOUNTED, RAINBIRD
"ESP-ME3" IRRIGATION CONTROLLER

 WILKINS (1-1/2") 975XL BACKFLOW PREVENTER
IN HOTBOX ENCLOSURE WITH ELECTRICAL
SERVICE AND HEAT-TAPE (REFER SPECS)

 RAIN / FREEZE SENSOR. REFER SPECIFICATIONS & NOTES.

 BRONZE MAINLINE ISOLATION GATE VALVE IN VALVE BOX. VALVE SIZE TO MATCH MAINLINE





RAINBIRD 2-WIRE DECODER

WATERPROOF CONNECTION

FINISH GRADE

LARGE VALVE BOX

RAINBIRD (XGZ-100-PRB-COM) WITH BALL VALVE

RAINBIRD QUICK CHECK BASKET FILTER

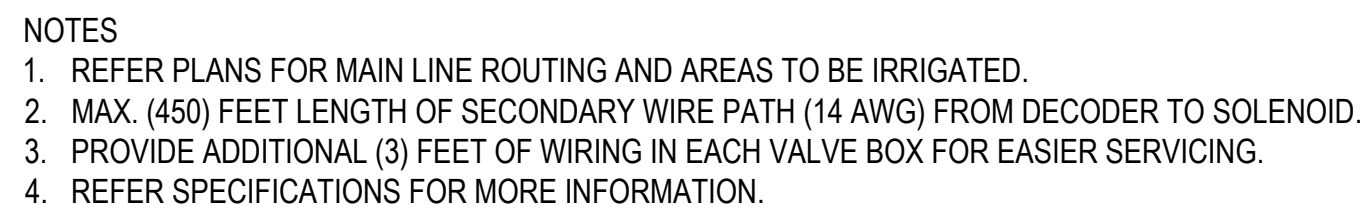
IRRIGATION LATERAL PIPING

3" DEPTH FREE-DRAINING GRAVEL BELOW ZONE VALVE

BRICK SUPPORT AT CORNERS

TWO-WIRE CONNECTION

- 2 TYPICAL LOW VOLUME ZONE VALVE
NTS



CLEAN PIPE **PRIMER PIPE** **CEMENT SOCKET** **CEMENT SURFACE** **INSERT PIPE** **TURN & HOLD**

4 PIPE ASSEMBLY

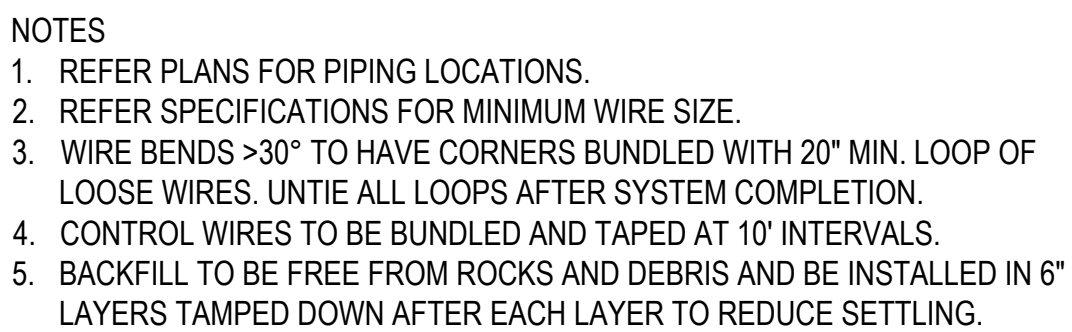
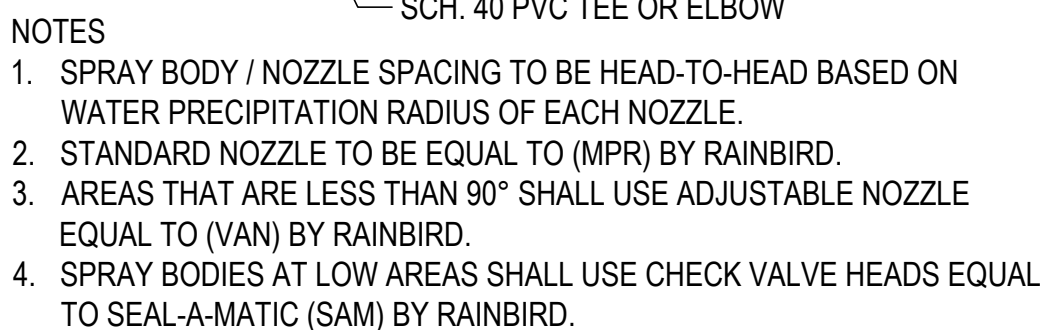


Diagram illustrating the components and dimensions for a 4-inch pop-up rotor assembly:

- FINISH GRADE
- HEAD TOP TO BE FLUSH WITH GRADE
- 4" POP-UP ROTOR EQUAL TO RAINBIRD 5004-PRS
- SBE-050 BARBED ELBOW
- PVC LATERAL LINE
- 12" LONG BY 1/2" DIA. SWING PIPE
- SBE-050 BARBED ELBOW
- SCH. 40 PVC TEE OR ELBOW

- 6 TYP 4" POP-UP TURF ROTOR ASSEMBLY
NTS



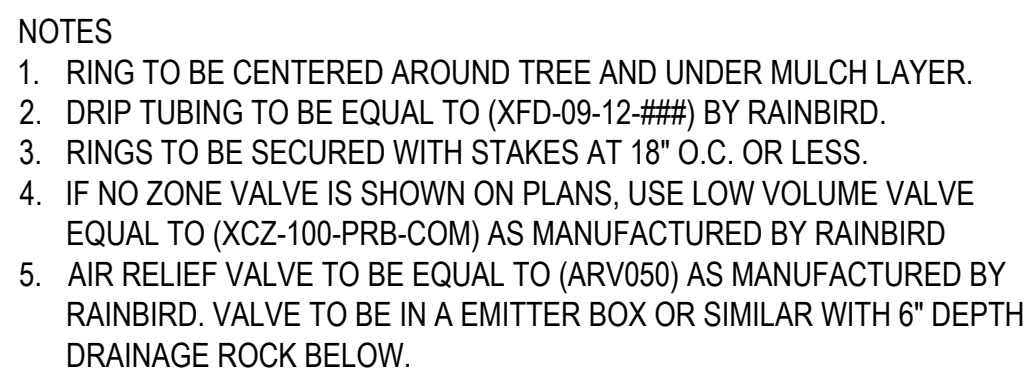
NOTES

1. VALVE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. VALVE TO BE INSTALLED IN-LINE WITH MAINLINE DEPTH.
3. VALVE BOX TO BE FLUSH WITH FINISH GRADE.

Diagram illustrating the installation of the RainBird (WR2-FRC) sensor on an exterior wall. The sensor is mounted on a bracket that includes a self-leveling feature. The diagram labels the following components:

- EXTERIOR WALL
- MOUNTING BRACKET WITH SELF-LEVELING SENSOR FEATURE
- RAINBIRD (WR2-FRC)
- RAIN + FREEZE SENSOR

- 9 RAIN/FREEZE SENSOR
NTS



NOTES

1. VALVE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. VALVE TO BE INSTALLED 2" MINIMUM BELOW MAINLINE LOWEST POINT.
3. VALVE BOX TO BE FLUSH WITH FINISH GRADE.

CONC. CURB

SLEEVE AT 18" MIN. & 24" MAX. DEPTH

24"

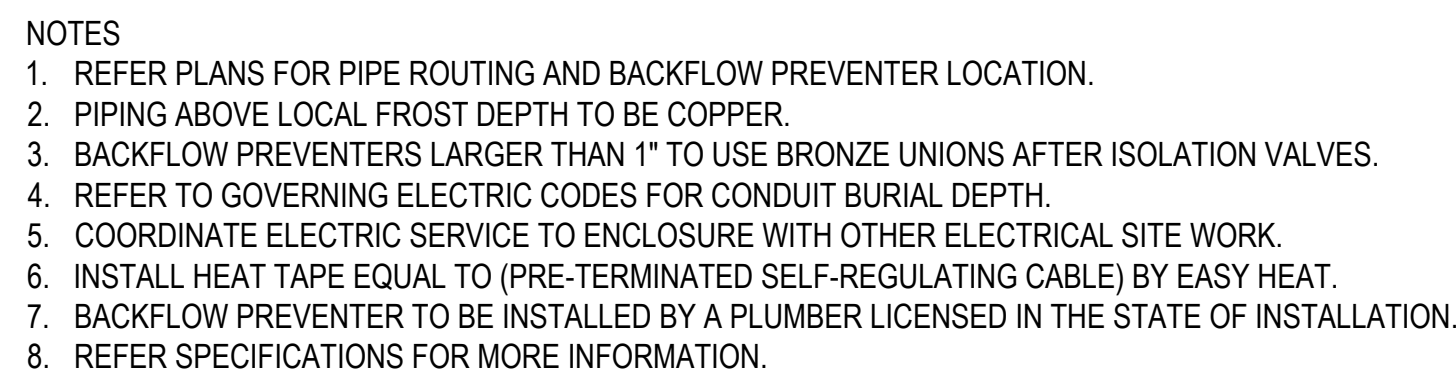
18"

36"

STUDDED "T" FENCE POST PAINTED BLUE

SOLVENT WELD CAP

- 13 PIPE SLEEVING
NTS



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

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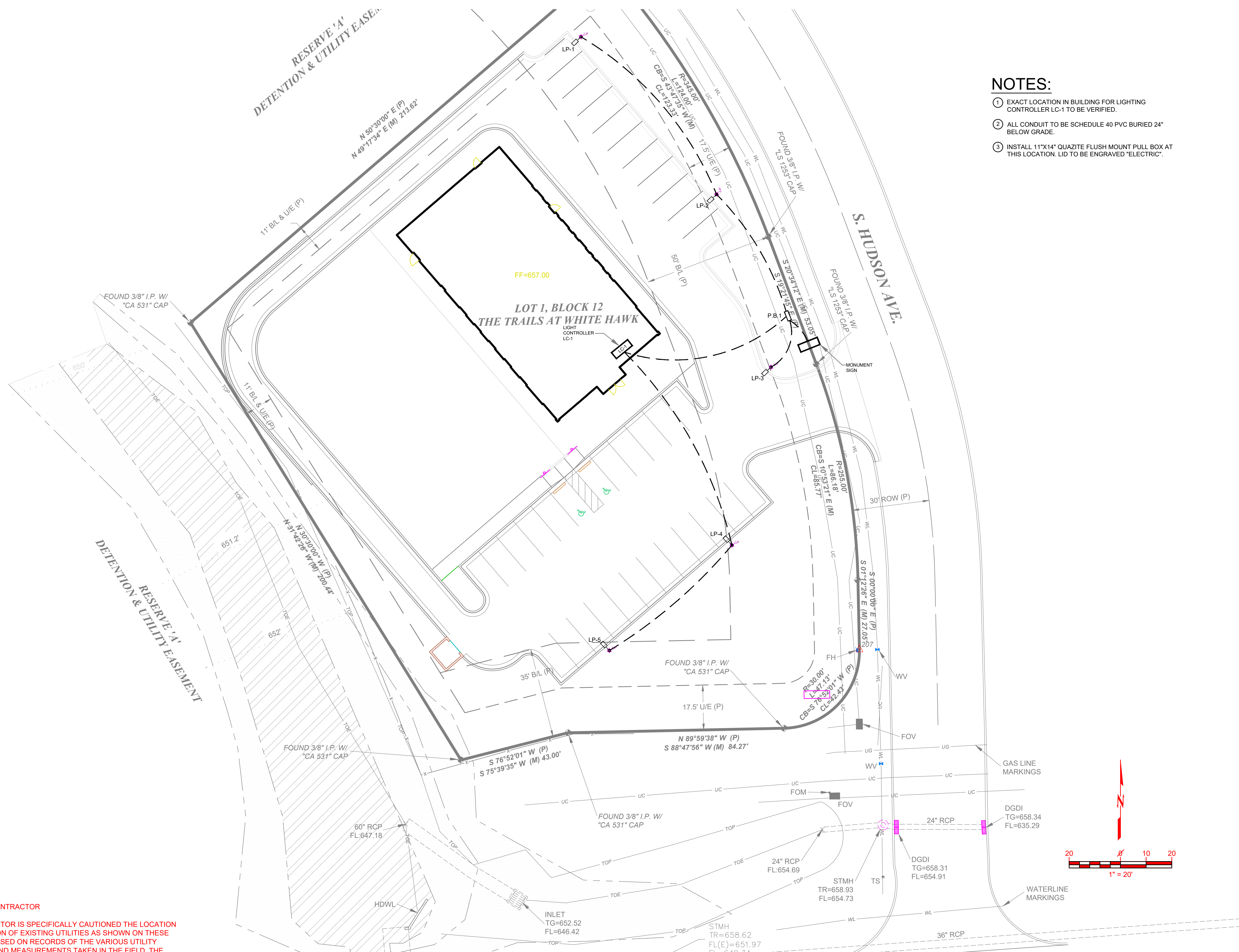


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PROJECT NO: 100-187
ISSUE DATE: 02/06/2024

E-100



- ① EXACT LOCATION IN BUILDING FOR LIGHTING CONTROLLER LC-1 TO BE VERIFIED.
- ② ALL CONDUIT TO BE SCHEDULE 40 PVC BURIED 24" BELOW GRADE.
- ③ INSTALL 11"x14" QUAZITE FLUSH MOUNT PULL BOX AT THIS LOCATION. LID TO BE ENGRAVED "ELECTRIC".

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.



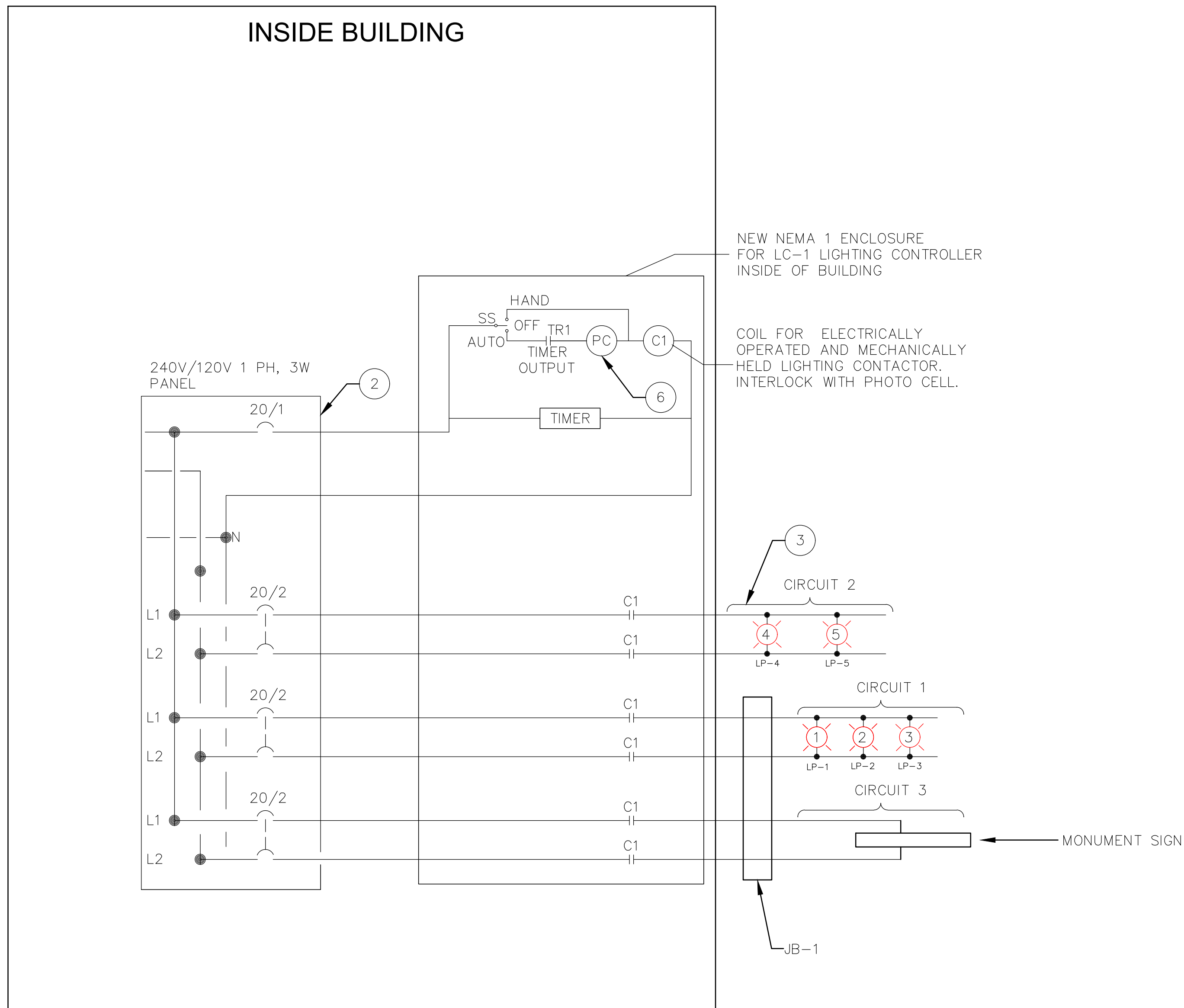
Know what's **below**.
Call before you dig.



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

NOTES:

- ① PROVIDE AND INSTALL ALL EQUIPMENT SHOWN FOR LIGHTING CONTROL.
- ② RUN CIRCUITS IN BUILDING AND PROVIDE AND CONNECT CIRCUIT BREAKERS FROM BUILDING PANEL TO LIGHTING CONTROLLER LC-1.
- ③ ALL FIELD LIGHTING CIRCUIT WIRES TO BE (2)#6, (1)#4G. CONDUIT FROM CONTROLLERS TO LIGHT POLES TO BE 2" PVC BURIED 24" BELOW GRADE.
- ④ ALL WIRE FROM POLE BASES TO FIXTURES TO BE #12 THHN/WHN UNLESS SHOWN OTHERWISE. PROVIDE GROUND FOR ALL LIGHTS (SEPARATE FROM NEUTRAL).
- ⑤ INSTALL FLUSH MOUNT PULL BOXES AS SHOWN ON PLANS.
- ⑥ INSTALL PHOTOCELL ON BUILDING TO ENSURE LIGHTS ONLY COME ON AT NIGHT IN AUTO POSITION.



LEGEND:

- 
 = POLE NUMBER

 = LED POLE MOUNT
FIXTURE

 = NEW LC-1
CONTROLLER CABINET

1 LIGHTING CONTROLLER LC-1
NO SCALE

LIGHTS CONTROLLED BY TIMER INTERLOCKED WITH PHOTOCELL



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PROJECT NO: 100-187
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E-200

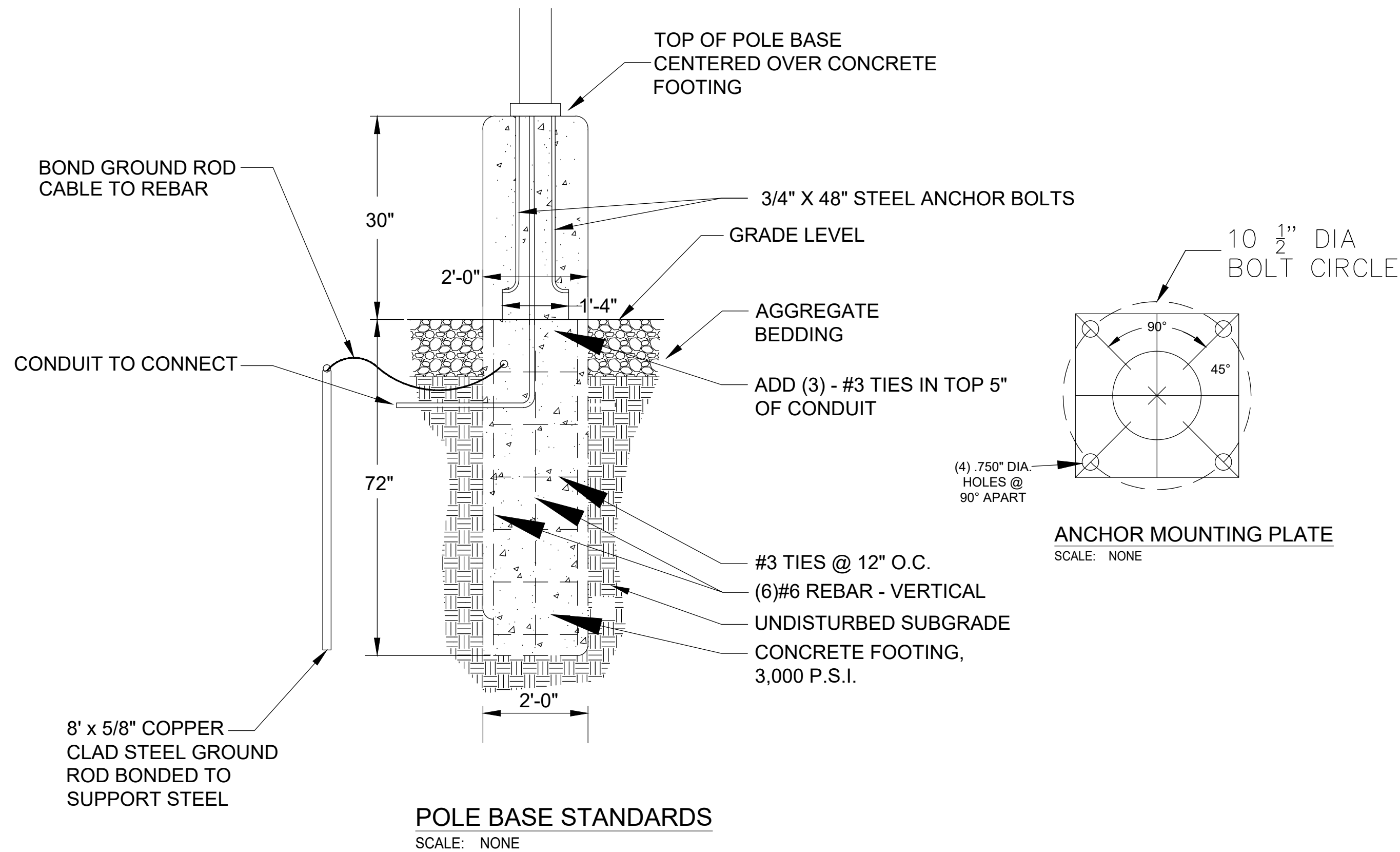
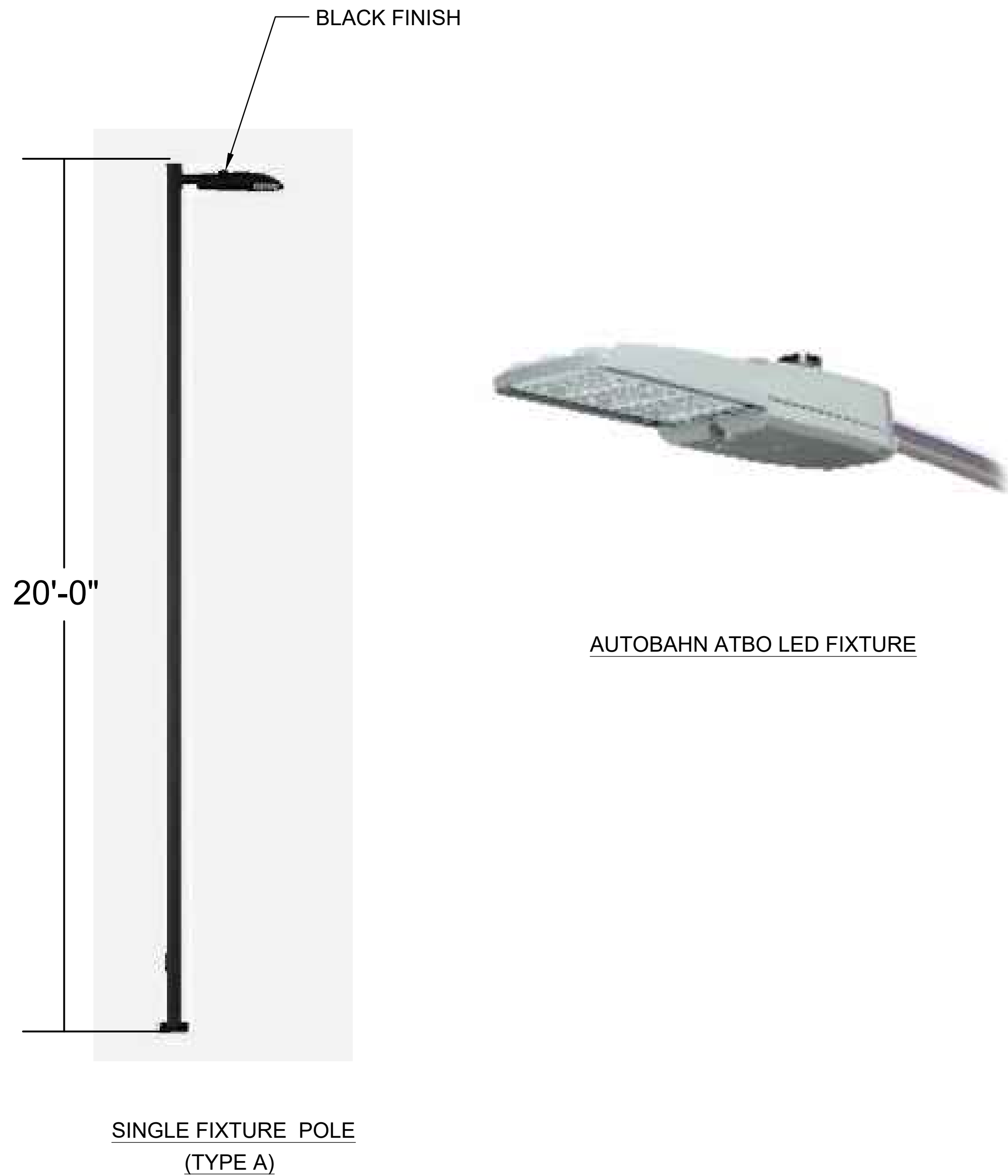


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PROJECT NO: 100-187
ISSUE DATE: 02/06/20

E-300



CONTACT COREY CORNETT HOLOPHANE LIGHTING
HOLOPHANE LIGHTING (918) 200-3242 FOR LIGHTING
INFORMATION. ANY ALTERNATES MUST MATCH
SPECIFICATIONS FOR EQUIPMENT SHOWN AND BE
APPROVED BY ENGINEER.

ELECTRICAL POLE DETAILS

SCALE: NONE

FIXTURE	DESCRIPTION	PART #: (AMERICAN ELECTRIC LIGHTING PART NUMBERS)	WATT	LUMENS
TYPE A	LUMINAIRE	ACM P600 MVOLT ZT R4 4B 4K BK 20K P7 NBR SH SSS 20 44C D01 AD2 BK ABG ATB0DECOS BK	64W	9827
POLE	20' STEEL POLE	SSS 20 44C D01 AD2 BZ 20' SQUARE STRAIGHT STEEL POLE	---	---



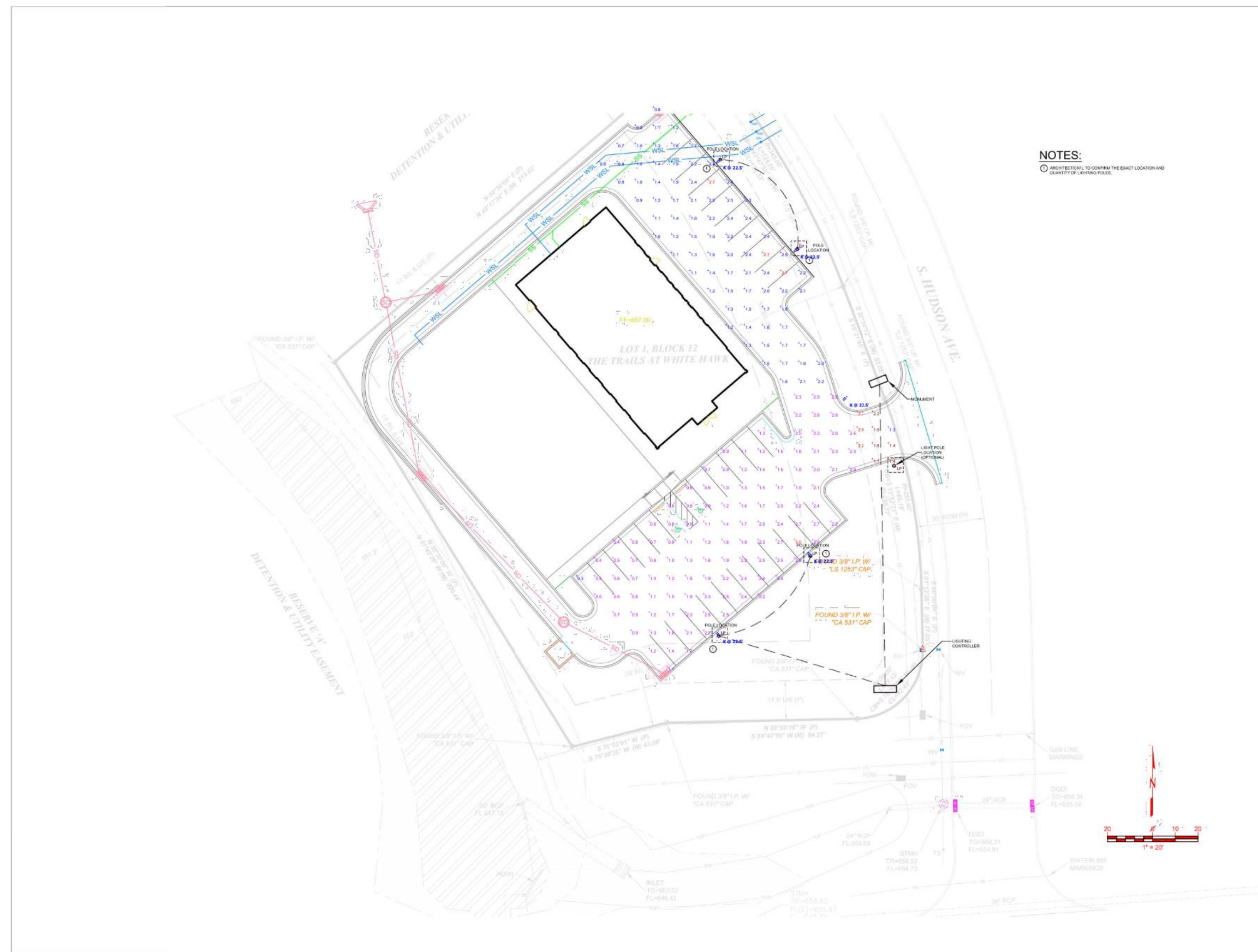
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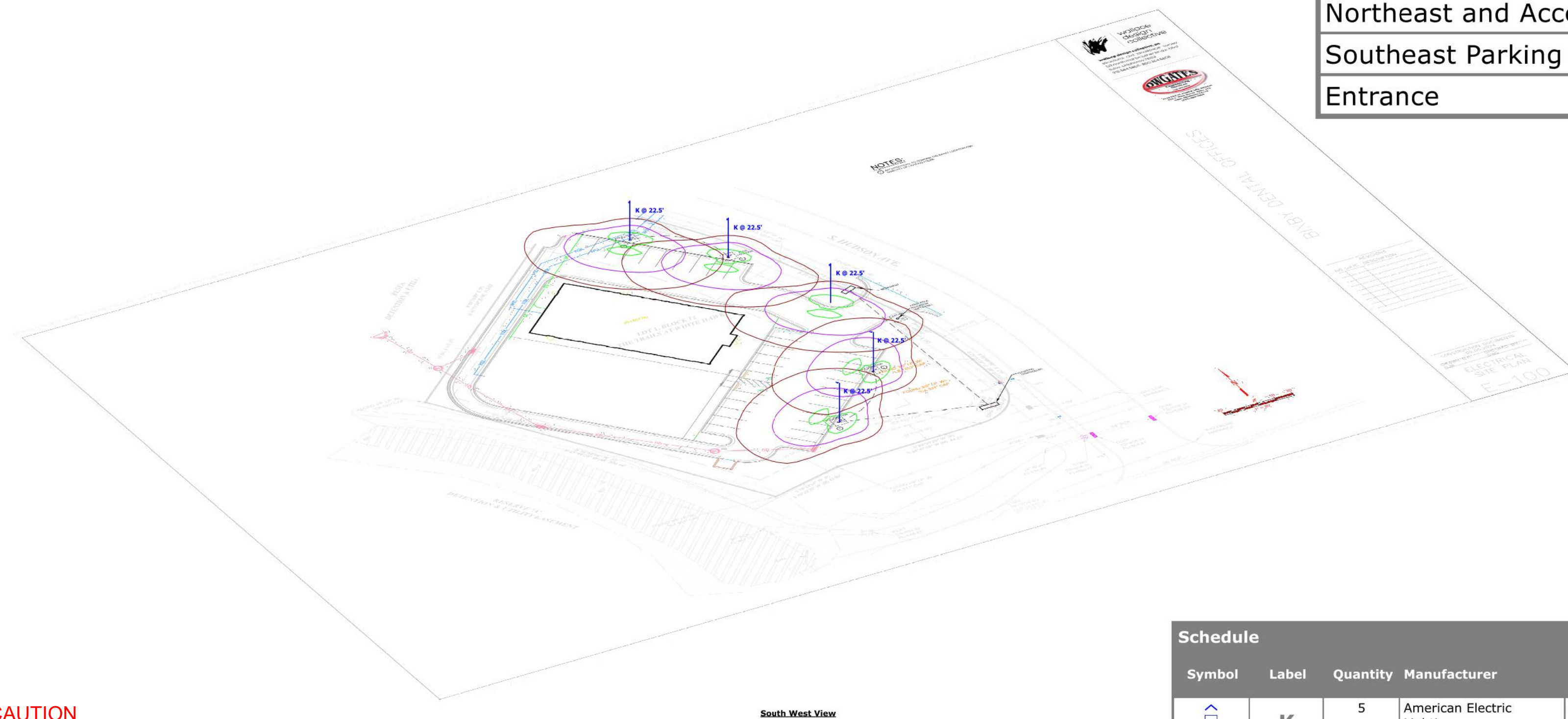


Know what's **below**.
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Plan View
Scale - 1" = 30ft

Background Image Disclaimer
Please note this design utilizes an image format or converted image such as a PDF or JPEG formats for the background shown. These types of formats can vary in accuracy and possibly resulting in deficiencies of actual readings in the field. Acuity Brands strongly suggests the use of AutoCAD formats for all design requests.



South West View

CAUTION
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wallace
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collective

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structural • civil • landscape • survey
123 north martin luther king jr. blvd
tulsa, oklahoma 74103
918.584.5858 • 800.344.5858



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Northeast and Access	+	1.7 fc	2.7 fc	0.6 fc	4.5:1	2.8:1
Southeast Parking and Access	+	1.6 fc	3.0 fc	0.3 fc	10.0:1	5.3:1
Entrance	+	1.9 fc	2.7 fc	1.3 fc	2.1:1	1.5:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution
	K	5	American Electric Lighting	ACM P603 R4 4K/5K	ACM P603 Performance package Roadway Type IV distribution 4000K/5000K CCT	1	9827	0.92	61	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2

General Notes - Exterior

1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).

2. Please refer to the fixture labels for product type and mounting height.

3. Product information can be obtained at <https://www.acuitybrands.com/> or through your local agency.

BIXBY DENTAL OFFICES

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[illegible]

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PROJECT NO: 100-187
ISSUE DATE: 02/06/2024

E-400



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

STAFF REPORT

To: Bixby Planning Commission

From: Gwen Plante, Assistant City Planner

Date: March 18, 2024

RE: **COMPREHENSIVE PLAN AMENDMENT** |
(BXCP-24.01) A major amendment is being
requested to change from Low-Density Residential to
Medium-Density Residential.

RE-ZONING | (BXZO-24.02) Agriculture (AG) to
Residential Single-family (RS-3)

**PLANNED UNIT DEVELOPMENT (PUD) | SPARTAN
CROSSINGS**
(BXPUD 24.02)

Applicant | Tanner Consulting

REQUEST: Discussion and review of the following:

Comprehensive Plan Amendment:

A Minor Amendment to the Comprehensive Plan Map is being requested to change from Low-Density Residential to Medium-Density Residential to allow for a zoning change (BXZO 24.02).

Zoning Changes:

- Rezoning from (AG) Agriculture to (RS-3) Residential Single Family.
- Planned Unit Development (PUD) discussion and approval for *Spartan Crossings* (BXPUD 24.02)

LOCATION: Located approximately ¼ mile East of the Southeast corner of East 161st Street South and South Sheridan Road.

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (RS-3) Residential Single Family with PUD

ACRES: +/- 29.568 acres

STR: Section 26, Township 17N, Range 13E

EXISTING USE: Vacant

PROPOSED USE: (RS-3) Residential Single-family homes

Development Standards

	Code for RS-3	PUD
<i>Maximum Number of Dwellings</i>	153	100
<i>Minimum Lot Width</i>	65 ft.	60 ft.
<i>Minimum Lot Size</i>	6,900 SF	6,900 SF
<i>Maximum Building Height</i>	3 stories or 48 ft.	2 stories and 35 ft.
<i>Minimum Yard Setbacks:</i>		
- <i>Front Yard</i>	25 ft.	20 ft.
- <i>Rear Yard</i>	20 ft.	15 ft.
- <i>Side Yard (Interior)</i>	5 ft.	5 ft.
- <i>Side Yard Abutting a Street</i>		15 ft.
- <i>Garage Facing Side Yard Street</i>		20 ft.
<i>Minimum Dwelling Size</i>	1,700 SF	
<i>Other Bulk and Area Requirements</i>	As required within RS-3 District	
<i>First Floor Exterior Materials</i>	75% Masonry****	

**** Masonry shall include brick, natural or manufactured stone, and stucco. Cementitious fiber is an approved alternative. Masonry shall be applied to a minimum of three (3) building sides. Minimum masonry percentages shall exclude windows, doors, and beneath covered patios and porches.

Figure 1: Conceptual Site Plan

Spartan Crossings

EXHIBIT B

CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT DATED FEBRUARY 6, 2024

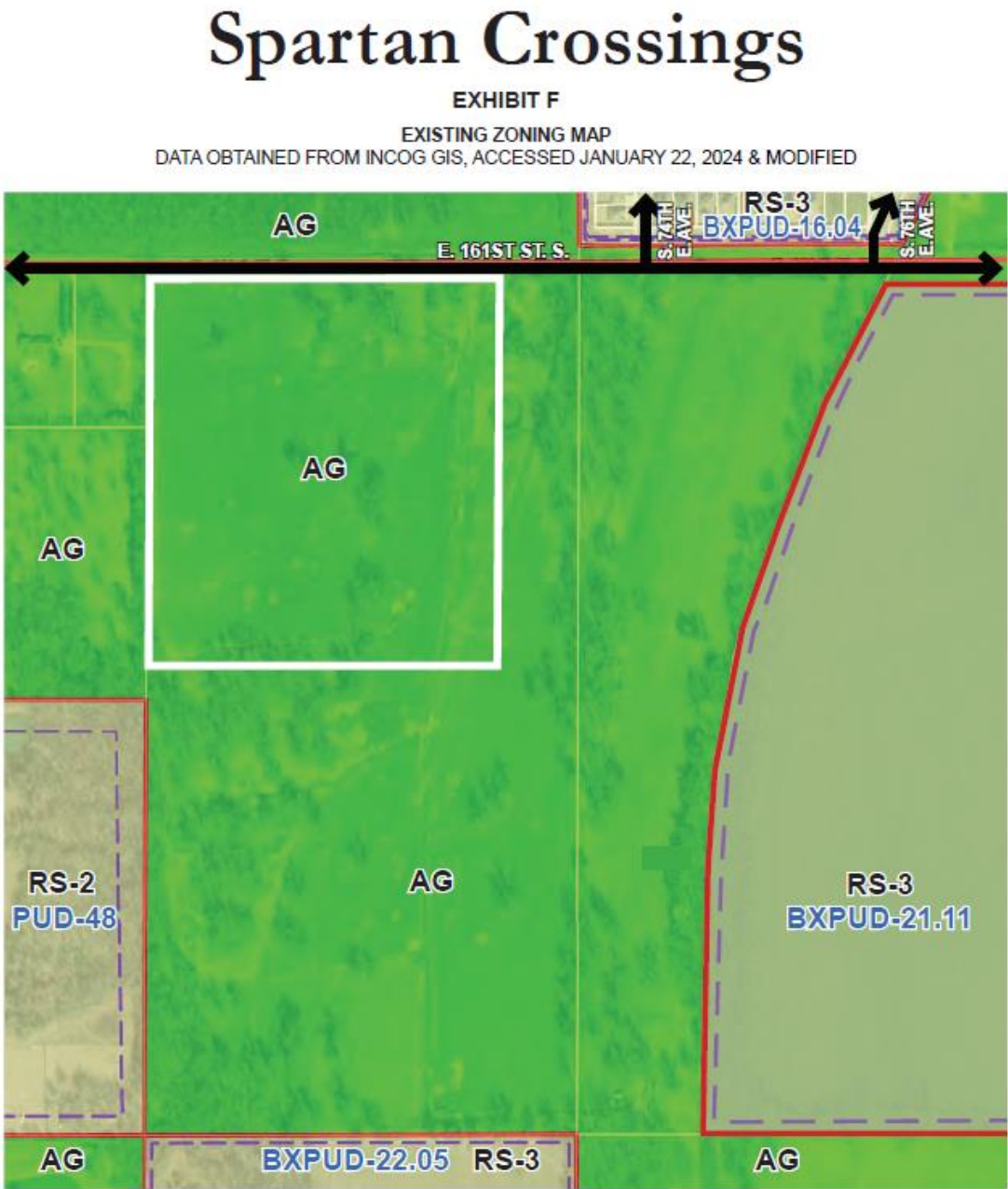


PUBLIC INPUT: No comments were given at the time of this report.

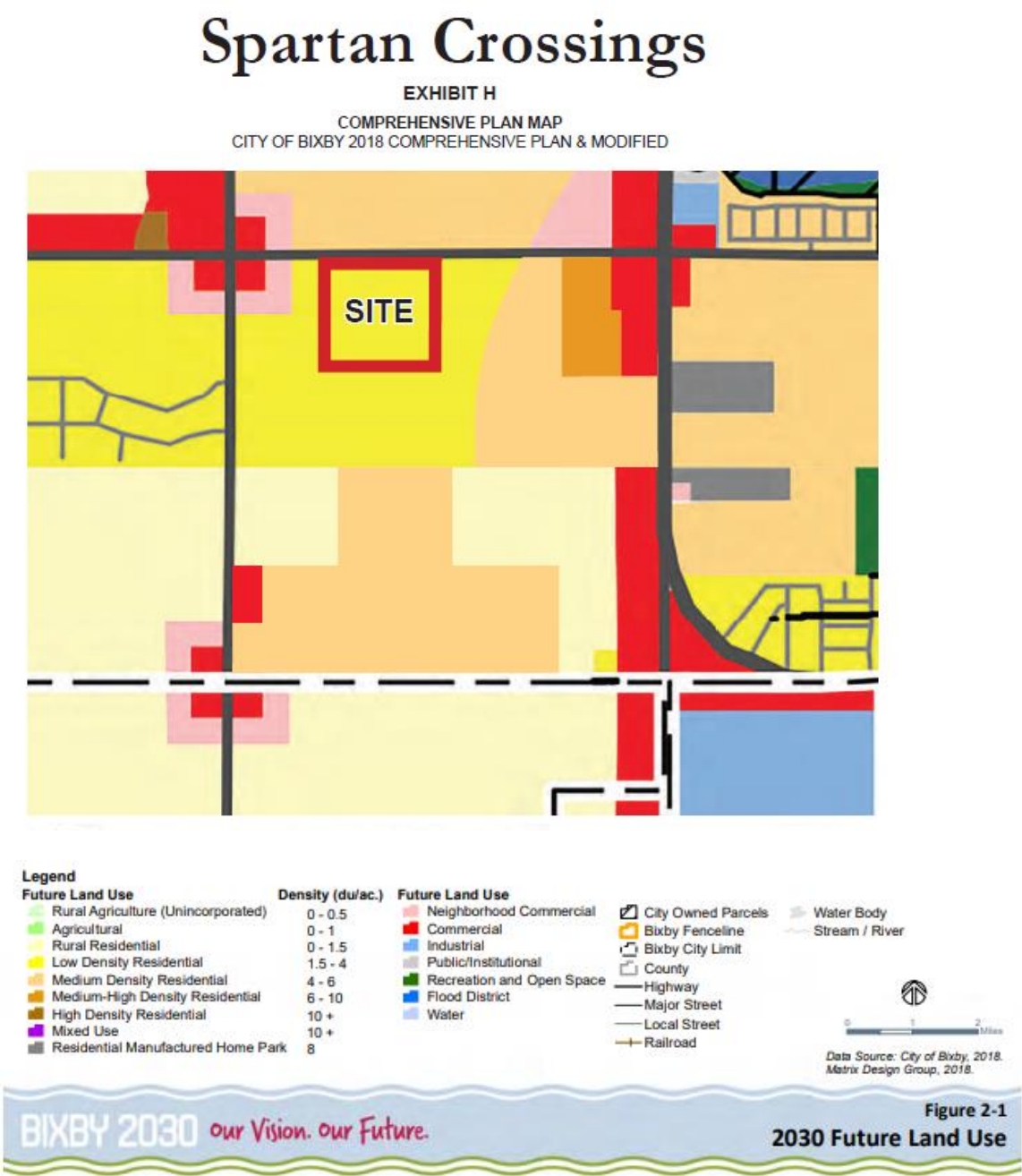
SURROUNDING ZONING AND LAND USE:

North:	(AG) Agriculture
West:	(AG) Agriculture
South:	(AG) Agriculture
East:	(AG) Agriculture

Figure 3: Existing zoning for surrounding areas.



EXISTING COMPREHENSIVE PLAN:
Figure 3: Comprehensive Plan 2030 Future Land Use Designation

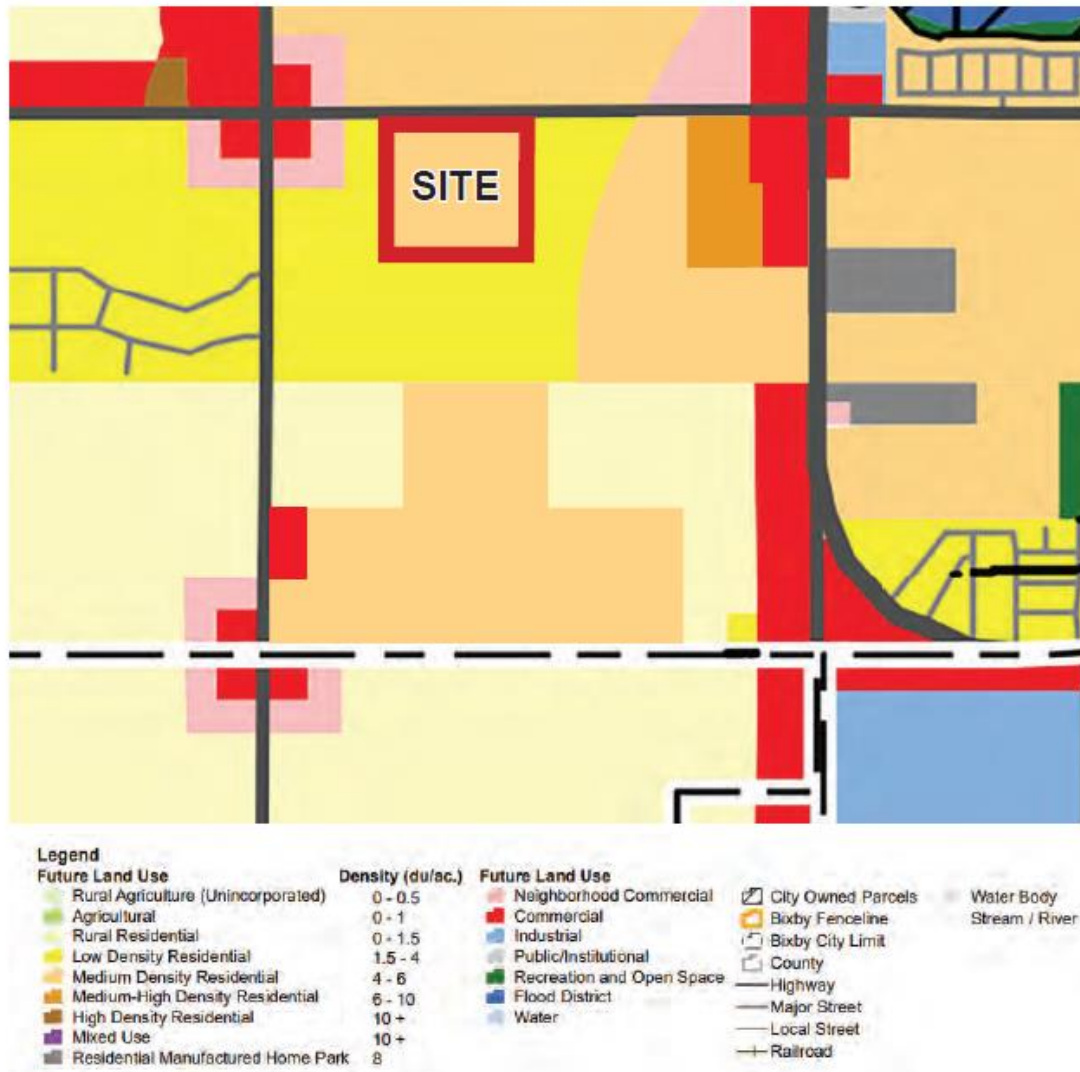


PROPOSED COMPREHENSIVE PLAN AMENDMENT
A Major Amendment to the Comprehensive Plan Map is being requested to change from Low-Density Residential to Medium-Density Residential.

Spartan Crossings

EXHIBIT I

PROPOSED COMPREHENSIVE PLAN MAP
CITY OF BIXBY 2018 COMPREHENSIVE PLAN, MODIFIED



ATTACHMENTS:

1. Planned Unit Development

STAFF COMMENTS:

Staff believes the proposed zoning changes and Comp Plan amendment will allow the proposed PUD to align well with the surrounding land use and future land use. Staff would like to see plans for interconnectivity with future developments.

Spartan Crossings

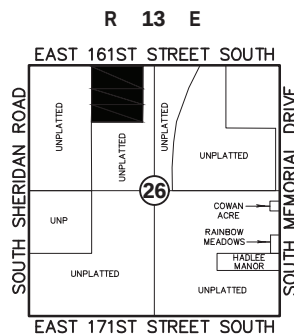
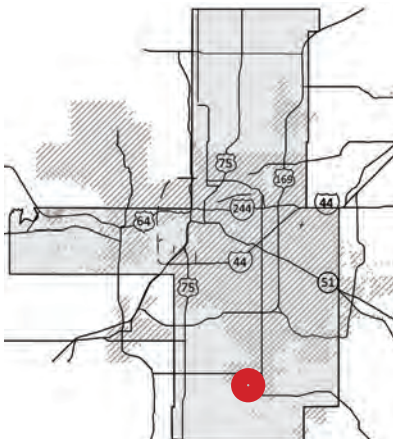
A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 29.568 ACRES
 LOCATED AT THE SOUTH OF EAST 161ST STREET SOUTH BETWEEN SOUTH SHERIDAN ROAD AND SOUTH MEMORIAL DRIVE
 CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



MARCH 11, 2024

OWNER/DEVELOPER:
 SPARTAN CROSSINGS, LLC
 C/O BRIAN GREEN
 5420 S 99TH E. AVE.
 TULSA, OK 74145
 918-298-6700

APPLICANT/CONSULTANT:
 TANNER CONSULTING LLC
 C/O ERIK ENYART
 5323 S LEWIS AVE
 TULSA, OK 74105
 EENYART@TANNERBAITSHOP.COM



Location Map

Scale: 1"= 2000'



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I. PROPERTY DESCRIPTION

Spartan Crossings consists of 29.568 acres located ¼ mile east of the southeast corner of East 161st Street South and South Sheridan Road in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

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

BEGINNING AT THE NORTHWEST CORNER OF SAID NE/4 NW/4; THENCE NORTH 88°35'02" EAST AND ALONG THE NORTH LINE OF THE NE/4 NW/4, FOR A DISTANCE OF 1080.00 FEET; THENCE SOUTH 1°03'49" EAST AND PARALLEL WITH THE WEST LINE OF THE NE/4 NW/4, FOR A DISTANCE OF 1192.61 FEET; THENCE SOUTH 88°35'02" WEST AND PARALLEL WITH SAID NORTH LINE, FOR A DISTANCE OF 1080.00 FEET TO A POINT ON SAID WEST LINE OF THE NE/4 NW/4; THENCE NORTH 1°03'49" WEST AND ALONG THE WEST LINE, FOR A DISTANCE OF 1192.61 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,287,997 SQUARE FEET OR 29.568 ACRES.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

Spartan Crossings is a single-family residential Planned Unit Development (PUD) of 29.568 acres located ¼ mile east of the southeast corner of East 161st Street South and South Sheridan Road in the City of Bixby, Oklahoma. Situated at the foothills east of Sheridan Road, the land crosses between uplands to the west and the historically farmed lowlands to the east. Ultimately, Spartan Crossings and its future phases are planned to preserve roughly half of the land area for stormwater drainage, detention, and neighborhood amenities. The developable land will be elevated as required for removal from the regulatory floodplain, and the design will conform to the regional master drainage plan. The vast open spaces are conceptually designed to facilitate existing drainage patterns flowing northeasterly, crossing 161st Street South, along a tributary of Bixby Creek, provide floodplain compensatory storage, and preserve potentially environmentally sensitive land features. The conceptually planned open space network is connected to existing and proposed open spaces in Conrad Farms (Conrad Village) to the north, “Ellis Ranch” to the east, and “The Preserve” to the south. To the northeast of the site, the Bixby Creek right-of-way is identified as a trail corridor on both the City of Bixby 2018 Comprehensive Plan’s “Trails” map Figure 4-2 and the “GO Plan,” the Tulsa Regional Bicycle and Pedestrian Master Plan. Crossing 161st Street South at the overall site’s northeast corner, Spartan Crossing’s linear open space network connects with existing open spaces and sidewalks along 76th East Avenue and Reserve A of Conrad Farms (Conrad Village) allowing for future regional trail connections. The intersection of 161st Street South and Memorial Drive is becoming a major crossroads in south Bixby, serving the area’s growing neighborhoods and providing access to the central campuses of Bixby Public Schools to the east and the Downtown River District to the northeast.

As outlined in the Bixby Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

The nonresidential intensities and residential densities as proposed by this PUD are in accordance with the existing “Low Density Residential” Future Land Use designation of the City of Bixby 2018 Comprehensive Plan Future Land Use map. However, to better align the proposed land uses and intensities and densities, and in accordance with previous guidance from Planning Staff, a companion application (BXCP 24.01) has been filed for Minor Amendment to the Comprehensive Plan to redesignate the map from “Low Density Residential” to Medium Density Residential”. Exhibit H is an excerpt of the existing Future Land Use map including the site. Exhibit I is the same map, modified to reflect the proposed Comprehensive Plan Minor Amendment.

To further facilitate this PUD, a companion application (BXZO 24.02) has been filed, which proposes to rezone the site from AG Agricultural District to RS-3 Single-Family Residential District. Existing zoning is reflected on Exhibit F and proposed zoning is reflected on Exhibit G of this PUD.

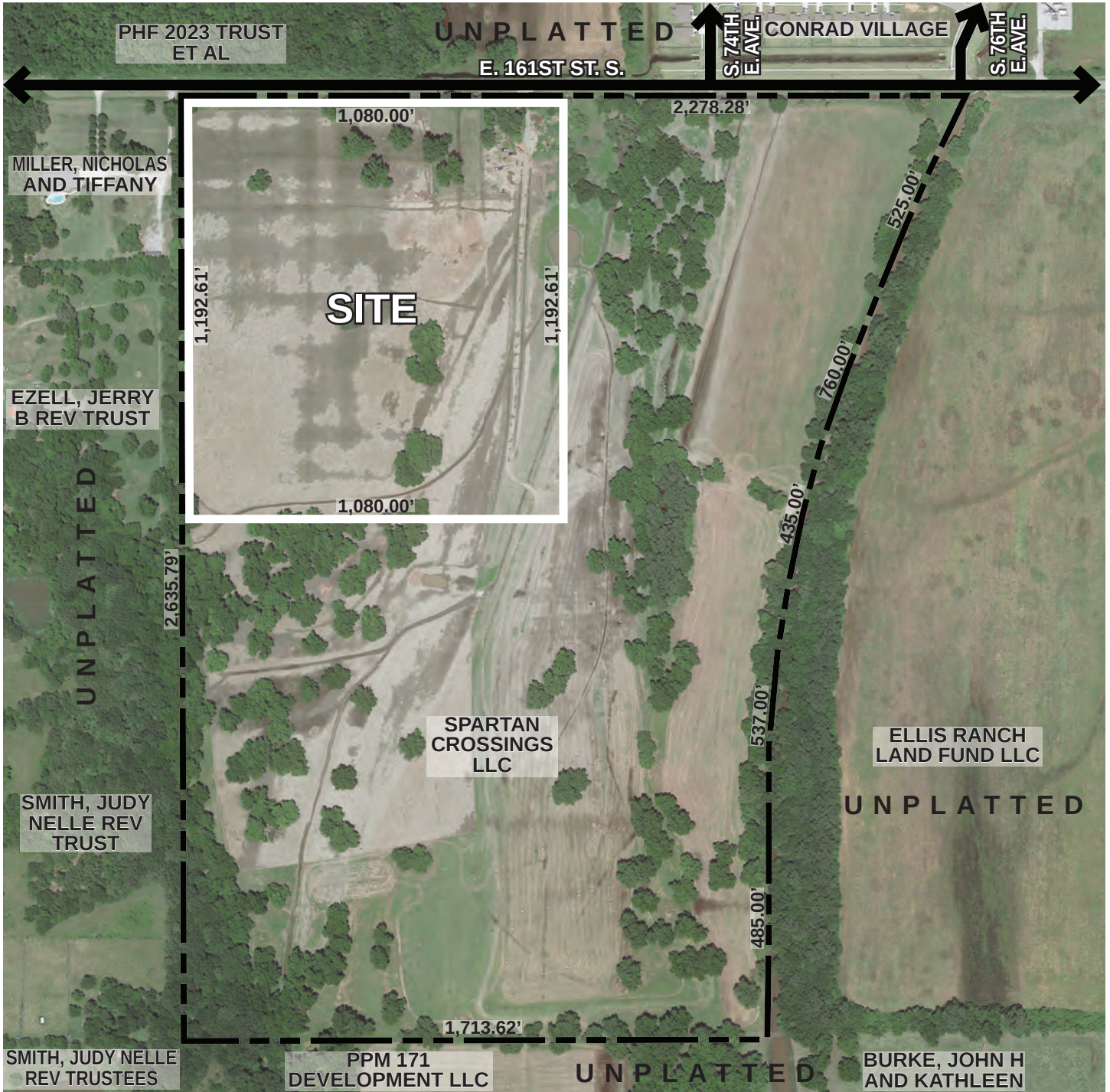
The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, “Aerial Photography & Boundary Depiction.” A conceptual site plan depicting the design features and proposed Development Areas is provided on Exhibit B “Conceptual Site Plan.” The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

Although Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 would permit at least 153 dwelling units with the proposed RS-3 underlying zoning, this PUD will restrict the development to 100 dwelling units. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards (minimum dwelling size and masonry requirements, requirements for minimum open space preservation for neighborhood amenities, etc.) than could otherwise be permitted under the existing Zoning Code provisions.

Spartan Crossings

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

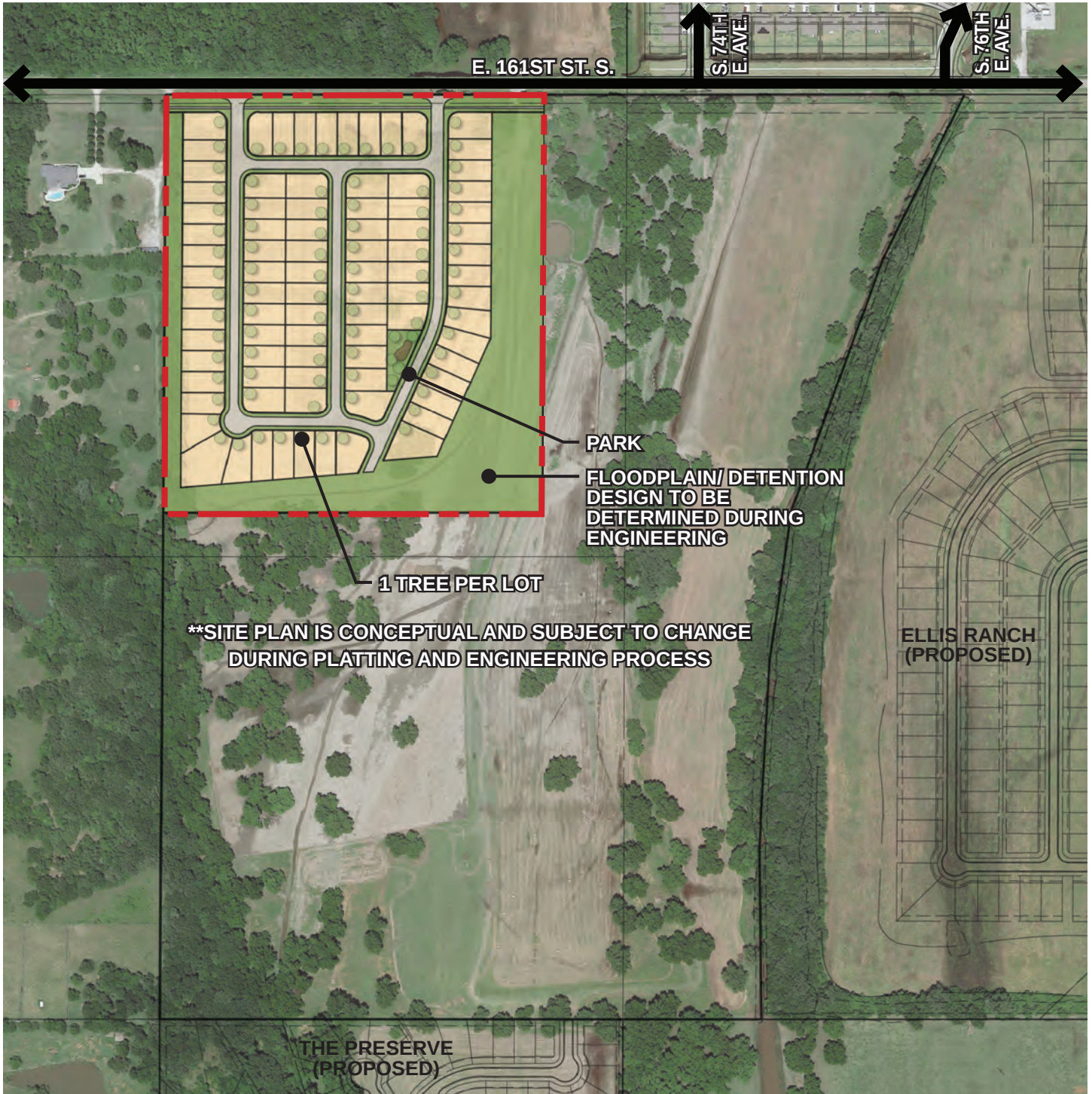


Spartan Crossings

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED FEBRUARY 6, 2024



III. DEVELOPMENT STANDARDS

Gross Land Area:	1,287,997 SF	29.568 AC
Net Land Area:	1,287,997 SF	29.568 AC
Permitted Uses: Use Unit 6 single-family dwellings on individual lots and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Dwelling Units:	100	
Minimum Lot Width †:	60 FT	
Minimum Lot Size:	6,900 SF	
Minimum Land Area per Dwelling Unit:	8,400 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Off-street Parking and Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard width or area.	
Minimum Livability Space:	3,000 SF ***	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	15 FT	
Garage Facing Side Yard Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,700 SF	
First Floor Exterior Materials:	75% masonry ****	
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	

* Minimum land area per dwelling unit is satisfied by the proportion of maximum number of lots to gross land area as provided in Zoning Code Section 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code, subject to Section IV.F. of this PUD.

**** Masonry shall include brick, natural or manufactured stone, and stucco. Cementitious fiber is an approved alternative. Masonry shall be applied to a minimum of three (3) building sides. Minimum masonry percentages shall exclude windows, doors, and beneath covered patios and porches.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned AG and is vacant/agricultural. To facilitate this PUD, a companion rezoning application (_____) is proposed to rezone the site from AG to RS-3 Single-Family Residential District. Most of the abutting land is zoned RS-3 and RS-2 within PUDs (“Conrad Farms,” “Ellis Ranch,” “The Preserve,” and “Pecan Meadows”), with the balance of the land zoned AG. “Conrad Farms” (“Conrad Village”) is developed, “Ellis Ranch” and “The Preserve” are in engineering design and permitting, and “Pecan Meadows” has not been developed and is vacant and agricultural. The AG-zoned areas are primarily agricultural and vacant to the north and southeast, and rural residential to the west. Existing zoning patterns are represented on Exhibit G of this PUD.

IV.B. ACCESS AND CIRCULATION: As designed, the development will have several points of access to East 161st Street South. A stub street is proposed in the first phase to provide access to future phases, which would in turn connect to “The Preserve” and other adjoining future developments. Right-of-way will be dedicated for the 161st Street South Arterial Street frontage in accordance with the Subdivision Regulations. All other streets within the subdivision will be local, minor residential streets.

Streets serving Spartan Crossings are proposed to be public. However, the development will have the option of private, gated streets, per this PUD. Whether public or private, streets shall be constructed to meet the minimum standards of the City of Bixby for minor public streets; provided, however, the City of Bixby may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and approved alternatives to typical sidewalk design. Any divided, boulevard streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Bixby during the platting stage. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Bixby and be approved by the Bixby Fire Marshal during the platting stage.

Except as otherwise provided in this PUD, sidewalks, including both internal and along exterior street frontages, shall be constructed by the developer or individual lot owners in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of five (5) feet in width along 161st St. S. and four (4) feet in width elsewhere, shall be ADA compliant, and shall be approved by the City Engineer. Sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement.

Limits of No Access (LNA) will be imposed by the future plat along the 161st Street South frontage, except at approved street intersection(s).

IV.C. SIGNS: Residential subdivision entrance signage shall be permitted along the arterial street frontage and shall comply with standards for same as provided in the Bixby Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners’ Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Residential signage shall otherwise comply and all commercial signage shall comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: A twelve-inch (12”) waterline is located on the north side of 161st Street South at “Conrad Farms” (“Conrad Village”). Waterlines will be extended to serve the site. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Bixby Fire Marshal during platting.

A 21” sanitary sewerline is located along the south side of 161st Street South within the site's northeast corner. Sanitary sewer service will be extended throughout the site.

Several large stormwater drainage and detention reserve areas are conceptually planned throughout the site, as reflected on Exhibit C of this PUD. These facilities will drain to the Bixby Creek tributary along the east side of the site. Drainage and stormsewer are in design and are subject to the approval of Bixby City Staff.

Existing and proposed utilities are shown on Exhibit C of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property is relatively flat and primarily drains to the northeast to a tributary of Bixby Creek.

As represented on Exhibit E “FEMA Floodplain Map,” a majority of the first phase is located within the Zone AE 100-year (1% Annual Chance) Regulatory Floodplain and the balance is within Shaded Zone X 500-year (0.2% Annual Chance) Floodplain. Development must be designed and permitted in accordance with both FEMA and the City of Bixby Floodplain Regulations, including the FEMA Letter Of Map Revision based on Fill (LOMR-F) process.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Osage Silty Clay, 0-1% slopes, Choska Very Fine Sandy Loam, 0-1% slopes, and Wynona Silty Clay, 0-1% slopes. Development constraints associated with these soil types, and any other environmental constraint(s), will be addressed in the engineering design phase of the project. Similar soils have been encountered in the immediate area. If required prior to construction, however, a new geotechnical report will be performed to recommend paving sections and subgrade design. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. 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 and dwelling units contained within the plat.

When fully platted, not less than 20% of Spartan Crossings shall be preserved as open space for the enjoyment of the residents and shall include a neighborhood park. Livability space reductions per Bixby Zoning Code Section 11-7I-5.C. shall only be drawn from open space areas exceeding this required 20%.

IV.G. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

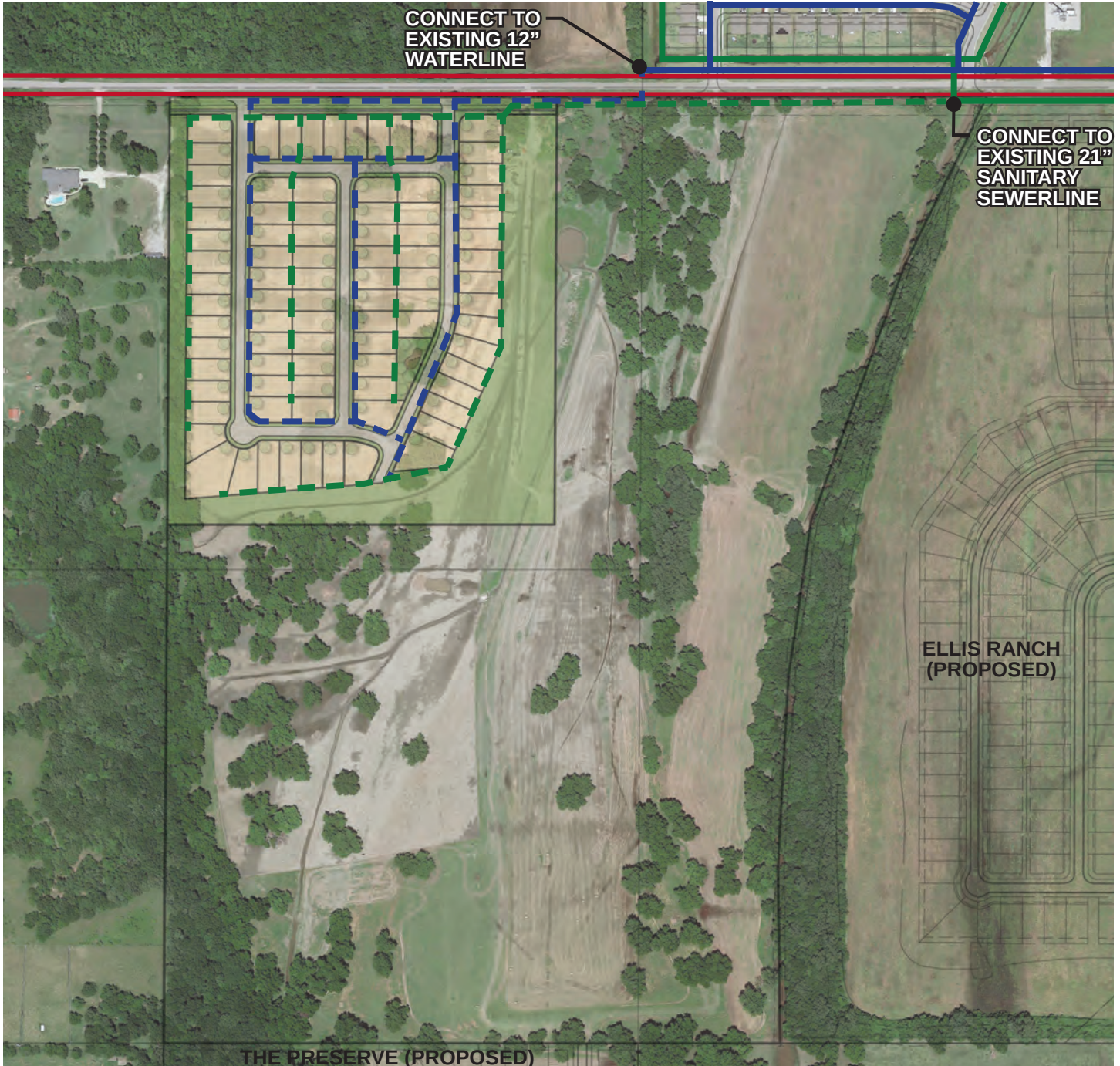
IV.H. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Spartan Crossings

EXHIBIT C

EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF FEBRUARY 5, 2024
EXISTING UTILITIES PER CITY OF BIXBY ATLAS AND FIELD SURVEY DATA



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- - - PROPOSED WATER SERVICE SYSTEM
- - - PROPOSED SANITARY SEWER SYSTEM

— EXISTING OVERHEAD ELECTRIC

9

BXPUD 24.02
MARCH 2024

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

Spartan Crossings

EXHIBIT D

EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED FEBRUARY 5, 2024
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY

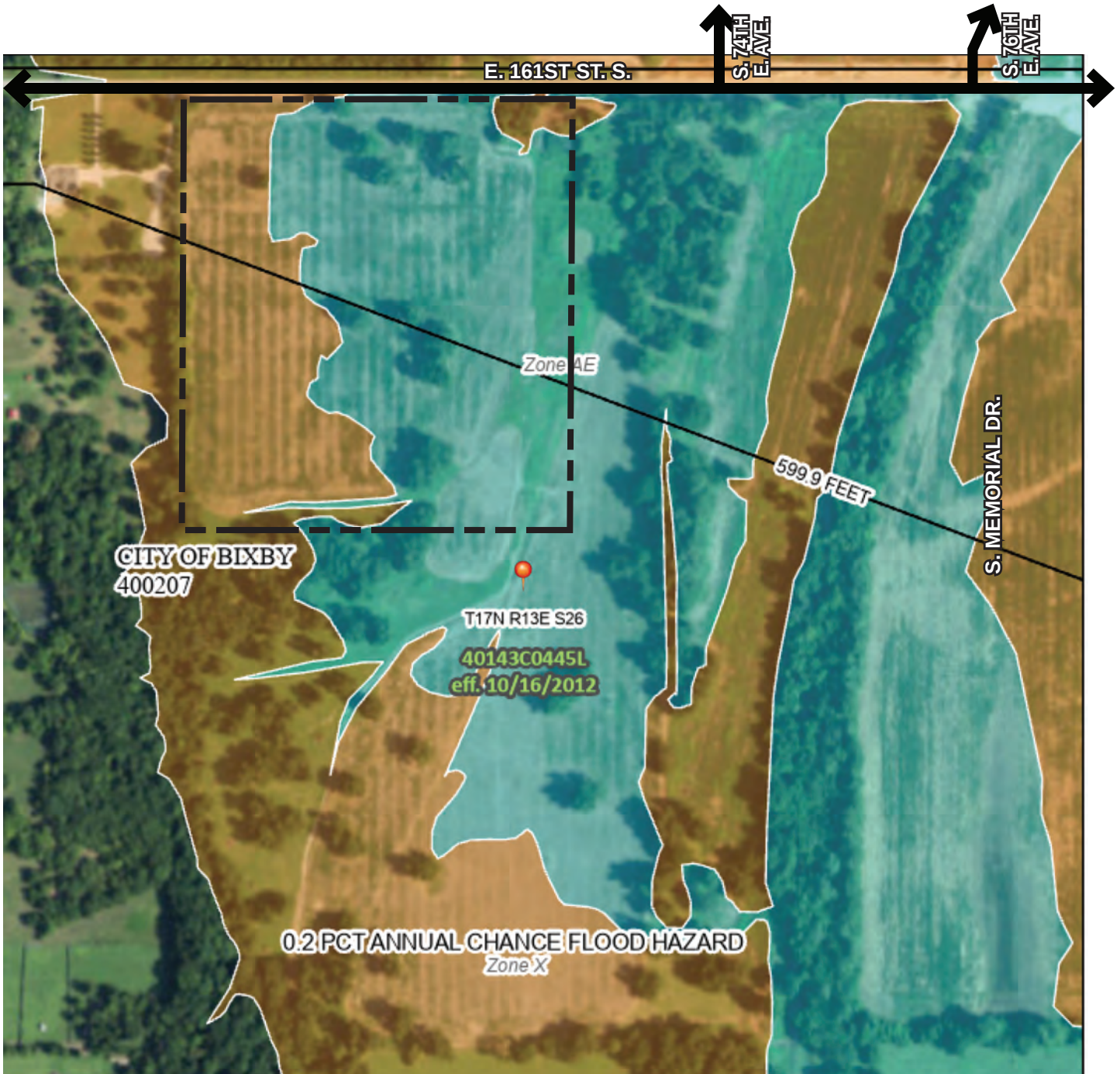


Spartan Crossings

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0445L,
EFFECTIVE 10/16/2012

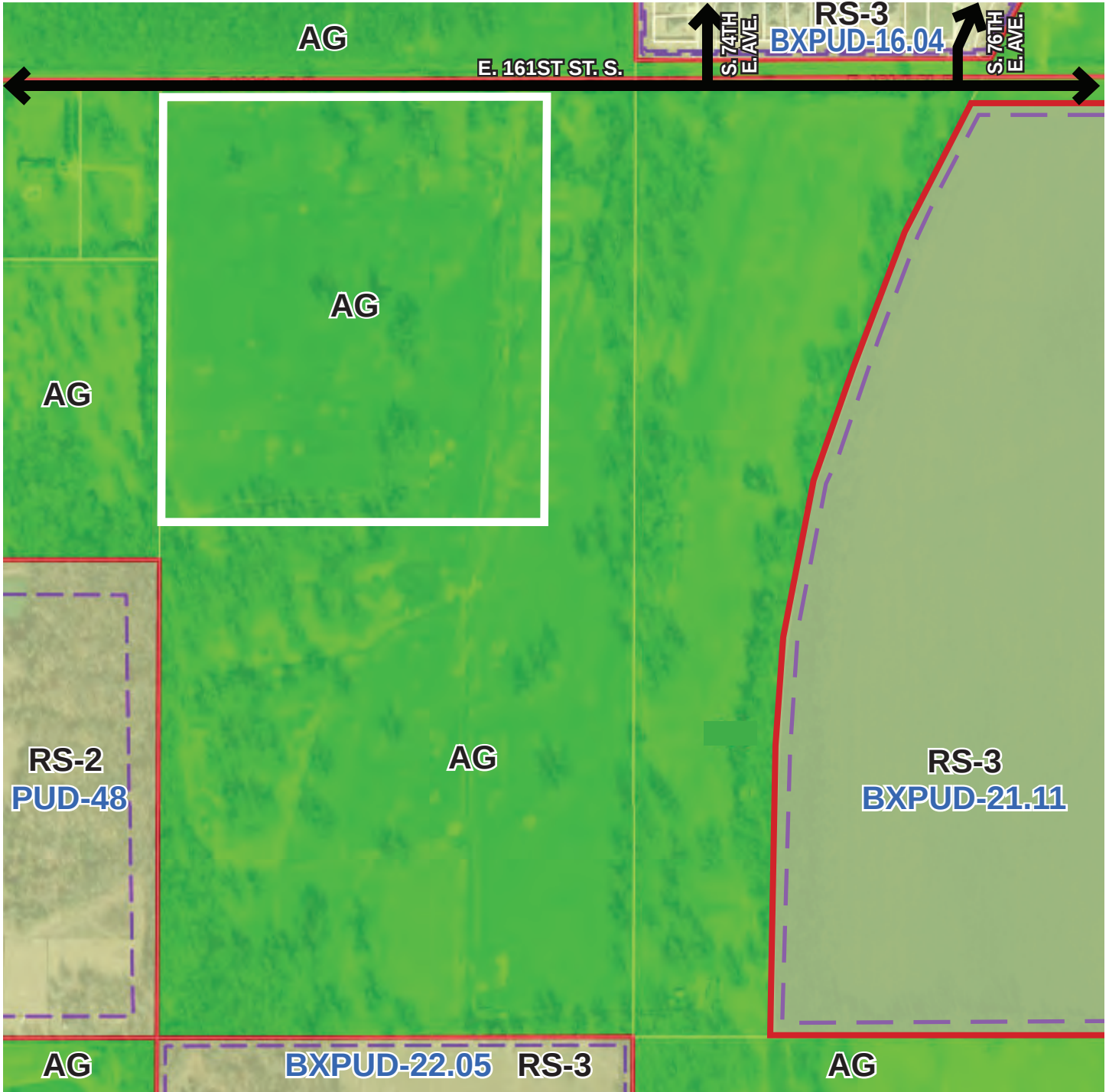


Spartan Crossings

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JANUARY 22, 2024 AND MODIFIED

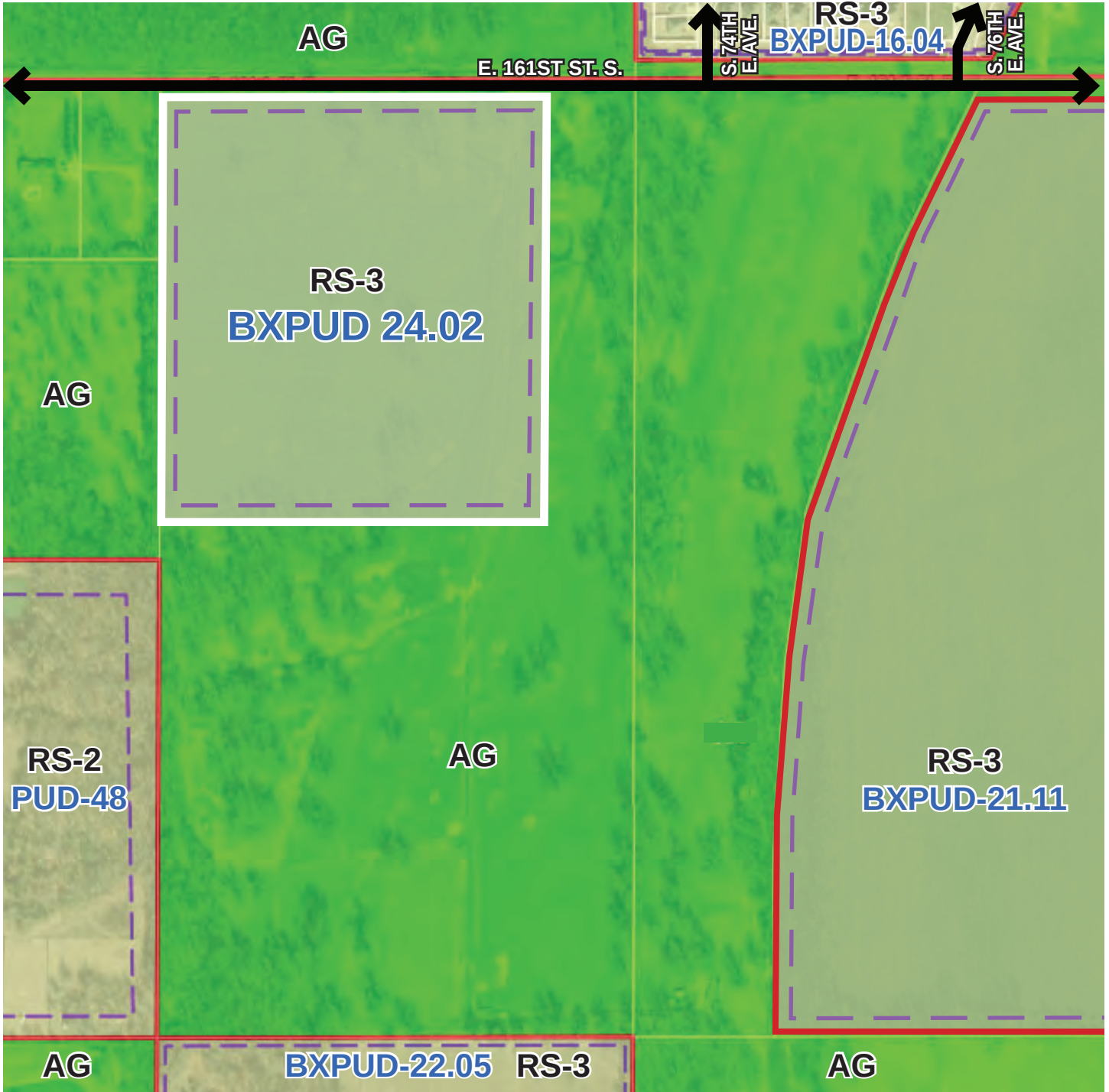


Spartan Crossings

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JANUARY 23, 2024 AND MODIFIED

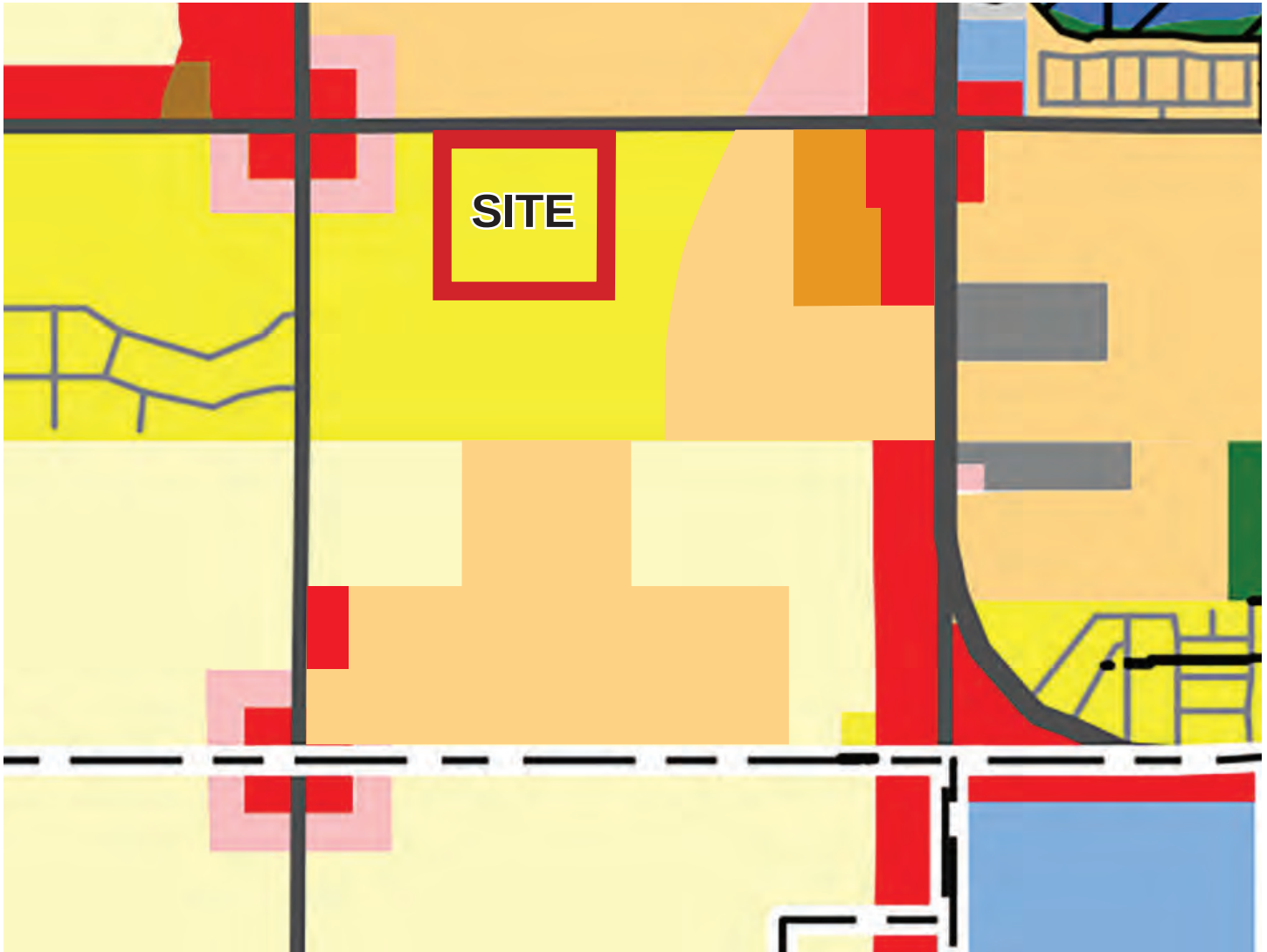


Spartan Crossings

EXHIBIT H

COMPREHENSIVE PLAN MAP

CITY OF BIXBY 2018 COMPREHENSIVE PLAN AND MODIFIED



Legend

Future Land Use

Rural Agriculture (Unincorporated)	0 - 0.5
Agricultural	0 - 1
Rural Residential	0 - 1.5
Low Density Residential	1.5 - 4
Medium Density Residential	4 - 6
Medium-High Density Residential	6 - 10
High Density Residential	10 +
Mixed Use	10 +
Residential Manufactured Home Park	8

Density (du/ac.)

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

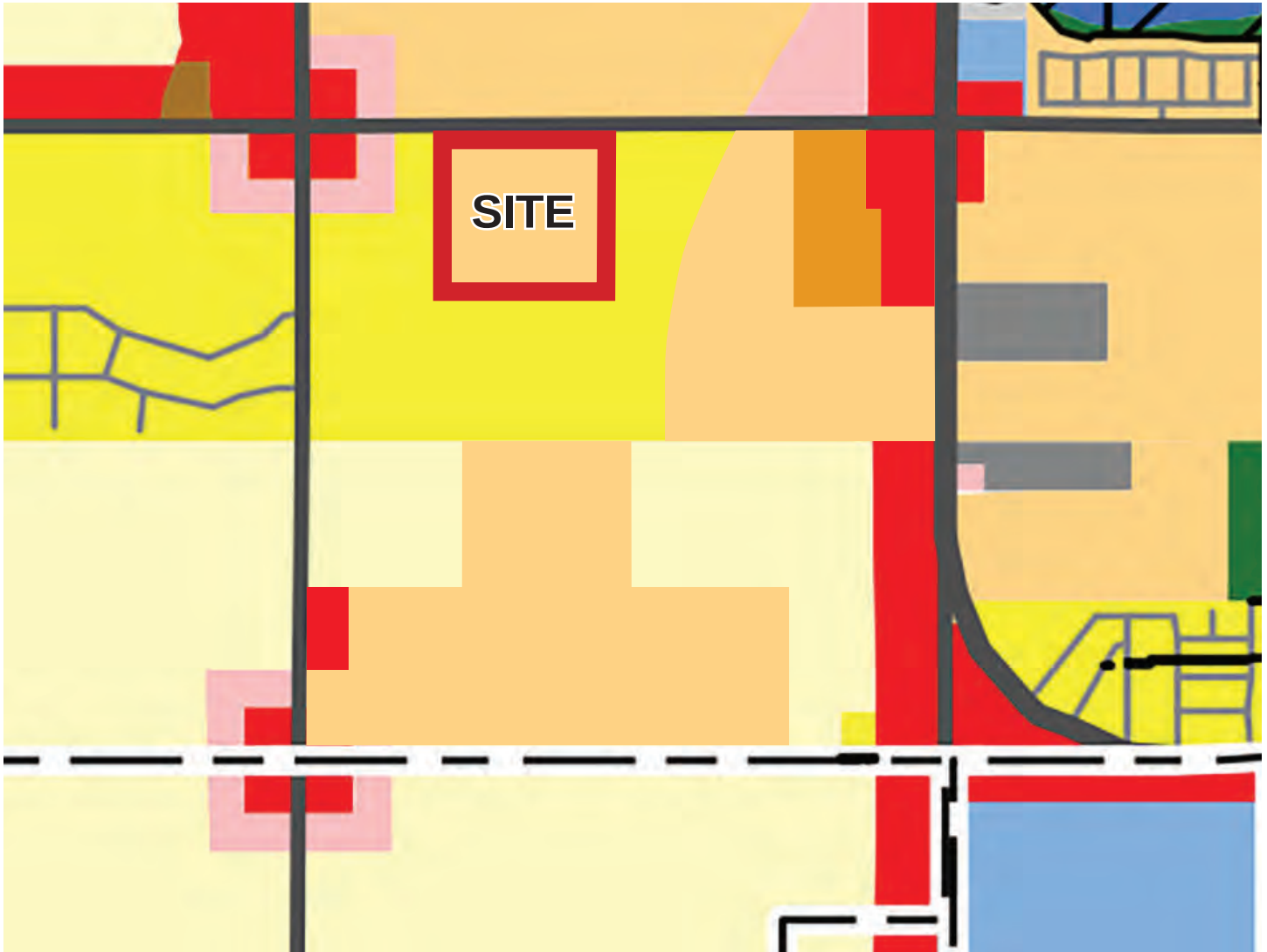
Water Body
Stream / River



Spartan Crossings

EXHIBIT I

PROPOSED COMPREHENSIVE PLAN MAP
CITY OF BIXBY 2018 COMPREHENSIVE PLAN, MODIFIED



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

- Water Body
- Stream / River





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

Staff Report

To: Bixby Planning Commission

From: Gwen Plante, Assistant City Planner

Date: March 18, 2024

Name: ***WHITE HAWK II – Reserve Area “A”***

RE: Comprehensive Plan Amendment (BXCP 24.02) Discussion and Recommendation on a Comprehensive Plan amendment (BXCP 24.02) request to change the land use from Low-Intensity Recreational / Open Space to Low-Intensity Residential.

Location: North of 151st (HYW 67) and east of Yale Section 15, Township 17N, Range 13E, in the City of Bixby, OK
164.74 (+/-) Acres

STR: Section 15, Township 17N, Range 13E

Applicant: Lou Reynolds, Eller & Detrich

Request:

Request to change the Comprehensive Plan Land Use from Low-Intensity Recreational/ open space to Low-Intensity Residential.

Existing Zoning; Use:

Residential Single-Family (RS-2), Commercial Shopping, Office, Residential Multi-Family (RM-2)

Surrounding Zoning:

- North: AG (Agriculture)
- South: CG, OM (Commercial, Office)
- East: AG (Agriculture)
- West: AG (Agriculture)

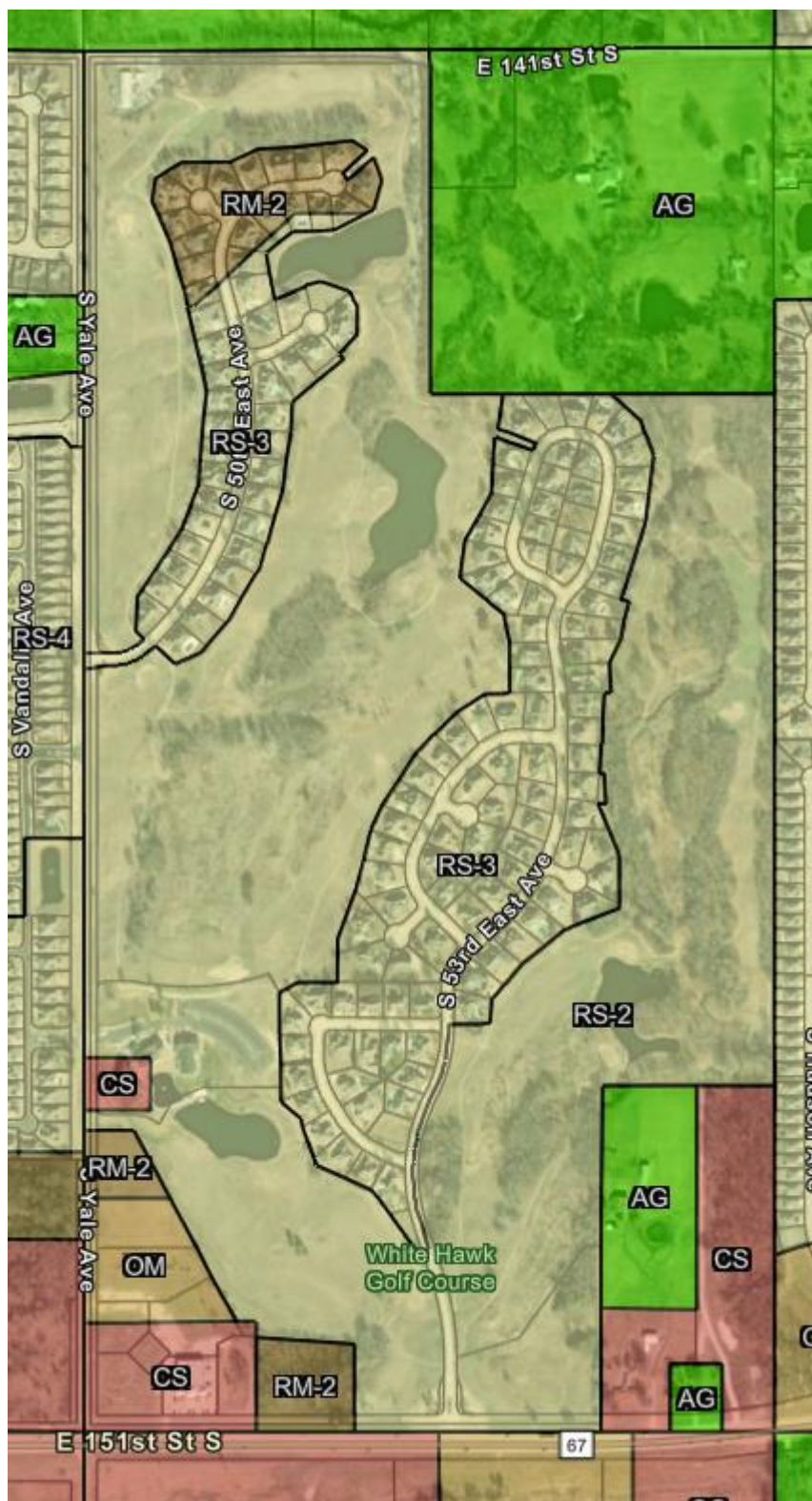
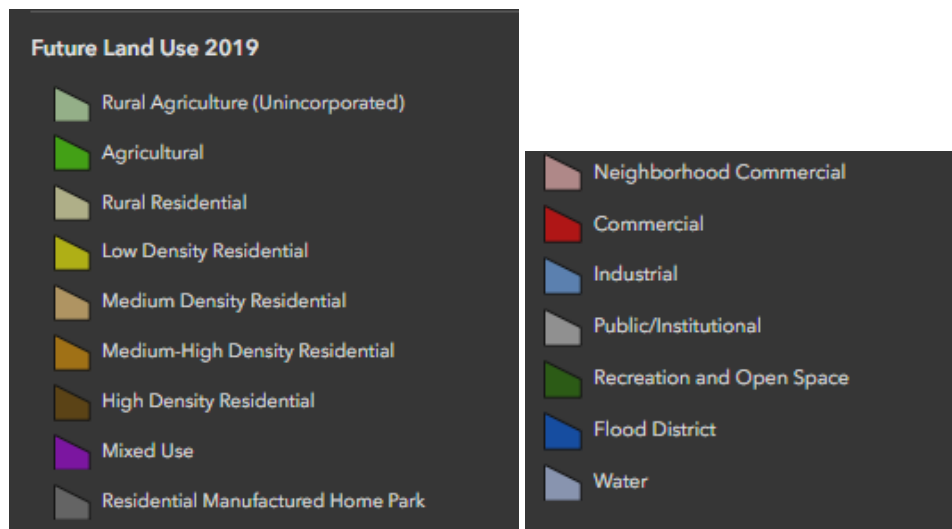


Figure 1: Current Zoning Map



Figure 2: Comprehensive Plan



Figures: Figure 1: City of Bixby Zoning Map
 Figure 2: Current Comprehensive Plan Map