

Bixby Technical Advisory Committee Meeting Agenda

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

Wednesday, July 3, 2024 | 10:00 A.M.

Technical Advisory Committee Members

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

- 1. Call to Order, Introductions**
- 2. Consider and approve minutes for the Technical Advisory Committee meeting dated 6/5/2024.**
- 3. Bixby Site Plan (B.X.S.P.) Number 24.09 – El Maguey Mexican Restaurant**
Applicant, Roy Torres
Discussion and review of site plan for El Maguey
General Location: East of South 74th East Avenue and South of East 121st Street South
- 4. Bixby Site Plan (B.X.S.P.) Number 24.10 T&T Smiles**
Applicant, Wallace Design Collective
Discussion and review of site plan for T&T Smiles
General Location: East of South Yale Avenue and North of East 151st Street South

Agenda | Bixby Technical Advisory Committee | July 3, 2024 | Page 1 of 2

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](mailto:GPlante@BixbyOK.gov) (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. Bixby Final Plat (B.X.P.T.) Number 24.06 Perfect Food and Gas

Applicant, Wallace Design Collective

Discussion and review of Final Plat, Perfect Food and Gas, 3.6838 Acres, One (1) Lot, One (1) Block, with One (1) Reserve Area for the purpose of Commercial development, in Section 24, Township 17 North, Range 13 East

General Location: East of South Memorial Drive and North of East 161st Street South

6. Adjourn

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., July 2nd, 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, June 5, 2024 | 10:00 A.M.

Technical Advisory Committee Members

Members Present

Justin Dowd, City of Bixby
Seth Arredondo, City of Bixby
Nick Flanary, City of Bixby
Heath Wright, City of Bixby
Richard Gann, B.T.C
Susan Bevard, B.T.C
Rob Miller, Bixby Public Schools
Quan Tran, O.G.& E.
Justin Soto, O.G.& E.
Mathew Campbell, East Central Electric
Ron Wolfe, East Central Electric
Katherine Russell, East Central Electric/EcoLink

Others Present

Darshan Patel, W Design
Erik Enyart, Tanner Consulting
Richard Oltman, Bixby Historical Society
Victoria Oltman, Bixby Historical Society

1. Call to Order, Introductions

- Justin Dowd, City of Bixby, called the meeting to order at 10:02 A.M.

2. Consider and approve minutes for the Technical Advisory Committee meeting dated 4/3/2024.

- Justin Dowd asked for a motion to approve the Technical Advisory Committee Meeting Minutes from April 3, 2024 meeting. Richard Gann, B.T.C, made a motion to approve minutes. Gwen Plante, City of Bixby, seconded.

3. Bixby Right-of-Way Closure (B.X.R.W.) Number 24.01 – Bixby Historical Society

Applicant, Bixby Historical Society

Notice to Utility Companies for Right-of-Way Closure. This case will be discussed at City Council on Monday, June 24, 2024.

General Location: East of South Memorial Drive and South of East 151st Street South

- Justin Dowd provided an overview of the right-of-way located north of Needles Ave. and west of Montgomery St., discussing the request to close the alley to vehicle traffic and converting it to a utility easement.
- Richard and Victoria Oltman, Bixby Historical Society, commented they would eventually like to see the overhead utility lines buried for future building and projects.
- Richard Oltman inquired about the replacement of sanitary sewer line under the right-

Meeting Minutes | Bixby Technical Advisory Committee | June 5, 2024 | Page 1 of 2

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of-way.

- Heath Wright, City of Bixby, believes the condition of the line may not be in bad condition and will camera the sanitary sewer line to review it. The sanitary sewer line in question is believed to be 2' in depth.

4. Bixby Site Plan (B.X.S.P.) Number 24.08 Marlee Office #5

Applicant, W Design

Discussion and review of site plan for Marlee Office #5.

General Location: West of South Memorial Drive and North of East 126th Street South

- Justin Dowd states his only comments to the applicant are to label Utility Easements and the Mutual Access Easements.
- Richard Gann stated that communication lines are in place.
- Gwen Plante commented that Planning and Development had issues that have already been addressed with Darshan, such as updating under site data, lot numbers, landscaping percentages and range on location map.

5. Bixby Final Plat (B.X.P.T.) Number 24.04 Robinson Ranch IV

Applicant, Tanner Consulting

Discussion and review of Final Plat, Robinson Ranch IV, 16.409 Acres, Sixty-three (63) Lots, Five (5) Blocks, with One (1) Reserve Area for the purpose of residential development, in Section 25, Township 17 North, Range 13 East

General Location: East of South Memorial Drive and South of East 161st Street South

- Justin Dowd expressed concerns over lot 6 in block 1, stating if lot 6 is platted, it would be sellable and secondary access would be gone.
- Erik Enyart, Tanner Consulting, said a separate instrument easement on that lot would be added. The easement would be perpetual until access to Memorial was achieved, and the Fire Marshal satisfied on access requirements.

6. Bixby Final Plat (B.X.P.T.) Number 24.05 Pecan Ridge Estates Blocks 1-8

Applicant, Tanner Consulting

Discussion and review of Final Plat, Pecan Ridge Estates Blocks 1-8, 42.551 Acres, One Hundred (100) Lots, Eight (8) Blocks, with Six (6) Reserve Area for the purpose of residential development, in Section 17, Township 17 North, Range 13 East

General Location: West of South Harvard Avenue and North of East 151st Street South

- Justin Dowd commented that the wetlands area will need to be included in plat so that a purchaser will have the knowledge of that area.
- Erik Enyart said that language will be added as well as signage showing the area is a wetlands area.
- Justin Dowd commented that on Block 6, lots 9 and 10 the storm sewer is private and doesn't see the need for the 40' utility easement and would like to see it matching the 11' utility easement that's adjacent to both sides of the lots in question. Erik Enyart was in agreement.
- Justin Dowd stated that in the deed dedication section 1, C3, add the word public in

Meeting Minutes | Bixby Technical Advisory Committee | June 5, 2024 | Page 2 of 2

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front of storm sewer for clarity.

- East Central Electric has provided all the conduit crossings and would like to see the 11'-15' Utility Easement extend across the south side of Reserve A just north of block 5. The plan is to have a 3 phase primary junction west of block 7 and the south east corner of that intersection and running it along south side of Reserve A to another 3 phase junction for a back feed tie-in.
- Gwen Plante stated there is no addressing and would like to see addressed house numbers on the lots themselves if able. Erik Enyart comment that they will come up with an address schedule for review and approval.

7. Adjourn

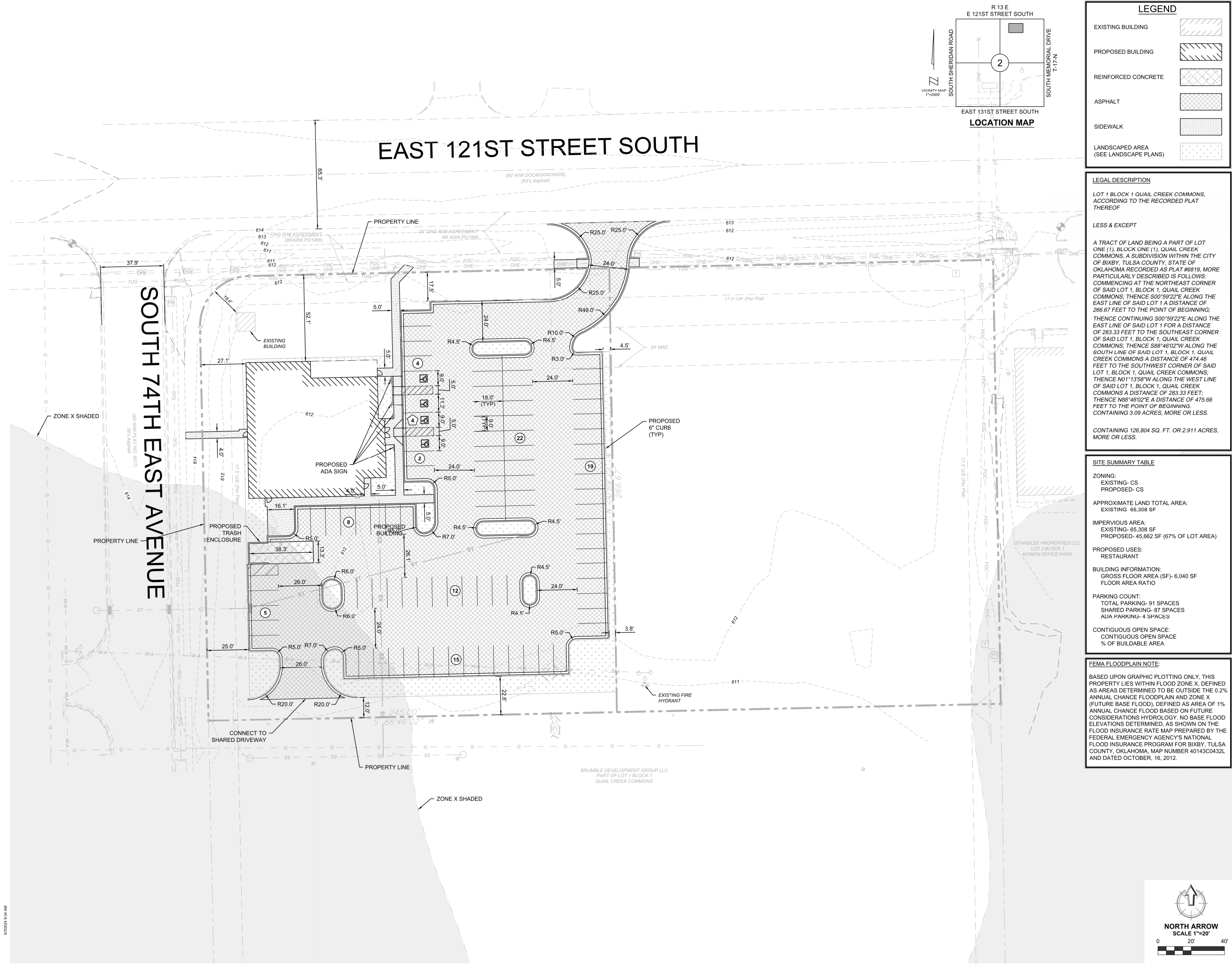
- Meeting was adjourned at 10:35.

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., June 4th, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,

Justin Dowd, City Engineer

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LEGEND

EXISTING BUILDING	
PROPOSED BUILDING	
REINFORCED CONCRETE	
ASPHALT	
SIDEWALK	
LANDSCAPED AREA (SEE LANDSCAPE PLANS)	

LEGAL DESCRIPTION

LOT 1 BLOCK 1 QUAIL CREEK COMMONS,
ACCORDING TO THE RECORDED PLAT
THEREOF

LESS & EXCEPT

A TRACT OF LAND BEING A PART OF LOT
ONE (1), BLOCK ONE (1), QUAIL CREEK
COMMONS, A SUBDIVISION WITHIN THE CITY
OF BIXBY, TULSA COUNTY, STATE OF
OKLAHOMA RECORDED AS PLAT #6819, MORE
PARTICULARLY DESCRIBED IS AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER
OF SAID LOT 1, BLOCK 1, QUAIL CREEK
COMMONS; THENCE S00°59'22"E ALONG THE
EAST LINE OF SAID LOT 1 A DISTANCE OF
266.67 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S00°59'22"E ALONG THE
EAST LINE OF SAID LOT 1 FOR A DISTANCE
OF 283.33 FEET TO THE SOUTHEAST CORNER
OF SAID LOT 1, BLOCK 1, QUAIL CREEK
COMMONS; THENCE S88°46'02"W ALONG THE
SOUTH LINE OF SAID LOT 1, BLOCK 1, QUAIL
CREEK COMMONS A DISTANCE OF 474.46
FEET TO THE SOUTHWEST CORNER OF SAID
LOT 1, BLOCK 1, QUAIL CREEK COMMONS;
THENCE N01°13'58"W ALONG THE WEST LINE
OF SAID LOT 1, BLOCK 1, QUAIL CREEK
COMMONS A DISTANCE OF 283.33 FEET;
THENCE N88°46'02"E A DISTANCE OF 475.66
FEET TO THE POINT OF BEGINNING.
CONTAINING 3.09 ACRES, MORE OR LESS.

CONTAINING 126,804 SQ. FT. OR 2.911 ACRES,
MORE OR LESS.

SITE SUMMARY TABLE

ZONING:	EXISTING- CS PROPOSED- CS
APPROXIMATE LAND TOTAL AREA:	EXISTING- 65,308 SF
IMPERVIOUS AREA:	EXISTING- 65,308 SF PROPOSED- 45,662 SF (67% OF LOT AREA)
PROPOSED USES:	RESTAURANT
BUILDING INFORMATION:	GROSS FLOOR AREA (SF)- 6,040 SF FLOOR AREA RATIO
PARKING COUNT:	TOTAL PARKING- 91 SPACES SHARED PARKING- 87 SPACES ADA PARKING- 4 SPACES
CONTIGUOUS OPEN SPACE:	CONTIGUOUS OPEN SPACE % OF BUILDABLE AREA

FEMA FLOODPLAIN NOTE:

BASED UPON GRAPHIC PLOTTING ONLY, THIS
PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED
AS AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN AND ZONE X
(FUTURE BASE FLOOD), DEFINED AS AREA OF 1%
ANNUAL CHANCE FLOOD BASED ON FUTURE
CONSIDERATIONS HYDROLOGY. NO BASE FLOOD
ELEVATIONS DETERMINED, AS SHOWN ON THE
FLOOD INSURANCE RATE MAP PREPARED BY THE
FEDERAL EMERGENCY AGENCY'S NATIONAL
FLOOD INSURANCE PROGRAM FOR BIXBY, TULSA
COUNTY, OKLAHOMA, MAP NUMBER 40143C0432L
AND DATED OCTOBER, 16, 2012.

REVISIONS

NO.	DESCRIPTION	BY
△		
△		
△		
△		
△		

DESIGN ARCHITECT:

BARRY GOLDSTEIN, AIA
12510 S DARLINGTON AVE
BIXBY, OK 74098
918.270.0099

CIVIL ENGINEER:

CEC CORPORATION
1300 SOUTH MAIN STREET
TULSA, OKLAHOMA 74119
918.663.9401



THIS
DRAWING
IS PRELIMINARY
IN NATURE. IT IS
NOT A FINAL
SIGNED AND
SEALED
DRAWING.

NEW CONSTRUCTION
EL MAGUEY MEXICAN RESTAURANT
121st STREET, BIXBY OK 74006

DRAWN	LJS
CHECKED	KSJ
DATE	2024.06.04
SCALE	AS SHOWN
JOB NO.	04-2024
SHEET	DEVELOPMENT SITE PLAN
OF	SHEETS



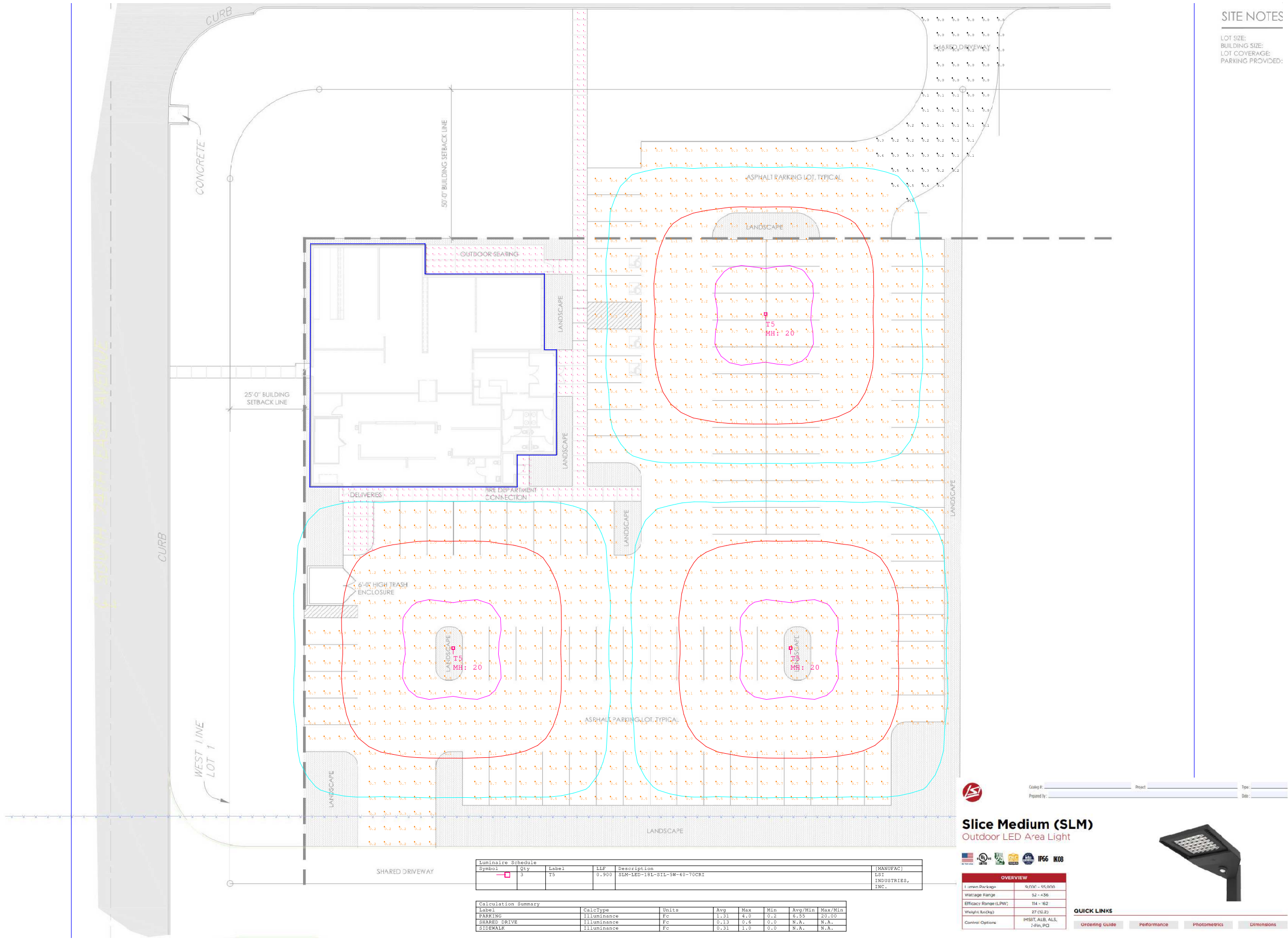
- GENERAL NOTES:
1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AND ERROR FACTOR OF +/- 10%.
 3. CALCULATION POINT SPACING VARIES: 2'x2', 5'x5'
 4. ALL CALCULATIONS ARE IN FOOT CANDLE MEASUREMENTS
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: GROUND = .25, WALLS = .5



Bell & McCoy
Lighting and Controls
719 N. Shartel, Suite 200
Oklahoma City, OK

SITE NOTES

LOT SIZE:
BUILDING SIZE:
LOT COVERAGE:
PARKING PROVIDED:



Slice Medium (SLM)
Outdoor LED Area Light



OVERVIEW	
1. Lamp Package	4.03K - 45.00K
Voltage Range	52 - 435
Efficiency Range (LPW)	114 - 162
Weight (lb/box)	27 (12.2)
Control Options	1-10V, DALI, 0-10V, PIR, PIR

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions



Luminaire Schedule		Label	LIF	Description	(MANUFACTURER)
Symbol	Qty				
	3	T5	0.900	SLM-LED-181-SIL-SW-40-70CRI	LSI INDUSTRIES, INC.

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc		1.31	4.0	0.2	6.55	20.00
SHARED DRIVE	Illuminance	Fc		0.13	0.6	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc		0.31	1.0	0.0	N.A.	N.A.

Revisions:
X XX/XX/XXXX

Drawn By:
J. COPELAND

Date:
5/31/2024

Scale:
N.T.S

Sheet Title:
Site Photometrics
Sheet No.

El Maguey Site Lighting

SITE DATA:

ZONING PUD-3, C-1

GROSS LAND AREA 35,658 SF (0.82 AC)

PERMITTED USES: ALL PRINCIPAL AND ACCESSORY USES PERMITTED AS A MATTER OF RIGHT IN THE CS ZONING DISTRICT OF THE CITY OF BIXBY AND AUTOMATIC OR SELF-SERVICE AUTO WASH PERMITTED BY SPECIAL EXCEPTION IN THE CS ZONING DISTRICT OF THE CITY OF BIXBY.

PROPOSED USE: DENTAL OFFICE: UU11

MAXIMUM BUILDING FLOOR AREA: 17,829 SF
PROPOSED FLOOR AREA: 4,489 SF

MAXIMUM BUILDING HEIGHT: 6 STORIES
PROPOSED BUILDING HEIGHT: 24'-8"

MINIMUM BUILDING SETBACK: 50 FT
FROM YALE AVENUE RIGHT-OF-WAY

IMPERVIOUS AREA

TOTAL SITE AREA: 35,658 SF (0.82 AC)
TOTAL DISTURBED AREA: 26,221 SF (0.60 AC)
EXISTING IMPERVIOUS AREA: 5,827 SF (0.13 AC) 16%
PROPOSED IMPERVIOUS AREA: 14,787 SF (0.34 AC) 41%
NET CHANGE: 8,960 SF

OFF-STREET PARKING REQUIREMENTS

REQUIRED: (1 SPACES PER 250 SF) 18 PARKING SPACES

PROVIDED: 18 PARKING SPACES

ACCESSIBLE PARKING REQUIREMENTS

REQUIRED: 1 SPACE

PROVIDED: 1 SPACE

PROPERTY DESCRIPTION

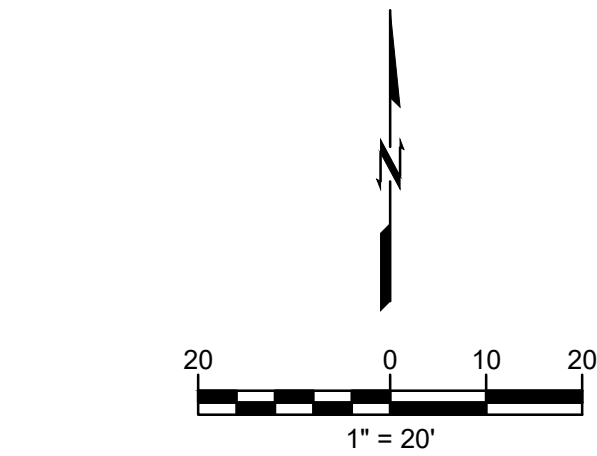
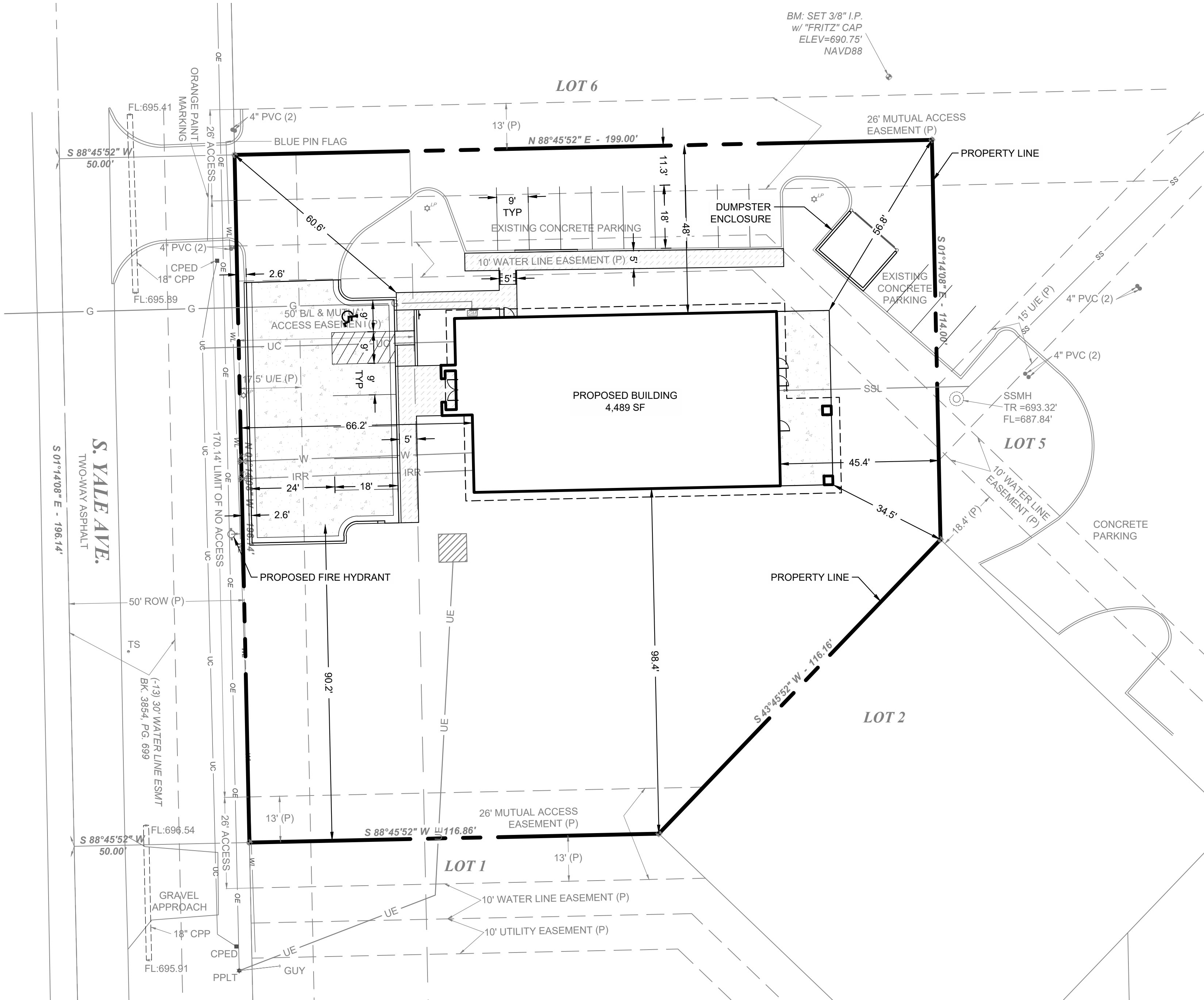
E. 151ST ST. S., BIXBY OK 74008
LOT FOUR (4), BLOCK ONE (1), HENDRIX BUSINESS PARK, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF.
PARCEL ID: 57745-73-15-21160

ENGINEER:

JORDAN RODICH , PE
WALLACE DESIGN COLLECTIVE, PC
123 N MARTIN LUTHER KING JR BLVD
TULSA, OKLAHOMA 74103
918.584.5858

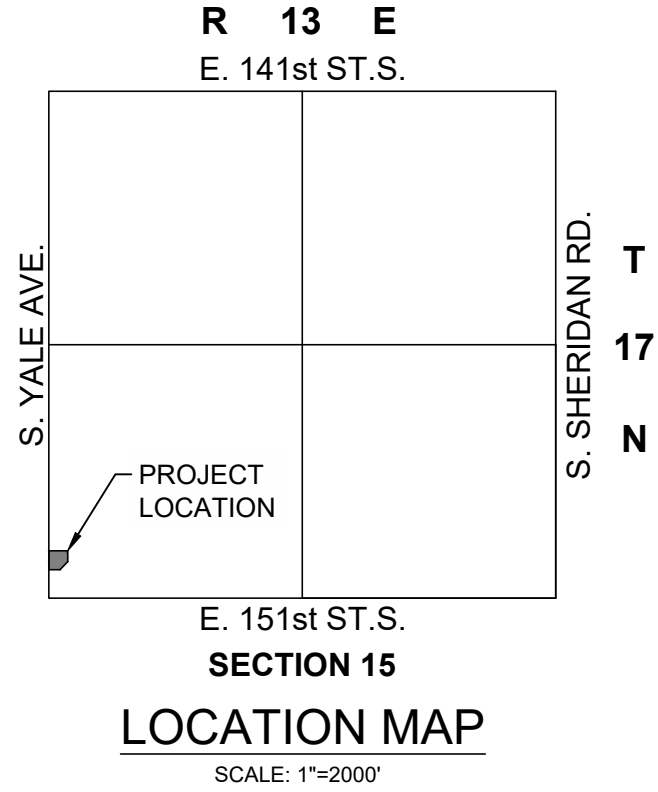
OWNER:

T & T SMILES
E 151ST STREET SOUTH
BIXBY, OK 74008



LEGEND

- [Hatched Box] CONCRETE SIDEWALK
- [Dotted Box] PROPOSED CONCRETE PAVEMENT



wallace design collective, pc
structural-civil-landscape-survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma co1460
exp: 6-30-25



T & T SMILES
BIXBY DENTAL OFFICE

E 151ST STREET SOUTH - BIXBY, OK

REV	DESCRIPTION	DATE

DATE 06/04/2024
PROJECT NO. 2440200
SHEET NAME

DETAIL SITE
PLAN

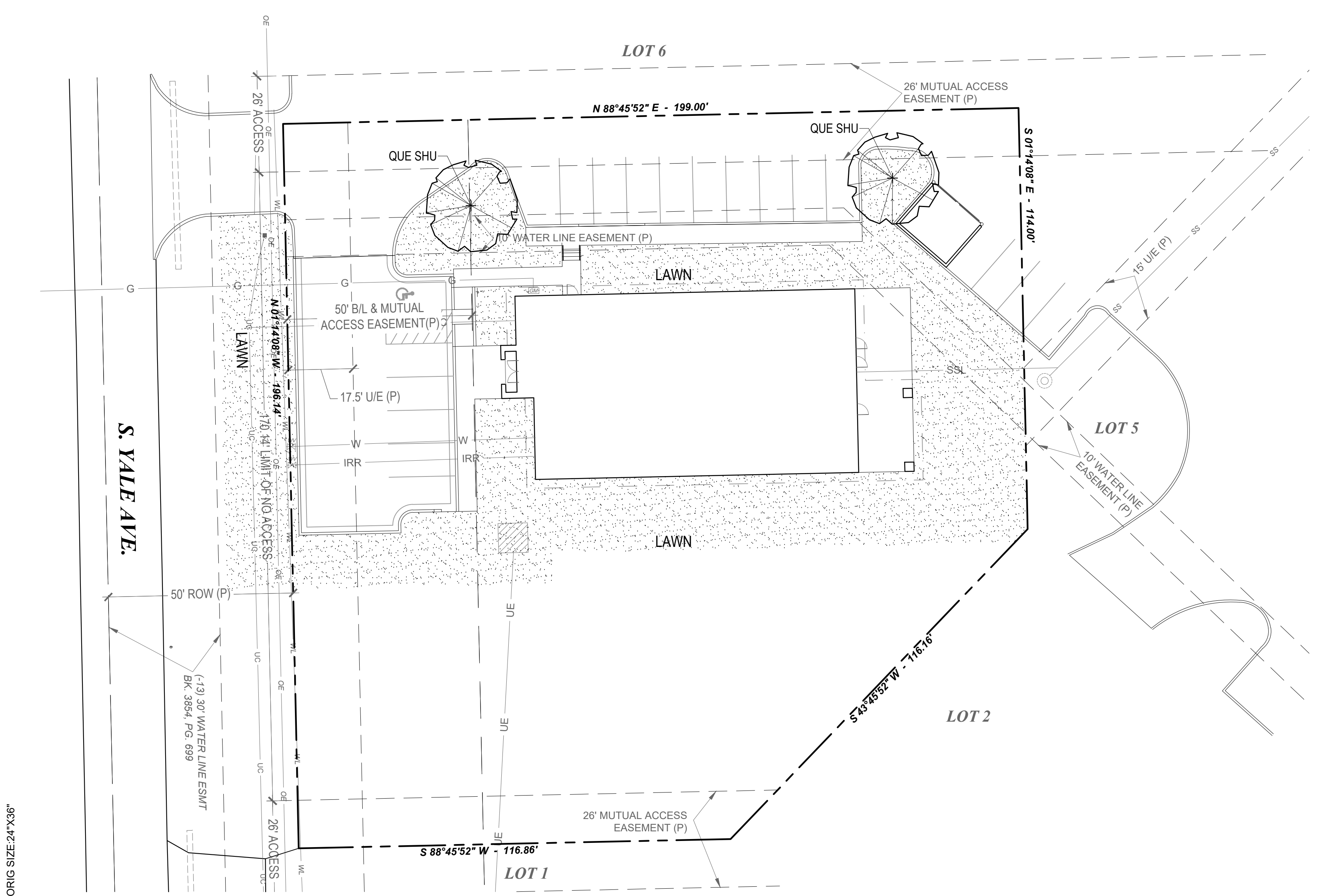
SHEET NO.
ST-100



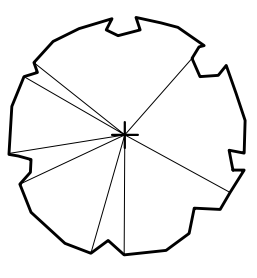
Know what's below.
Call before you dig.

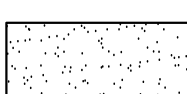
CAUTION
NOTICE TO CONTRACTOR

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.



LEGEND

PROPOSED TREE

SOLID SOD
BERMUDA GRASS

PLANT LIST

KEY	QUAN	UNIT	NAME	SIZE	ROOT BALL	REMARKS
QUE SHU	2	EA.	QUERCUS SHUMARDII SHUMARD OAK	10" H 2" CP	B&B	

B&B: BALLED AND BURLAP, H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULT-TRUNK, FTG: FULL TO GROUND
1. O.C.: INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.
2. MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
3. 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.
4. 4" CALIPER TREES AND LARGER TO BE LIMBED 6" MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
5. ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.

PLANTING NOTES

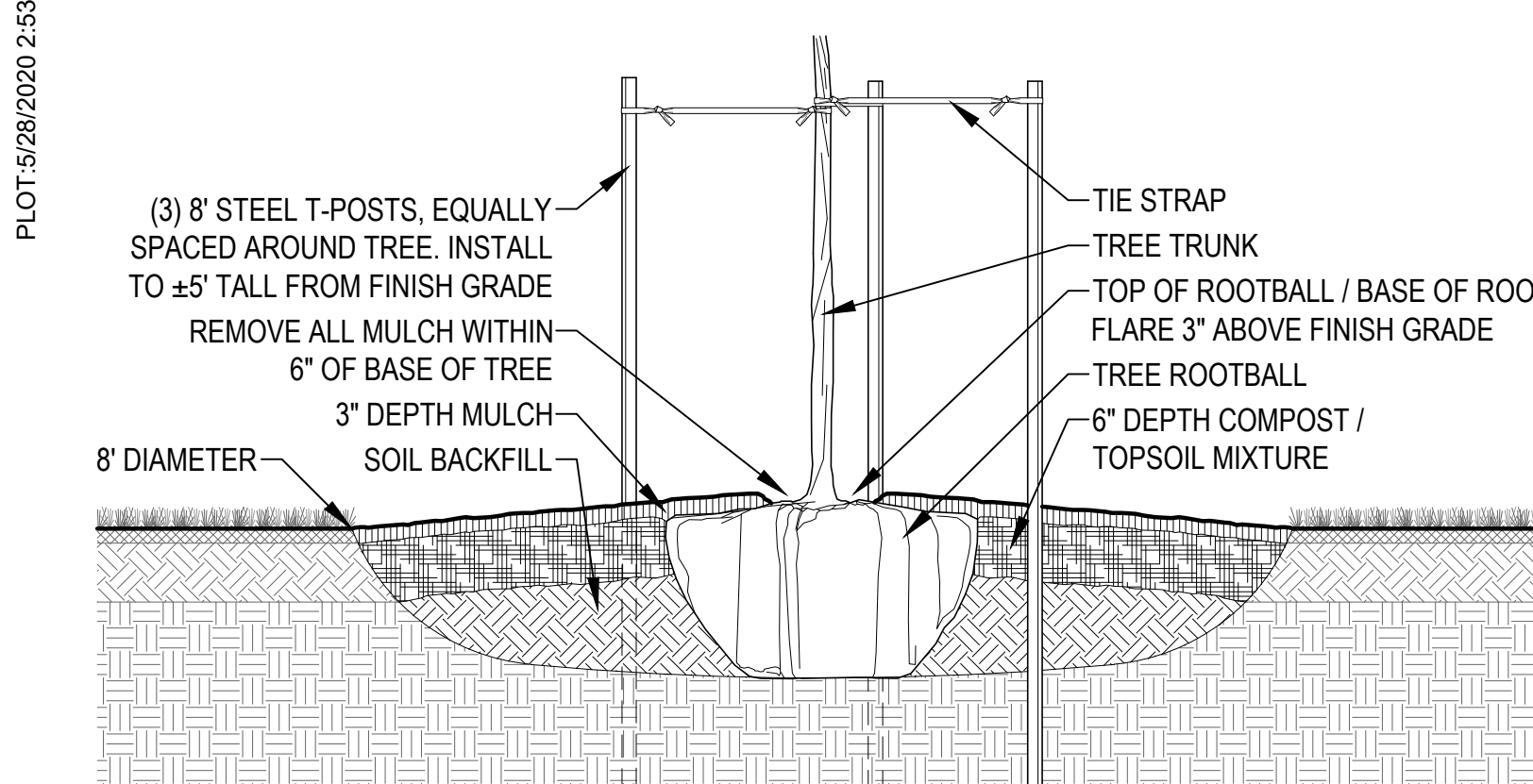
- CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
- 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.
- ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
- 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.
- FIELD STAKE LOCATIONS OF PROPOSED TREES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY OF TREES.
- FOR ADDITIONAL PLANTING REQUIREMENTS REFER TO SPECIFICATIONS.
- BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.

11-12-3 CITY OF BIXBY
LANDSCAPE REQUIREMENTS

SECTION 11-12-3-C TREE REQUIREMENTS

- C.1 REQUIRED: 1 LARGE TREE PER 1000 FT OF STREET YARD
STREET YARD: 7,102 SF
PROVIDED: 0 LARGE TREE(S)
UTILITY EASEMENT AND PARKING DOES NOT ALLOW SPACE FOR REQUIRED TREES.
- C.2 REQUIRED: 1 LARGE TREE PER 10 PARKING SPACES
19 SPACES/10= 2 TREE(S)
PROVIDED: 2 LARGE TREE(S)

1 LANDSCAPE PLAN
1"=20'-0"



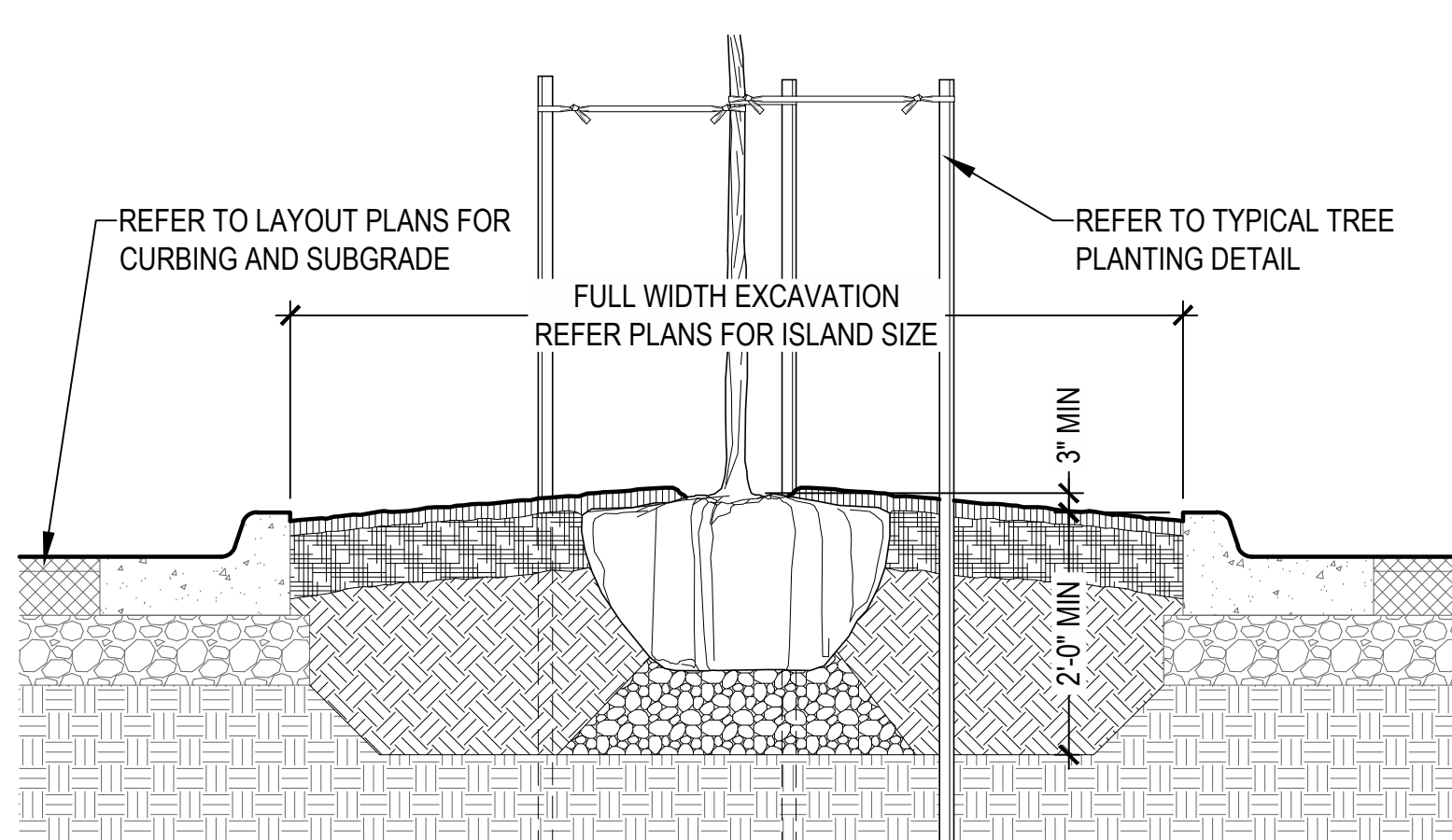
- NOTES
- REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
 - CONTRACTOR TO REMOVE ALL ROPE, BURLAP, AND TOP HOLDING RINGS FROM TOP OF ROOTBALL.
 - EXCAVATED SOIL MAY BE USED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
 - 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.
 - TIE STRAP TO BE EQUAL TO (ARBORTIE) AS SUPPLIED BY DEEPROOT www.deeproot.com CONTRACTOR TO USE (ARBORKNOT) TIE METHOD TO PRODE EXPANDING, GIRDLE FREE ATTACHMENT TO TREE.

2 TYPICAL TREE PLANTING
NTS



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.

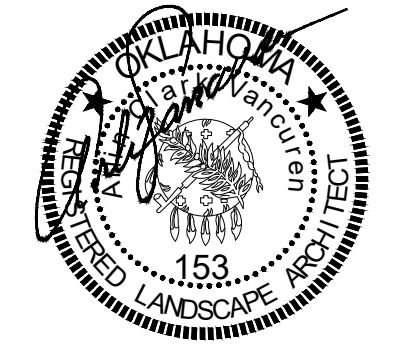


- NOTES
- REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
 - REFER TO TYPICAL TREE PLANTING DETAIL FOR MULCH, SOIL, COMPOST, GUYING, ETC.
 - CENTER OF PARKING LOT ISLAND TO BE MOUNDED WITH TOP OF ROOTBALL / BASE OF ROOT FLARE ABOVE ADJACENT CURB 3" MINIMUM - OR - 3% SLOPE, WHICH EVER IS GREATER.
 - 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 TREE PLANTING IN PARKING LOT ISLAND
NTS



wallace design collective
pc structural-civil-landscape-survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma co #CA03146
exp. date 06/30/25



06/04/2024

T & T SMILES
BIXBY DENTAL OFFICE
E 151ST STREET SOUTH - BIXBY, OK

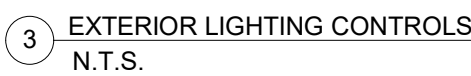
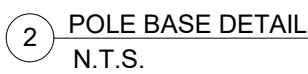
REV	DESCRIPTION	DATE

DATE 06/04/2024
PROJECT NO. 2440200
SHEET NAME

LANDSCAPE PLAN
SHEET NO. **L-101**

FEEDER SCHEDULE						SELECT ONE				SELECT ONE			
AMPERAGE	SETS OF CONDUIT	CONDUIT SIZE	CONDUCTOR QTY/SIZE	EQUIPMENT GROUND QTY/SIZE	SUSE RATED GROUND QTY/SIZE	AMPERAGE	SETS OF CONDUIT	CONDUIT SIZE	CONDUCTOR QTY/SIZE	EQUIPMENT GROUND QTY/SIZE	SUSE RATED GROUND QTY/SIZE		
15A	(1)	3/4"	(4) #12	(1) #12	(1) #8	225A	(1)	2 1/2"	(4) #4/0	(1) #4	(1) #2		
20A	(1)	3/4"	(4) #12	(1) #12	(1) #8	250A	(1)	3"	(4) #250 KCMIL	(1) #4	(1) #2		
25A	(1)	3/4"	(4) #10	(1) #10	(1) #8	300A	(2)	2"	(4) #1/0	(1) #4	(1) #2		
30A	(1)	3/4"	(4) #10	(1) #10	(1) #8	400A	(2)	2 1/2"	(4) #3/0	(1) #3	(1) #1/0		
40A	(1)	3/4"	(4) #8	(1) #10	(1) #8	450A	(2)	2 1/2"	(4) #4/0	(1) #2	(1) #2/0		
45A	(1)	1"	(4) #6	(1) #10	(1) #8	500A	(2)	3"	(4) #250 KCMIL	(1) #2	(1) #2/0		
50A	(1)	1"	(4) #6	(1) #10	(1) #8	600A	(2)	3"	(4) #350 KCMIL	(1) #1	(1) #3/0		
60A	(1)	1 1/4"	(4) #4	(1) #10	(1) #8	800A	(3)	3"	(4) #300 KCMIL	(1) #1/0	(1) #3/0		
70A	(1)	1 1/4"	(4) #4	(1) #8	(1) #8	1000A	(3)	3 1/2"	(4) #400 KCMIL	(1) #2/0	(1) #3/0		
80A	(1)	1 1/2"	(4) #3	(1) #8	(1) #8	1200A	(4)	3 1/2"	(4) #350 KCMIL	(1) #3/0	(1) #3/0		
90A	(1)	1 1/2"	(4) #2	(1) #8	(1) #8	1600A	(5)	3 1/2"	(4) #400 KCMIL	(1) #4/0	(1) #3/0		
100A	(1)	2"	(4) #1	(1) #8	(1) #6	2000A	(6)	3 1/2"	(4) #400 KCMIL	(1) #250 KCMIL	(1) #3/0		
125A	(1)	2"	(4) #1	(1) #6	(1) #6	2500A	(7)	3 1/2"	(4) #500 KCMIL	(1) #350 KCMIL	(1) #3/0		
150A	(1)	2"	(4) #1/0	(1) #6	(1) #6	3000A	(8)	3 1/2"	(4) #500 KCMIL	(1) #400 KCMIL	(1) #3/0		
175A	(1)	2"	(4) #2/0	(1) #6	(1) #4	3500A	(10)	3 1/2"	(4) #500 KCMIL	(1) #500 KCMIL	(1) #3/0		
200A	(1)	2 1/2"	(4) #3/0	(1) #6	(1) #4	4000A	(10)	4"	(4) #600 KCMIL	(1) #500 KCMIL	(1) #3/0		

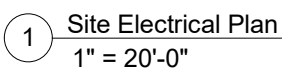
1. CONDUCTOR QUANTITY BASED ON 3-PHASE, 4-WIRE; FOR EQUIPMENT THAT DOES NOT REQUIRE A NEUTRAL OR IS SINGLE PHASE DEDUCT FROM QUANTITY AS REQUIRED.
2. CONDUCTOR SIZES BASED ON NEC TABLE 310.16 - COPPER
60°C UP TO 100A, 75°C GREATER THAN 100A.
3. GROUND SIZES: EQUIPMENT GROUND BASED ON NEC TABLE 250.122 - COPPER, SUSSE RATED GROUND BASED ON NEC TABLE 250.66 - COPPER
4. CONDUIT FILL BASED ON NEC ANNEX C - THW CONDUCTOR INSULATION



1. CONTRACTOR SHALL VERIFY EXACT LOCATION OF LIGHTING CONTROLLER / PANEL PRIOR TO INSTALLATION AND ADJUST AS REQUIRED. ADJUST FINAL CONDUCTOR SIZES AND LENGTHS AS REQUIRED TO ACCOMMODATE. CONTRACTOR SHALL PROVIDE AND INSTALL BOXES, CONDUIT, CONDUCTORS, AND OTHER NECESSARY APPURTENANCES REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM. INCLUDE ALL COSTS IN BASE BID.
2. ALL CONDUIT TO BE SCHEDULE 40 PVC BURIED 24" BELOW GRADE. TRANSITION TO PVC WRAPPED OR COATED RGS CONDUIT FOR ALL STUB UPS THROUGH FLOOR.
3. CONTROLLED VIA PHOTOCELL AND TIME CLOCK.

A. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICE AS REQUIRED.

B. BRANCH CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #12AWG. CONDUCTORS FOR 120V BRANCH CIRCUITS MORE THAN 100 FT SHALL NOT BE SMALLER THAN #10AWG AND MORE THAN 200 FT SHALL NOT BE SMALLER THAN #8AWG.



LUMINAIRE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER	MODEL #	LAMP	LOAD	MOUNTING	NOTES
S1	20' POLE LIGHT, SINGLE HEAD, FORWARD THROW, 9827LM, BLACK	CYCLONE LIGHTING	BECS2A NL T4 P60 MVOLT 20KV BZ TX	LED, 4000K	64 VA	POLE	20' STEEL POLE SSS 20 44C D01 AD2 BZ ABG ATB0DECOS BZ
S2	20' POLE LIGHT, DOUBLE HEAD, FORWARD THROW, 9827LM, BLACK	CYCLONE LIGHTING	BECS2A NL T4 P60 MVOLT 20KV BZ TX	LED, 4000K	128 VA	POLE	20' STEEL POLE SSS 20 44C D01 AD2 BZ ABG ATB0DECOS BZ

PERFECT FOOD AND GAS
DRAFT FINAL PLAT
5/31/2024
SHEET 1 OF 2

3/8" REBAR CAP "CA 5524"
NORTHING: 345769.94
EASTING: 2594749.75
ELEVATION: 603.31'
NE CORNER OF PROPERTY

ORIG SIZE:24"x36"

PLOT:5/31/24

\\civil-sarvan\Projects\2240356 Perfect Food and Gas - 161st & Memorial\Draw\PRODUCTION\Plat2240356 DOD.dwg

DRAFT FINAL PLAT

PERFECT FOOD AND GAS BIXBY

Deed of Dedication and Restrictive Covenants

KNOW ALL MEN BY THESE PRESENTS:

PERFECT FOOD AND GAS 1, INC., HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A PART OF THE SOUTH 360.32 FEET OF THE WEST 610.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W/2 SW/4 SW/4) OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 THAT IS A DISTANCE OF 524.93 FEET FROM THE SOUTHWEST CORNER OF SECTION 24; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, N88°54'28"E A DISTANCE OF 85.07 FEET; THENCE ALONG THE EAST LINE OF THE WEST 610.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 24, N01°19'23"W A DISTANCE OF 360.32 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH 360.32 FEET OF THE SOUTHWEST QUARTER OF SECTION 24, S88°54'28"W A DISTANCE OF 518.14 FEET TO A POINT ON THE EAST LINE OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FILED IN BOOK 6505, PAGE 2400 AT THE OFFICE OF THE TULSA COUNTY CLERK; THENCE ALONG SAID RIGHT OF WAY 91.86 FEET FROM AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, S01°19'23"E A DISTANCE OF 307.83 FEET; THENCE ALONG SAID RIGHT OF WAY 52.49 FEET FROM AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, N88°54'28"E A DISTANCE OF 105.20 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S88°13'47"E A DISTANCE OF 262.79 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S78°31'53"E A DISTANCE OF 67.23 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S01°05'32"E A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 167,021 SQUARE FEET, 3.83 ACRES

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE LOT, ONE BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "PERFECT FOOD AND GAS BIXBY", IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "PERFECT FOOD AND GAS BIXBY").

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT, ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

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

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

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

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

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.

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

4. CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH MEMORIAL DRIVE / U.S. HIGHWAY 64 OR EAST 161ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY CITY COUNCIL, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA.

G. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE BIXBY SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF BIXBY. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

H. STORMWATER DETENTION EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.

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

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA.

4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

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

5. LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.

6. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BIXBY, TULSA COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF BIXBY CITY COUNCIL, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF:

PERFECT FOOD AND GAS 1, INC. HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024.

BY: _____

YUBA PARAJULI, _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY YUBA PARAJULI, AS _____ OF PERFECT FOOD AND GAS 1, INC.

NOTARY PUBLIC

MY COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

[SEAL]

CERTIFICATE OF SURVEY

I, RUSSELL M. MUZIKA, OF GEODECA LLC, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS PERFECT FOOD AND GAS BIXBY, IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

RUSSELL M. MUZIKA
OKLAHOMA #1603
LICENSED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY RUSSELL M. MUZIKA, AS _____ OF GEODECA LLC.

NOTARY PUBLIC

MY COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

[SEAL]