



City of Bixby Planning Commission Meeting Agenda

Monday, July 15, 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 March 18, 2024.
- 2) Consider and Approve the Planning Commission Meeting Minutes from June 17, 2024.

Public Hearings

- 3) Discussion, consideration, and possible vote for approval of a Site Plan (B.X.S.P.) number 24.08 for Marlee Office No. 5, located at 7638 East 126th Street South, Bixby, Oklahoma.
- 4) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O.) number 24.04 for Dixielou 151st & Harvard, located at 15104 South Harvard Avenue.
- 5) Discussion, consideration and possible vote for approval of Bixby Zoning (B.X.Z.O.) number 24.05 to Rezoning for Froning 121, from Agriculture (AG) to Residential Single-Family (RS-2) the property contains +/- 40.016 acres, located at 10319 East 121st Street South.

- 6) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D.) number 24.04 Planned Unit Development for Froning 121. The property contains +/- 40.016 acres, located at 10319 East 121st Street South.
- 7) Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 24.06 for Perfect Food and Gas, located at 15911 South Memorial Drive.
- 8) Discussion, consideration, and possible vote for approval of a Site Plan (B.X.S.P.) number 24.09 for El Maguey Mexican Restaurant, located at 7450 E 121st Street South.
- 9) Discussion, consideration, and possible vote for approval of a Site Plan (B.X.S.P.) number 24.10 for T&T Smiles, located on the NE Corner of South Yale Avenue and East 151st Street South.

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this 12th day of July, 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.

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | March 18, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:04 PM

Roll Call was taken

MEMBERS PRESENT: Jason Mohler (left meeting at 7:00 p.m.)
Josh Nave
Tom Holland
Lance Whisman

MEMBERS ABSENT: Steve Hobbs

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

Consent Agenda:

1. Consider and/or approve the minutes of the January 16, 2024 Planning Commission Regular Meeting.

Commissioner Nave asked if there was a motion on the Consent Agenda to approve Item No. 1 the minutes of January 16, 2024. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

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

Motion was Approved

2. Consider and/or approve the minutes of the February 20, 2024 Planning Commission Regular Meeting.

Commissioner Nave asked if there was a motion on the Consent Agenda to approve Item No. 2, the minutes of February 20, 2024. Commissioner Nave made a motion to approve, and Commissioner Holland 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 Site Plan (B.X.S.P.) number 24.04, Site Plan for Bixby Dental Offices, located at 15000 S Hudson Avenue.

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

Applicant Brad McManis gave an overview of the project and answered questions that the Planning Commission had.

Commissioner Nave asked if there was a motion to approve the Site Plan (BXSP 24.04) for Bixby Dental Offices. Commissioner Nave made a motion to approve without using Hardy Board as a masonry product, and Vice Chair Mohler seconded. The vote was recorded as follows:

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

Motion was Approved

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.

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

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions, he outlined the project to the Planning Commissioners.

Speakers: Mr. Jerry Ezell spoke against the project.

Commissioner Nave asked if there was a motion to approve the Comprehensive Plan (BXCP 24.01) for Spartan Crossing. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

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

Motion was Approved

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.

Commissioner Nave asked if there was a motion to approve the Zoning (BXZO 24.01) for Spartan Crossing from Agriculture (AG) to Residential Single Family (RS-3). Commissioner Nave made a motion to approve with Staff recommendations, and Commissioner Whisman seconded. The vote was recorded as follows:

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

Motion was Approved

6. Discussion and possible approval of Bixby Zoning (BXPUD) 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.

Commissioner Holland asked about amenities within the development. He would like to see more parks and amenities listed within the PUD and see the PUD define the size of the clubhouse and other amenities.

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

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

Motion was Approved

Mr. Mohler recused himself from the meeting at approximately 7:00 p.m.

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.

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

The Applicant, Lou Reynolds, with Eller & Detrich, was available for questions.

Speakers: There were Twenty-four (24) speakers signed up to speak and only Twenty-one (21) spoke. There were Five (5) for the project and Sixteen (16) against the project.

Commissioner Nave stated at 8:32 p.m. that they would take a break and would return at 8:40 p.m.

Commissioner Nave called the meeting back to order at 8:40 p.m. and closed the public comment period.

Commissioner Nave asked the applicant if he would like to respond to any of the questions or comments that were made during the public comments. Mr. Reynolds stated that nothing had been done improperly, that this was just the Comprehensive Plan before them, and that under State Law, what controls here is zoning.

Commissioner Whisman asked the legal counsel if he agreed, and Mr. Frasier stated he had shown Commissioner Nave that the Comprehensive Plan was subservient to the Zoning Code.

Commissioner Holland asked staff if we had an opinion or a legal basis regarding Restrictive Covenants; Mr. Frazier stated that the City's position has always been in regards to Covenants and Restrictive Covenants, that is, between a developer and the homeowners, the City is not a party to the contract.

Discussion continued.

Commissioner Nave asked if there was a motion to approve the Comprehensive Plan Amendment (BXCP 24.02) for White Hawk II to change the land use from Low-Intensity Recreational/Open Space to Low-Intensity Residential. Commissioner Nave made a motion to deny, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave Yes

Mr. Whisman Yes

Mr. Holland Yes

Motion was Approved.

Old Business: None

New Business: None

The meeting adjourned at 9:03 pm

Planning Commission

Gwen Plante, Secretary

Pending Planning Commission Approval

BIXBY PLANNING COMMISSION MINUTES
REGULAR MEETING
Monday | June 17, 2024 | 6:00 PM
City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:07 p.m.

Roll Call

MEMBERS PRESENT: Steve Hobbs, Chair
Jason Mohler, Vice Chair
Tom Holland
Lance Whisman

MEMBERS ABSENT: Josh Nave

STAFF PRESENT: Gwen Plante, Assistant City Planner
Justin Dowd, City Engineer

Consent Agenda:

1. Consider and approve the minutes of the March 18, 2024, Planning Commission Regular Meeting.

The item was passed due to the lack of a quorum of Commissioners in attendance at the March 18, 2024, meeting.

2. Consider and approve the minutes of the May 20, 2024, Planning Commission Regular Meeting.

Chairman Hobbs asked if there was a motion to approve the minutes of the May 20, 2024, Planning Commission Regular Meeting. Commissioner Whisman made a motion to approve, and Commissioner Holland seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

Regular Agenda:

3. Discussion, consideration, and possible vote for approval of Revised Final Plat (B.X.P.T.) number 24.04 for Robinson Ranch IV; the property contains (+/-) 16.409 acres in Section 25, Township 17 North, Range 13 East, located approximately 16500-Block of South Memorial Drive.

Mr. Dowd gave an overview of the project to the Planning Commission and stated the Applicant was available to answer questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions and outlined the project to the Planning Commissioners.

Chairman Hobbs asked if there was a motion regarding the Revised Final Plat (B.X.P.T.) number 24.04 for Robinson Ranch IV. Vice Chairman Mohler made a motion to approve, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

4. Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 24.05 for Pecan Ridge Estates Blocks 1-8; the property contains (+/-) 42.551 acres in Section 17, Township 17 North, Range 13 East, located approximately 14700-Block of South Harvard Avenue.

Mr. Dowd gave an overview of the project to the Planning Commission and stated the Applicant was available to answer questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions and outlined the project to the Planning Commissioners.

Chairman Hobbs asked if there was a motion regarding the Final Plat (B.X.P.T.) number 24.05 for Pecan Ridge Estates Blocks 1-8. Commissioner Holland made a motion to approve, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

5. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.02 Rezoning for Spartan Crossings, from Agriculture (AG) to Residential Single-Family (RS-2). The property contains (+/-) 112.481 acres in Section 26, Township 17 North, Range 13 East, located approximately 1/4 mile South Sheridan Road, 6900-Block of East 161st Street South.

Mr. Dowd gave the Planning Commission an overview of the project and stated the Applicant was available to answer questions.

The Applicant, Erik Enyart, with Tanner Consulting, was available for questions and outlined the project to the Planning Commissioners.

Speakers: Jerry Ezell, Paul Blair, and Mark Ezell.

On Monday, June 17, 2024, City Staff and the project Engineer, Justin Morgan, with Tanner Consulting, Jerry Ezell, and Nick Miller, visited the site to view the terrain and drainage concerns within this area.

The commissioners and Project Engineer, Justin Morgan, continued to discuss drainage and the overall drainage plan for South Bixby provided by Bill Smith.

Vice Chair Mohler stated that flooding has no bearing on zoning, and they are facing a request to rezone from Agriculture (AG) to Residential Single-Family (RS-2).

Discussion ensued.

Chairman Hobbs asked if there was a motion on the Re-Zone (B.X.Z.O) number 24.02 Rezoning for Spartan Crossings, from Agriculture (AG) to Residential Single-Family (RS-2). Vice Chairman Mohler made a motion to approve, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	Yes

Motion was Approved

6. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.02, Planned Unit Development for Spartan Crossings. The property contains (+/-) 112.481 acres in Section 26, Township 17 North, Range 13 East, located South of 161st Street South, approximately 1/4 mile East of South Sheridan Road, 6900-Block of East 161st Street South.

The applicant, Tanner Consulting, pulled the application for PUD before a vote was taken.

7. Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 19.04 Major Amendment No. 2, Planned Unit Development for 126 Memorial. The property is located in Section 2, Township 17 North, Range 13 East, on the Northwest Corner of East 126th Street South and South Memorial Drive.

Mr. Dowd gave the Planning Commission an overview of the project and stated that the Applicant was available to answer any related questions.

The Applicant, Justin DeBruin, with Wallace Design Collective, was available to answer questions.

Chairman Hobbs asked if there was a motion to approve (B.X.P.U.D) number 19.04 Major Amendment No. 2, Planned Unit Development for 126 Memorial. Commissioner Holland made a motion to deny based on not meeting the Corridor Appearance District, and Commissioner Whisman seconded. The vote was as follows:

Mr. Hobbs	Yes
Mr. Whisman	Yes
Mr. Holland	Yes
Mr. Mohler	No

Motion was Approved.

Old Business: None

New Business: None

The meeting adjourned at 8:20 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: Planning Commission

From: Joey Wiedel, Development Services Director
Gwen Plante, Assistant City Planner

Date: July 15, 2024

RE: **SITE PLAN | (BXSP-24.08) MARLEE OFFICE NO. 5**
Applicant | W Design, Darshan Patel

REQUEST: The applicant requests a recommendation of approval for Site Plan (BXSP-24.08) MARLEE OFFICE NO. 5. Planned Unit Development (PUD 76)

LOCATION: 7639 E 126th Street South
LOT 10, BLOCK 1

EXISTING ZONING: (CG) Commercial General, PUD 76

STR: Section 2, Township 17N, Range 13E

BACKGROUND INFORMATION:

A detailed Site Plan review is required as stated in PUD 76.

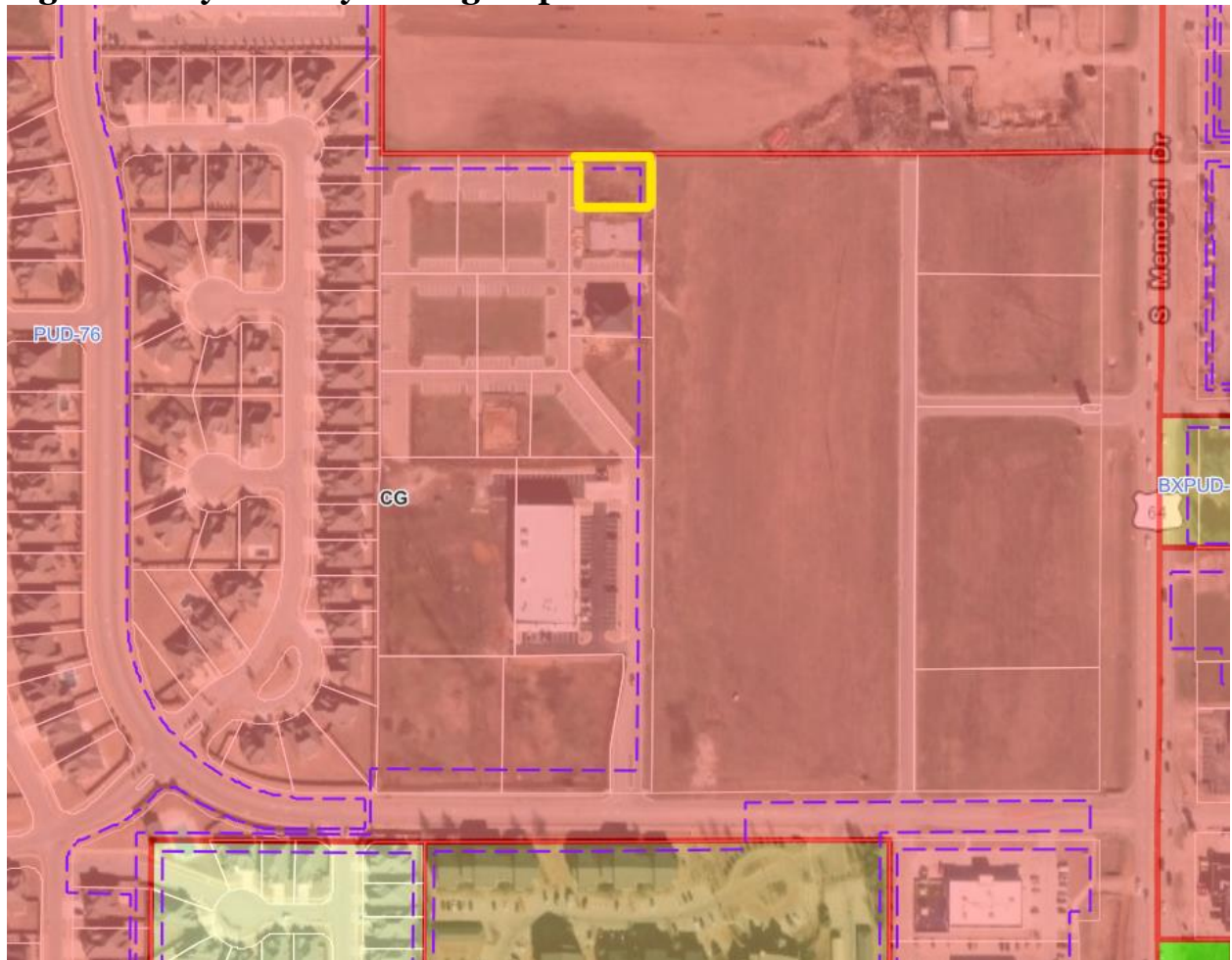
PUD 76 (J. Detailed Site Plan Review (excerpt)

“Within development areas that do not include multifamily dwellings, no building permit shall be issued until a detailed site plan (including landscaping) of the proposed improvements has been submitted and approved by the Bixby Planning Commission as being in compliance with the development concept and the development standards.”

“No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a

landscaping plan and phasing schedule submitted to and approved by the Bixby Planning Commission.”

Figure 1: City of Bixby Zoning Map



SURROUNDING ZONING AND LAND USE:

North: (CG) Commercial General | Retail
South: (CG) Commercial General | Offices, Vacant
East: (CG) Commercial General | Offices, Vacant
West: (CG) Commercial General, (RS-3) Residential Single Family

PROPOSED USE: Office Building

STAFF COMMENTS: PUD 76 requires landscaping to be a minimum of 10% of the net lot area. Staff has reviewed the submitted site plan, showing 46.5% area landscaped, which conforms to PUD 76.

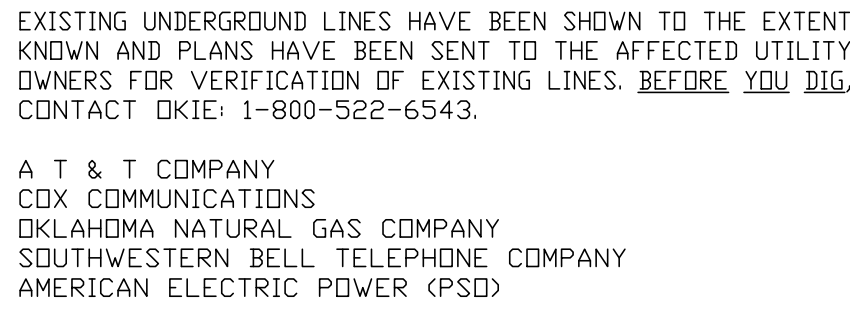
ENGINEERING COMMENTS: None received at the time of this writing.

Attachments:

Figure 1: Zoning Map

Figure 2: Detailed Site Plan

- A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
- C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
- D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
- E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
- F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
- G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
- K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN 1/8" VERTICAL RISE.
- M. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES.
- N. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES.
- O. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION



**SOUTH MEMORIAL BUSINESS PARK: LOT 10 BLK 1
DEVELOPMENT AREA H**

LOT 10 LAND AREA	13,452 SF (.309 ACRES)
LANDSCAPE AREA REQUIRED	1,345 SF (10%)
LANDSCAPE AREA PROVIDED	6,258 SF (46.5%)

ZONING	PUD 76 & CG
FIRST FLOOR BUILDING AREA:	3,181 SF
SECOND FLOOR BUILDING AREA:	2,958 SF
BUILDING HEIGHT PERMITTED:	40'
TALLEST BUILDING HEIGHT PROPOSED:	20'-9" TO BOTTOM OF EAVE

PROPOSED FLOOR AREA RATIO: .236

OFFICE / RATIO PER USE:	1/350
NUMBER OF SPACES REQUIRED:	17.5
NUMBER OF EXISTING SPACES PROVIDED:	8 (SHARED PARKING DEVELOPMENT)

ACCESSIBLE SPACES REQUIRED: 1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED: 2 (SHARED PARKING DEVELOPMENT)

TOTAL SITE AREA (LOT 10)	13,452 SF (.309 AC)
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EXISTING IMPERVIOUS AREA:
PROPOSED NEW IMPERVIOUS AREA:
TOTAL IMPERVIOUS AREA:

REQUIRED:

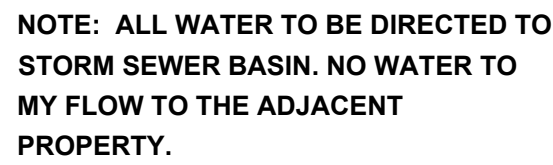
FROM NON-ARTERIAL STREET ROW:

FROM RESIDENTIAL DEVELOPMENT AREA:

FROM OTHER BOUNDARY:

LOT 10, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

NO POLE LIGHTS PROVIDED.



NOTE: GC TO FIELD VERIFY EXISTING
ACCESSIBLE PARKING AND AISLE GRADING
SLOPE DOES NOT EXCEED 1:48 SLOPE

1 OVERALL SITE PLAN

SCALE: 1/32 = 1'-0" 0 32'-0" 64'-0"



6/4/2024
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

**MARLEE
OFFICE #5
(BIXBY)**

PROJECT #
24051
7639 EAST 126TH
STREET SOUTH
BIXBY, OK
74008

REVISIONS:

ISSUE DATE:

6.21.2024

SHEET NAME:

ARCHITECTURAL SITE PLAN

SHEET #:

A101

DRAWN BY: DGP

GENERAL NOTES

LANDSCAPE PLAN

- A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
- B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
- C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
- D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

CITY OF BIXBY ZONING CODE

LANDSCAPE PLAN

1. LANDSCAPE REQUIREMENTS PER CHAPTER 12 OF TITLE 11 ZONING REGULATIONS.
2. PER 11-12-3 B.1 - FOR LOTS TWO AND ONE-HALF ACRES OR LESS IN SIZE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 50' FROM A LANDSCAPED AREA CONTAINING AT LEAST 30 SQ FT, WITH A MINIMUM WIDTH OR DIAMETER OF 5'. A LANDSCAPED AREA BY DEFINITION MUST CONTAIN AT LEAST ONE TREE.
3. PER 11-12-3.C.2 - FOR SUREFACE PARKING AREA, ONE TREE FOR EACH 10 PARKING SPACES, WITH AT LEAST ONE TREE IN EACH REQUIRED LANDSCAPED AREA SHALL BE PRESERVED OR PLANTED. (19 SPACES = 2 TREES REQUIRED)

GENERAL NOTES

- A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.
- C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
- D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
- E. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
- F. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION

BED PREPARATION AND PLANTING

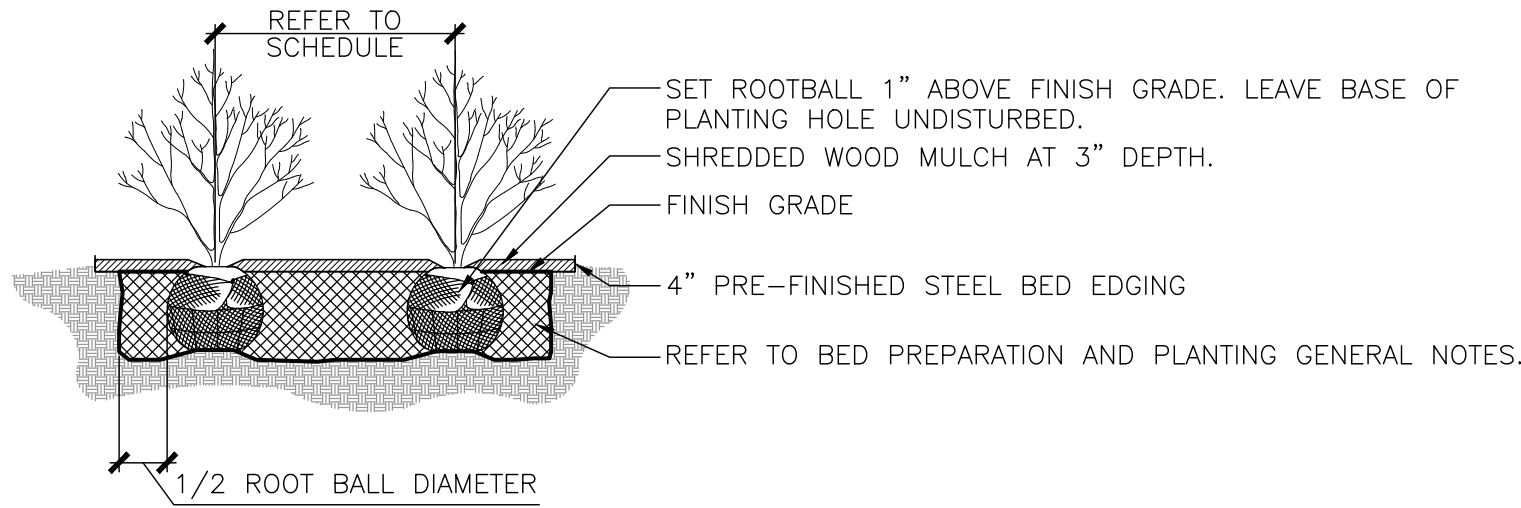
LANDSCAPE PLAN

- A. ELIMINATE ALL WEEDS AND GRASS IN PLANTING BED AREAS WITH ROUND-UP HERBICIDE PRIOR TO CONSTRUCTION. APPLY ACCORDING TO MANUFACTURER RECOMMENDATIONS. ALLOW 7 DAYS BEFORE DISTURBING THE SOIL. TILL AND RAKE OUT ROOTS OF BERMUDA GRASS IN DESIGNATED BED AREAS. PLANTING AREAS, NOT ADJACENT TO BUILDING, SHALL BE CULTIVATED TO A DEPTH OF 12". REMOVE ALL DEAD GRASS, WEEDS, ROOTS, ROCKS, AND OTHER DEBRIS. WORK INTO EXISTING SOIL; 6" DEPTH OF BACK TO NATURE 'NATURE'S BLEND', TO A DEPTH OF 12".
- B. PLANTING AREAS ADJACENT TO BUILDING AND WALKS TO BE EXCAVATED TO A MINIMUM 1' DEPTH REMOVING AS MUCH LIMESTONE AND OTHER CONSTRUCTION DEBRIS AS POSSIBLE. IF CLAY SUBSOIL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATED AREA, TIL IN PELLETIZED GYPSUM AT A RATE OF 10 LBS. PER 100 SF. AFTER INCORPORATION OF GYPSUM ADD HIGH QUALITY TOPSOIL WIT BACK TO NATURES 'NATURE'S BLEND'. AT A 50/50 MIXTURE, TO SUFFICIENT GRADE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES NEXT TO BUILDING.
- C. ALL PLANTING AREAS TO BE INSTALLED WITH DEWITTS WEED BARRIER FABRIC.
- D. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE OF ALL PLANTING BEDS. CONTRACTOR SHALL PROVIDE HIGH QUALITY TOP SOIL, WHERE NECESSARY, TO PROVIDE PROPER DRAINAGE.
- E. CONTRACTOR TO ADD OSMOCOTE 19-6-12 AT HIGHEST RATE SPECIFIED BY THE MANUFACTURER TO ALL BEDS AREAS PRIOR TO MULCHING.
- F. APPLY SHREDDED CYPRESS MULCH IN PLANTING BEDS TO A DEPTH OF 3" AFTER PLANT INSTALLATION.
- G. ALL SHRUBS TO BE PLANTED IN A PIT THAT IS TWICE AS WIDE AS THE ROOT BALL. PLANT SHRUBS 2" ABOVE FINISH GRADE TO ALLOW FOR PROPER DRAINAGE. REFER TO SHRUB PLANTING DETAIL FOR MORE INFORMATION.



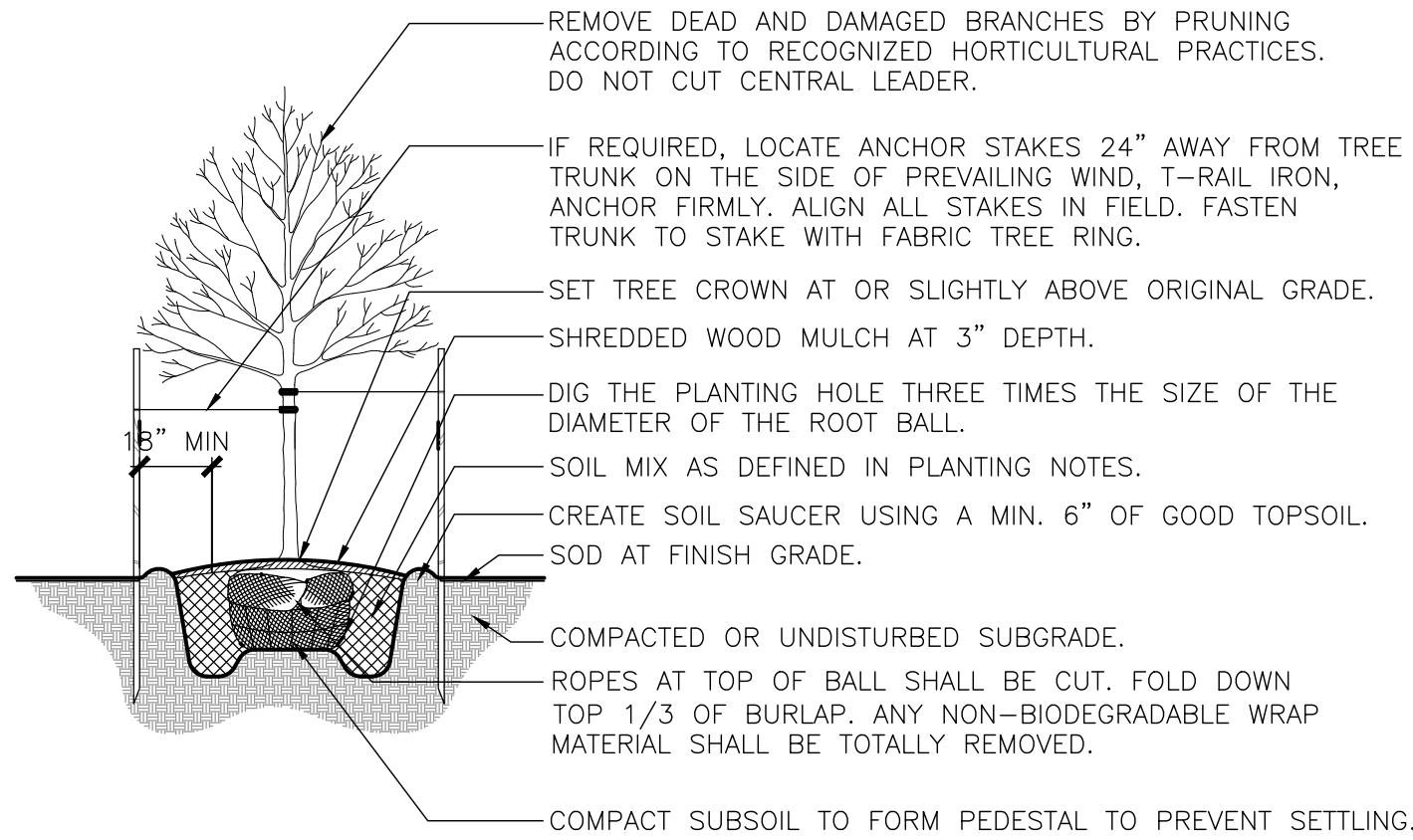
EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
CDX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSD)



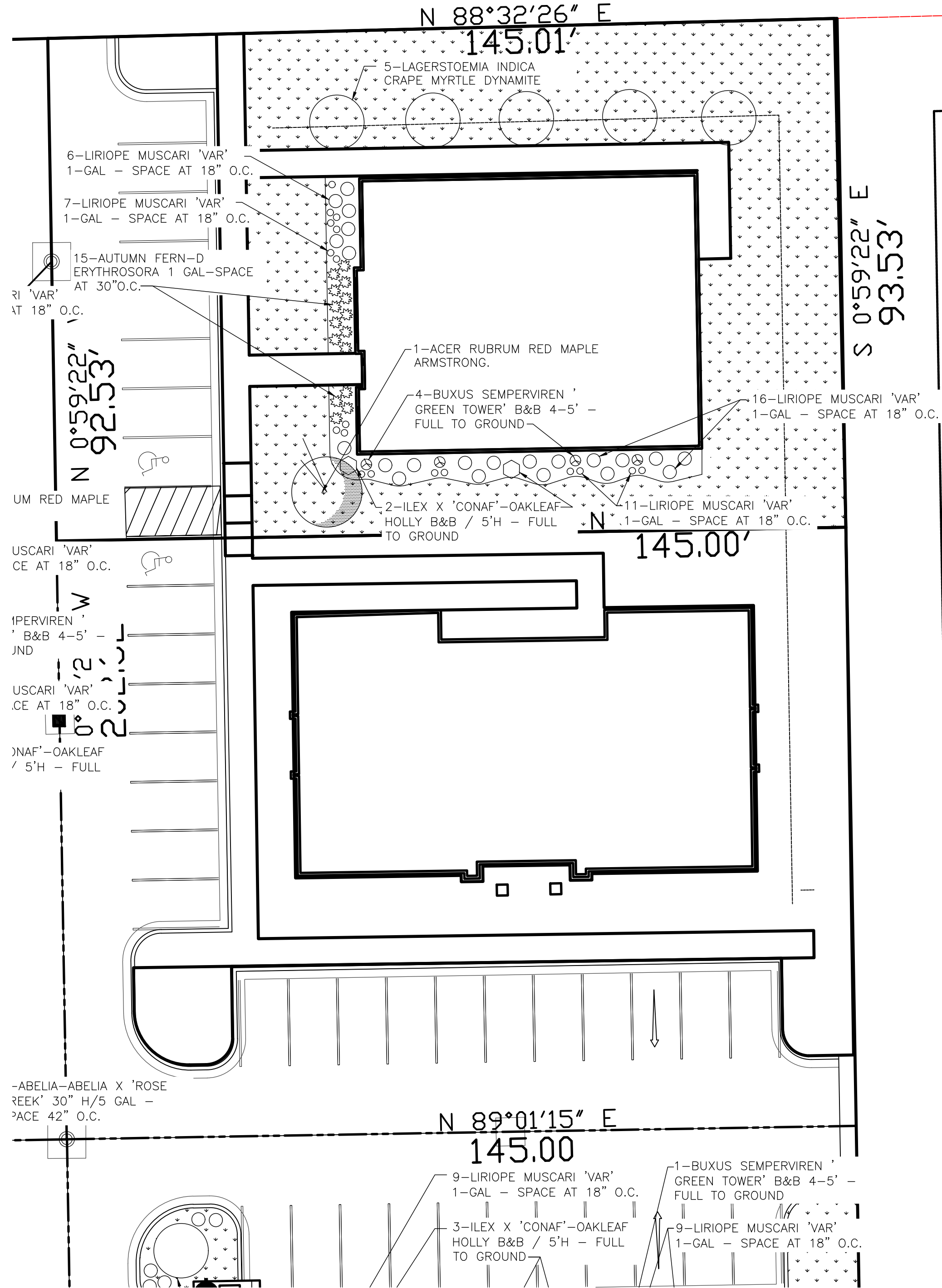
3 SHRUB MASS PLANTING DETAIL

SCALE: N.T.S.



2 TREE PLANTING DETAIL

SCALE: N.T.S.



GENERAL NOTES

- REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
- EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
- G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
- ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT.
- ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
- OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
- G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO BE CONNECTED TO THE UNDERGROUND STORM SEWER, RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO BE SELECTED BY OWNER.
- ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

KEYNOTES ELEVATIONS NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

- COMPOSITE ROOF SHINGLES OVER 7/16" SOLARBORD.
- STANDING SEAM METAL ROOF. COLOR SELECTED BY OWNER
- HIGH CAPACITY DOME VENT, RE: A600.
- PRE-FINISHED GUTTER, OWNER TO SELECT PROFILE AND COLOR.
- PRE-FINISHED DOWNSPOUT, OWNER TO SELECT PROFILE AND COLOR.
- CEDAR WOOD EAVE BRACKETS
- MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM.
- MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM WITH COLOR AND V-GROOVES TO SIMULATE CASTSTONE
- PROPOSED LOCATION OF STUCCO CONTROL JOINTS.
- BRASS PLATE WITH BUILDING ADDRESS AS APPROVED BY AUTHORITY HAVING JURISDICTION AND OWNER.
- EMERGENCY LIGHT FIXTURE, WALL MOUNT, TYP.
- MODULAR BRICK, 7-5/8"L X 2-1/4"H X 3-5/8"D; 3/8" GROUT
- HVAC CONDENSER LOCTION, VERIFY WITH MECHANICAL CONTRACTOR AND OWNER
- NOT USED
- ENTRY DOOR SYSTEM WITH TEMPERED GLAZING. SURROUNDING DOORFRAME WITH TEMPERED GLAZING SIDELITES AND TEMPERED TRANSOM.
- MAN DOOR
- PRE-FINSIHED ALUMINUM CANOPY SYSTEM, BY OTHERS
- WALL PACK LIGHT FIXTURE W/ EMERGENCY BATTERY BACKUP

EXTERIOR FINISH LEGEND

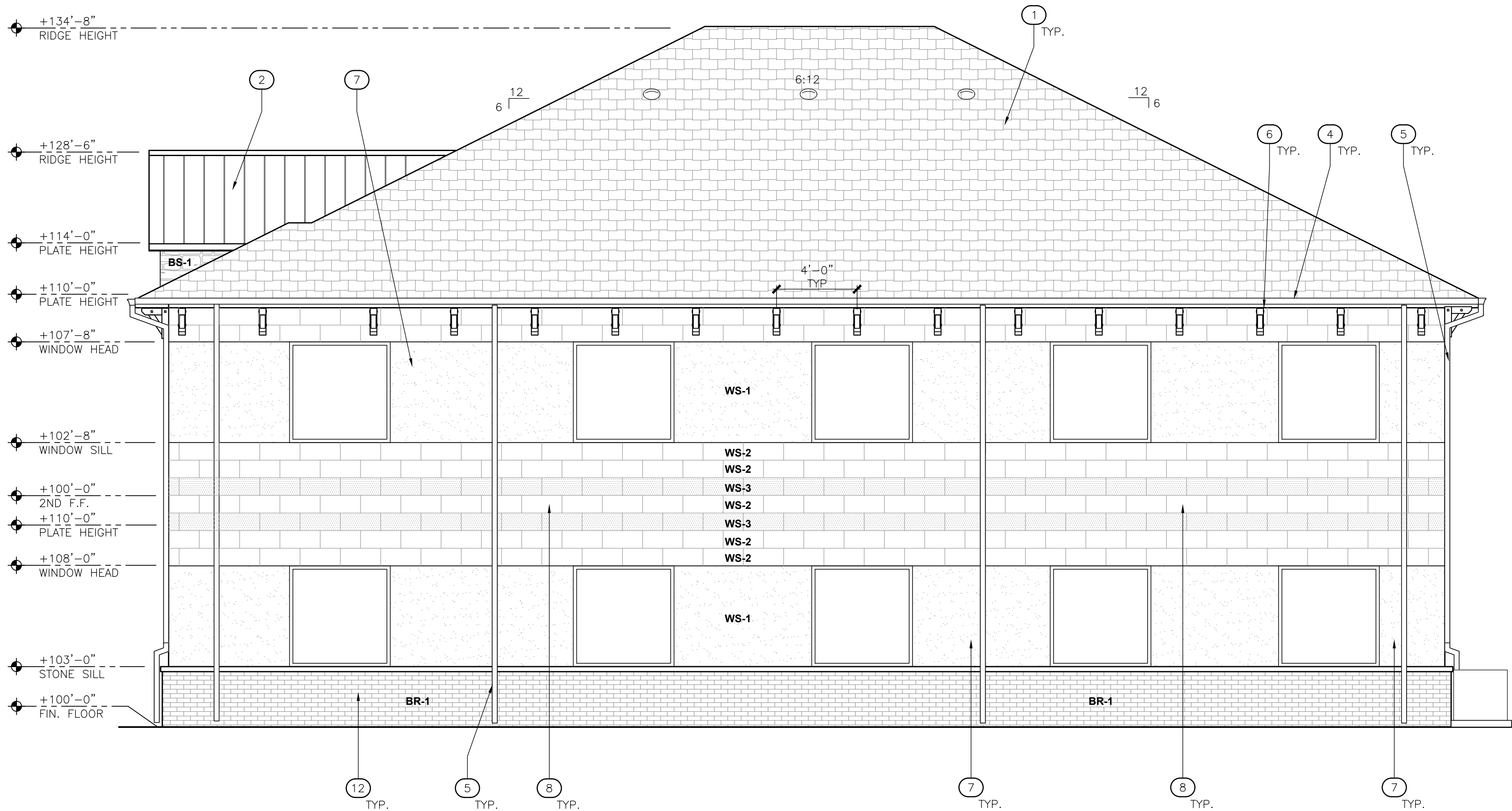
MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
BR-1	MODULAR BRICK	ONYX	TBD / 7-5/8"L x 2-1/4"H x 3-5/8"D	VERIFY COLOR W/ OWNER
BS-1	BUILDING STONE	BY OWNER	TBD / 6" DEPTH	VERIFY COLOR W/ OWNER
WS-1	7/8" 3-COAT STUCCO	BY OWNER	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-2	7/8" 3-COAT STUCCO SIMULATE CAST STONE	LIGHT	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER
WS-3	7/8" 3-COAT STUCCO SIMULATE CAST STONE	DARK	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER

NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.

ANY AND ALL BUILDING MOUNTED PARKING LIGHTING TO BE PROVIDED BY THE BUILDER ON A DESIGN/BUILD BASIS.

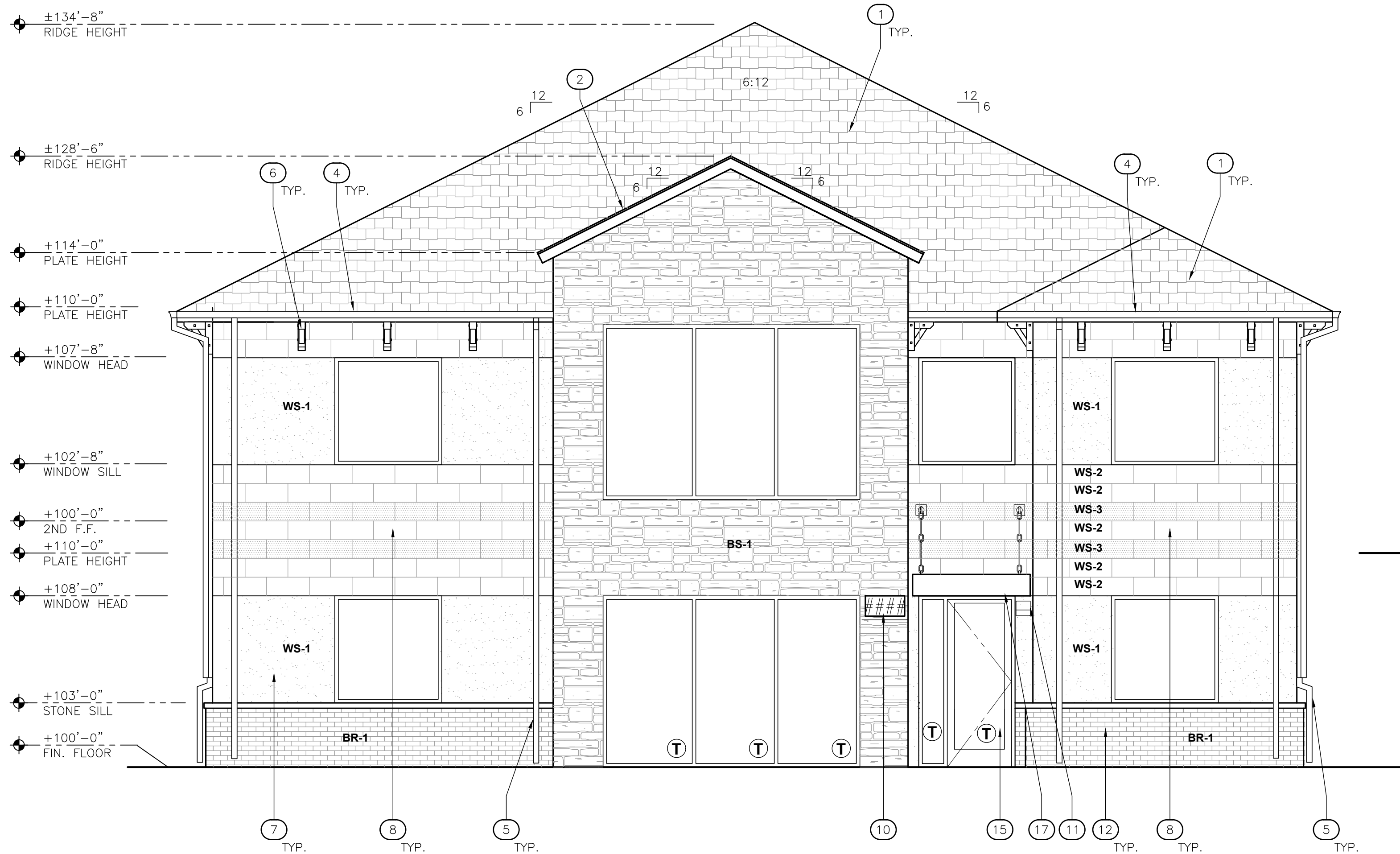
THE CONTRACTOR SELECTED LIGHT FIXTURE MUST BE SHIELDED AND FULLY COMPLY WITH THE BIXBY ZONING CODE SITE LIGHTING STANDARDS.

FOR CITY OF BIXBY SITE
PLAN APPROVAL ONLY



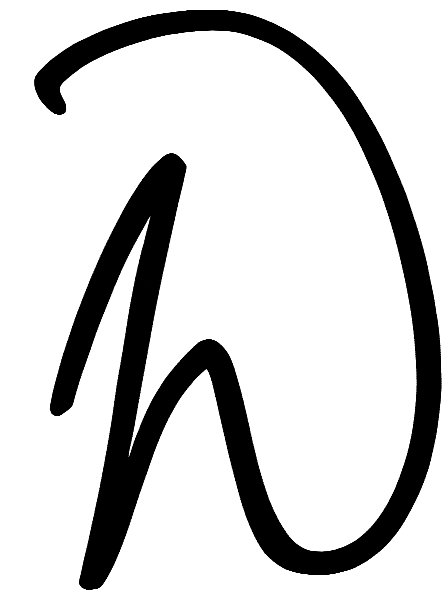
2 SOUTH ELEVATION

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



1 WEST ELEVATION

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



wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:



5/6/2024
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

MARLEE
OFFICE #5
(BIXBY)

PROJECT #
24051
7639 EAST 126TH
STREET SOUTH
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.7.2024

SHEET NAME:

EXTERIOR
ELEVATIONS

SHEET #:

A301

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
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KEYNOTES ELEVATIONS

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EXTERIOR FINISH LEGEND

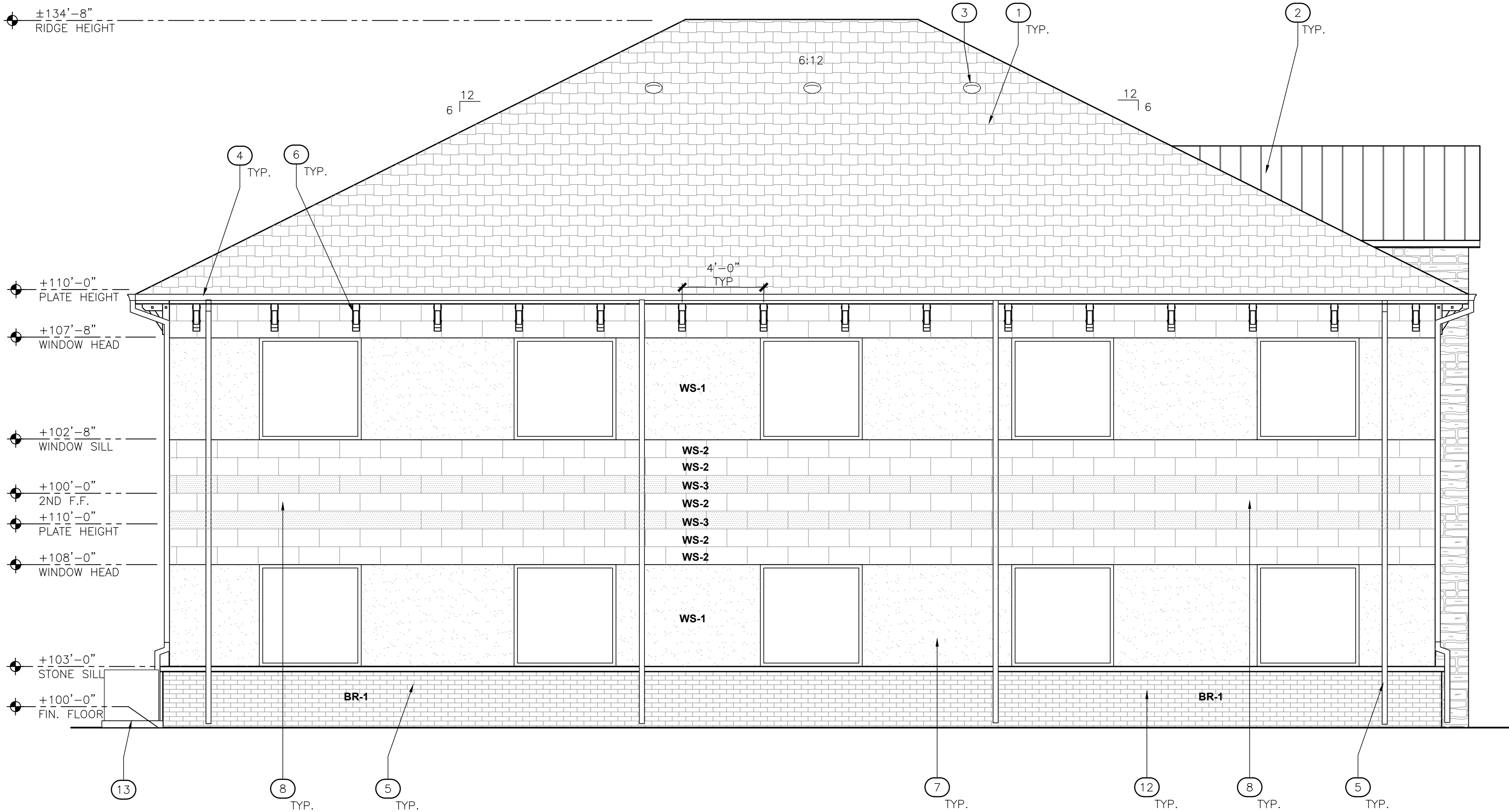
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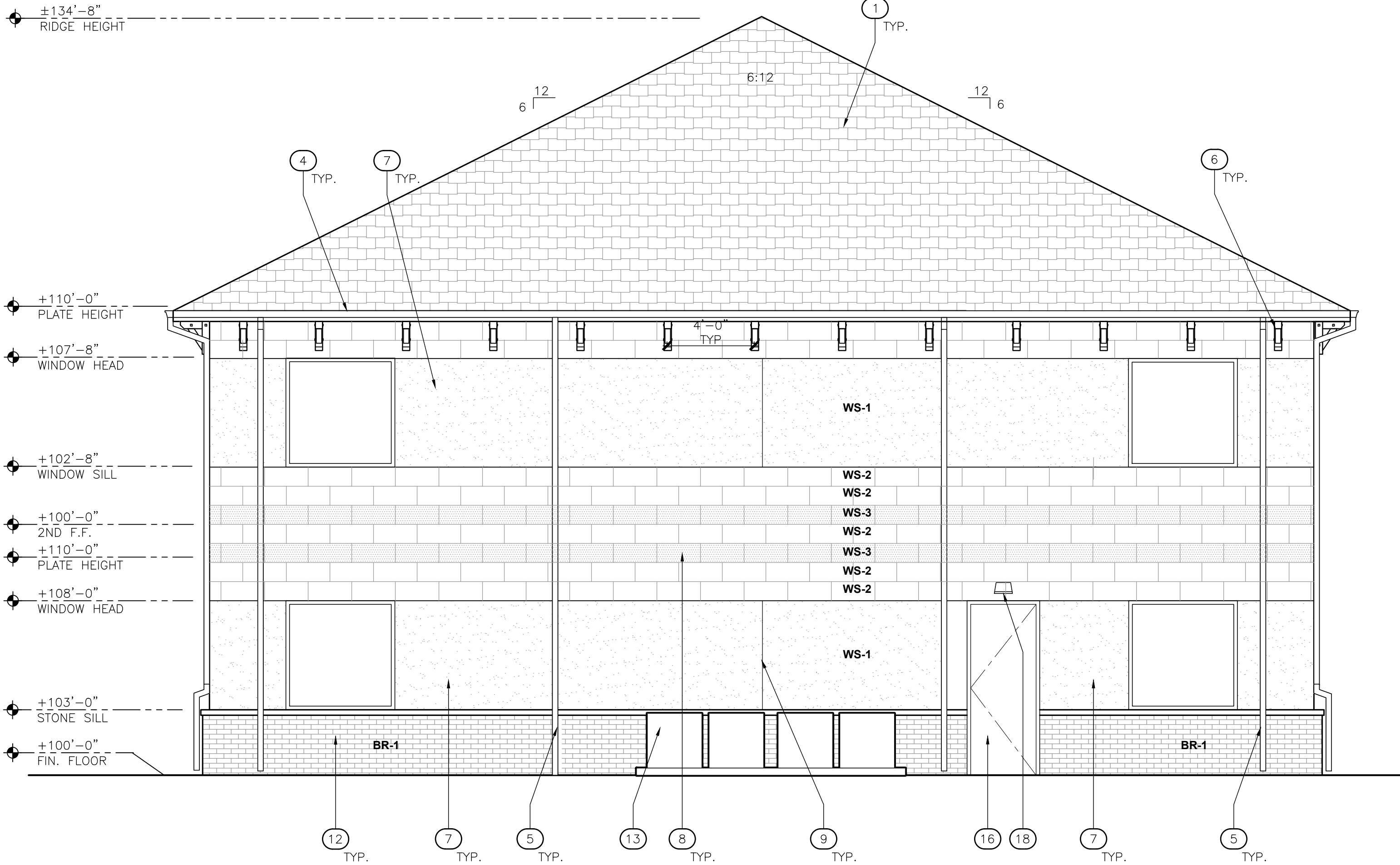
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FOR CITY OF BIXBY SITE
PLAN APPROVAL ONLY



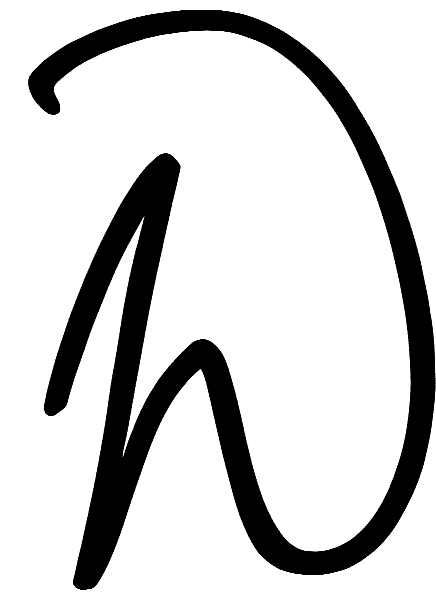
2 NORTH ELEVATION

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



1 EAST ELEVATION

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



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5/6/2024
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PROJECT:

MARLEE
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7639 EAST 126TH
STREET SOUTH
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.7.2024

SHEET NAME:

EXTERIOR
ELEVATIONS

SHEET #:

A302

DRAWN BY: DGP

Page 18 of 87



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

Staff Report

To: Bixby Planning Commission

From: Joey Wiedel, Development Services Director
Gwen Plante, Assistant City Planner

Date: July 15, 2024

RE: REZONE (BXZO-24.04) (CS) Commercial Shopping
Dixielou 151st & Harvard

Applicant Billy Cox, P.E.

REQUEST: Applicant is requesting review and possible approval of the Rezone from (AG) Agriculture to (CS) Commercial Shopping

LOCATION: Approximately one quarter (1/4) mile south of the SW/Cor of E. 151 St So. And So. Harvard Avenue, located on the West side of Harvard Avenue; aka 15104 South Harvard Avenue

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (CS) Commercial Shopping

ACRES: 1.891 Acres +/-

STR: Section 20, Township 17N, Range 13E

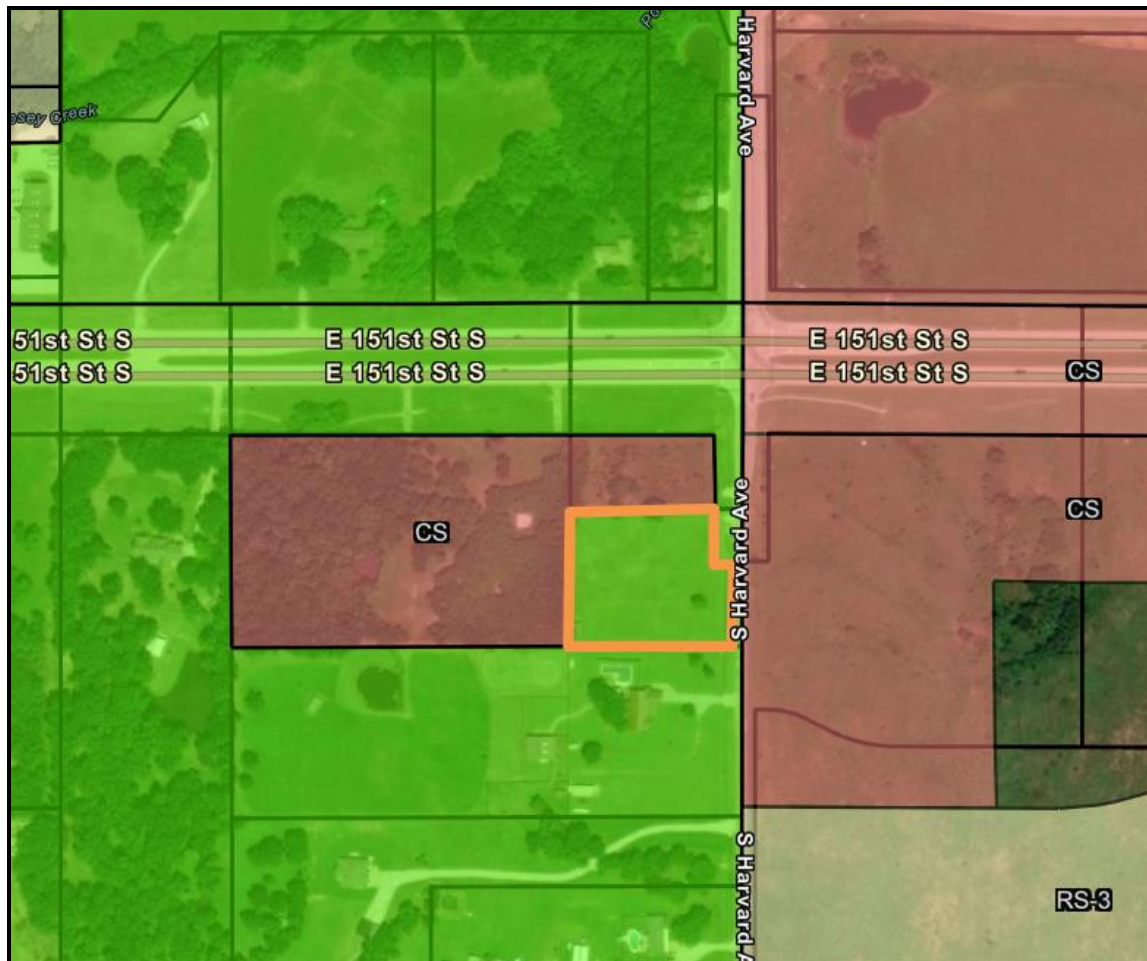
EXISTING USE: Vacant

PROPOSED USE: Commercial Development

Figure 1: Site Location



Figure 2: Zoning Map



SURROUNDING ZONING AND LAND USE:

North: (CS) Commercial Shopping, Vacant; (AG) Agriculture, Single Family Homes.
 West: (AG) Agriculture, Single Family Home.
 South: (AG) Agriculture, Single Family Home.
 East: (CS) Commercial Shopping, Vacant; (RS-3) Residential Single-Family (BXPUD 22.04)

EXISTING COMPREHENSIVE PLAN:

Figure 3: Comprehensive Plan 2030 Future Land Use Designation

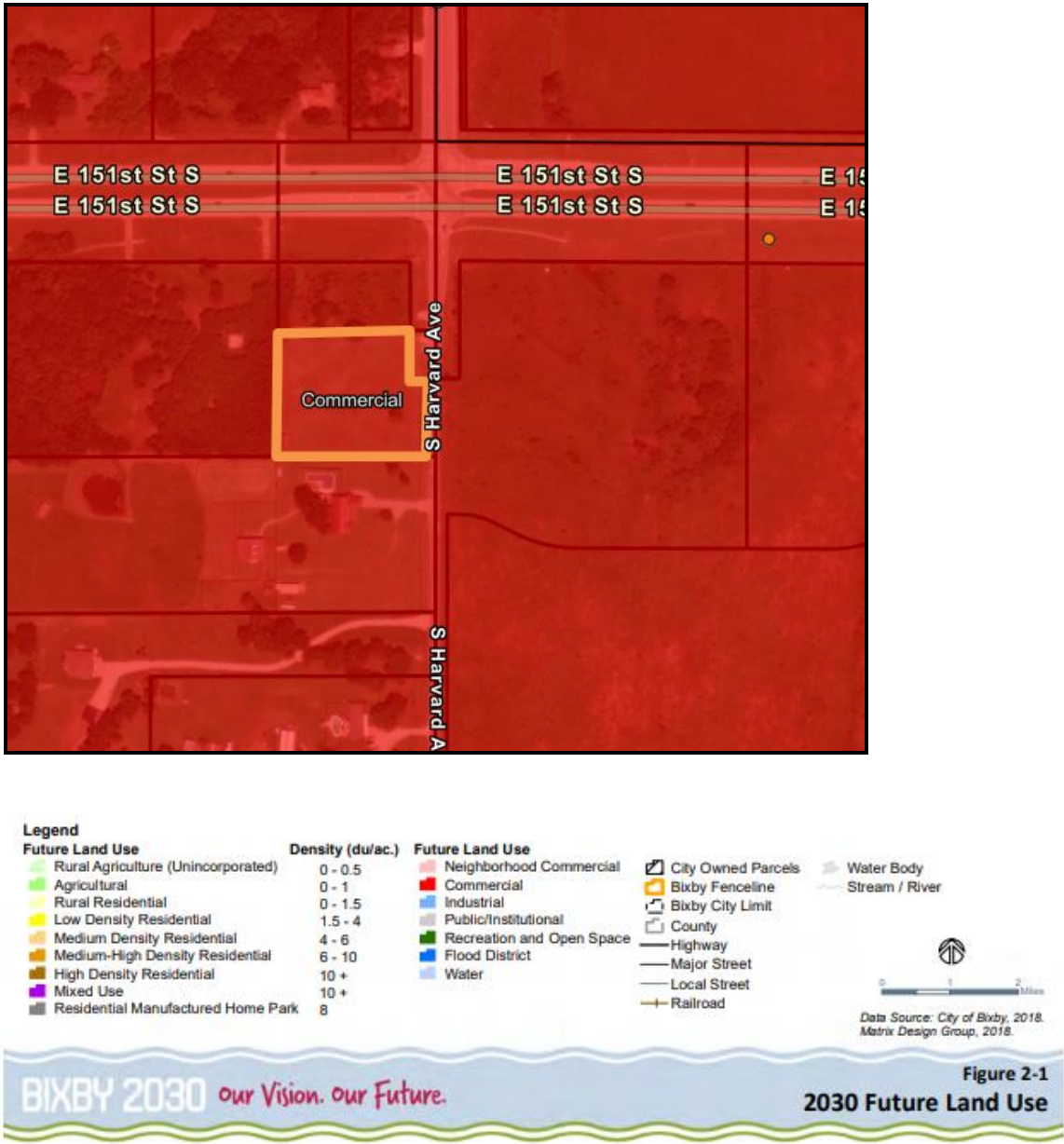
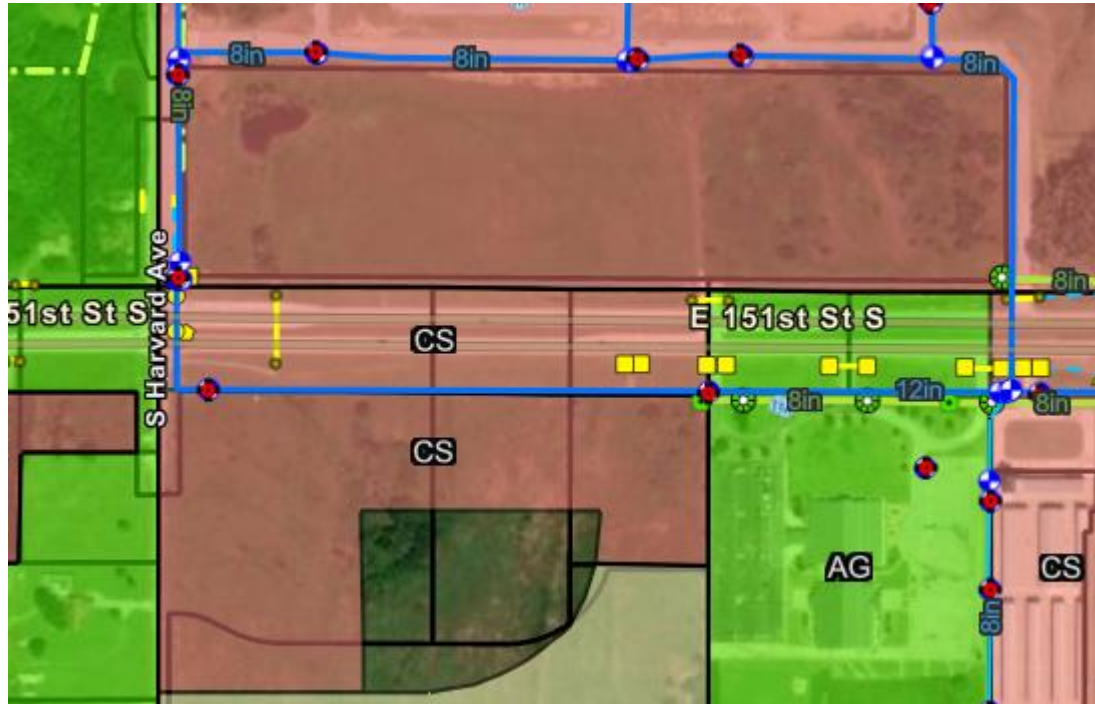


Figure 4: Existing Utilities



UTILITIES:

Water: 8" line on the South side of E. 151st St. So. located to the east side of So. Harvard Ave. running East/West. The water line runs North/South along So. Harvard Ave. then under E. 151 St So approximately 260 ft where the water line turns going East along 151 St So. However in past conversations with Creek County Rural Water District #2, this property is located within their water service area and is not serviced by City of Bixby.

SEWER: Sanitary Sewer is not available to this property except with an extension of the existing sewer East of So. Harvard Ave. A private lift station will likely be necessary to pump into the aforementioned sewer extension.

ENGINEERING COMMENTS:

Sanitary sewer is not immediately available to this property. An extension of the existing sewer, east of Harvard, is needed to serve this property. Due to the sewer flowline elevations east of Harvard, a private lift station will likely be necessary to pump into the aforementioned sewer extension.

In past conversations with Creek County Rural Water District #2, this property is located within their water service area and is not serviced by the City of Bixby. Water service coordination will be through the RWD.

STAFF COMMENTS:

After review, staff believes the proposed zoning change aligns well with the surrounding area and future land use.

Figures:

Figure 1: Site Location

Figure 2: Current Zoning Map

Figure 3: Comprehensive Plan 2030 Future Land Use Designation

Figure 4: Existing Utilities

Attachment:

Exhibit A: Engineering Memo

Exhibit B: Alta Land Title Survey

CITY OF BIXBY

*P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)*

Development Services – Engineering Memo

To: Joey Wiedel, Development Services Director

From: Justin Dowd, City Engineer

CC: Public Works
Development Services
Fire Department
City Manager
Billy Cox, Route 66 Engineering
File

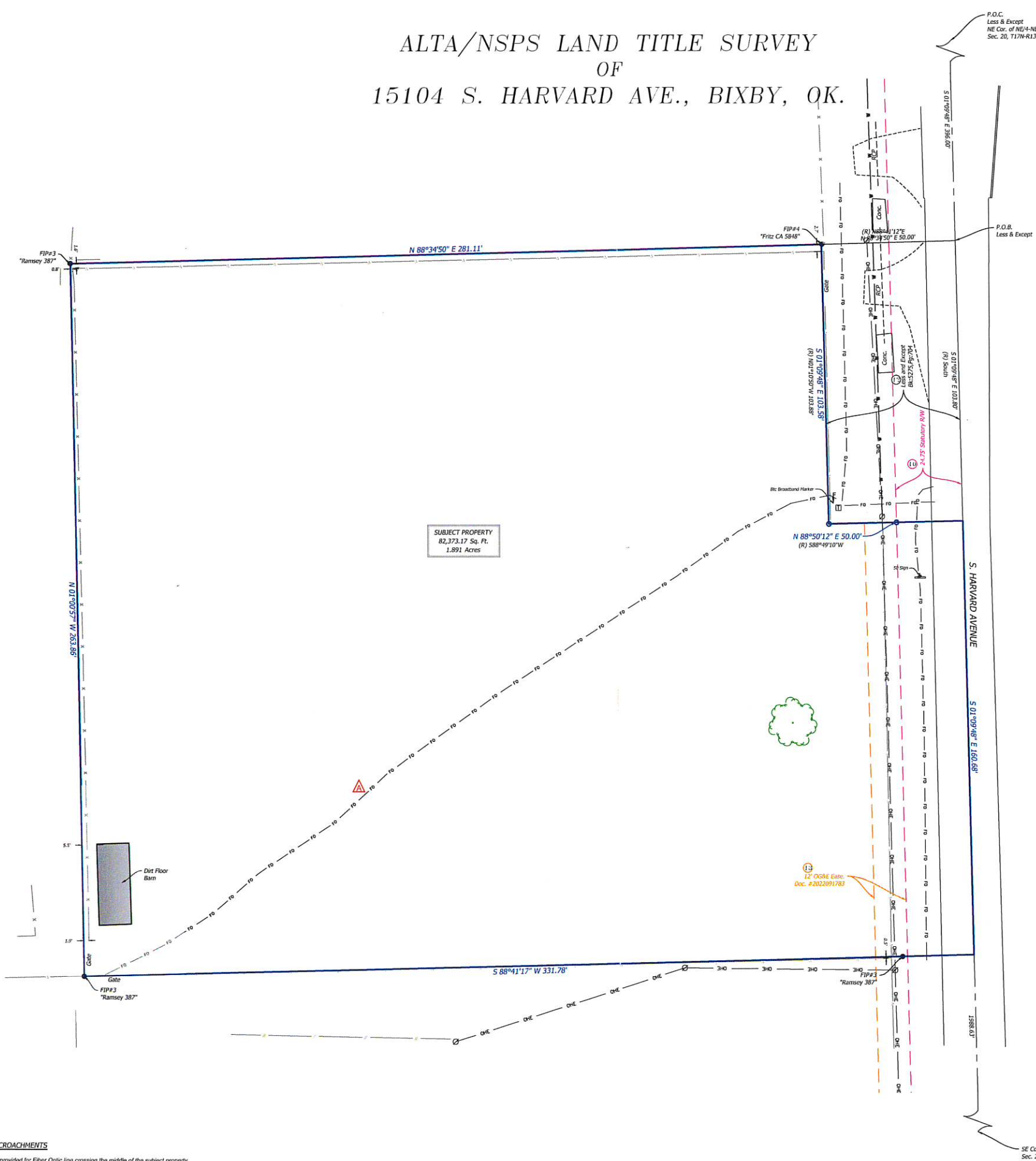
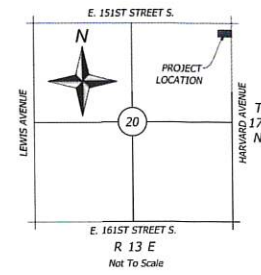
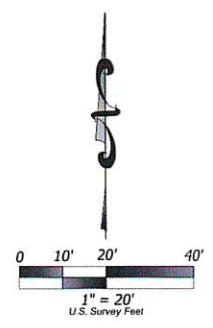
Date: July 1, 2024

Re: **BXZO-24.04 Dixielou 151st & Harvard**

Review Comments:

- Sanitary sewer is not immediately available to this property. An extension of existing sewer, east of Harvard, is needed to serve this property. Due to the sewer flowline elevations east of Harvard, a private lift station will likely be necessary to pump into the aforementioned sewer extension.
- In past conversations with Creek County Rural Water District #2, this property is located within their water service area, and is not serviced by the City of Bixby. Water service coordination will be through the RWD.

ALTA/NSPS LAND TITLE SURVEY
OF
15104 S. HARVARD AVE., BIXBY, OK.



SUBJECT PROPERTY
82,373.17 Sq. Ft.
1.891 Acres

UTILITY NOTE
Pursuant to Table A Item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call 811 #24040108070748

811 *Know what's below. Call 811 before you dig.*

LEGEND	
	POWER POLE
	LIGHT POLE
	GUY ANCHOR
	ELECTRIC METER
	ELECTRIC BOX
	ELEC. TRANSFORMER
	ELEC. MANHOLE
	ELEC. PEDESTAL
	ELEC. MAIL BOX
	SPOT LIGHT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM SEWER MANHOLE
	TELEPHONE RISER
	TELEPHONE MANHOLE
	TELEPHONE MARKER
	TELEPHONE PULL BOX
	FIBER OPTIC MARKER
	FIBER OPTIC PULL BOX
	CABLE TV PEDESTAL
	CABLE MARKER
	CABLE TV PULL BOX
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	ROLL-UP
	VENT PIPE
	FINE INFRASTRUCTURE CONNECT
	PROPRANE TANK
	GAS METER
	GAS VALVE
	GAS MARKER
	MAIL BOX
	SIGN
	FLAG POLE
	FIRE HYDRANT
	WATER MANHOLE
	WATER VALVE
	WATER METER
	DOWN SPOUT
	AIR CONDITIONER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL PULL BOX
	PEDESTRIAN CROSSING SIGNAL
	GREASE TRAP
	KEY PAD
	COLUMN
	SECTION CORNER
	QUARTER CORNER
	SET BROW PIN W/CAV
	SET MAG MAG W/CAV
	FOUND MONUMENT
	RIGHT OF WAY MARKER
	YARD HYDRANT/OFFICET
	BENCHMARK
	CHAIN LINK FENCE
	WOOD PANEL FENCE
	MAINTENANCE FENCE
	BRON FENCE
	FIBER OPTIC LINE
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	SECTION LINE

POSSIBLE ENCROACHMENTS
No easement provided for Fiber Optic line crossing the middle of the subject property.

LEGAL DESCRIPTION
The South 264 feet of the East 330 feet of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twenty (20), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof. LESS AND EXCEPT a strip, piece of parcel of land lying in part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twenty (20), Township Seventeen (17) North, Range Thirteen (13) East, in Tulsa County, State of Oklahoma, said Parcel of land being described by metes and bounds as follows:
COMMENCING at the Northeast corner of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4); thence South along the East line of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) a distance of 396.00 feet to the Point of Beginning; thence South along the East line of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) a distance of 103.80 feet; thence S88°49'10\"/>

SCHEDULE B-II EXCEPTIONS
(1) Statutory right of way along East section line boundary. Affects as shown.
(2) Easement contained within Warranty Deed in favor of the State of Oklahoma, acting by and through the Department of Transportation of the State of Oklahoma recorded in Book 5275, Page 704. Affects as shown.
(3) Easement in favor of Oklahoma Gas and Electric Company, an Oklahoma corporation recorded in Document No. 2022091783. Affects as shown.
(4) Easement in favor of Oklahoma Gas and Electric Company, an Oklahoma corporation recorded in Document No. 2022091785. Unable to determine affect. Second page of document not provided.

GENERAL NOTES
1: Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 40143C00429 L, dated 10/16/2012.
2: The Property has direct access to S. Harvard Avenue, being a dedicated public street.
3: Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
4: Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
5: Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
6: There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
7: A assumed bearing of South 88° 41' 17" West as the South line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
8: All unit of measurements are US Survey feet (Grid).

ALTA/NSPS LAND TITLE SURVEY
To: Duizelco Re, LLC, Prosperity Bank, its successors and/or assigns as their respective interests, Fidelity National Title Insurance Company and Guaranty Title Company LLC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 8, 9, 11, and 16 of Table A thereof. The field work was completed on April 16, 2024.
I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A. # 7263 / Exp. Date =6/30/2024
Telephone: (405) 849-6010 Email: troy@goldens.com
April 18, 2024
Sheet 1 Of 1



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

STAFF REPORT

To: Planning Commission

From: Joey Wiedel, Development Services Director
Gwen Plante, Assistant City Planner

Date: July 15, 2024

RE: **RE-ZONE** (BXZO 24.05)
PLANNED UNIT DEVELOPMENT (BXPUD 24.04)
Froning 121

Applicant: Tanner Consulting

REQUEST: Applicant is requesting a discussion and possible approval of Rezone from (AG) Agriculture to (RS-2) Residential Single Family with supplemental zoning (BXPUD 24.04) Planned Unit Development.

LOCATION: SE/4 of the SW/4 of Section 31, Township 18 North, Range 14 East, Tulsa County, approximately one half (1/2) mile West of South Garnett Road and approximately one quarter (1/4) mile East of South Mingo Road. Aka 10319 E 121st Street South.

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: Residential Single Family (RS-2) with Planned Unit Development.

ACRES: +/- 40.016 acres

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

Development Standards

	RS-2	PUD
<i>Maximum Number of Dwellings</i>	160	118
<i>Minimum Lot Width</i>	75 ft.	60 ft.
<i>Minimum Lot Size</i>	9,000 SF	6,900 SF
<i>Minimum Land Area per DU</i>	10,875 SF	8,400 SF
<i>Maximum Building Height</i>	3 stories or 48	2 stories and 35 ft.
<i>Minimum Yard Setbacks:</i>		
- <i>Front Yard</i>	30 ft.	20 ft.
- <i>Rear Yard</i>	25 ft.	15 ft.
- <i>Side Yard (Interior)</i>	10/5 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>	1,500 SF	
<i>Other Bulk and Area Requirements</i>	As required within RS-2 District	
<i>First Floor Exterior Materials</i>	75% Masonry****	

**** See Standards Pertaining to Dwellings for additional specifications.

Excerpt from proposed PUD 24.05:

IV.G. STANDARDS PERTAINING TO DWELLINGS: All single family dwelling units shall have a minimum finished heated living area and first-floor masonry content as specified within Development Standards Section III. Masonry percentages shall exclude windows, doors, and beneath covered patios and porches. The masonry requirement shall mean brick, natural or manufactured stone, or stucco, provided that James Hardie or similar fiber cement products may be used in substitution, not to exceed 50% of the masonry required. Masonry shall be applied to a minimum of three (3) building sides. The exterior surface of any foundation, including stem walls, shall also be of masonry. The foregoing standards shall be included in the Deed of Dedication and Restrictive Covenants of the plat; all other such restrictions pertaining to dwellings shall be private and will be contained in a separate instrument declaration of covenants, conditions and restrictions, or a similarly-titled document.

Figure 1: Conceptual Site Plan



EXISTING COMPREHENSIVE PLAN:

Figure 2: Comprehensive Plan 2030 Future Land Use Designation

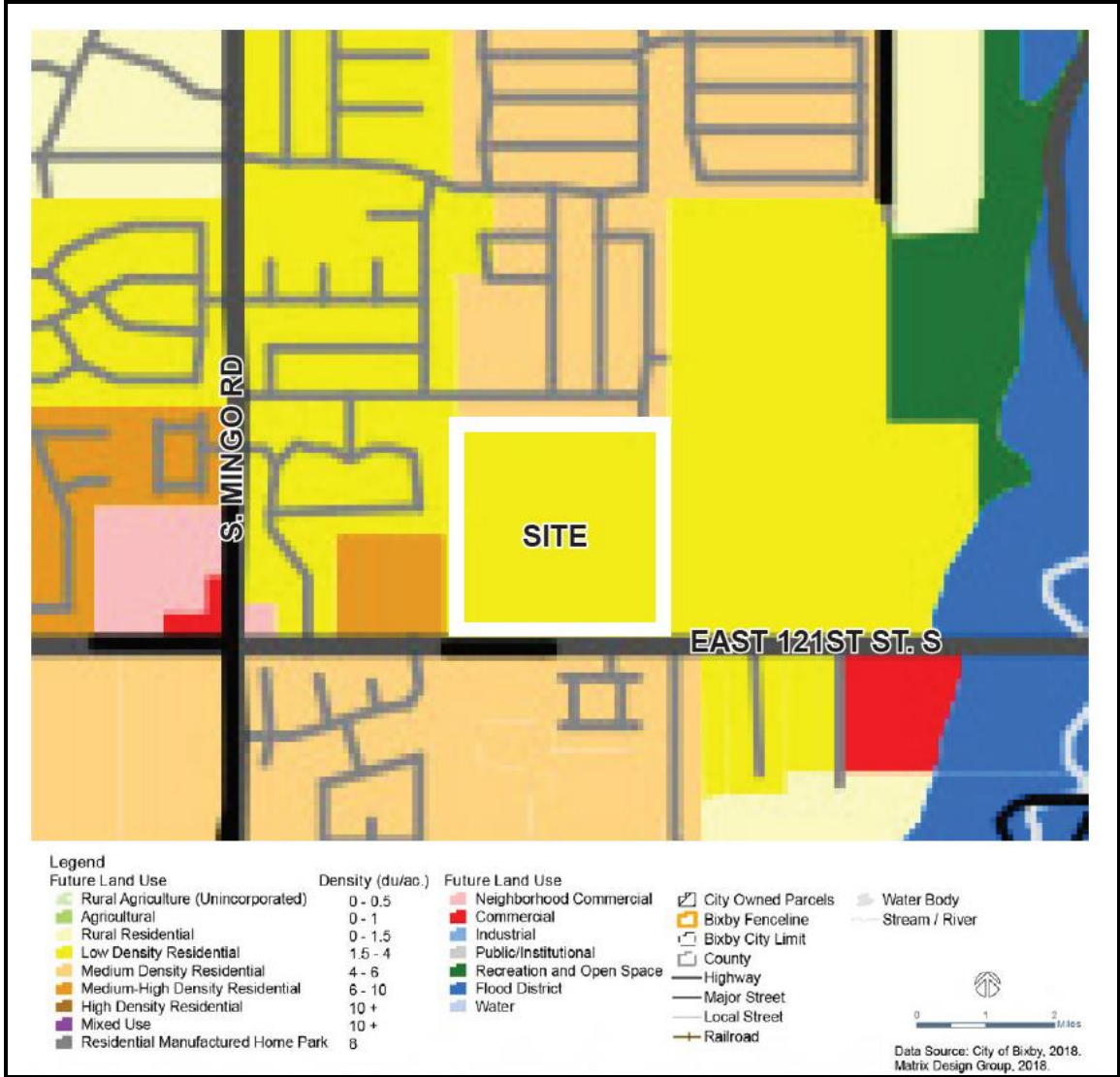
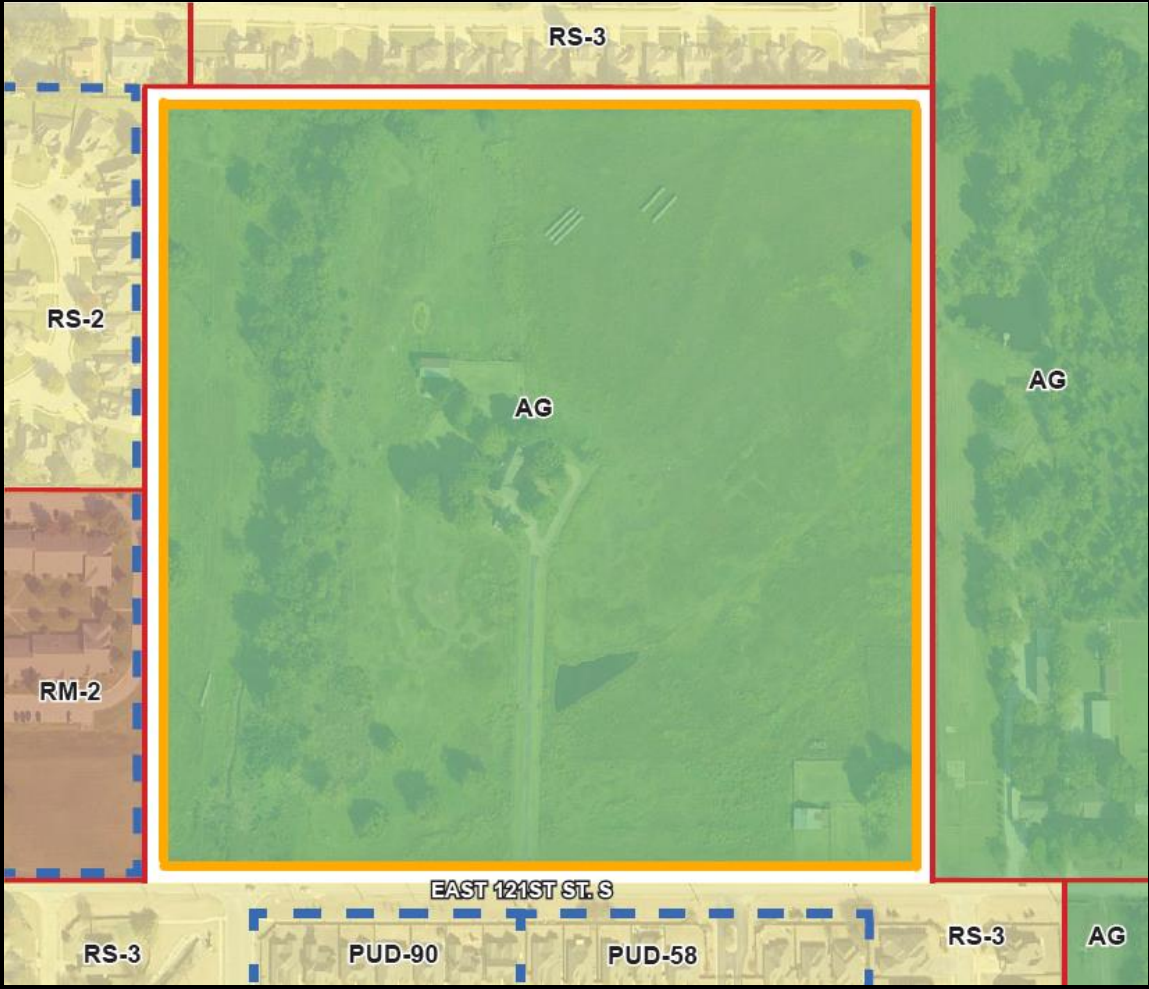


Figure 3: Existing Zoning for surrounding areas.



SURROUNDING ZONING AND LAND USE:

- North: Residential Single-Family (RS-3)
- West: Residential Single Family (RS-2); Residential Multi-Family (RM-2) Sand Plum Assisted Living
- South: Residential Single Family (RS-3) PUD 90 and PUD 58
- East: (AG) Agriculture, Residential Single Family

Figure 4: Existing Utilities



UTILITES:

Water: A 12" water line running East/West along 121st St located on the south side. Also on Bixby GIS to be a 6" water stub on the south east corner of The Park at Southwood 2nd.

Sanitary Sewer: A 10" sanitary sewer line running East/West along the south boundary line of The Park at Southwood 2nd and an 8" line running North/South along the East boundary line of Cypress Pointe.

Stormwater: Storm water lines are shown to be located within the Chisholm Ranch Development.

STAFF COMMENTS:

City staff has reviewed the Rezone and PUD information, and the comments listed below are as follows:

1. Planning staff recognizes that the proposed PUD standards do not align with the Bulk and Area requirements for RS-2 Zoning. The PUD standards that are listed reflect RS-3 Zoning. The requested Re-zone to RS-2 aligns with the Comprehensive Plan.
2. Cementitious fiber is an approved alternative, and the masonry shall be applied to at least three (3) sides.
3. Engineering recommends setting the rear yard setbacks to a minimum of 17.5 feet to incorporate the utility easement.
4. As stated in the PUD booklet the proposed design includes a connection to the existing stub street, South 105th East Avenue within The Park at Southwood 2nd located North of this development. This connection meets Fire Code.

ENGINEERING COMMENTS:

The submitted application states the request is for RS-3 with a PUD. The Comprehensive Plan designates this property as Low Density Residential. RS-3 is not an allowed underlying zoning request for Low Density Residential. Is the application correct (i.e. RS-3)? Or did we receive a Comprehensive Plan Amendment Application?

1. The PUD should be updated to include the appropriate zoning and PUD case numbers (i.e. BXZO-24.05 and BXPUD-24.04).
2. The PUD should state RS-2 zoning was chosen to achieve a **Low-Density** District (re: PUD, page 3)
3. The submitted Bulk and Area Requirements within the PUD are consistent with RS-3 zoning. The Planning Commission made it abundantly clear that they did not like this approach. I would suggest the applicant review the intended development layout/design and update the Bulk and Area Standards to more closely align to RS-2 standards (i.e. large lot area, setbacks, etc.) There is no need to show RS-3 Bulk and Area Standards if RS-2 can be obtained or more nearly achieved.

4. The PUD allows for Hardie Board on 50% of the required 75% masonry, which equates to about 62% of the home. Planning Commission and City Council have made Hardie Board and lack of masonry a point of contention on multiple projects.
5. Section II. Development Concept (see last paragraph) states the streets shall be private and gated streets; however, Section IV.B (see second paragraph) states the streets shall be public streets. Per Bixby's Subdivision Regulations, Private, gated streets must be approved by City Council. What is the applicant's request? Private Streets? Or Public Streets?
6. The PUD addresses pedestrian trails and parks; however, it does not address pedestrian circulation within development. This needs to be addressed and the PUD updated.
7. Within the Bulk and Area Standards of the PUD, the minimum rear yard setback is set at 15-feet. I would suggest requiring a minimum 17½-feet rear yard setback to allow for the required 17½-feet utility easement required along the subdivision's boundary.
8. The PUD should include standards for the subdivision fence to be located along East 121st Street South. The PUD should also discuss screening requirements along the perimeter of the development (i.e. fence height, material, etc.)
9. The PUD should discuss landscaping requirements on each lot.
10. The PUD exhibit for proposed utilities does not provide water to the middle block of the subdivision. This exhibit should be updated and the PUD resubmitted.

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

Figure 1: Conceptual Site Plan
Figure 2: Comprehensive Plan 2030
Figure 3: Existing Zoning
Figure 4: Existing Utilities

ATTACHMENTS:

Exhibit A: Planned Unit Development Booklet
Exhibit B: Engineering Memo

CITY OF BIXBY

P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

Development Services – Engineering Memo

To: Joey Wiedel, Development Services Director

From: Justin Dowd, City Engineer

CC: Public Works
Development Services
Fire Department
City Manager
Erik Enyart, Tanner Consulting
File

Date: July 1, 2024

Re: **BXZO-24.05 & BXPUD-24.04 Froning 121**

Review Comments:

BXZO-24.05

- The submitted application states the request is for RS-3 with a PUD. The Comprehensive Plan designates this property as Low Density Residential. RS-3 is not an allowed underlying zoning request for Low Density Residential. Is the application correct (i.e. RS-3)? Or did we receive a Comprehensive Plan Amendment Application?

BXPUD-24.05

- The PUD should be updated to include the appropriate zoning and PUD case numbers (i.e. BXZO-24.05 and BXPUD-24.04).
- The PUD should state RS-2 zoning was chosen to achieve a **low** density district (re: PUD, page 3)
- The submitted Bulk and Area Requirements within the PUD are consistent with RS-3 zoning. Planning Commission made it abundantly clear they do not like this approach. I would suggest the applicant review the intended development layout/design and update the Bulk and Area Standards to more closely align to RS-2 standards (i.e. large lot area, setbacks, etc.) There is no need to show RS-3 Bulk and Area Standards if RS-2 can be obtained or more nearly achieved.
- The PUD allows for Hardie Board on 50% of the required 75% masonry, which equates to about 62% of the home. Planning Commission and City Council have made Hardie Board and lack of masonry a point of contention on multiple projects.
- Section II. Development Concept (see last paragraph) states the streets shall be private and gated streets; however, Section IV.B (see second paragraph) states the streets shall be public streets. Per Bixby's Subdivision Regulations, Private, gated streets must be approved by City Council. What is the applicant's request? Private Streets? Or Public Streets?
- The PUD addresses pedestrian trails and parks; however, it does not address pedestrian circulation within development. This needs to be addressed and the PUD updated.

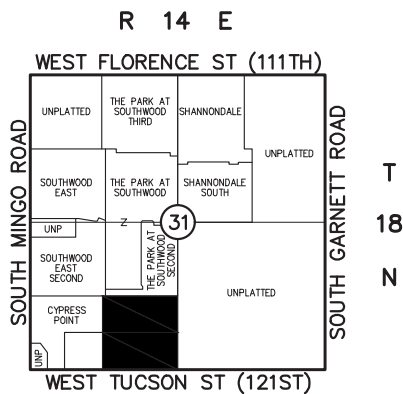
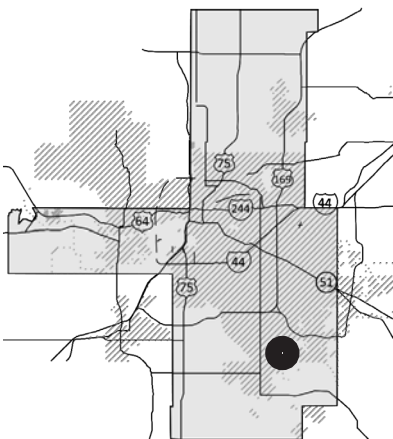
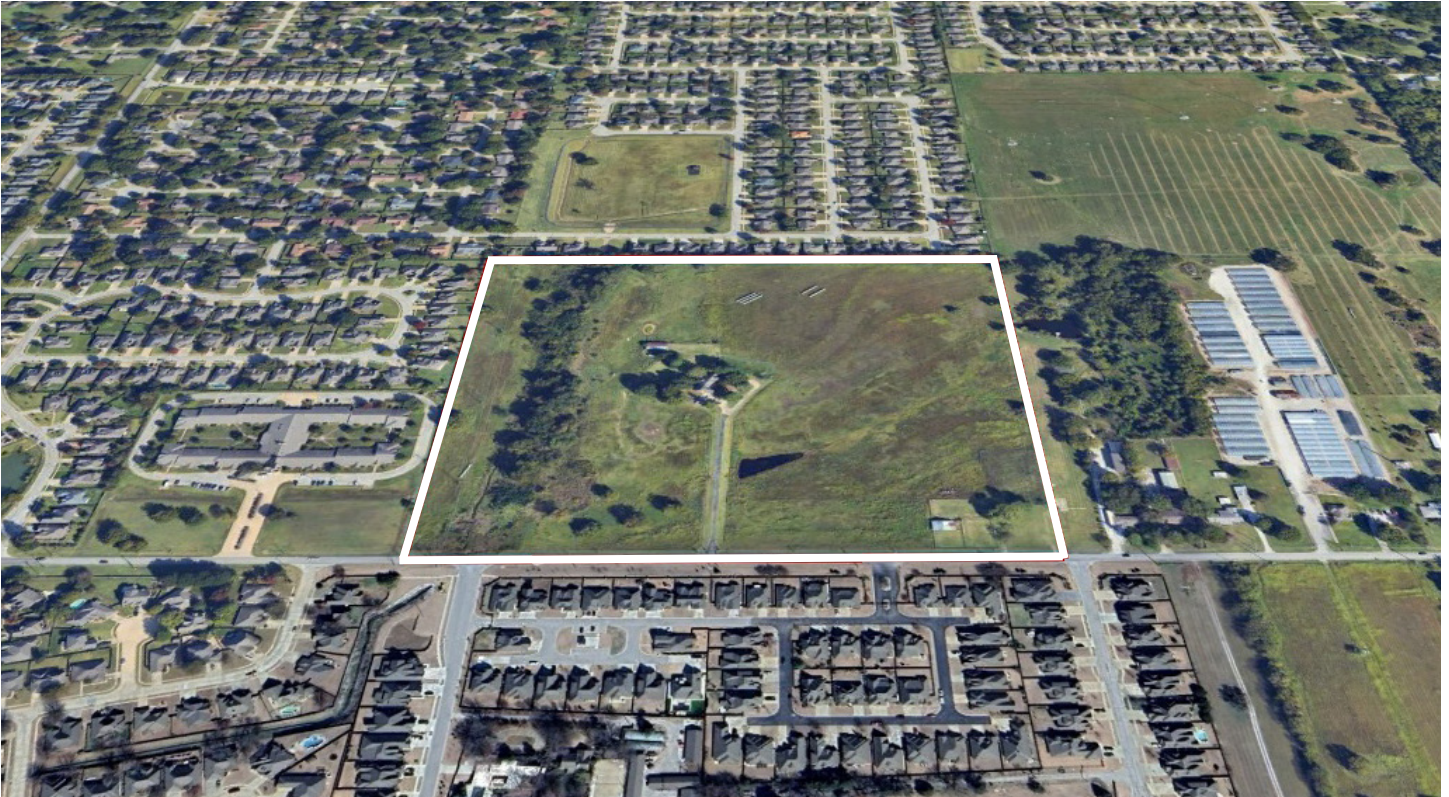
- Within the Bulk and Area Standards of the PUD, the minimum rear yard setback is set at 15-feet. I would suggest requiring a minimum 17½-foot rear yard setback to allow for the required 17½-foot utility easement required along the subdivision's boundary.
- The PUD should include standards for the subdivision fence to be located along East 121st Street South. The PUD should also discuss screening requirements along the perimeter of the development (i.e. fence height, material, etc.)
- The PUD should discuss landscaping requirements on each lot.
- The PUD exhibit for proposed utilities does not provide water to the middle block of the subdivision. This exhibit should be updated and the PUD resubmitted.



BXPUD-

FRONING 121

CONSISTS OF APPROXIMATELY 40.016 ACRES LOCATED AT
10319 EAST 121ST STREET SOUTH IN THE
CITY OF BIXBY, OKLAHOMA



Location Map
SCALE: 1"=2000'

JUNE 2024

OWNER:
TRUSTEE F ROBERT FRONING
c/o DAVID LEE
8086 S. YALE AVE.. # 285
TULSA, OK 74136
MARLEECR@AOL.COM

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

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I. PROPERTY DESCRIPTION

Froning 121 consists of approximately 40.016 acres located at 10319 East 121st Street South in the City of Bixby, Oklahoma, and is more particularly described within the following statement:

PER TRUSTEE'S QUIT-CLAIM DEED DATED THE 28TH DAY OF JANUARY, 2004 AND
FILED OF RECORD FEBRUARY 27, 2004 IN BOOK 7241 AT PAGES 1950-1951:
SE/4 OF THE SW/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA
COUNTY, STATE OF OKLAHOMA.

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

Froning 121 is a Planned Unit Development (PUD) proposing single-family residential development of approximately 40.016 acres located at 10319 East 121st Street South in the City of Bixby, Oklahoma. The lots will typically have 60 to 65 feet in lot width with some larger lots. As designed, approximately 1/3 of the site (approximately 13.9 acres) will be preserved for stormwater drainage and detention, protection of a potential protected stream thread and/or other environmentally sensitive land features, and the large, the overhead electric transmission line and its easement, which area may also serve as an open space amenity for the neighborhood.

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 subject property is presently zoned AG Agricultural District. In order to implement this PUD, an accompanying application (BXZO_____) is being filed to rezone the site to RS-2 Residential Single-Family Medium Density District.

The residential densities as proposed by this PUD are consistent with RS-2 zoning, and RS-2 zoning is in accordance with the existing "Low Density Residential" Future Land Use designation of the City of Bixby 2018 Comprehensive Plan Future Land Use map. Exhibit H is an excerpt of the existing Future Land Use map including the site.

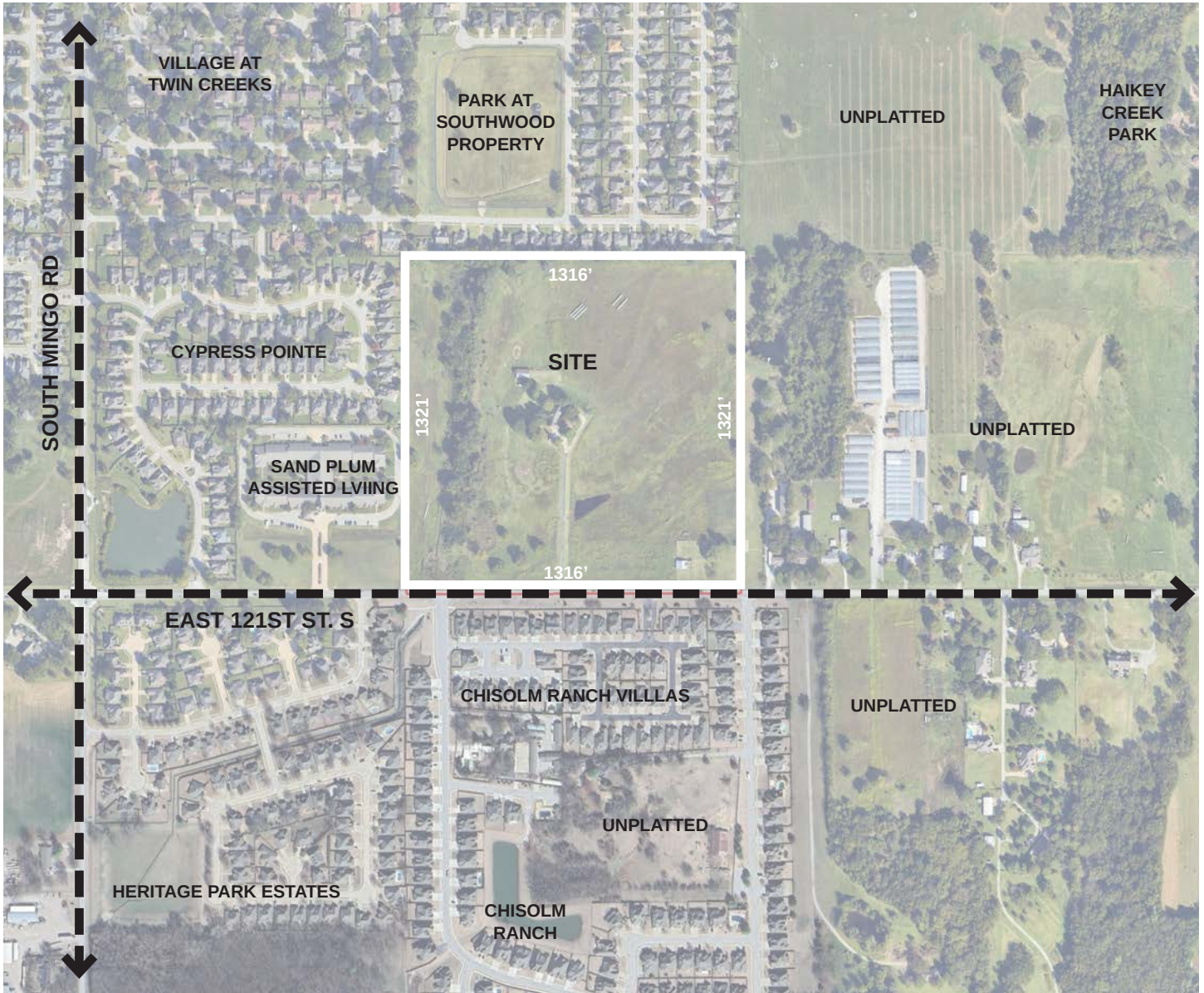
The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the Development Areas and design features is provided on Exhibit B "Conceptual Site Plan." 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 160 dwelling units with the proposed RS-2 underlying zoning, this PUD will restrict the development to 118 dwelling units. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards (private, gated streets, minimum dwelling sizes, and minimum masonry) than if developed with straight residential zoning.

Froning 121

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED



Froning 121

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 4, 2024



III. DEVELOPMENT STANDARDS

Gross Land Area:	1,743,115 SF	40.016 AC
Net Land Area:	1,743,115 SF	40.016 AC
Permitted Uses: Use Unit 6 single-family detached dwelling units and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Lots:	118	
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 Front Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
Minimum Livability Space	4,000 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-2 District	
Minimum Dwelling Size:	1,500 SF ****	
Minimum Masonry First Floor:	75% ****	

* 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.

**** See Standards Pertaining to Dwellings for additional specifications.

† 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. RS-3 zoning abuts to the north, west, and south across 121st St. S. and “Cypress Pointe”, “Chisholm Ranch Villas”, and “Chisholm Ranch Villas II” have supplemental PUD zoning districts. The Sand Plum Assisted Living facility is zoned RM-2 with PUD 26 (which was intended only for Cypress Pointe). East of the site are unplatted tracts zoned AG. The planned “Reserve at Cedar Ridge” was recently approved to the southeast of “Chisholm Ranch,” and the “Greyhawk” residential subdivision to the southwest was recently approved for RS-2 zoning and a PUD.

IV.B. ACCESS AND CIRCULATION: The proposed design includes a principal point of access on E. 121st St. S. and a connection to the existing stub street, S. 105th E. Ave. within The Park at Southwood 2nd to the north. Regarding E. 121st St. S., the Bixby 2018 Comprehensive Plan Figure 4-1 Future Roadway Network map shows Agency Functional Class as “Existing Rural Arterial.” However, the Tulsa Metropolitan Area Planning Commission’s Major Street and Highway Plan (MSHP; not regulatory) designates E. 121st St. S. as a Primary Arterial. Therefore, the proposed design proposes dedicating 60’ of right-of-way from the Sectionline (half of the MSHP’s 120’ total planned right-of-way).

Streets serving Froning 121 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 no sidewalks, or sidewalks on one side of the street. 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.

The City of Bixby 2018 Comprehensive Plan’s “Trails” map Figure 4-2 points to the 2015 “GO Plan”, the Tulsa Regional Bicycle and Pedestrian Master Plan, Chapter 6, Bixby Community Plan, which 2015 “Go Plan” designates a “Sidepath” along E. 121st St. S. The 60’ of additional right-of-way proposed by this design will facilitate the future “Sidepath” improvements as planned.

Limits of No Access (LNA) will be imposed by the future plat along the S. Mingo Rd. frontage, except at the approved street intersection.

IV.C. SIGNS: Residential subdivision entrance signage shall be permitted along the 121st St. S. street frontage and shall comply with standards for same as provided in the Bixby Zoning Code. Entry signage will be integrated with the neighborhood fence along 121st St. S. and contained within a fence and landscape easement, to be maintained by the mandatory Homeowners’ Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: A 12” inch waterline is located along and on the south side of the 121st St. S. frontage. There is also a 6” waterline stub from the north in The Park at Southwood 2nd. A 6” waterline

is located within the unplatted Sand Plumb Assisted Living facility, but may or may not be accessible depending on location and existing utility easements. The first two (2) mentioned waterlines should allow for all waterlines to 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.

There is an existing 8" sanitary sewerline along 121st St. S., a 10" line along the north line in The Park at Southwood 2nd, and an 8" line along the west line within Cypress Pointe. Connection to the new public sanitary sewer system will be made during the platting and engineering design and permitting stages.

There is an existing AEP-PSO overhead electric transmission line located within a 100'-wide easement, along the west side and fully within site.

Existing utilities and proposed water, sanitary sewer, and storm sewer facilities are shown on Exhibit "C" of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: As represented on Exhibit E "FEMA Floodplain Map," the entire property is located within Unshaded Zone X (outside of the 500-year, 0.2% Annual Chance Floodplain).

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Newtonia silt loam, 3-5% slopes (59.1% of site), Okay Loam, 0-1% slopes (21.3% of site), and Tullahassee fine sandy loam, 0-1% slopes (19.6% of site). 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 contained within the plat.

A neighborhood park in substantial conformity with that represented on the Conceptual Site Plan shall be required.

IV.G. STANDARDS PERTAINING TO DWELLINGS: All single family dwelling units shall have a minimum finished heated living area and first-floor masonry content as specified within Development Standards Section III. Masonry percentages shall exclude windows, doors, and beneath covered patios and porches. The masonry requirement shall mean brick, natural or manufactured stone, or stucco, provided that James Hardie or similar fiber cement products may be used in substitution, not to exceed 50% of the masonry required. Masonry shall be applied to a minimum of three (3) building sides. The exterior surface of any foundation, including stem walls, shall also be of masonry. The foregoing standards shall be included in the Deed of Dedication and Restrictive Covenants of the plat; all other such restrictions pertaining to dwellings shall be private and will be contained in a separate instrument declaration of covenants, conditions and restrictions, or a similarly-titled document.

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

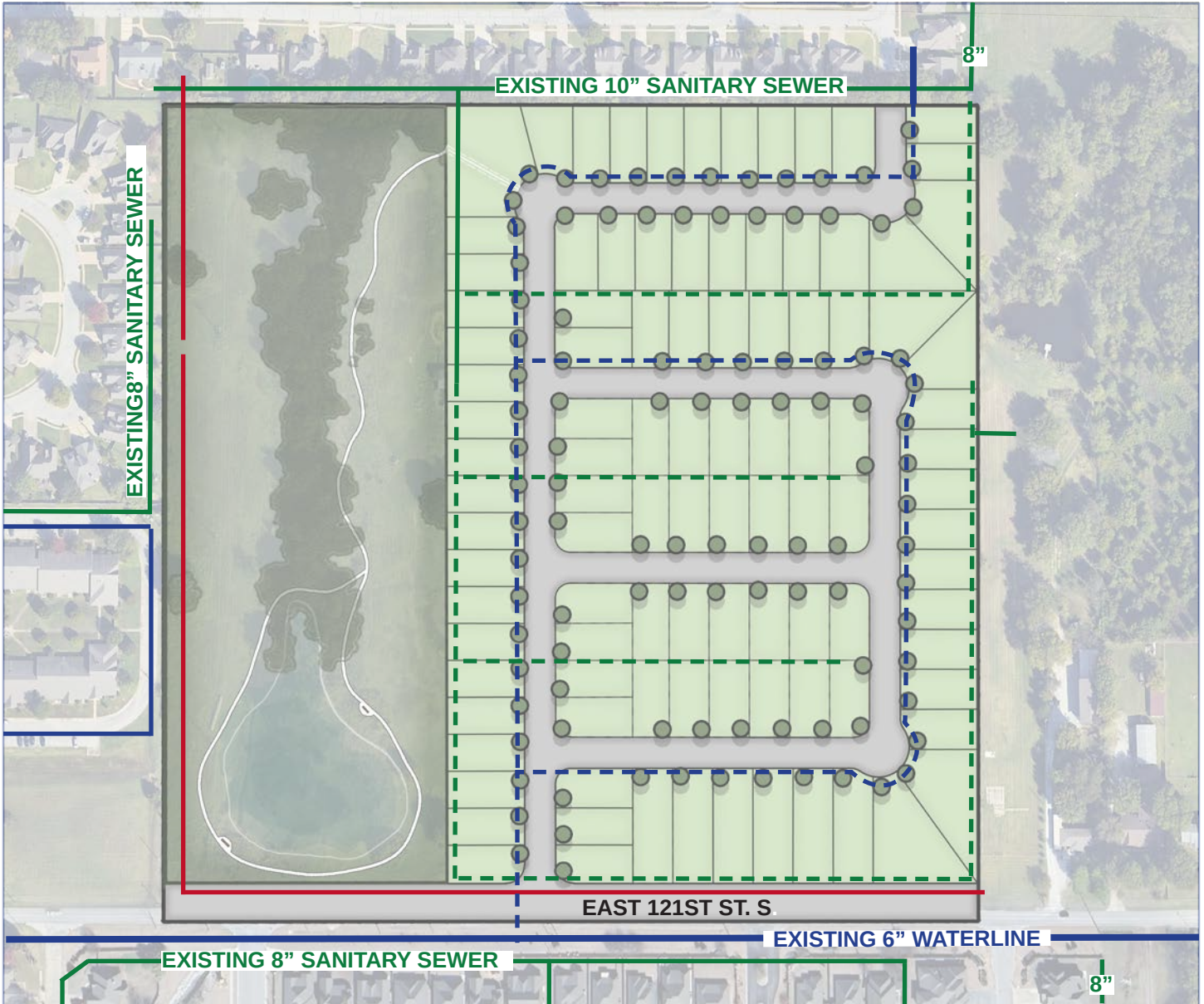
IV.I. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Froning 121

EXHIBIT C

EXISTING UTILITIES

EXISTING UTILITIES LOCATED FROM CITY OF BIXBY ATLAS MAPS



LEGEND

- EXISTING WATER LINES
- PROPOSED WATER LINES
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC

Froning 121

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 4, 2024



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
33	Newtonia silt loam, 3 to 5 percent slopes	A-4	23.5	59.2%
39	Okay loam, 0 to 1 percent slopes	A-6	8.5	21.4%
51	Tallahassee fine sandy loam, 0 to 1 percent slopes, frequently flooded	A-4	7.7	19.4%
Totals for Area of Interest			39.7	100.0%

Froning 121

EXHIBIT E

FEMA FLOODPLAIN MAP

FEMA FIRM PANEL NO: 40143C0451L, EFFECTIVE OCTOBER 15, 2012



Froning 121

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM ARC GIS, ACCESSED JUNE 4, 2024

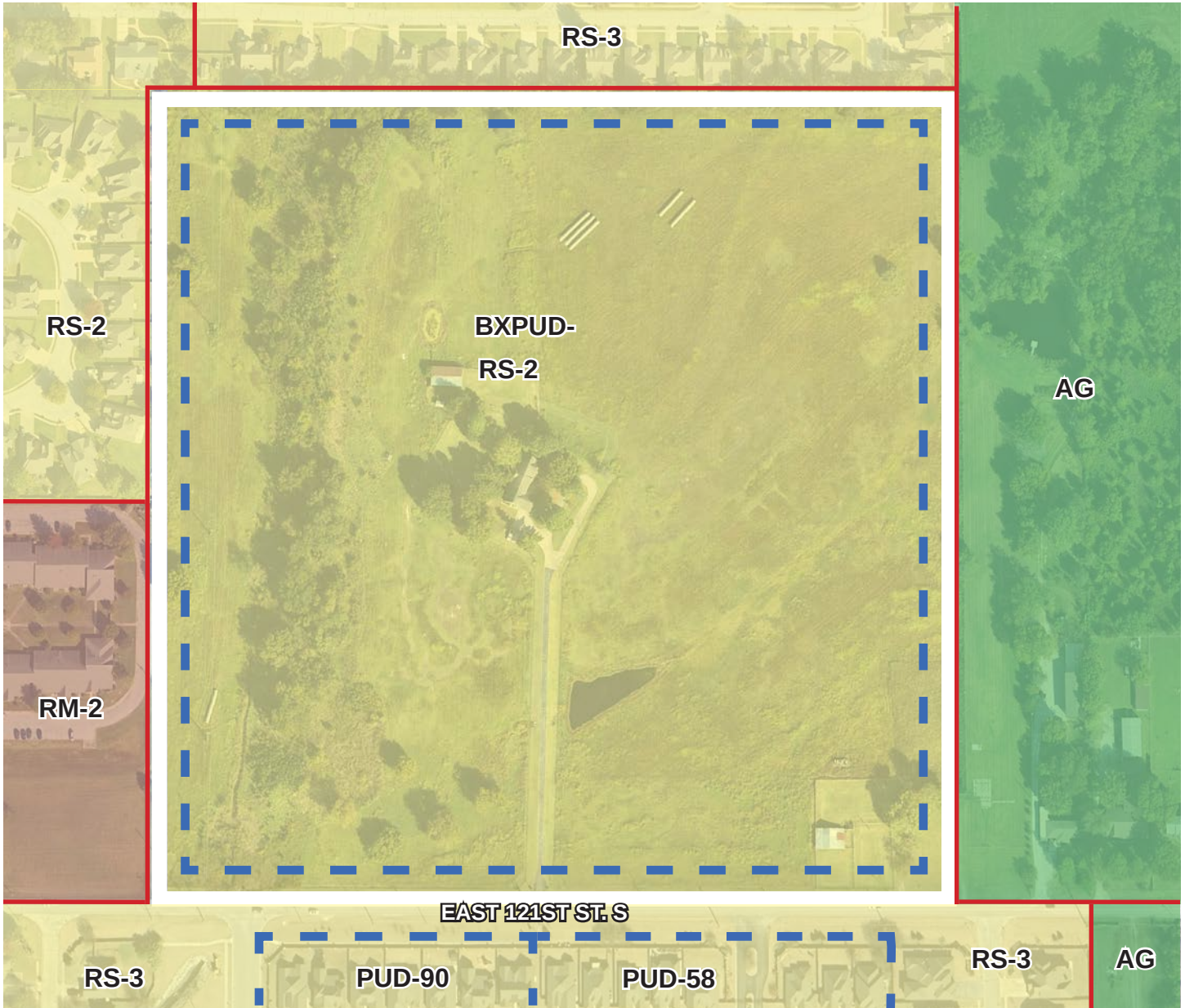


Froning 121

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED & MODIFIED FROM INCOG GIS, ACCESSED FEBRUARY 22, 2018

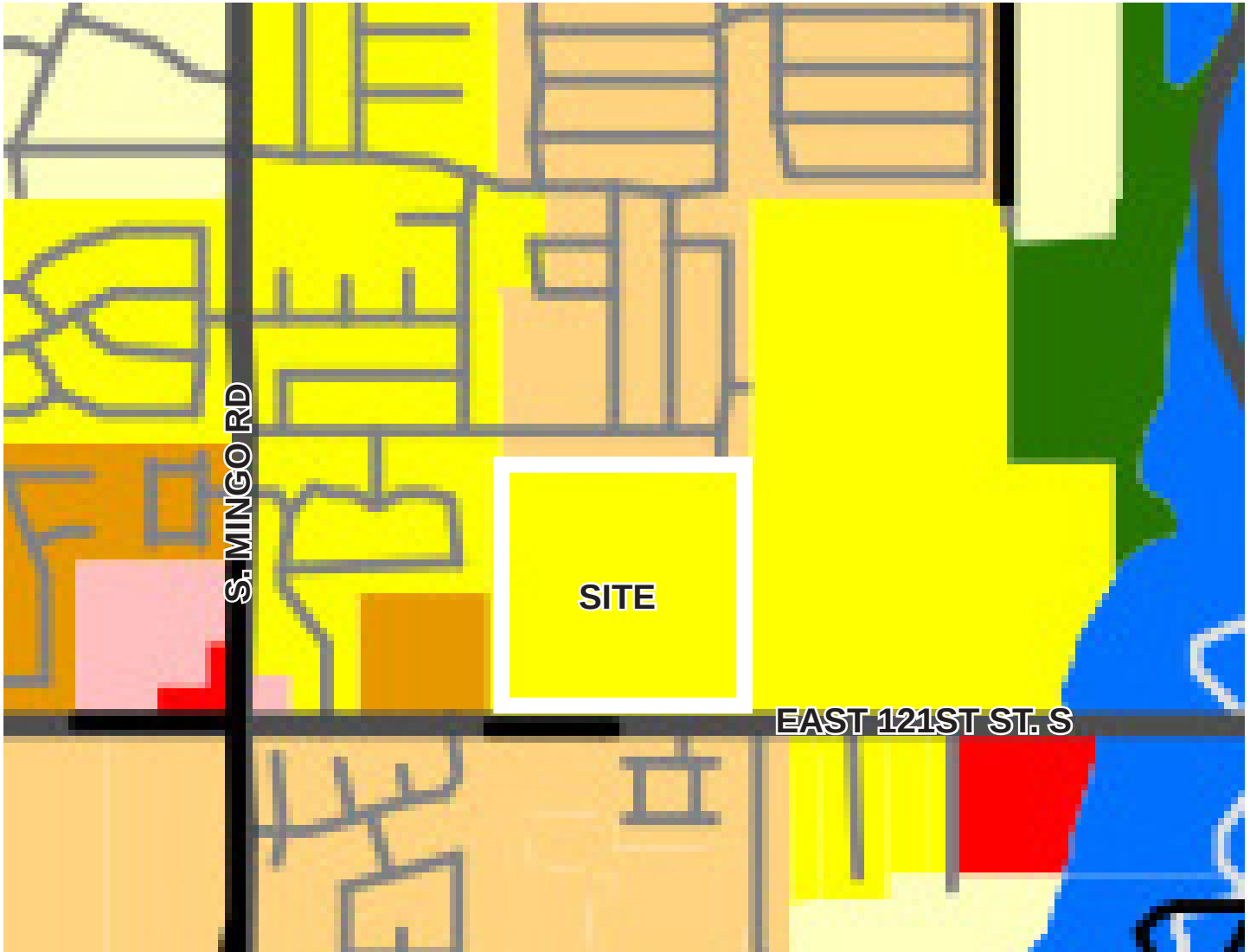


Froning 121

EXHIBIT H

COMPREHENSIVE PLAN MAP

DATA FROM BIXBY COMPREHENSIVE PLAN 2001-2030



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



Data Source: City of Bixby, 2018.
Matrix Design Group, 2018.



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

Staff Report

To: Planning Commission

From: Joey Wiedel, Development Services Director
Gwen Plante, Assistant City Planner

Date: July 15, 2024

Name: Perfect Food and Gas, Bixby

RE: Final Plat (BXPT-24.06) Perfect Food and Gas, Bixby

Location: 15911 South Memorial Drive

STR: Section 24, Township 17N, Range 13E

Applicant: Mark Capron, Wallace Design Collective

Request:

Wallace Design Collectives requests Final Plat approval for Perfect Food and Gas, Bixby (BXPT 24.06). Preliminary Plat (BXPT-23.02) was approved January 2023.

Site Stats:

Acres:	Number of Blocks:	Number of Lots:	Stormwater Detention Easement:
3.83 ac +/-	1	1	+/- 6,340 SF

Existing Zoning; Use:

Commercial General (CG), Vacant

Abutting Zoning; Use:

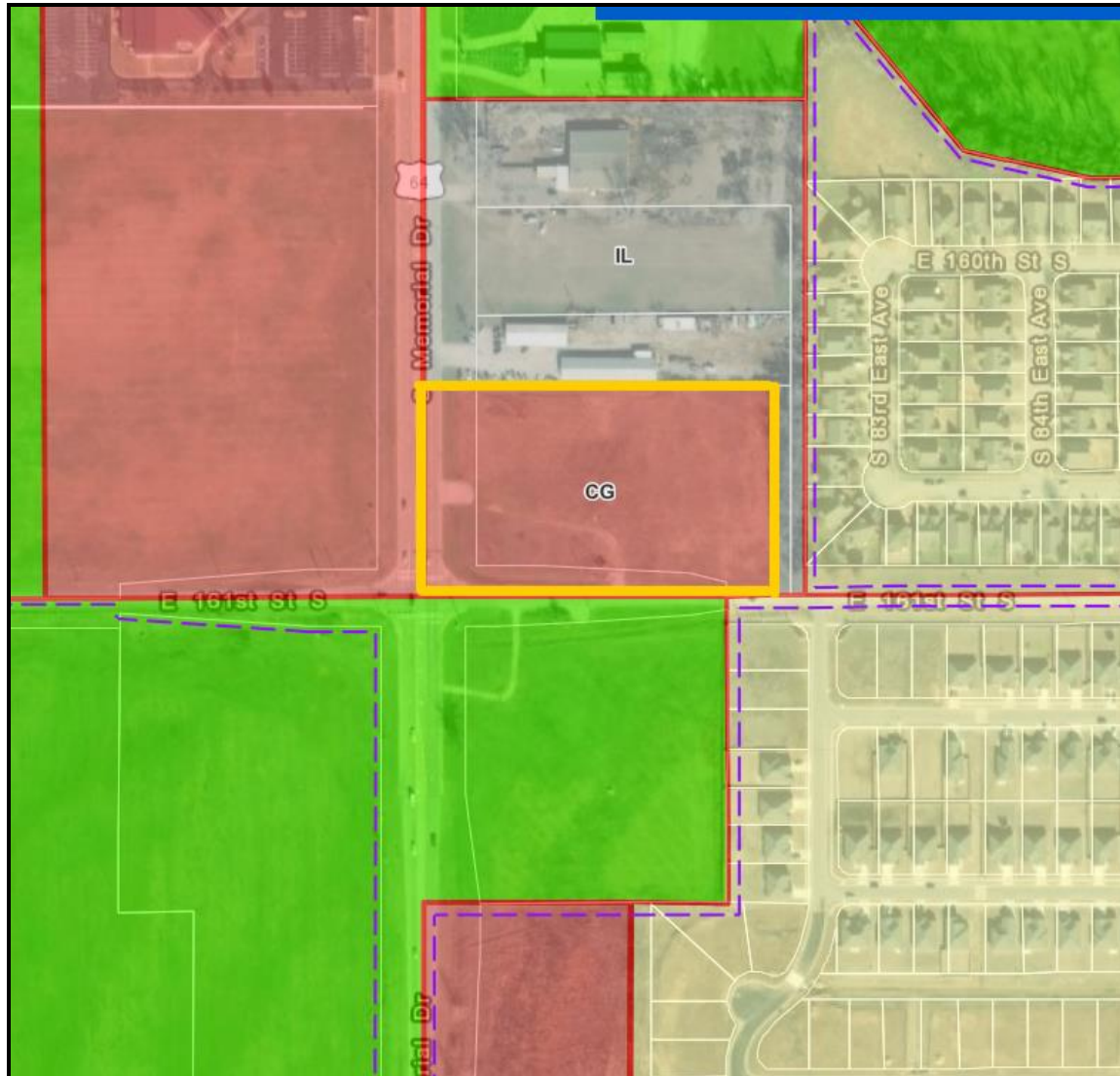
North: (IL) Light Industrial

East: (IL) Light Industrial, (RS-3) Single Family Residential PUD 39

South: (AG) Agriculture, (RS-3) Single Family Dwellings BXPUD 16.05

West: (CS) Commercial Shopping, Vacant

Figure 1: City of Bixby Zoning Map

**Staff Review**

Staff has reviewed the Final Plat of the proposed development and it appears to be consistent with the development patterns along the Memorial Corridor. The Preliminary Plat (BXPT 23.02) was approved in January 2023.

Utilities/Site Area:

Water: A 12" Waterline on the East side of Memorial Drive running North/South.

Sanitary Sewer: A 4" Sanitary Sewer line on the East side of Memorial Drive running North/South.
The Bixby GIS Map also shows two (2) 4" Abandoned Sanitary Sewer lines on the East side of Memorial Drive, running North/South.

Stormwater: A 53" Stormwater System on the East side of Memorial Drive running North/South.

Engineering Review Comments:

- Per Bixby's Engineering Design Manual, detention areas must be included within reserve areas. The drainage easement area should be converted to a reserve area, and the associated maintenance requirements should be included within the reserve area language.
- The Final Plat's Deed of Dedication (DoD) only discussed the maintenance of public storm sewers. The word "Public" should be included before "Storm Sewer," and the DoD should include language discussing the maintenance of private storm sewers.
- The appropriate building limit line should be added to the North and East property lines.

Public Comments: No comments have been received at the time of writing. Adjacent property owners are not required to be noticed for Platting approval.

Staff Comments: Staff has reviewed the proposed Final Plat and believes it aligns well with the surrounding land use and the Comprehensive Land Use Plan.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Final Plat with Deed Of Dedication by Wallace Design Collective.

Exhibit B: Engineering Memo

\\civi-sarvan\Projects\2240356 Perfect Food and Gas - 161st & Memorial\Draw\PRODUCTION\Plat2240356 Draft Final Plat.dwg PLOT:7/8/24 ORIG SIZE:24"x36"

DRAFT FINAL PLAT

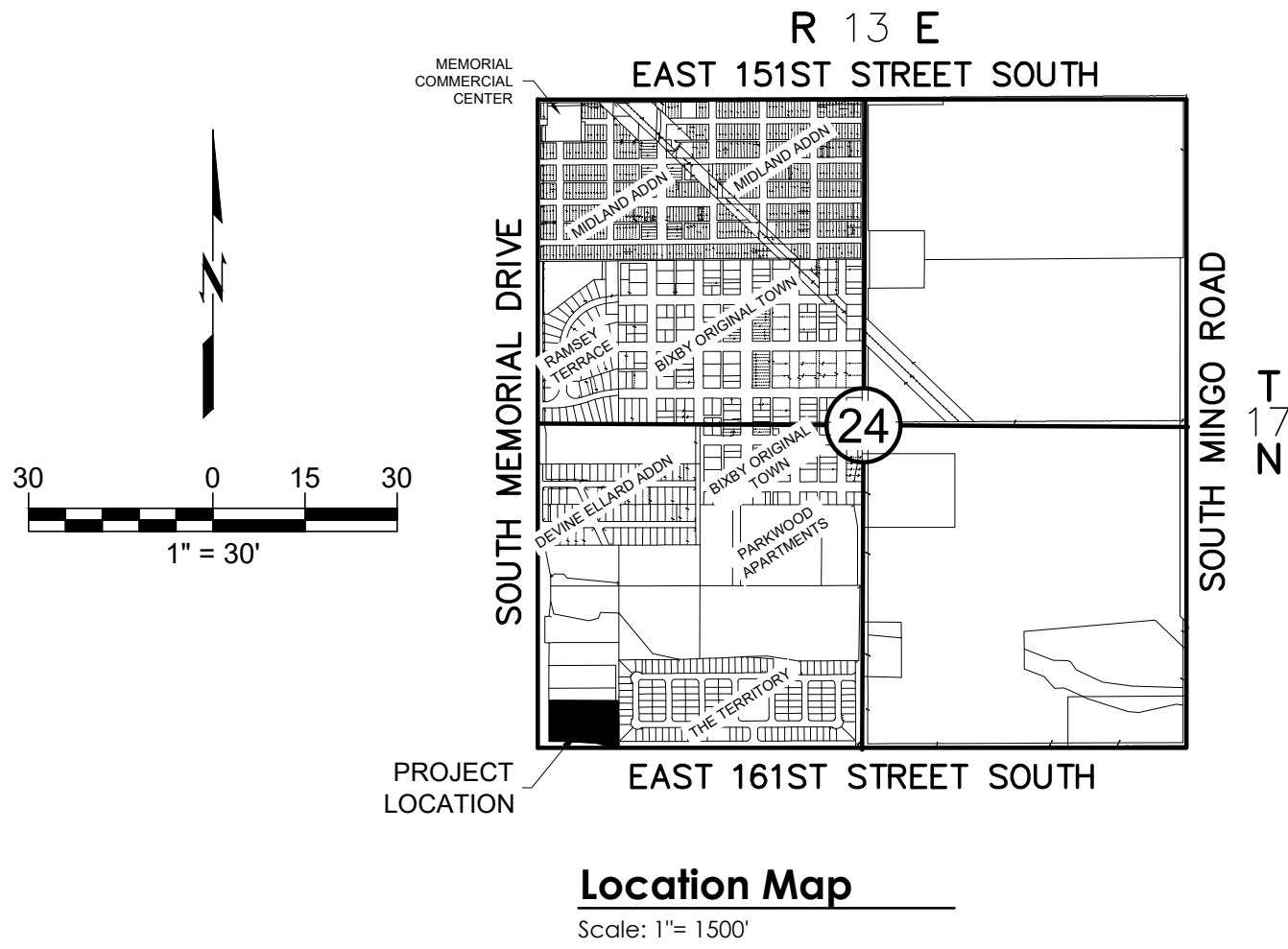
PERFECT FOOD AND GAS BIXBY

AN ADDITION TO THE CITY OF BIXBY, BEING A SUBDIVISION OF A PART OF THE SW/4 OF THE SW/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY STATE OF OKLAHOMA.

OWNER:
Perfect Food and Gas 1, Inc.
5919 East 108th Street
Tulsa, Oklahoma 74145
Phone: (405) 962-9394
Yuba Parajuli
perfectfoodandgas@yahoo.com

ENGINEER:
Wallace Design Collective, P.C.
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma 74103
Phone: (918) 584-5858
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 1460, EXPIRES 6/30/2025
nicole.watts@wallace.design

SURVEYOR:
Geodeca, LLC
PO Box 33012
Tulsa, Oklahoma 74153
Phone: (918) 949-4064
CA #5524 EXPIRES 6/30/2026
Russell M. Muzika
rmuzika@geodeca.com



NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HEREON HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0445L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS NO PORTION OF THE PROPERTY DESCRIBED HEREIN TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

DATUM

HORIZONTAL DATUM AND BASIS OF BEARINGS
OKLAHOMA STATE PLANE ZONE NORTH GRID (N3501)
U.S. SURVEY FEET NOT SCALED TO GROUND
VERTICAL DATUM NAVD88

SITE DATA

EXISTING ZONING: CG
ACREAGE: GROSS AREA = 167,021 SQUARE FEET OR 3.83 ACRES
NET AREA (LOT 1) = 154,185 SQUARE FEET OR 3.54 ACRES
AREA (RESERVE A) = 6,280 SQUARE FEET OR 0.14 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1
NUMBER OF RESERVES: 1

UTILITY SERVICE PROVIDERS

WATER	-	CITY OF BIXBY
SEWER	-	CITY OF BIXBY
ELECTRIC	-	OG&E
TELEPHONE	-	BTC TELEPHONE COMPANY
GAS	-	OKLAHOMA NATURAL GAS

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED. STAMPED "CA5524"

LINE LEGEND

—————	BOUNDARY
—————	PROPOSED RIGHT-OF-WAY
—————	PROPOSED BUILDING LINE
—————	PROPOSED EASEMENT LINE
—————	SECTION LINE

ZONING REQUIREMENTS

GENERAL COMMERCIAL DISTRICT (CG)	
• FLOOR AREA RATIO (MAX)	0.75
• FRONTAGE (ARTERIAL)	100 FEET
• SETBACK (ARTERIAL)	50 FEET

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

ADDRESS

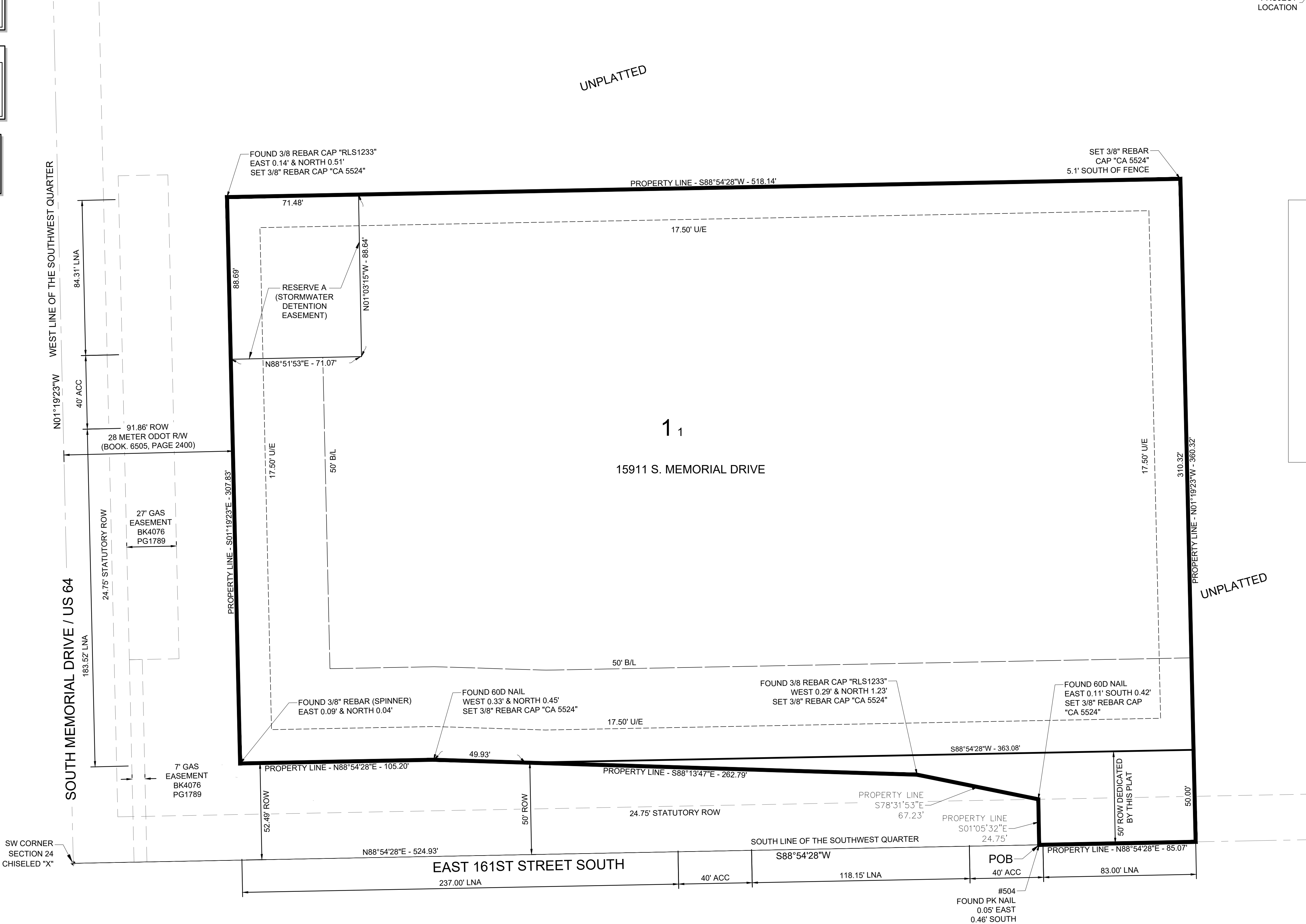
15911 SOUTH MEMORIAL DRIVE

Benchmark 1

CHISELED X
NORTHING: 345398.084
EASTING: 2594148.177
ELEVATION: 605.11'
SW CORNER SECTION 24

Benchmark 2

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



FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby.

on _____

MAYOR - VICE MAYOR

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

CITY MANAGER - CITY CLERK

ORIG SIZE:24"x36"

PLOT:7/8/24

\\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 AND ONE RESERVE AREA, 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. PUBLIC 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 - PRIVATE STORM

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.

UNDERGROUND STORMWATER SEWER SYSTEMS UPSTREAM FROM THE DETENTION POND SHALL BE PRIVATE AND BE MAINTAINED BY THE OWNER OF THE LOT.

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. RESERVE A - STORMWATER DETENTION EASEMENT

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "RESERVE A" 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 EASEMENT 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 THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVE 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 RESERVE 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 RESERVE

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]

CITY OF BIXBY

*P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)*

Development Services – Engineering Memo

To: Joey Wiedel, Development Services Director

From: Justin Dowd, City Engineer

CC: Public Works
Development Services
Fire Department
City Manager
Mark Capron, Wallace Design Collective
File

Date: July 1, 2024

Re: **BXPT-24.06 Perfect Food and Gas**

Review Comments:

- Per Bixby's Engineering Design Manual, detention areas are to be included within reserve areas. The drainage easement area should be converted to a reserve area, and the associated maintenance requirements included within the reserve area language.
- The plat Deed of Dedication (DoD) only discussed maintenance of public storm sewers. The word "Public" should be included before "Storm Sewer" and the DoD should include language discussing the maintenance of private storm sewers.
- The appropriate building limit line should be added to the north and east property lines.



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

Staff Report

To: City of Bixby, Planning Commission

From: Joey Wiedel, Development Services Director
Gwen Plante, Assistant City Planner

Date: July 15, 2024

Name: El Maguey Mexican Restaurant

RE: Site Plan (BXSP 24.09)

Location: Lot 1, Block 1, Quail Creek Commons
7450 East 121st Street South

STR: Section 2, Township 17N, Range 13E

Applicant: Roy Torres

Request:

The applicant is requesting review and possible approval of the Site Plan (BXSP-24.09) for El Maguey Mexican Restaurant.

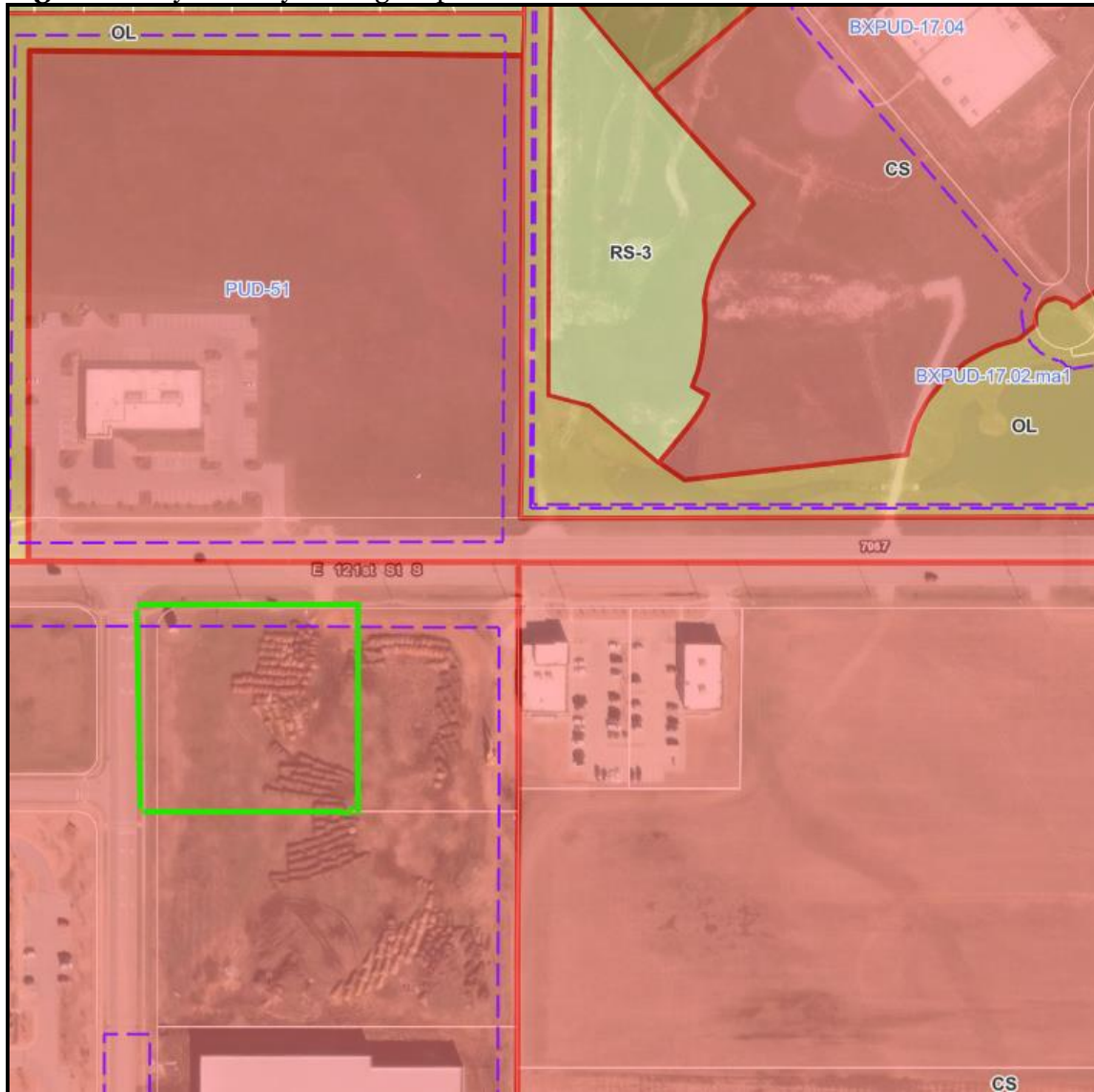
Existing Zoning; Use:

Commercial General (CG) with PUD 76 (Scenic Village Park)

Abutting Zoning; Use:

North: (CG) Commercial Shopping, PUD 51 / Medical Office Building
East: (CS) Commercial Shopping, Kowen Office Park/ Medical Offices
South: (CG) Commercial General, PUD 76 / Warehouse
West: (CG) Commercial General, PUD 76 /Covenant Place of Bixby

Figure 1: City of Bixby Zoning Map



Staff Review

The applicant is requesting a Site Plan review by the Planning Commission and City Council as required by PUD 76, Scenic Village Park. El Maguey falls under Use Unit 12, Eating Establishment other than Drive-In. The proposed restaurant is harmonious with development patterns of adjacent properties and the Comprehensive Land Use Map.

Figure 2: Existing Utilities



Utilities:

Sanitary Sewer:

There is an existing 8" sanitary sewer line running North/South. A sanitary sewer manhole is located at the southwest corner of the property.

Water:

There is an existing 12-inch waterline located on the North side of 121st Street South running East/West and a 6-inch line located on the west side of South 74th East Ave, running North/South.

Stormwater:

Running East/West located on the South side of E. 121 St. So., is a 12-inch stormwater pipe.

Planning Department Comments:

- PUD 76 allows by right the future eating establishment proposed at this location.
- On May 23, 2024 the requested Lot Split (Bxls-24.01) was administratively approved.
- The landscaping plan provided meets the requirements for this site.
- The parking requirements are met per our zoning regulations.

Engineering Comments:

- EL Maguey was presented and reviewed by TAC members
- The application should include sign designs and locations.
- No landscaping plan was provided. No large trees will be permitted in close proximity to City maintained water, sanitary sewer, or storm sewer infrastructure.
- Parking counts are shown on multiple sheets, but do not match each other. What is the correct parking count?
- Site Plan should show the recently dedicated mutual access easement (MAE) and the utility easement for waterline installed with the Quail Creek Office Park.
- The relocated driveway should be built perpendicular to the new MAE to allow for future expansion to the east.
- The existing sanitary sewer shown in the Quail Creek Office Park is not in an easement extending to the north property line. Sanitary sewer service cannot cross private property without a private easement to do so. The applicant will be required to do one of the following:
 - Extend the sanitary sewer main along the South 74th East Avenue Right-of-Way into the property;
 - Obtain a private sewer easement across the private property; OR,
 - Work with the Quail Creek Office Park Owner to extend the utility easement to the property line.

Engineering Comments Continued:

- Is there public entry to the building on the west side? The sidewalk should be wrapped around the southwest side to allow access from the building's main entrance to South 74th East Avenue.
- The Site Plan discusses "Shared" parking. Is there an agreement on file that substantiates shared parking?

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

Attachments:

Figure 1: City of Bixby Zoning Map

Figure 2: Existing Utilities

Attachment 1: Engineering Memo

2: New Construction Packet

REVISIONS

NO.	DESCRIPTION	BY
△		
△		
△		
△		
△		

DESIGN ARCHITECT:
BARRY GOLDSTEIN, AIA
12510 S DARLINGTON AVE
BIXBY, OK 74008
918.270.0099

CIVIL ENGINEER:
CEC CORPORATION
1300 SOUTH MAIN STREET
TULSA, OKLAHOMA 74119
918.663.9401



CEC CORPORATION
WWW.CONNECTCEC.COM
OK CAF. 32 EXP. 2026-06-30
CEC PROJECT #240389

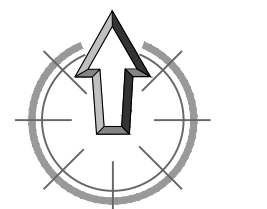
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CIVIL SHEET INDEX:
SP-00 COVER SHEET
SP-01 NOTES AND LEGEND
SP-02 SURVEY SHEET
SP-03 DEVELOPMENT SITE PLAN
SP-04 UTILITY PLAN

NEW CONSTRUCTION FOR:
EL MAGUEY PRIME
7450 E. 121st STREET, BIXBY OK 74008

DRAWN LJS
CHECKED KSJ
DATE 2024.07.09
SCALE AS SHOWN
JOB NO. 04-2024
SHEET COVER SHEET
SP-00
OF SHEETS

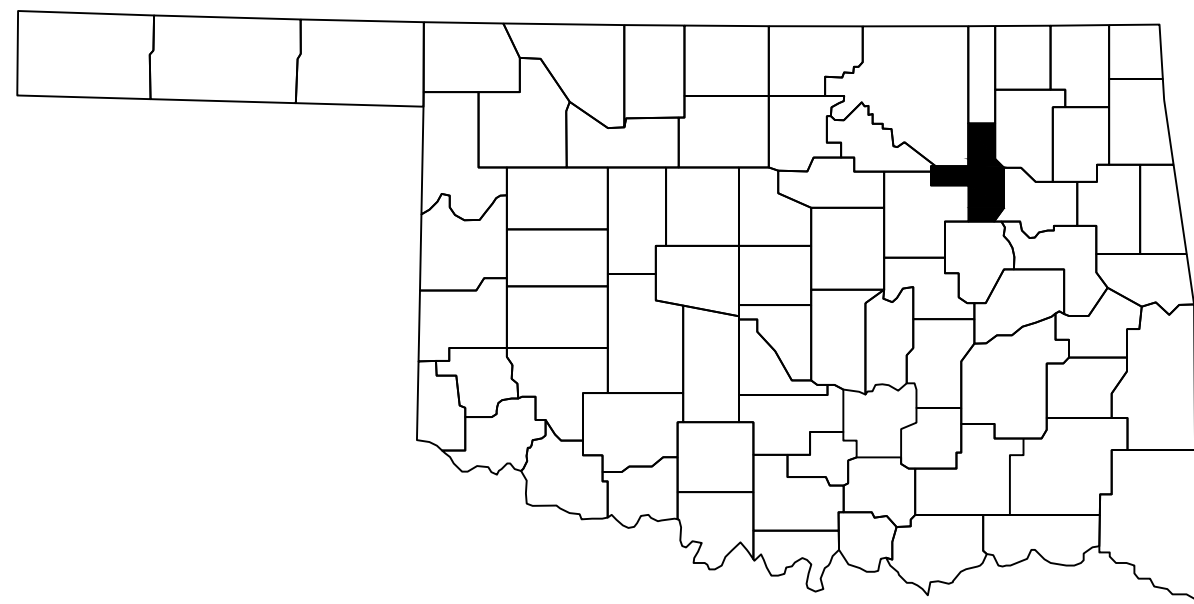
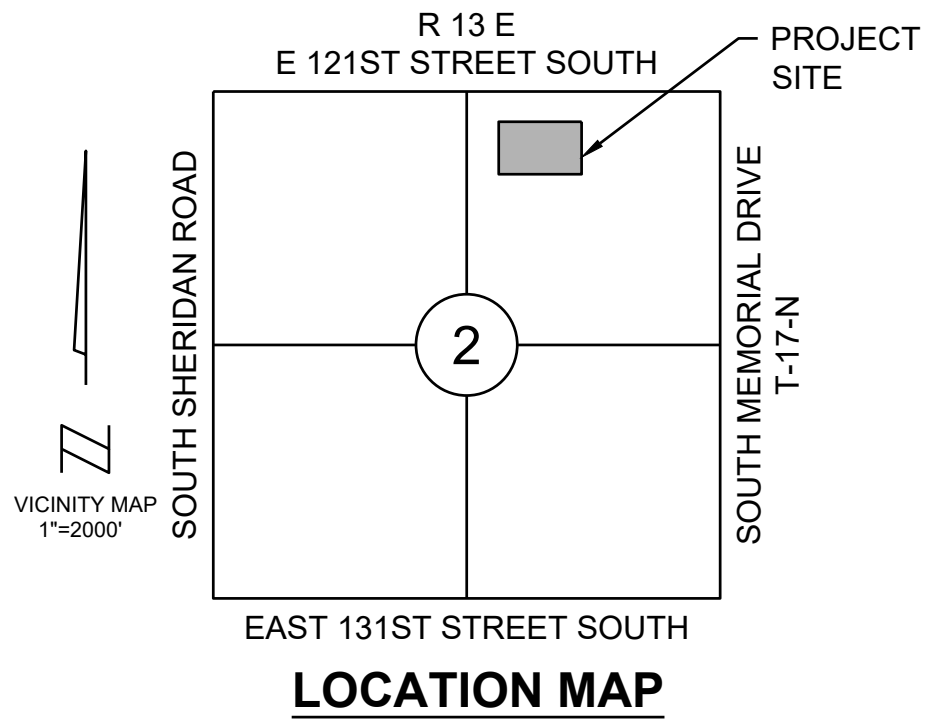
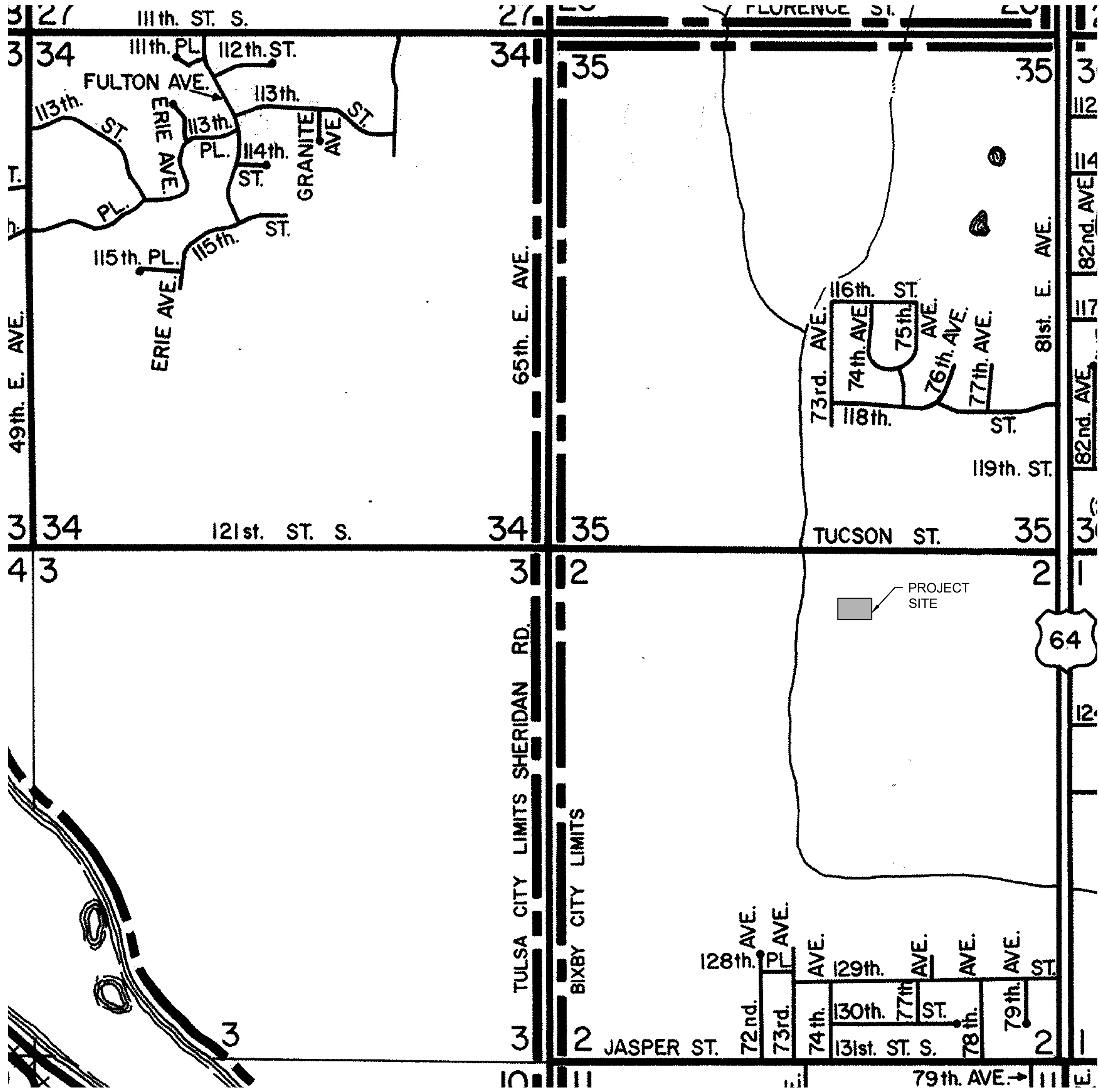
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NORTH ARROW

EL MAGUEY

BIXBY, OKLAHOMA



STATE MAP
N.T.S.



REVISIONS

NO.	DESCRIPTION	BY
△		
△		
△		
△		
△		

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SITE DETAIL NOTES:

- DETAILS SHOWN ARE DESIGNED BASED ON INFORMATION FROM THE GEOTECHNICAL REPORT COMPLETED FOR THIS SITE (SEE SITE GRADING NOTES).
- DETAILS SHOWN SHALL SUPERCEDE SPECIFICATIONS UNLESS OTHERWISE NOTED BY ENGINEER.
- NO REVISIONS SHALL BE MADE TO DETAILS UNLESS AUTHORIZED BY ENGINEER. CONTRACTOR SHALL SUBMIT ANY CHANGES TO PROJECT ENGINEER FOR APPROVAL.

SITE UTILITY NOTES:

- THOSE UTILITIES WHICH ARE PUBLIC SHALL BE INSTALLED BY A PROPERLY LICENSED CONTRACTOR APPROVED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVED PLANS, WORK ORDERS, AND PERMITS REQUIRED.
- CONTRACTOR SHALL CONTACT OKIE (1-800-522-6543) FOR LOCATING EXISTING UTILITIES PRIOR TO ANY REMOVALS OR EXCAVATION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MAY HAVE UTILITY LINES ON OR ABOUT THE PREMISES OR WHO MAY BE AFFECTED BY THE CONSTRUCTION.
- THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING AND COMPACTING ALL TRENCHES AND EXCAVATION AREAS ASSOCIATED WITH UTILITY CONSTRUCTION. FILL SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT COMPLETED FOR THIS SITE (SEE SITE GRADING NOTES).
- ALL UTILITIES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH TIME AS CONNECTIONS ARE MADE INSIDE THE BUILDING. ALL SERVICE LINES SHALL BE STUBBED UP TO A MINIMUM OF 1' ABOVE FINISHED GRADE. CONTRACTOR SHALL VERIFY ALL UTILITY STUBS TO THE BUILDING(S) WITH THE M.E.P. PLANS.
- ALL VALVES, MANHOLE LIDS, AND SEWER CLEAN-OUTS LOCATED IN PAVED AREAS, SHALL BE RATED FOR H-20 TRAFFIC LOADING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ELEVATIONS AND ADJUSTING ALL COVERS AND LIDS IN PAVED AREAS TO FINISHED GRADE. ALL FIELD ADJUSTMENTS SHALL BE NOTED AND BROUGHT TO ENGINEER'S ATTENTION FOR APPROVAL.
- CONTRACTOR SHALL RAISE OR LOWER ALL EXISTING VALVE BOXES AND COVERS, FIRE HYDRANTS, MANHOLES, METER BOXES, TRAFFIC BOXES, AND OTHER UTILITIES TO MEET THE SPECIFICATIONS OF EACH UTILITY COMPANY RESPECTIVELY.
- ALL SANITARY SEWER SERVICE LINES SHALL HAVE A MINIMUM 1% SLOPE OFF-WALL CLEANOUTS SET AT 100' O.C. AND BE CONSTRUCTED TO THE AUTHORITY HAVING JURISDICTION'S PLUMBING CODES.
- CONTRACTOR SHALL PROVIDE ELECTRICAL CONDUIT AS NEEDED. REFER TO ARCHITECTURAL PLANS.
- UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FAILED TESTS. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE PROJECT ENGINEER FOR REVIEW AND ACCEPTANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC WARNING DEVICES AS NECESSARY AROUND THE PERIMETER OF CONSTRUCTION AND ADJACENT TO ANY OPEN TRENCHES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH STATE LAWS AND FEDERAL REGULATIONS RELATING TO TRENCH SAFETY, INCLUDING THOSE WHICH MAY BE ENACTED DURING THE PERFORMANCE UNDER THIS CONTRACT. CONTRACTOR IS ADVISED THAT FEDERAL REGULATIONS 29 C.F.R. 1926.650-1926.652 HAVE BEEN IN THEIR MOST RECENT VERSION AS AMENDED, IN EFFECT SINCE JANUARY 2, 1990. CONTRACTOR SHALL FULLY COMPLY WITH THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS PERTAINING TO EXCAVATIONS, TRENCHING, AND SHORING AND SHALL PROVIDE AND FAMILIARIZE ITS EMPLOYEES INVOLVED IN EXCAVATION AND TRENCHING WITH THE PROVISIONS IN OSHA PAMPHLET NUMBER 2226, EXCAVATING AND TRENCHING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY UTILITIES REQUIRED FOR CONSTRUCTION.
- CONTRACTOR SHALL KEEP OPEN TRENCH DRAINED AT ALL TIMES.
- CONTRACTOR TO PROVIDE AS-BUILT FIELD DRAWINGS FOR ALL EXISTING AND PROPOSED UTILITIES ON SITE, PRIOR TO FINAL ACCEPTANCE.

SITE GRADING NOTES:

- PROPOSED CONTOURS DEPICT FINAL PAVING ELEVATION. ADJUST SUBGRADE AS NECESSARY FOR PAVEMENT THICKNESS.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT PROVIDED BY --- DATED --- FOR SITE AND SUBSURFACE CONDITIONS, SITE AND BUILDING PAD PREPARATION, AND PAVEMENT RECOMMENDATIONS AND CONSTRUCTION SPECIFICATIONS. ANY INCONSISTENCIES BETWEEN THE GEOTECHNICAL ENGINEERING REPORT AND THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER FOR RESOLUTION.
- AFTER PERFORMING ANY REQUIRED CUTS AND PRIOR TO PLACEMENT OF FILL, THE SITE SHALL BE PROOFROLLED WITH A 20 TO 25 TON PNEUMATIC-TIRED VEHICLE TO LOCATE ANY ZONES THAT ARE SOFT OR UNSTABLE. WHERE RUTTING OR PUMPING IS OBSERVED DURING PROOFROLLING, THE UNSTABLE SOILS SHALL BE OVER-EXCAVATED AND REPLACED WITH FILL IF THE SOILS CAN NOT BE MOISTURE CONDITIONED AND EFFECTIVELY COMPACTED IN PLACE.
- THE BUILDING AREA SUBGRADE SOILS AND ANY AREA THAT WILL RECEIVE FILL SHALL BE SCARIFIED AND COMPACTED TO A DEPTH OF --- INCHES. THE MOISTURE CONTENT OF THE SCARIFIED SOIL SHALL BE ADJUSTED TO WITHIN ---% OF ITS OPTIMUM VALUE, AS DETERMINED BY THE STANDARD PROCTOR TEST METHOD (ASTM D-698), PRIOR TO BEING COMPACTED TO AT LEAST 95 PERCENT OF ITS MAXIMUM DRY DENSITY.
- STRUCTURAL FILL SHALL BE FREE OF ORGANIC MATTER AND DEBRIS, AND BE LOW VOLUME CHANGE SOIL CONSISTING OF COHESIVE MATERIALS HAVING A LIQUID LIMIT LESS THAN --- AND A PLASTICITY INDEX BETWEEN --- AND ---. FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING --- INCHES IN LOOSE THICKNESS, AND COMPACTED TO AT LEAST ---% OF ITS MAXIMUM DRY DENSITY AND AT OR ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR TEST METHOD (ASTM D-698).
- UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL COORDINATE AND ORDER ALL TESTING IN CONJUNCTION WITH EARTHWORK OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FAILED TESTS. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO ENGINEER FOR REVIEW AND APPROVAL. THE SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF EXISTING SITE MATERIAL PRIOR TO BEGINNING FILL OPERATIONS.
- CONTRACTOR SHALL TAKE ALL PREVENTIVE MEASURES NECESSARY TO ELIMINATE, REDUCE, OR ALLEVIATE ANY DUST NUISANCE IN THE WORK AREA.
- EXISTING CONTOURS AND SPOT ELEVATIONS ARE CORRECT PER SURVEY DATED 05/06/2024. CONTRACTOR SHALL VERIFY ELEVATION PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL ADJUST THE GRADES OF ALL EXISTING VALVE BOXES AND COVERS, FIRE HYDRANTS, MANHOLES, METER BOXES, TRAFFIC BOXES, AND OTHER UTILITIES TO MEET THE SPECIFICATIONS OF EACH UTILITY COMPANY.
- ALL TOPSOIL SHALL BE REMOVED AND STOCKPILED IN AN AREA DESIGNATED BY OWNER. UPON COMPLETION OF CONSTRUCTION, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL SOIL THESE AREAS, UNLESS OTHERWISE NOTED. SODDED AREAS SHALL BE MAINTAINED BY PROVIDING THE NECESSARY FERTILIZER AND WATER UNTIL THE VEGETATION AND ROOT GROWTH IS SUBSTANTIALLY ESTABLISHED.
- CUT OR FILL SLOPES SHALL BE 4:1 MAX UNLESS NOTED OTHERWISE.
- ENSURE POSITIVE DRAINAGE AWAY FROM ALL SIDES OF ALL BUILDINGS (EXISTING & PROPOSED) THROUGHOUT ALL PHASES OF CONSTRUCTION.

SITE CONSTRUCTION NOTES:

- ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE AUTHORITY HAVING JURISDICTION'S STANDARD AND SPECIFICATIONS. IF AHJ STANDARDS AND SPECIFICATIONS DO NOT APPLY, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OKLAHOMA DEPARTMENT OF TRANSPORTATION 2019 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND SPECIAL PROVISIONS. PROJECT SPECIFICATIONS GOVERN OVER STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING. CONTRACTOR TO OBTAIN CAD DRAWING FILE FROM ENGINEER FOR SITE CONSTRUCTION STAKING.
- ALL CURB DIMENSIONS, RADIUS CALLOUTS AND ELEVATIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ALL PAVEMENT STRIPING SHALL BE APPLIED IN TWO COATS, FOUR (4) INCHES WIDE, WHITE, AND ARE DIMENSIONED AS CENTER-TO-CENTER OF EACH STRIPE UNLESS SHOWN OTHERWISE ON PLANS.
- ASSURE A SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING PAVEMENT. WHERE NEW CONCRETE PAVING IS TO ABUT EXISTING PAVEMENT, THE CONTRACTOR SHALL CONSTRUCT A THICKENED EDGE.
- UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FAILED TESTS. THE RESULTS SHALL BE FORWARDED TO THE PROJECT ENGINEER FOR HIS REVIEW AND APPROVAL.
- UNLESS OTHERWISE DIRECTED THE CONTRACTOR SHALL PROVIDE A MEDIUM TO FINE BROOM FINISH ON ALL CONCRETE WALKS, RAMPS, STAIRS AND PAVED SURFACES (REFER TO ARCHITECTURAL PLANS & SPECS. FOR SIDEWALK FINISH AROUND BUILDING).
- REFER TO ARCHITECTURAL PLANS AND SPECS. FOR CONSTRUCTION INFORMATION AND DETAILS FOR BUILDING ERECTION.
- CONTRACTOR TO NOTIFY DESIGN ENGINEER IF ANY PLAN DISCREPANCIES ARISE IN THE FIELD DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE LOCAL AHJ AND/OR THE STATE OF OKLAHOMA, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.
- THE PROJECT SHALL BE CONSTRUCTED WITHOUT CLOSING THE EXISTING PUBLIC OR PRIVATE ROADWAYS, DRIVEWAYS, OR SIDEWALKS TO LOCAL OR THROUGH TRAFFIC. IF ROAD CLOSURE IS REQUIRED IT SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND THE OWNER.
- PRIOR TO FINAL ACCEPTANCE, ALL EXPOSED PAVED SURFACES (INCLUDING CURBS) SHALL BE CLEANE OF ALL DISCOLORATION SUCH AS ASPHALT STAIN, TIRE MARKS, AND OTHER DISFIGUREMENT.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIRE LANE STRIPING & SIGNAGE, AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- SIDEWALK RAMPS AND ACCESSIBLE PARKING AREAS SHALL BE CONSTRUCTED TO MEET THE ADA ACCESSIBILITY GUIDELINES. GRADES IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CROSS SLOPE ON SIDEWALK SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE ON SIDEWALK SHALL NOT EXCEED 5% EXCEPT AS SPECIFICALLY SHOWN IN PLANS.
- CONDUCT AS-BUILT MEASUREMENTS AND SUBMIT DOCUMENTATION TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

SITE DEMOLITION NOTES:

- SCOPE OF WORK SHALL INCLUDE REMOVAL OF ALL EXISTING OBJECTS REQUIRED FOR PROJECT CONSTRUCTION. REMOVED ITEMS THAT ARE NOT DENOTED FOR SALVAGE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF IN AN APPROVED MANNER. UNLESS OTHERWISE SPECIFIED, ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
- UNLESS NOTED FOR REMOVAL, EXISTING TREES SHALL NOT BE DISTURBED. ALL TREE REMOVALS SHALL BE APPROVED BY THE OWNER PRIOR TO DEMOLITION.
- EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATED BASED ON RECORD DRAWINGS OR HORIZONTAL LOCATIONS FLAGGED IN THE FIELD. ALL VERTICAL LOCATIONS ARE APPROXIMATE DEPTH ONLY. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF UTILITIES INFORMATION. FIELD VERIFY THE PRESENCE, TYPE, SIZE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING THE SITE. UNSUITABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OFF-SITE.
- THE REMOVAL OF ANY UTILITY LINE, SERVICE, APPURTENANCE, AND STRUCTURE SHALL BE COORDINATED WITH THE OWNER OF THE RESPECTIVE UTILITY.
- ALL PAVEMENT REMOVAL SHALL BE FULL DEPTH. PAVEMENT REMOVAL ADJACENT TO EXISTING PAVEMENT, TO REMAIN, SHALL BE SAW-CUT IN STRAIGHT LINES, FULL DEPTH.
- SIDEWALK REMOVALS SHOULD OCCUR TOWARDS THE END OF DEMOLITION. NEW SIDEWALK SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER THE REMOVAL OF OLD SIDEWALK IN ORDER TO MAINTAIN OPERATIONS WITH MINIMAL INTERRUPTION IN SERVICE.
- ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL BACKFILL ANY VOIDS RESULTING FROM STRUCTURES, VEGETATION, AND OBJECTS REMOVED. FILL SHALL BE PLACED IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS FOR THIS SITE (SEE SITE GRADING NOTES).
- ALL EXISTING STRUCTURES, PAVEMENTS AND UTILITIES DESIGNATED TO REMAIN SHALL BE ADEQUATELY PROTECTED FROM DAMAGE THAT MIGHT OTHERWISE OCCUR DUE TO CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY STRUCTURES, UTILITIES OR PAVEMENTS RESULTING FROM THE CONTRACTOR'S OPERATIONS. CONTRACTOR SHALL TAKE PHOTOS OF EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- DURING CONSTRUCTION, ALL FIRE HYDRANTS, VALVE BOXES, FIRE OR POLICE CALL BOXES AND OTHER EXISTING UTILITY CONTROLS SHALL BE LEFT INTACT, UNOBSCTURED AND ACCESSIBLE UNLESS NOTED ON THE PLAN.
- THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE AUTHORITY HAVING JURISDICTION, PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF STORMWATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- EXISTING DRAINAGE STRUCTURES & PIPES, TO REMAIN, SHALL BE CLEANE OF SILT & DEBRIS AND INSPECTED FOR ANY STRUCTURAL DEFICIENCIES.
- ABIDE BY ALL FEDERAL, STATE AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS. CEC SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, OR DISPOSAL OF ANY MATERIALS.
- THE SAFETY OF THE PROJECT SITE IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL CONSTRUCTION SIGNING, SAFETY FENCE, OR OTHER ITEMS NEEDED FOR PROTECTION OF THE GENERAL PUBLIC SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL MAINTAIN AND REPAIR ANY DAMAGE TO STORM WATER POLLUTION CONTROL DEVICES AS SOON AS PRACTICAL AFTER THE DISCOVERY OF THE DAMAGE.
- THE CONTRACTOR SHALL USE WHATEVER MEASURES NECESSARY TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THIS CAN BE ACCOMPLISHED BY TEMPORARY SEDIMENT PONDS, SILT FENCES, WIRE AND BURLAP FENCES, OR BARRIERS OF CEDAR TREES AND/OR BALES OF STRAW.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL EROSION, CONSERVATION, AND SILTRATION REQUIREMENTS.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY FIELD CONDITIONS, AT NO ADDITIONAL COST TO OWNER, THROUGHOUT ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP PAVEMENT AREAS FREE OF ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT.
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF SUFFICIENT PERMANENT STABILIZATION TO PREVENT EROSION.
- THE CONTRACTOR SHALL INSTALL SOLID SLAB SOD, UNLESS OTHERWISE NOTED, TO OBTAIN STABILIZATION OF DISTURBED AREAS AS REQUIRED BY THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH THE CONSTRUCTION AND EROSION CONTROL SCHEDULES.
- THE CONSTRUCTION AND PLACEMENT OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE TIMED IN CONJUNCTION WITH THE PROGRESS OF GENERAL CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED, AS PREVIOUSLY SET FORTH HEREIN, UNTIL ALL AREAS OF CONSTRUCTION HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL BEGIN PERMANENT STABILIZATION OF COMPLETED AREAS OF CONSTRUCTION AS SOON AS IS PRACTICAL.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE REQUIRED AT ALL POINTS WHERE CONSTRUCTION OR EMPLOYMENT VEHICLES ENTER OR LEAVE THE CONSTRUCTION OR STAGING AREAS. THE STABILIZED CONSTRUCTION ENTRANCES ARE INTENDED TO PREVENT THE TRACKING OF MUD ONTO PUBLIC STREETS OUTSIDE THE CONTROLLED CONSTRUCTION AREAS.
- THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED OF TWO INCH (2") STONE, OR RECLAIMED/RECYCLED CONCRETE OF SIMILAR SIZE, A MINIMUM OF SIX INCHES (6") THICK PLACED ON FILTER CLOTH.
- THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE A MINIMUM OF TWENTY FEET (20') IN WIDTH (BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR) AND AT LEAST FIFTY FEET (50') IN LENGTH.
- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD STABILIZED CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL THEN A MOUNTABLE BERM WITH FIVE TO ONE (5:1) SLOPES WILL BE PERMITTED.
- THE WHEELS OF VEHICLES LEAVING THE CONSTRUCTION AREAS SHALL BE CLEANE OF MUD PRIOR TO LEAVING THE CONSTRUCTION OR STAGING AREAS. WHEN WHEEL WASHING IS REQUIRED IT SHALL BE PERFORMED IN AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- ANY MUD, SEDIMENT, EXCAVATION WASTE, ETC., DROPPED, WASHED, SPILLED, OR TRACKED FROM THE CONSTRUCTION OR STAGING AREAS ONTO STREETS OUTSIDE OF THE CONSTRUCTION AREAS SHALL BE REMOVED IMMEDIATELY.
- PERIODIC INSPECTION AND INSPECTION AFTER SIGNIFICANT RAINFALL SHALL BE MADE OF THE CONSTRUCTION ENTRANCES AS PREVIOUSLY SET FORTH HEREIN.
- SILT FENCE SHALL BE USED TO CONTROL SEDIMENTATION FROM SURFACE RUNOFF AROUND THE PERIMETER OF THE WORK AREA AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING THE SILT FENCE BARRIER AROUND THE LIMITS OF CONSTRUCTION AND AS SHOWN ON THE EROSION PLAN, DURING CONSTRUCTION, UNTIL ALL WORK IS COMPLETE AND VEGETATION IS REESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SUBJECT TO FREQUENT INSPECTION OF ALL METHODS AND MATERIALS FOR EROSION PROTECTION, AND SHALL REPLACE ANY ITEM CONSIDERED DEFECTIVE BY THE ENGINEER IN A TIMELY MANNER.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY SEEDED, SODDED, OR OTHERWISE STABILIZED UNTIL CONSTRUCTION RECOMMENCES.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SODDED, UNLESS OTHERWISE NOTED. THESE AREAS SHALL BE SODDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING.
- ONSITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S.
- CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF TEMPORARY OR FINAL DRIVING SURFACES.

LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED		EXISTING		PROPOSED	
PROPERTY LINE	---	---	---	WATER SPIGOT	⊗	⊗		POWER POLE	∅	∅	
EASEMENT	---	---	---	WATER METER	⊙	⊙		GUY WIRE	→	→	
RIGHT-OF-WAY	---	---	---	WATER VALVE	⊖	⊖		ELECTRIC SERVICE CONNECTION	SVC		
ROADWAY CENTERLINE	---	---	---	SPRINKLER CONTROL VALVE	⊗	⊗		ELECTRIC PEDESTAL	E		
ROADWAY C&G	---	---	---	SPRINKLER HEAD	⚡	⚡		LIGHT POLE	☆	☆	
WATERLINE	---	W	---	FIRE HYDRANT	⚡	⚡		PULL BOX	PB	PB	
WATERLINE FIRE	---	FIR	---	FIRE DEPARTMENT CONNECTION	⚡	⚡		TELEPHONE PEDESTAL	T		
WATERLINE SERVICE	---	SVC	---	GAS METER	⊙	⊙		FIBER OPTIC PEDESTAL	FO		
SAN. SWR. LINE	---	SS	---	GAS VALVE	⊖	⊖		BENCHMARK	⊗		
SAN. SWR. FORCE MAIN	---	FM	---	UTILITY CLEANOUT	⊗	⊗		CONTROL POINT	CP		
STORM SEWER LINE	---	ST	---	UTILITY MANHOLE	⊙	⊙		WHEELSTOP	—		
TELE. UNDERGROUND	---	TUG	---	UTILITY MARKER	⊙	⊙		ADA SIGN	—		
FIBER OPTIC CABLE	---	FOC	---	DOWNSPOUT/ROOF DRAIN	⊙	⊙		ADA SYMBOL	⊙		
POWER UNDERGROUND	---	PUG	---					BOLLARD	⊙		
POWER OVERHEAD	---	OHE	---								
GAS LINE	---	G	---								
UTILITY LINE (BY ATLAS)	---	X"U-A	---								
FENCE LINE	---	X	---								
5' CONTOURS	---	XXXX	---								
1' CONTOURS	---	XXXX	---								
TOP OF BANK	---	XXXX	---								
TOE OF SLOPE	---	XXXX	---								
FLOWLINE	---	XXXX	---								
HP BREAK LINE	---	XXXX	---								

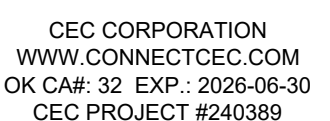


NEW CONSTRUCTION FOR:
EL MAGUEY PRIME
7450 E. 121st STREET, BIXBY OK 74008

DRAWN	LJS
CHECKED	KSJ
DATE	2024.07.09
SCALE	AS SHOWN
JOB NO.	04-2024
SHEET	
NOTES AND LEGEND	
SP-01	
OF	SHEETS

BARRY GOLDSTEIN, AIA
12510 S DARLINGTON AVE
BXIBY, OK 74008
918.270.0099

CEC CORPORATION
1300 SOUTH MAIN STREET
TULSA, OKLAHOMA 74119
918.663.9401



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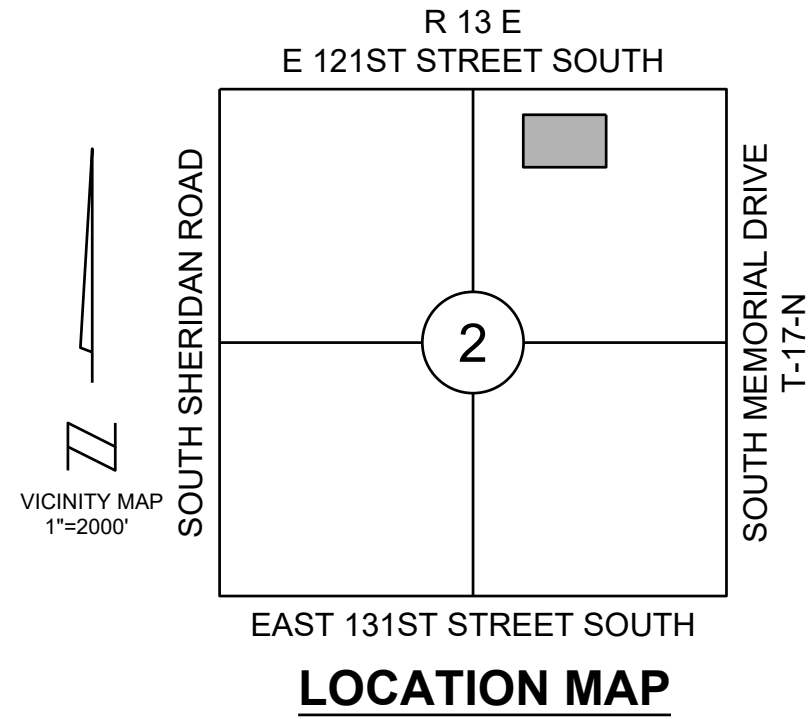
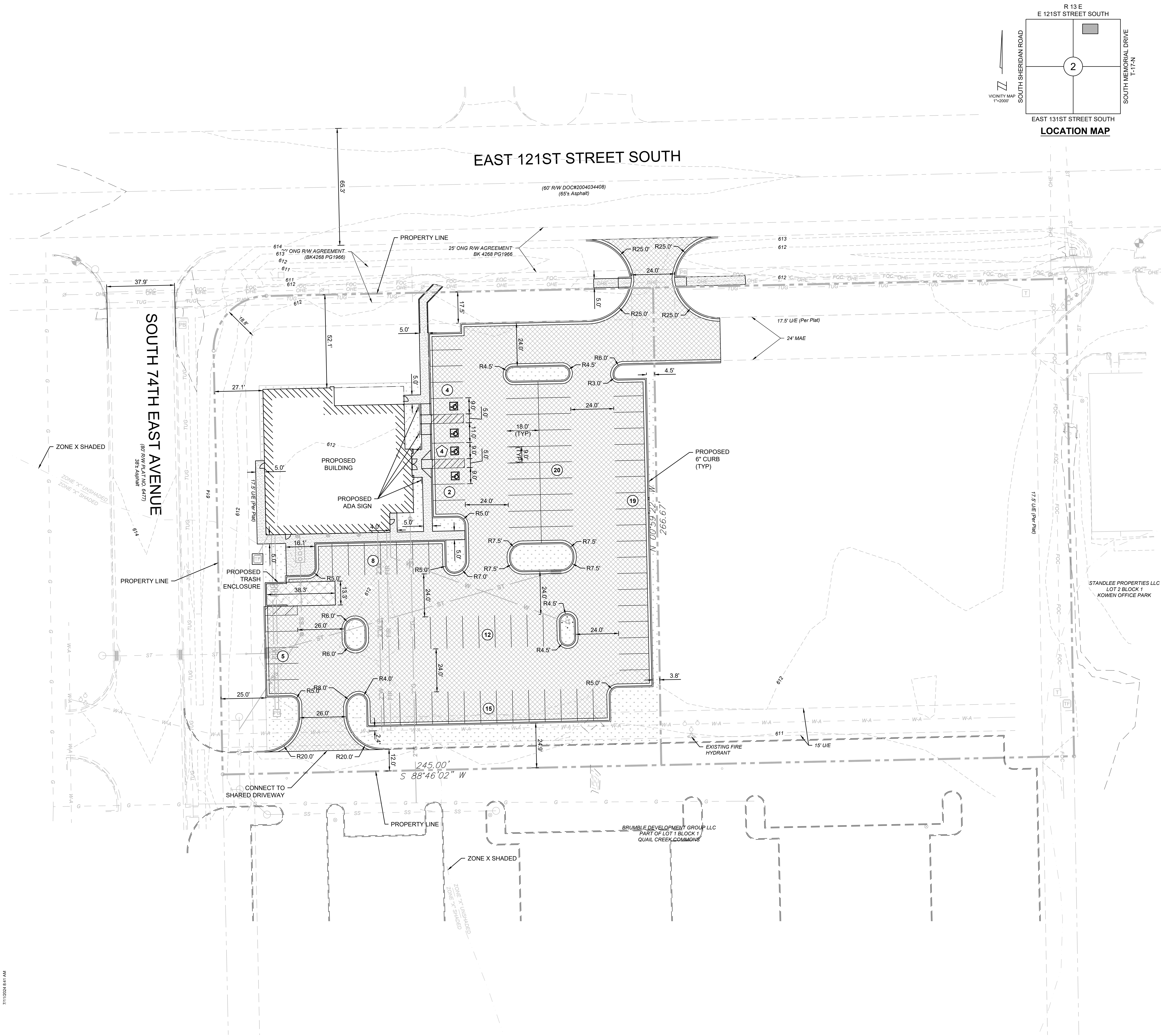


DRAWN	LJS
CHECKED	KSJ
DATE	2024.07.09
SCALE	AS SHOWN
JOB NO.	04-2024
SHEET	

SURVEY SHEET

SP-02

OF SHEETS



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 PROPOSED- 45,662 SF (67% OF LOT AREA)
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- 89 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
1		
2		
3		
4		
5		
6		

DESIGN ARCHITECT:

BARRY GOLDSTEIN, AIA
12510 S DARLINGTON AVE
BIXBY, OK 74008
918.270.0099

CIVIL ENGINEER:

CEC CORPORATION
1300 SOUTH MAIN STREET
TULSA, OKLAHOMA 74119
918.663.9401



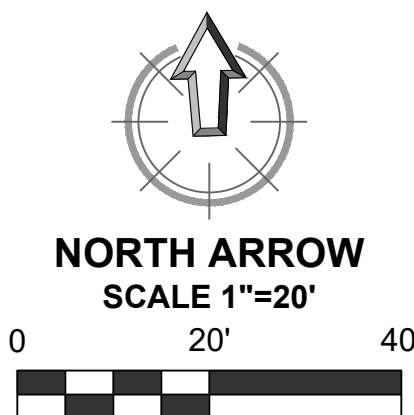
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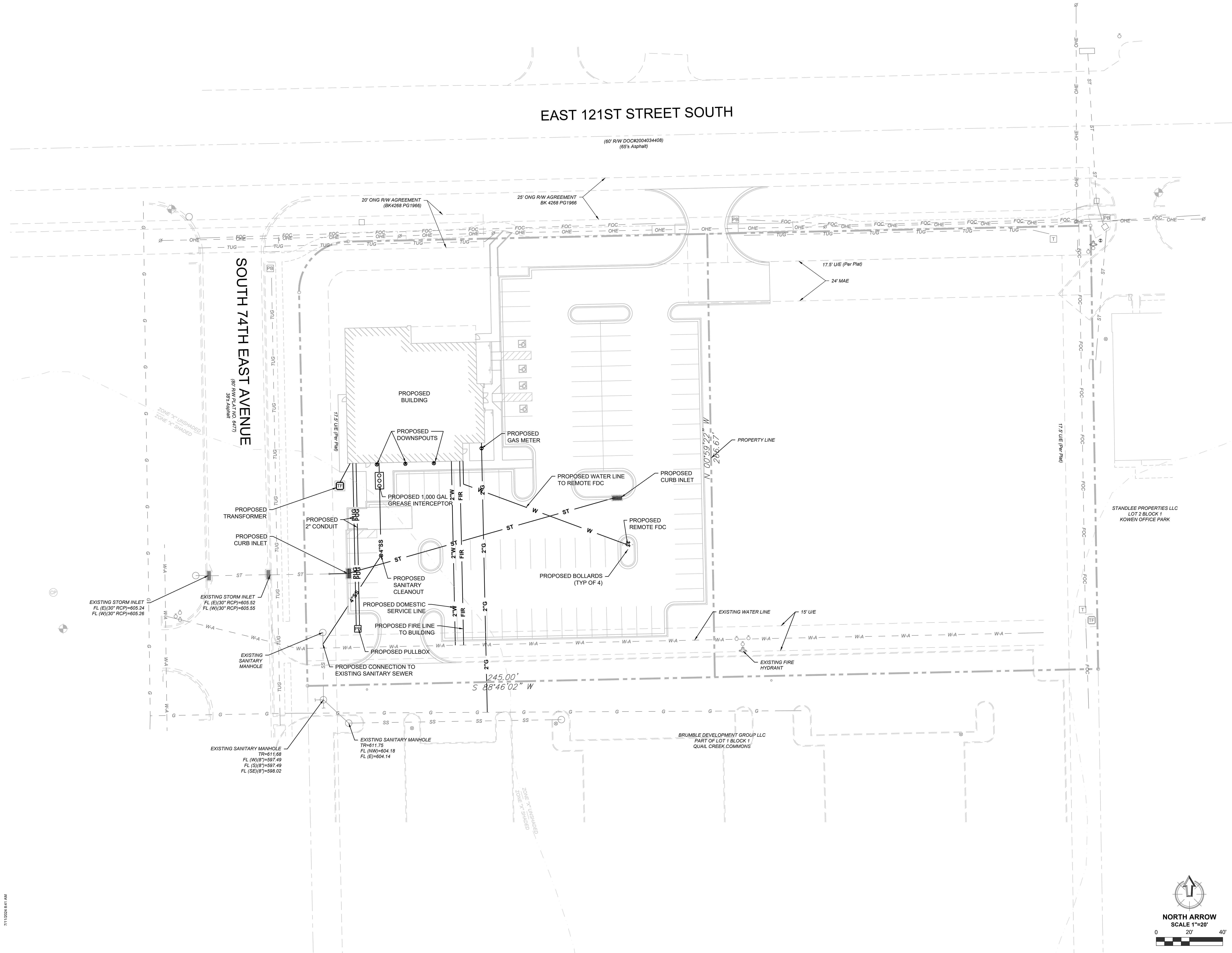
EL MAGUEY PRIME

7450 E. 121st STREET, BIXBY OK 74008

DRAWN	LJS
CHECKED	KSJ
DATE	2024.07.09
SCALE	AS SHOWN
JOB NO.	04-2024
SHEET	DEVELOPMENT SITE PLAN
OF	SHEETS



7/11/2024 8:41 AM



REVISIONS

NO.	DESCRIPTION	BY
△		
△		
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△		
△		

DESIGN ARCHITECT:
BARRY GOLDSTEIN, AIA
12510 S DARLINGTON AVE
BIXBY, OK 74008
918.270.0099

CIVIL ENGINEER:
CEC CORPORATION
1300 SOUTH MAIN STREET
TULSA, OKLAHOMA 74119
918.663.9401



CEC CORPORATION
WWW.CONNECTCEC.COM
OK CAF: 32 EXP: 2026-06-30
CEG PROJECT #240389

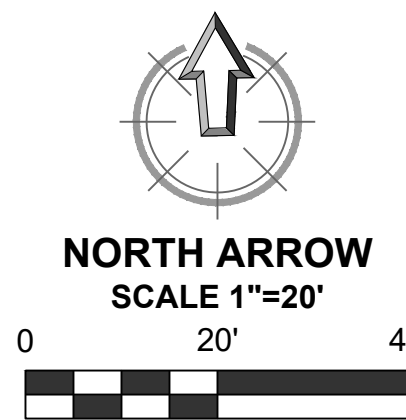
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NEW CONSTRUCTION FOR:

EL MAGUEY PRIME

7450 E. 121st STREET, BIXBY OK 74008

DRAWN	LJS
CHECKED	KSJ
DATE	2024.07.09
SCALE	AS SHOWN
JOB NO.	04-2024
SHEET	UTILITY PLAN
OF	SP-04
	SHEETS



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07.02.2024

121ST STREET
BIXBY, OK 74008

L100

CITY OF BIXBY

*P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)*

Development Services – Engineering Memo

To: Joey Wiedel, Development Services Director

From: Justin Dowd, City Engineer

CC: Public Works
Development Services
Fire Department
City Manager
Kim Jackson, CEC
File

Date: July 1, 2024

Re: **BXSP-24.09 El Maquey Mexican Restaurant**

Review Comments:

- Application should include sign designs and locations.
- No landscaping plan was provided. No large trees will be permitted in close proximity to City maintained water, sanitary sewer, or storm sewer infrastructure.
- Parking counts are shown on multiple sheets, but do not match each other. What is the correct parking count?
- Site Plan should show the recently dedicated mutual access easement (MAE) and the utility easement for waterline installed with the Quail Creek Office Park.
- The relocated driveway should be built perpendicular to the new MAE to allow for future expansion to the east.
- The existing sanitary sewer shown in the Quail Creek Office Park is not in an easement extending to the north property line. Sanitary sewer service cannot cross private property without a private easement to do so. The applicant will be required to do one of the following:
 - Extend the sanitary sewer main along the South 74th East Avenue Right-of-Way into the property;
 - Obtain a private sewer easement across the private property; OR,
 - Work with the Quail Creek Office Park Owner to extend the utility easement to the property line.
- Is there public entry to the building on the west side? The sidewalk should be wrapped around the southwest side to allow access from the building's main entrance to South 74th East Avenue.
- The Site Plan discusses "Shared" parking. Is there an agreement on file that substantiates shared parking?



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

STAFF REPORT

To: Planning Commission

From: Joey Wiedel, Development Services Director
Gwen Plante, Assistant City Planner

Date: July 15, 2024

RE: SITE PLAN (*BXSP-24.10*) *T&T Smiles*

Applicant: Justin DeBruin, Wallace Design Collective

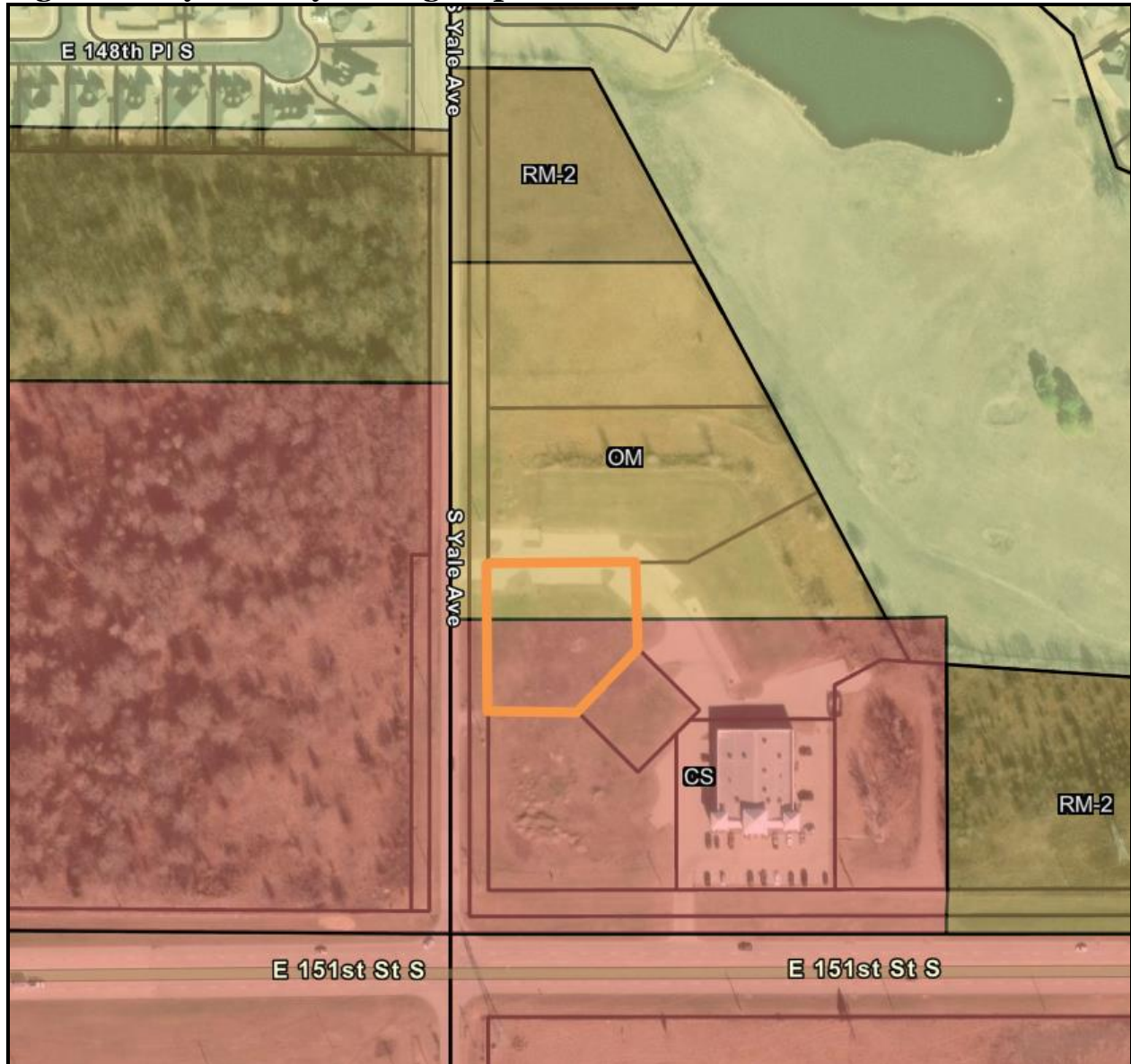
REQUEST: The applicant is requesting review and/or approval for the Site Plan (*BXSP-24.10*) for *T&T Smiles* located within Planned Unit Development (PUD 3)

LOCATION: +/- 300 feet NE/Corner on South Yale Avenue and East 151st Street South
LOT 4, BLOCK 1
Hendrix Business Park

EXISTING ZONING: Commercial Shopping (CS) and Office Medium (OM), PUD 3

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

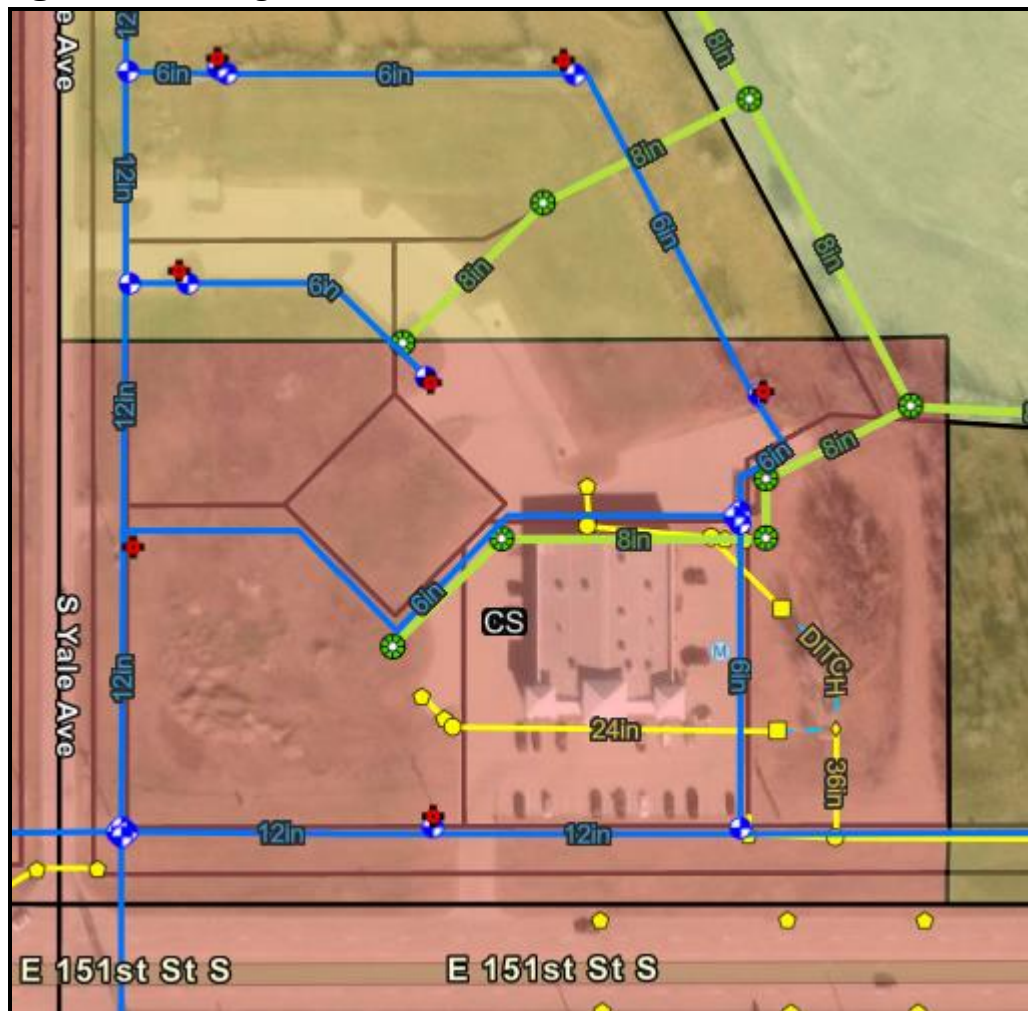
Figure 1: City of Bixby Zoning Map



SURROUNDING ZONING AND LAND USE:

North:	(OM)	Office Medium, Vacant
South:	(CS)	Commercial Shopping, Vacant
East:	(CS)	Commercial Shopping, Office Medium (OM) Health/Fitness Facility
West:	(CS)	Commercial Shopping, Vacant

Figure 2: Existing Utilities



UTILITIES:

Water: a 12-inch line running North/South on the East side of South Yale Avenue and a 12-inch line running East/West along East 151st Street South, located on the North side of E. 151st St. South.

Sewer: An 8-inch line is located at the East property line of Lot 4, Block 1 which runs East/West to tie into the 8-inch sewer line that runs North/South along the Southwest perimeter of Hendrix Business Park and Celebrity Country.

Stormwater: Shown on the Bixby GIS, is a 24-inch stormwater pipe running East/West located on Lot 3 approximately 75 feet from East 151st Street South and a small portion of 36-inch pipe located on Reserve "A" which has been tied into from the rear side of the building located on Lot 3.

STAFF COMMENTS: The Planning Staff has reviewed the detailed Site Plan, which appears to conform to PUD 3. However, during the research process, it was discovered that according to the Deed of Dedication for Hendrix Business Park, exterior finishes and landscaping are to be approved by the Developer. Also to be noted is the proposed building shall comply with the Corridor Appearance District. Lighting and landscaping shall align with zoning regulations.

The proposed Dental Office is allowed by right in both (OM) Office Medium and (CS) Commercial Shopping and allowed by right in PUD 3.

ENGINEERING COMMENTS:

- The Site Plan should show the drainage swale along Yale
- The Site Plan should label ALL existing and proposed surface material
- Property located in PUD 3. Has PUD 3 been evaluated for development standards (e.g. façade requirements, parking requirements, landscape requirements, etc.)?
- Does PUD address exterior building materials? This property is within 600 feet East of 151st Street South (i.e. within the Corridor Appearance District). Both building sides facing streets (i.e. South Yale Avenue and South 151st St) include Hardie Board below the top plate, which is not in compliance with the Corridor Appearance District.
- The Site Plan should include a dimension from the centerline of Yale to the nearest adjacent building face. The dimension should be equal to or greater than 50 feet.

Figure 1: Zoning Map

Figure 2: Existing Utilities

Attachment 1: Proposed Site Plan

Attachment 2: Final Plat (Hendrix Business Park)

Attachment 3: Engineering Memo

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

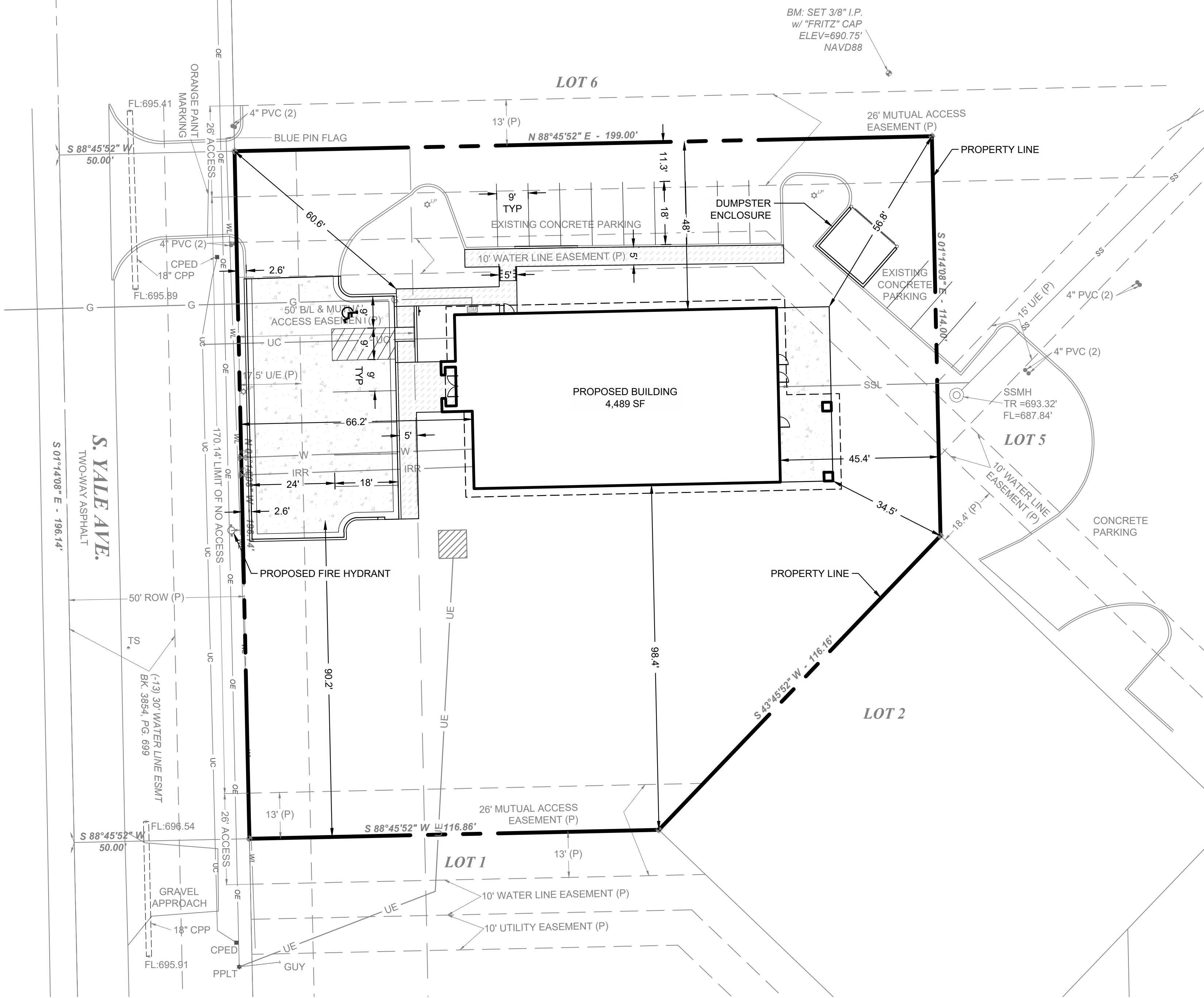


Know what's below.
Call before you dig.

CAUTION

NOTICE TO CONTRACTOR

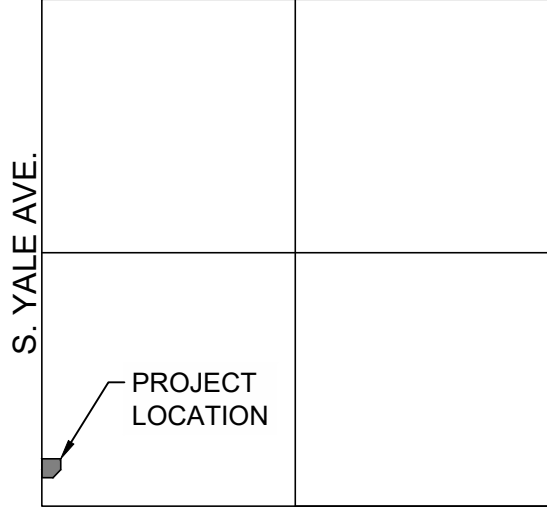
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE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



LEGEND

- CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT

R 13 E
E. 141st ST.S.



E. 151st ST. S.
SECTION 15
LOCATION MAP
SCALE: 1"=2000'



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

2. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. REVIEW ALL GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS.
3. SPECIAL ATTENTION SHALL BE GIVEN TO ALL RACEWAYS WITHIN FINISHED AREAS WITHOUT CEILINGS AND EXPOSED TO STRUCTURE. IN GENERAL, ALL RACEWAYS SHALL BE CONCEALED WITHIN WALLS, ABOVE STRUCTURE FINISH, OR BELOW FLOOR SLABS WHEN SPECIFIED. WHERE EXPOSED CONDITIONS ARE NECESSARY OR UNAVOIDABLE DUE TO OTHER CONDITIONS, THE BID SHALL INCLUDE ANY REASONABLE MEANS TO MINIMIZE THE AMOUNT OF SURFACE MOUNTED EQUIPMENT. PRIOR TO ROUGH-IN, COORDINATE ALL EXPOSED RACEWAY AND BOX CONDITIONS WITH ARCHITECT PRIOR TO CONSTRUCTION OF WALLS, ROOF DECK, OR FLOOR SLABS. ATTACHMENT TO ROOF DECK OR JOIST WEBBINGS IS NOT ALLOWED. MAINTAIN A MINIMUM SPACING OF 1-1/2" FROM CONDUIT TO ROOF DECK. IN AREAS WHERE EXPOSED RACEWAYS ARE REQUIRED, INSTALL SYSTEMS SQUARE AND TIGHT TO STRUCTURE AND PAINT TO MATCH THE STRUCTURE PER ARCHITECT AND/OR OWNER SPECIFICATIONS. FAILURE TO PROPERLY COORDINATE THE ROUTING OF EXPOSED RACEWAYS MAY RESULT IN RELOCATION OF SUCH RACEWAYS AT NO ADDITIONAL COST TO THE OWNER.
3. OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE-RESISTANT-RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING. PROVIDE PENETRATION FIRE STOPPING WITH RATINGS DETERMINED PER ASTM E 814 OR UL 1479. FIRE STOPPING SHALL NOT BE LESS THAN FIRE RESISTANCE RATING OF CONSTRUCTED PENETRATIONS.
4. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE, STATE LAWS, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIAL, AND LABOR TO SATISFY A COMPLETE AND WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
6. CONTRACTOR TO CONFIRM EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT AT THE START OF THE PROJECT AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY ISSUES.
7. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL GROUNDING SYSTEMS (AS REQUIRED) IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
8. ALL ELECTRIC MATERIALS AND EQUIPMENT FOR THE PROJECT SHALL BE NEW AND U.L. OR EQUALLY LISTED.
9. SUBMIT TO THE OWNER CERTIFICATES OF INSPECTIONS IN DUPLICATE FROM AN APPROVED INSPECTION AGENCY UPON COMPLETION.
10. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES AS REQUIRED.
11. THE CONTRACTOR SHALL FURNISH ALL INSTRUMENTS AND QUALIFIED PERSONNEL OR FIRM TO PERFORM ALL REQUIRED TESTS.
12. COORDINATE ELECTRICAL ITEMS WITH OTHER DISCIPLINES AND STRUCTURE.
13. FIELD VERIFY LOCATIONS OF EXISTING ELECTRICAL EQUIPMENT, INCLUDING POWER POLES, TELEPHONE PEDESTALS, OVERHEAD AND UNDERGROUND FEEDERS, METERS, PANELS, DEVICES, ETC. PROVIDE FOR COORDINATION WITH EXISTING EQUIPMENT.
14. CONDUCTORS FOR BRANCH CIRCUITS AS DEFINED IN ARTICLE 100, SHALL BE SIZED TO PREVENT A VOLTAGE DROP EXCEEDING 3% AT THE FARTHEST LOAD, AND WHERE THE MAXIMUM TOTAL VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST LOAD DOES NOT EXCEED 5%.
15. UNDERGROUND UTILITIES/FEEDERS/BRANCH CIRCUITS/ETC. SHALL NOT BE ROUTED THROUGH OR WITHIN 25 FEET OF ANY AREAS DEDICATED FOR FUTURE BUILDING ADDITION UNLESS NOTED OTHERWISE PROVIDE MINIMUM #8 AWG CONDUCTORS IN 1" CONDUIT(S) FOR ALL UNDERGROUND SITE POWER AND LIGHTING CIRCUITS. INCREASE CONDUCTOR AND RELATED CONDUIT SIZE AS NOTED OR OTHERWISE REQUIRED TO LIMIT VOLTAGE DROP TO LESS THAN 5% FOR THE ENTIRE LENGTH OF SYSTEM.
16. UNLESS NOTED OTHERWISE PROVIDE MINIMUM #8 AWG CONDUCTORS IN 1" CONDUIT(S) FOR ALL UNDERGROUND SITE POWER AND LIGHTING CIRCUITS. INCREASE CONDUCTOR AND RELATED CONDUIT SIZE AS NOTED OR OTHERWISE REQUIRED TO LIMIT VOLTAGE DROP TO LESS THAN 5% FOR THE ENTIRE LENGTH OF SYSTEM.
17. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING COVER PLATES FOR ANY UNUSED OPENINGS OR JUNCTION BOXES FOR ELECTRICAL AND LOW VOLTAGE BACK BOXES.
18. CONTRACTOR SHALL REFER TO PLAN SET FOR ALL NECESSARY CONTROL LOCATIONS, BREAKER SIZES, AND OTHER INFORMATION PRIOR TO BID AND PURCHASE OF EQUIPMENT TO ENSURE CONNECTIONS ARE CORRECT. CONTRACTOR SHALL PROVIDE AND INSTALL BOXES, CONDUIT, CONDUCTORS, OCPD'S, CONTROLS, AND OTHER NECESSARY APPURTENANCES REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM. INCLUDE ALL COSTS IN BASE BID.
19. PROVIDE ALL MOUNTING AND SUPPORT HARDWARE FOR LIGHT FIXTURES TO MEET SPECIFIED MOUNTING HEIGHTS. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS OF FIXTURES.
20. DO NOT USE MULTI-CONDUCTOR CIRCUITS, WITH A SHARED NEUTRAL, FOR ANY GFCI CIRCUIT BREAKER OR RECEPTACLE CIRCUIT.
21. CONTRACTOR SHALL NOT SHARE NEUTRALS.

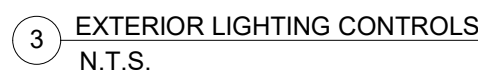
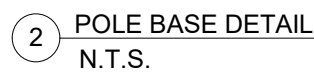
WIRING		LOW VOLTAGE / SECURITY (cont.)	
	WIRING CONCEALED IN CEILING OR WALLS UNO. ALL WIRE IS NUMBER #12 AWG MINIMUM.		PHONE/DATA: PROVIDE 4"x4", 30-1/4 CUBIC INCH OUTLET BOX IN CEILING. PROVIDE SINGLE GANG MUD RING WITH BLANK COVER. WIRING BY OTHERS.
	EXPOSED RACEWAY		TELEVISION: PROVIDE 4"x4" JUNCTION BOX WITH (2) 1" CONDUITS (WITH PULL STRINGS) ROUTED TO ACCESSIBLE CEILING SPACE. PROVIDE SINGLE GANG MUD RING WITH BLANK COVER. CONFIRM HEIGHTS WITH ARCHITECT PRIOR TO ROUGH-IN.
	UNDERGROUND RACEWAY. FOR TYPE, SIZE, CONDUCTORS, AND ARRANGEMENT REFER TO NOTES OR SCHEDULE.		CARD READER: REFER TO SYSTEM PLANS AND SPECIFICATIONS. AT EACH DOOR WITH A CARD READER PROVIDE ALL ELECTRICAL CONNECTIONS FOR DOOR HARDWARE SYSTEMS AS REQUIRED TO MAKE A COMPLETE OPERATIONAL SYSTEM. WHERE REQUIRED, BACK TO BACK 2"x4" BOXES ARE ALLOWED FOR CARD READER AND PUSH TO EXIT SWITCH. PROVIDE POWER TO THE LOCK SYSTEM IN THE I.T. ROOM WHERE NEEDED BY CONTRACTOR INSTALLING SYSTEM.
SWITCHES			CEILING MOUNTED SPEAKER: PROVIDE 4"x4" JUNCTION BOX WITH 1" CONDUITS (WITH PULL STRINGS) ROUTED TO ACCESSIBLE CEILING SPACE. CONFIRM LOCATIONS WITH OWNER AND/OR LOW VOLTAGE CONTRACTOR PRIOR TO ROUGH-IN.
\$*	SWITCH MOUNTED AT +48". SINGLE POLE UNO. LOWER CASE LETTER, WHEN PRESENT, INDICATES FIXTURES CONTROLLED.		SECURITY CAMERA: PROVIDE 4"x4" JUNCTION BOX WITH 1" CONDUITS (WITH PULL STRINGS) ROUTED TO ACCESSIBLE CEILING SPACE. CONFIRM LOCATIONS WITH OWNER AND/OR LOW VOLTAGE CONTRACTOR PRIOR TO ROUGH-IN.
	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR WITH SPARE DRY CONTACTS. LUTRON LOS C SERIES OR EQUAL.		DOOR HOLD OPEN: AT EACH DOOR WITH HOLD OPEN DEVICE PROVIDE ALL ELECTRICAL CONNECTIONS FOR DOOR HARDWARE SYSTEMS AS REQUIRED TO MAKE A COMPLETE OPERATIONAL SYSTEM. PROVIDE AND INSTALL ALL NECESSARY CONNECTIONS AS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND QUANTITIES AND PROVIDE ALL CONNECTIONS AS REQUIRED.
\$2	DOUBLE POLE SWITCH		
\$3	3-WAY SWITCH		
\$4	4-WAY SWITCH		
\$D	DIMMER SWITCH. DIMMER SHALL BE COMPATIBLE WITH FIXTURE DIMMING TECHNOLOGY.		
\$F	FAN SPEED CONTROL WITH INTEGRAL DIMMER SWITCH		
\$K	KEYED SWITCH		
\$M	MOTOR RATED SWITCH. COORDINATE MOTOR WITH DRAWINGS AND ADJUST AS REQUIRED.		
\$OS	OCCUPANCY SENSOR SWITCH WITH DUAL TECHNOLOGY		
RECEPTACLES		ELECTRICAL ABBREVIATIONS	
	DUPLX RECEPTACLE (NEMA 5-20R)	A	AMPERE
	DUPLX RECEPTACLE (NEMA 5-20R) MOUNTED 8" ABOVE THE COUNTERTOP.	AC	ABOVE COUNTER
	RECEPTACLE (NEMA 5-20R) WITH USB CHARGING PORTS (DUPLX OR QUADRUPLX)	AFCI	ARC FAULT CIRCUIT INTERRUPTER
	GFI DUPLX RECEPTACLE (NEMA 5-20R)	AFF	ABOVE FINISHED FLOOR
	GFI DUPLX RECEPTACLE (NEMA 5-20R) MOUNTED 8" ABOVE COUNTERTOP.	AFG	ABOVE FINISHED GRADE
	QUADRUPLX RECEPTACLE (TWO NEMA 5-20R)	AHU	AUTHORITY HAVING JURISDICTION
	SPECIAL RECEPTACLE. REFER TO MANUFACTURER FOR NEMA TYPE, RECEPTACLE TYPE, AND CONFIGURATION.	AIC	AMPERE INTERRUPTING CAPACITY
	FLOOR BOX WITH DATA: LEGRAND WIREMOLD SERIES RFB4E-OG OR RFB6E-OG WITH EVOLUTION COVER. ROUTE QUANTITY (2) - 1" CONDUITS FOR DATA FROM FLOOR BOX TO NEAREST ACCESSIBLE WALL. SPACE STUBBED ABOVE ACCESSIBLE CEILING. ON FLOOR LEVELS WITH ACCESSIBLE SPACE BELOW, USE POKE-THRU STYLE FLOOR BOXES: LEGRAND 6AT SERIES. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS UNO.	AL	ALUMINUM
	FLOOR BOX: HUBBELL 3FBSS WITH 3SFCB COVER. EC SHALL ROUTE A 1" FOR FLOOR BOX TO NEAREST ACCESSIBLE CEILING SPACE. ON FLOOR LEVELS WITH ACCESSIBLE SPACE BELOW, USE POKE-THRU STYLE FLOOR BOXES: HUBBELL PT2X2 SERIES. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS UNO.	ARCH	ARCHITECT
	SIMPLEX RECEPTACLE (NEMA 5-20R)	AWG	AMERICAN WIRE GAUGE
	CEILING MOUNTED RECEPTACLE (NEMA 5-20R)	BLDG	BUILDING
	DIRECT EQUIPMENT CONNECTION. VERIFY CONNECTION DETAILS WITH MANUFACTURER	C	CONDUIT
POWER		CB	CIRCUIT BREAKER
	POWER PANEL: REFER TO RISER DIAGRAM AND PANEL SCHEDULES FOR ADDITIONAL INFORMATION.	CKT	CIRCUIT
	4"x4" JUNCTION BOX: ADJUST FINAL LOCATIONS AS REQUIRED	COMM	COMMUNICATIONS
	EMERGENCY POWER OFF SWITCH: CONTRACTOR SHALL PROVIDE AND INSTALL EMERGENCY POWER OFF SWITCH CONNECTED TO AN ASSOCIATED SHUNT-TRIP BREAKER. CONTRACTOR SHALL PROVIDE AND INSTALL SWITCH, CONTROL WIRING, AND OTHER ASSOCIATED APPURTENANCES REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.	CR	CARD READER
	EQUIPMENT DISCONNECT. PROVIDE NEMA RATING PER INSTALLED CONDITIONS AS REQUIRED PER NEC.	CU	COPPER
LOW VOLTAGE / SECURITY		DEMO	DEMOLITION / DEMOLISH
	PHONE/DATA: PROVIDE 4"x4", 30-1/4 CUBIC INCH OUTLET BOX AT 8" ABOVE COUNTER (UNO) WITH (1) 1" CONDUIT (WITH PULL STRING) ROUTED TO ACCESSIBLE CEILING SPACE. PROVIDE SINGLE GANG MUD RING WITH BLANK COVER. PROVIDE PLASTIC BUSHINGS ON EXPOSED CONDUIT ENDS. WIRING BY OTHERS.	DISC	DISCONNECT
	PHONE/DATA: PROVIDE 4"x4", 30-1/4 CUBIC INCH OUTLET BOX AT +18" (UNO) WITH (1) 1" CONDUIT (WITH PULL STRING) ROUTED TO ACCESSIBLE CEILING SPACE. PROVIDE SINGLE GANG MUD RING WITH BLANK COVER. PROVIDE PLASTIC BUSHINGS ON EXPOSED CONDUIT ENDS. WIRING BY OTHERS.	E	EXISTING
		ELEC	ELECTRICAL
		ELEV	ELEVATOR
		EM	EMERGENCY
		ENT	ELECTRICAL METALLIC TUBING
		EC	ELECTRICAL NONMETALLIC TUBING
		EP	ELECTRICAL CONTRACTOR
		FT	EXPLOSION PROOF
		FEET / FOOT	FEET / FOOT
		GFCI	GROUND FAULT CIRCUIT INTERRUPTER
		G	GROUND
		GC	GENERAL CONTRACTOR
		GRC	GALVANIZED RIGID CONDUIT
		HP	HORSE POWER
		HVAC	HEATING / VENTILATING / AIR CONDITIONING
		IG	ISOLATED GROUND
		JBOX	JUNCTION BOX
		KVA	KILOVOLT AMPERE
		KW	KILOWATT
		LTG	LIGHTING
		MAX	MAXIMUM
		MCB	MAIN CIRCUIT BREAKER
		MIN	MINIMUM
		MLO	MAIN LUGS ONLY
		MC	MECHANICAL CONTRACTOR
		MCC	MOTOR CONTROL CENTER
		NEC	NATIONAL ELECTRICAL CODE
		NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
		NIC	NOT IN CONTRACT
		NL	NIGHT LIGHT
		NTS	NOT TO SCALE
		OCPD	OVER CURRENT PROTECTION DEVICE
		P	POLE
		PH	PHASE
		PNL	PANEL
		PWR	POWER
		QTY	QUANTITY
		SWBD	SWITCHBOARD
		TTB	TELEPHONE TERMINAL BACKBOARD
		TR	TAMPER RESISTANT

[illegible]

E001

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		

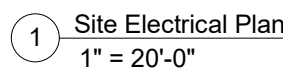
1. CONDUCTOR QUANTITY BASED ON 3-PHASE, 4-WIRE; FOR EQUIPMENT THAT DOES NOT REQUIRE A NEUTRAL OR IS SINGLE PHASE DEDUCT FROM QUANTITY AS REQUIRED.
2. CONDUCTOR SIZES BASED ON NEC TABLE 310.16 - COPPER
60°C UP TO 100A, 75°C GREATER THAN 100A.
3. GROUND SIZES: EQUIPMENT GROUND BASED ON NEC TABLE 250.122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



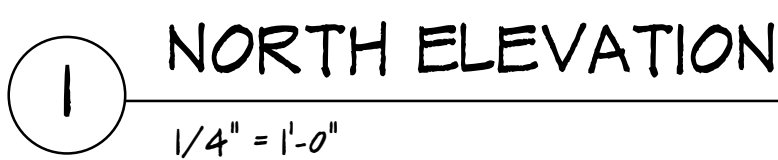
1. CONTRACTOR SHALL VERIFY EXACT LOCATION OF LIGHTING CONTROLLER / PANEL PRIOR TO INSTALLATION AND ADJUST AS REQUIRED. ADJUST FINAL CONDUCTOR SIZES AND LENGTHS AS REQUIRED TO ACCOMMODATE. CONTRACTOR SHALL PROVIDE AND INSTALL BOXES, CONDUIT, CONDUCTORS, AND OTHER NECESSARY APPURTENANCES REQUIRED TO PROVIDE 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.

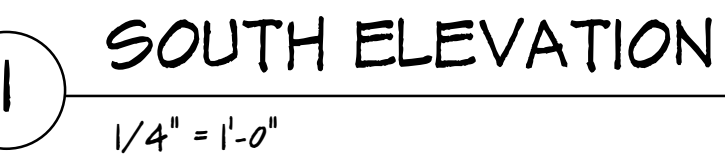
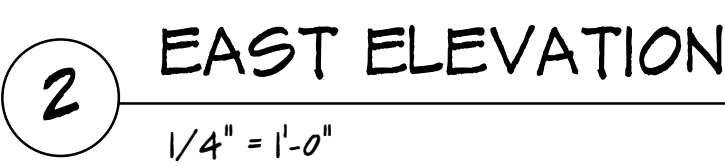


LUMINAIRE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER	MODEL #	LAMP	LOAD	MOUNTING	NOTES
S1	20' POLE LIGHT, SINGLE HEAD, FORWARD THROW, 9827LM, BLACK	CYCLONE LIGHTING	BECS2A NL T4 P60 MVOLT 20KV BZ TX	LED, 4000K	64 VA	POLE	20' STEEL POLE SSS 20 44C D01 AD2 BZ ABG ATB0DECOS BZ
S2	20' POLE LIGHT, DOUBLE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



T & T SMILES
BIXBY DENTAL OFFICE
E 191ST STREET SOUTH
BIXBY, OK - TULSA COUNTY
100% CONSTRUCTION DOCUMENTS

A-201



EXTERIOR FINISH SCHEDULE							
MARK:	DESCRIPTION:	BASIS OF DESIGN MANUFACTURER:	BASIS OF DESIGN PRODUCT	COLOR	FINISH	SIZE	COMMENTS
DIV. 04							
ST-1	STONE VENEER	SOUTHWEST STONE	DRystack STONE	WHITE/BONE		3"	
BR-1	MODULAR BRICK		PAINTED	WHITE			
DIV. 06							
RV-1	CONT. RIDGE VENT						NOT USED
BK-1	AWNING BRACKETS		PAINTED WOOD	BROWN			
DIV. 07							
AS-1	ASPHALT SHINGLE		COMPOSITE	BLACK			
SS-1	SHED (AWNING) ROOFS	BERRIDGE	STANDING SEAM METAL ROOFING	GREY	PRE-FINISHED		
RD-4	GUTTER & DOWNSPOUT			GREY	PRE-FINISHED		
DIV. 09							
FS-1	BOARD & BATTON SIDING	JAMES HARDIE	BOARD & BATTON SIDING				
SP-1	SOFFITS	JAMES HARDIE					

LANDSCAPE GRADING & TOPSOIL

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:

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

3. SUBMIT SOURCE AND ANALYSIS OF TOPSOIL FOR BACKFILL. TEST TO BE PERFORMED BY ACCREDITED SOILS LABORATORY. SUBMITS SOILS TEST AND RECOMMENDATIONS FOR AMENDMENTS INCLUDING ADJUSTING SOIL pH TO A VALUE BETWEEN 6.0 AND 7.0.
4. ELIMINATE UNEVEN AREAS AND LOW SPOTS. REMOVE DEBRIS, ROOTS, BRANCHES, STONES, IN EXCESS OF 1 INCH IN SIZE. REMOVE SUB-GRADE CONTAMINATED WITH PETROLEUM PRODUCTS.
5. SCARIFY SUB-GRADE TO DEPTH OF 6 INCHES WHERE TOPSOIL IS SCHEDULED. REMOVE DEBRIS THAT IS BROUGHT TO THE SURFACE IN EXCESS OF 1 INCH IN SIZE.
6. REVIEW SUB-GRADE SCARIFICATION WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING PLACEMENT OF TOPSOIL.
7. USE TOPSOIL IN RELATIVELY DRY STATE. PLACE DURING DRY WEATHER.
8. FINE GRADE TOPSOIL OR PLANTING MIX ELIMINATING ROUGH OR LOW AREAS. MAINTAIN LEVELS, PROFILES, AND CONTOURS OF SUB-GRADE.
9. REMOVE STONE, ROOTS, GRASS, WEEDS, DEBRIS, AND FOREIGN MATERIAL WHILE SPREADING.
10. MANUALLY SPREAD TOPSOIL OR PLANTING MIX AROUND TREES, PLANTS, AND STRUCTURES, TO PREVENT DAMAGE.
11. LIGHTLY COMPACT PLACED TOPSOIL.
12. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM SITE.
13. LEAVE STOCKPILE AREA AND SITE CLEAN AND RAKED, READY TO RECEIVE LANDSCAPING.
14. TOP OF TOPSOIL OR PLANTING MIX TOLERANCES: PLUS OR MINUS 1/2 INCH.
15. REQUIRED TOPSOIL DEPTH FOR LANDSCAPE AREAS:
- A. LAWN AREAS: 6 INCHES MINIMUM TOPSOIL.
- B. PLANTING BEDS (SHRUBS, GROUNDCOVER, ETC.): 12 INCHES MINIMUM TOPSOIL.

SODDING

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.



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.

PLANTING

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. PLANT MATERIAL SUBMITTAL AND QUALITY ASSURANCE:
- A. ALL PLANT MATERIAL TO BE REVIEWED BY THE LANDSCAPE ARCHITECT AND OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO DELIVERY/INSTALLATION.
- B. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, TREES TO BE REVIEWED AT LOCAL GROWING OR NURSERY. 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.
- C. CONTRACTOR SHALL SUBMIT IMAGES OF ACTUAL NURSERY STOCK PLANT MATERIAL INTENDED FOR USE ON PROJECT FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT NO LESS THAN (2) TWO WEEKS BEFORE COMMENCING WORK.
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.fosterbrothers.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 0-0-0-90
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

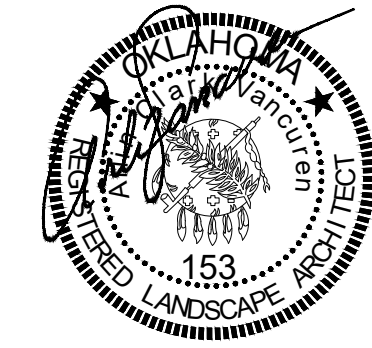
1. IRRIGATION SYSTEM TO BE ELECTRIC SOLENOID CONTROLLED UNDERGROUND SPRINKLER SYSTEM CONSISTING OF PVC PLASTIC PIPE AND FITTINGS, WITH FIXED SPRAY AND VARIABLE ARC ROTARY POP-UP HEADS IN A MULTI-STATION ELECTRIC CONTROL SYSTEM, PROGRAMMED AS APPROVED BY OWNER'S REPRESENTATIVE.
2. SUBMIT THE IRRIGATION 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 PVCBY 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 GROUNDCOVER 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.



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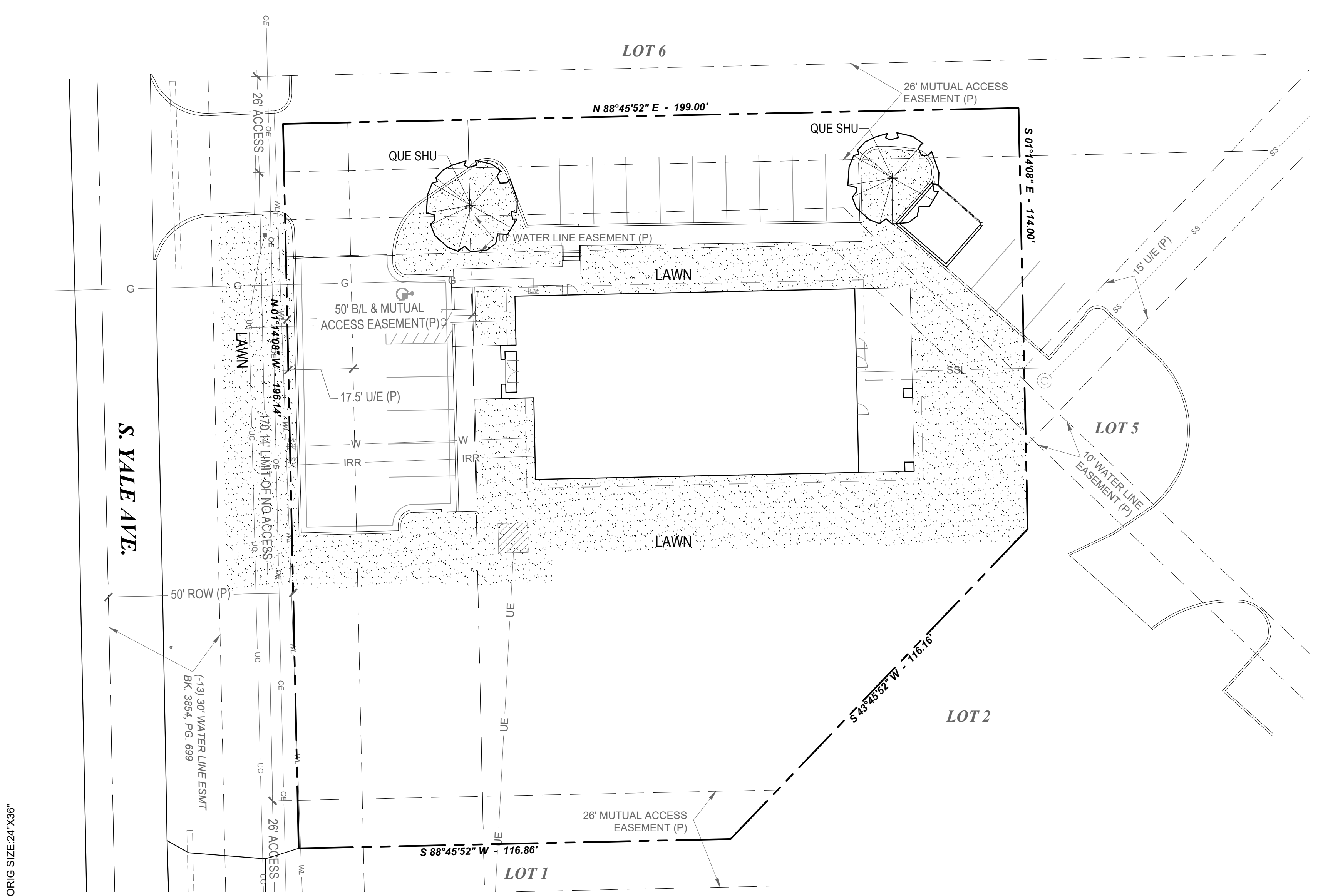


06/04/2024

T & T SMILES
BIXBY DENTAL OFFICE

E 151ST STREET SOUTH - BIXBY, OK

DATE					
DESCRIPTION					
REV					
DATE	06/04/2024				
PROJECT NO.	2440200				
SHEET NAME	LANDSCAPE SPECS SHEET NO. L-001				



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	

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)

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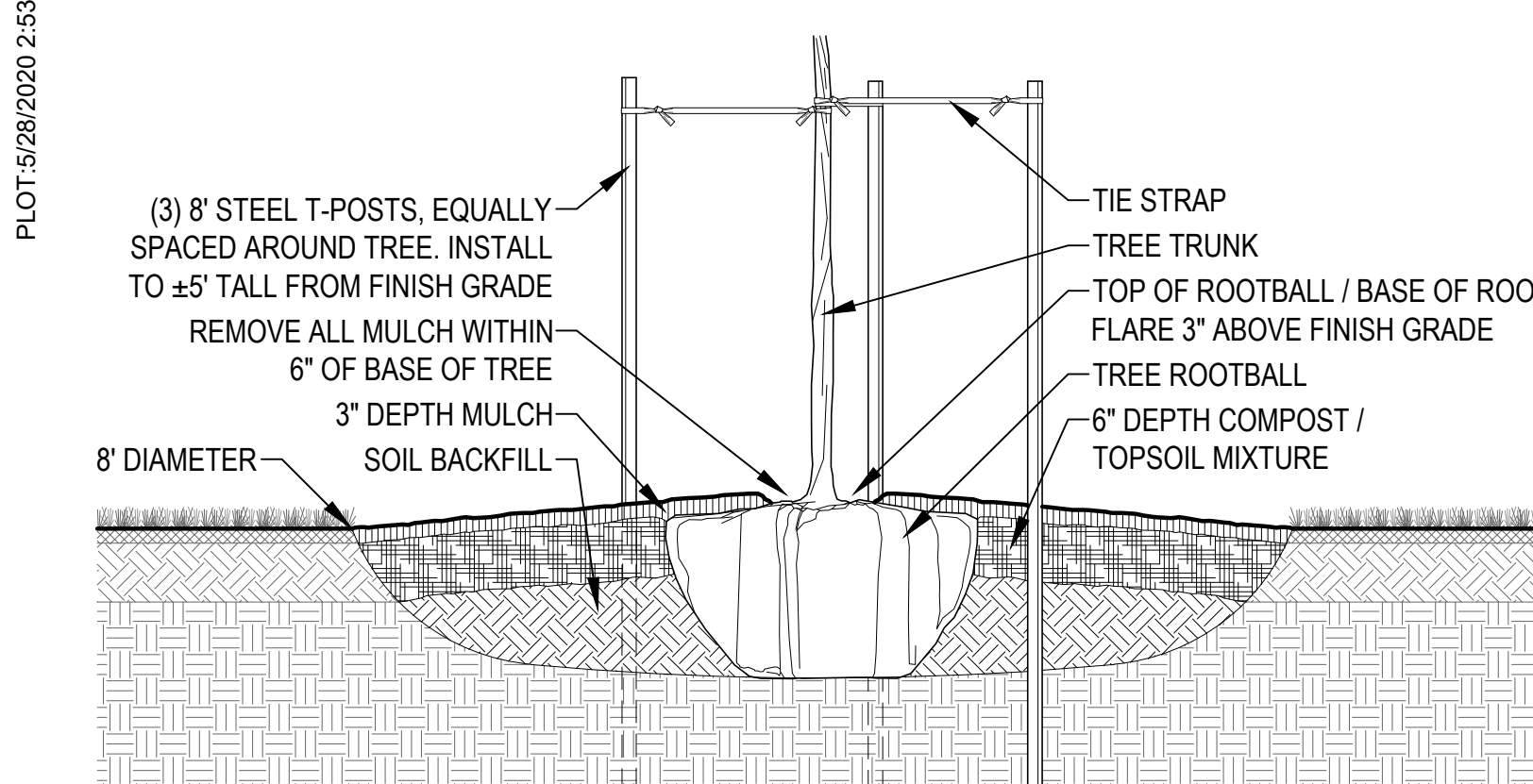
OKLAHOMA
153
LANDSCAPE ARCHITECT

06/04/2024

**T & T SMILES
BIXBY DENTAL OFFICE**

E 151ST STREET SOUTH - BIXBY, OK

1 LANDSCAPE PLAN
1"=20'-0"



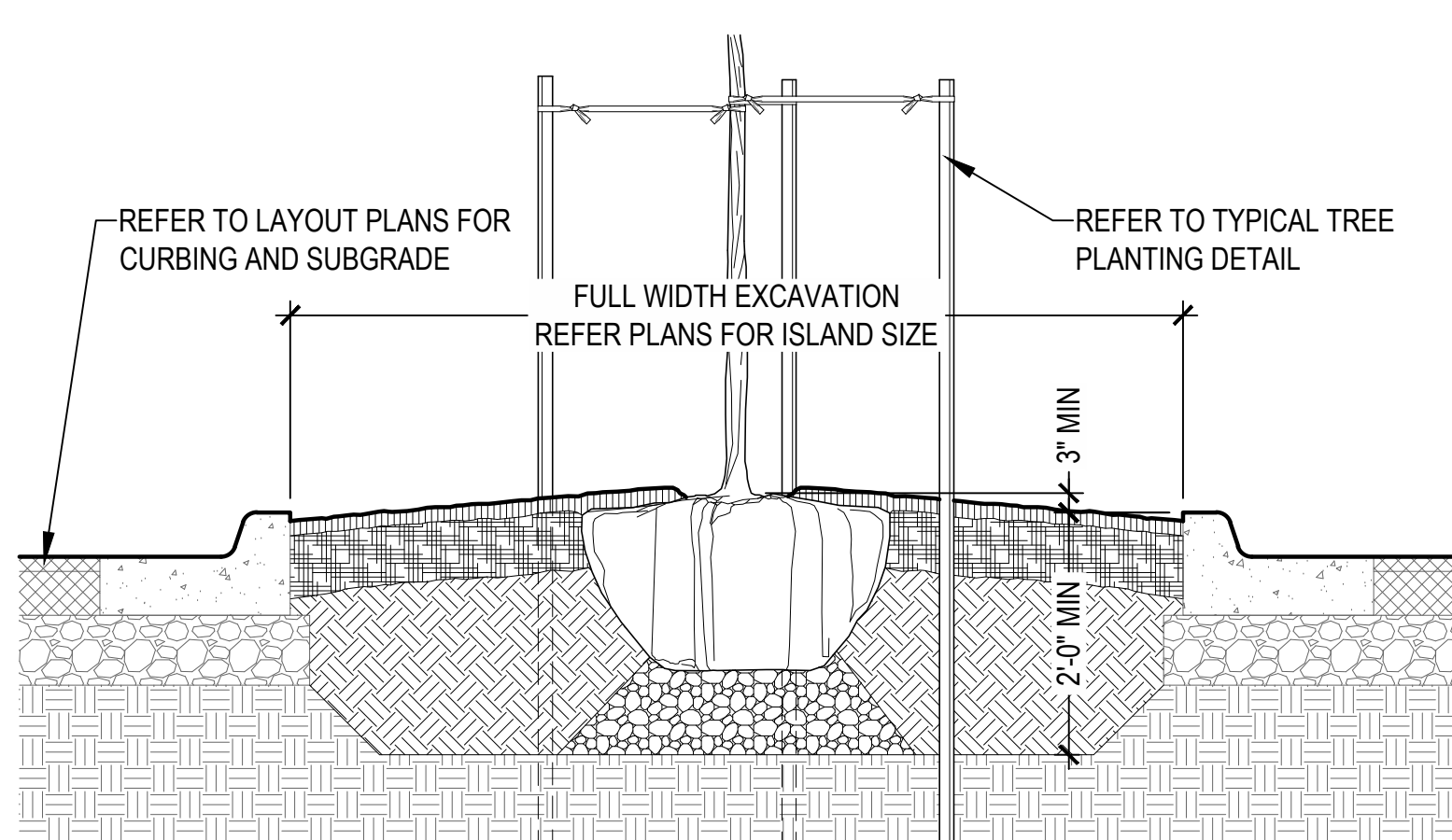
- NOTES
- REFER TO LANDSCAPE PLANS FOR LOCATIONS AND EDGE CONDITIONS.
 - CONTRACTOR TO REMOVE ALL ROPE, BURLAP, AND TOP HOLDING RINGS FROM TOP OF ROOTBALL.
 - EXCAVATED SOIL MAY BE USED FOR BACKFILL IF IT IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR 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

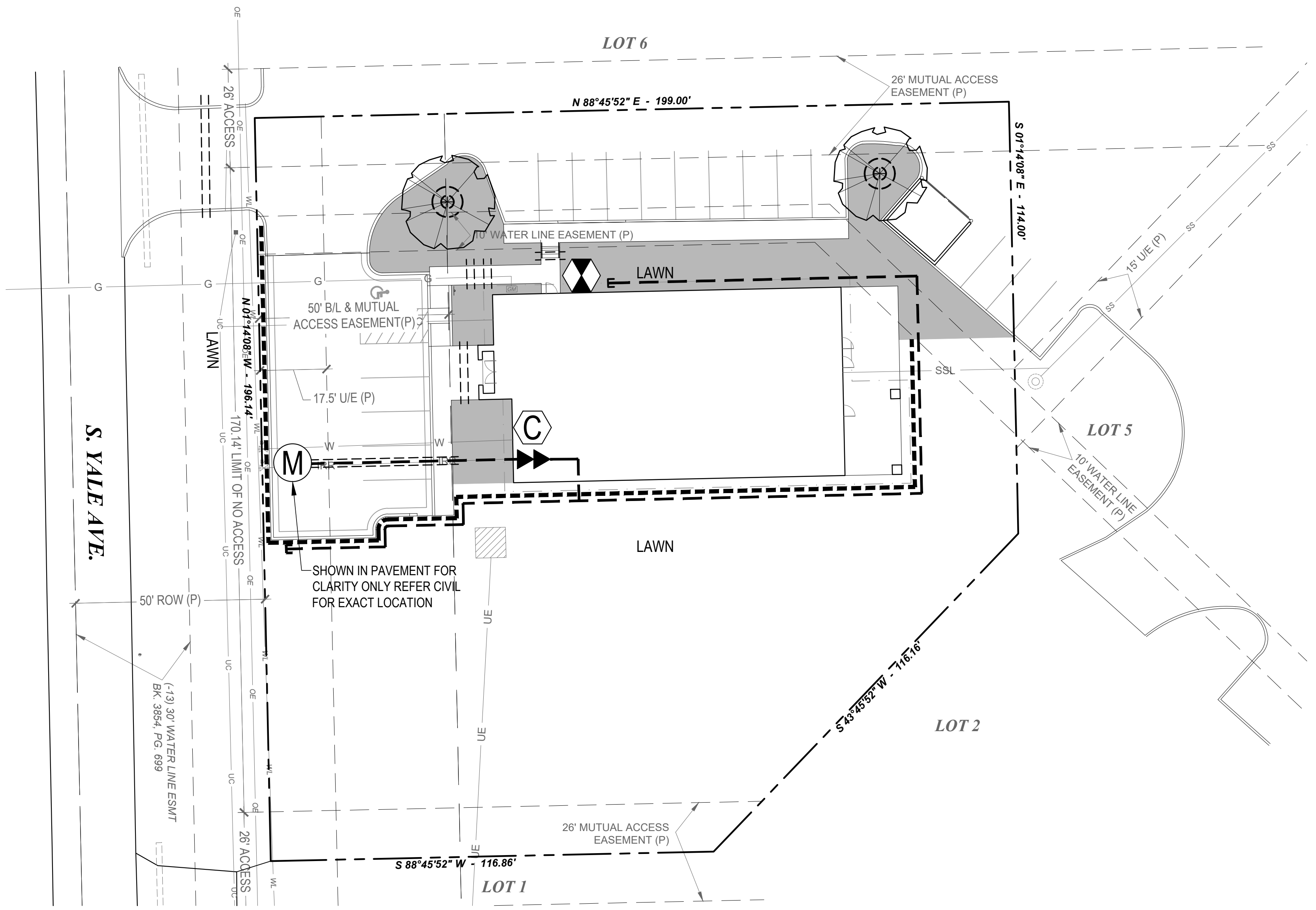
DATE					
DESCRIPTION					
REV					
DATE	06/04/2024				
PROJECT NO.	2440200				
SHEET NAME					

**LANDSCAPE
PLAN**

SHEET NO.
L-101

ORIG SIZE: 24" X 36"

PLOT: 5/28/2020 2:53:36 PM



LEGEND

- LAWN AREA ROTARY/SPRAY IRRIGATION ZONES
- SINGLE ROW OF TURF ROTORS ABUTTING CURB/EDGING, THROWING OUTWARD 15' MIN. RADIUS. HEADS SPACED HEAD-TO-HEAD.
- TREE LOW VOLUME IRRIGATION DRIP RING
- IRRIGATION SLEEVING (SCH 40 PVC) REFER NOTES
- MAINLINE PIPING (2" SCH. 40 PVC)
- 2" IRRIGATION WATER METER. COORDINATE LOCATION WITH CIVIL
- INTERIOR WALL MOUNTED, RAINBIRD ESP-ME3 IRRIGATION CONTROLLER
- RAIN / FREEZE SENSOR. REFER SPECIFICATIONS & NOTES.
- WILKINS (1-1/2") 975XL BACKFLOW PREVENTER INSIDE BUILDING MECHANICAL ROOM COORDINATE WITH PLUMBING CONTRACTOR.

IRRIGATION NOTES

- CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM IRRIGATION OPERATIONS.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION. A SEPARATE IRRIGATION METER IS REQUIRED UNLESS OTHERWISE STATED ON THE DRAWINGS.
- IRRIGATION SYSTEM SHALL BE INSTALLED PER THE CITY OF BIXBY CODES.
- 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.
- 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.
- PER SPECIFICATIONS, SUBMIT IRRIGATION PRODUCTS AND COMPLETE SHOP DRAWINGS FOR APPROVAL.
- ALL PIPES AND VALVES SHALL BE TRENCHED BELOW GRADE PER SPECIFICATIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE "AS BUILT" DRAWINGS TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE INSTALLATION.
- BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES HAVING VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.



CAUTION
NOTICE TO CONTRACTOR

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

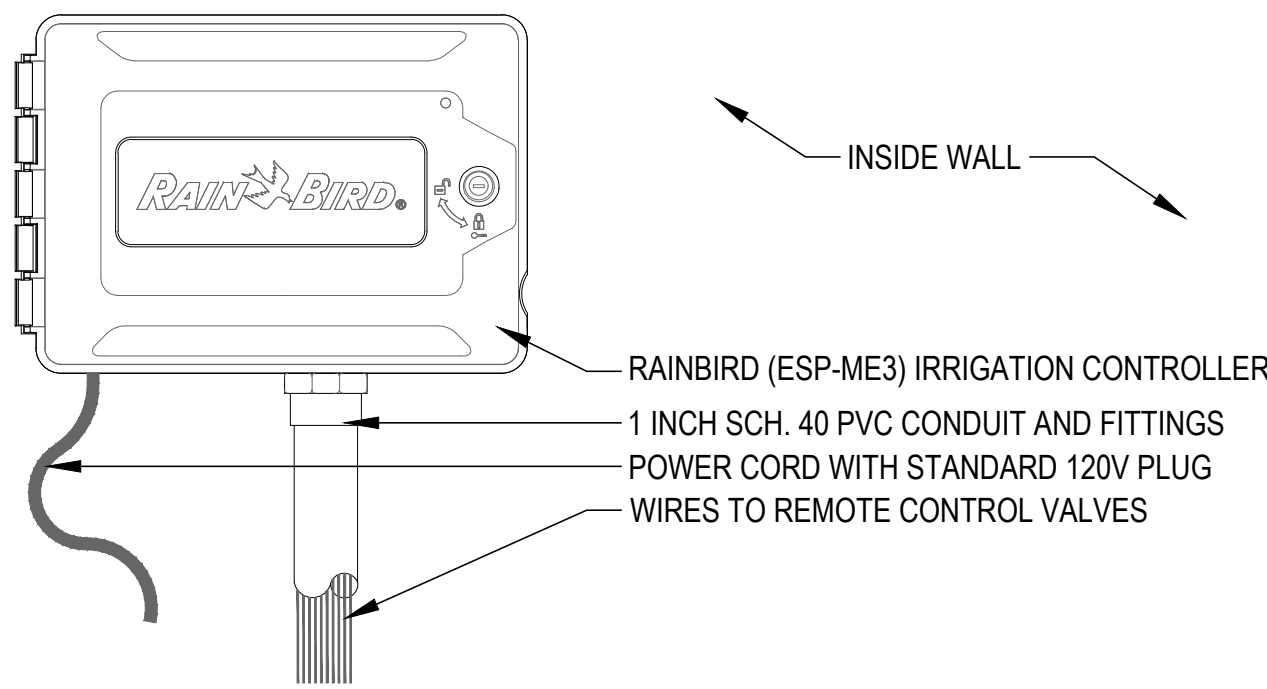
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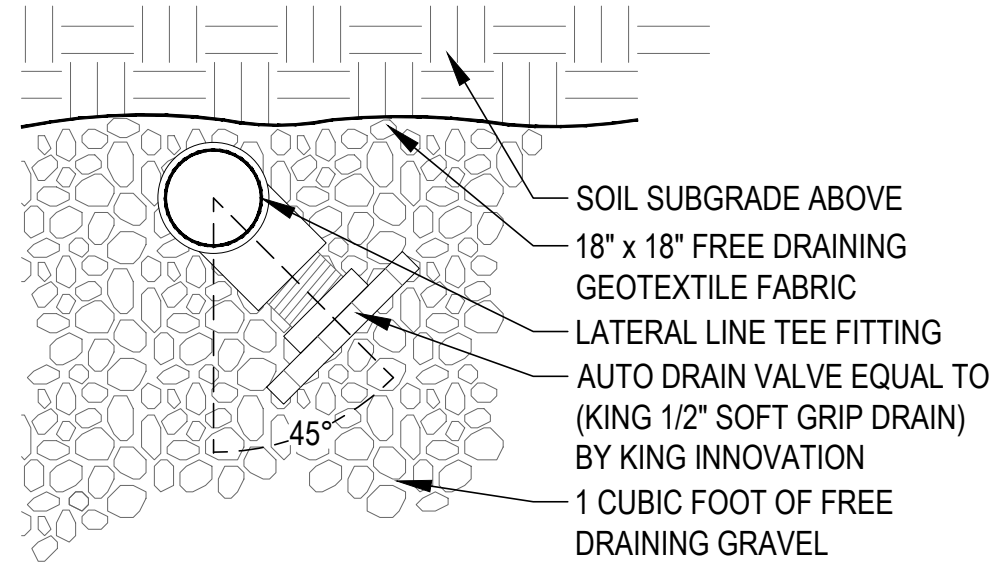
T & T SMILES
BIXBY DENTAL OFFICE
E 151ST STREET SOUTH - BIXBY, OK

DESCRIPTION		DATE
REV		
DATE		06/04/2024
PROJECT NO.		2440200
SHEET NAME		IRRIGATION PLAN
SHEET NO.		L-201

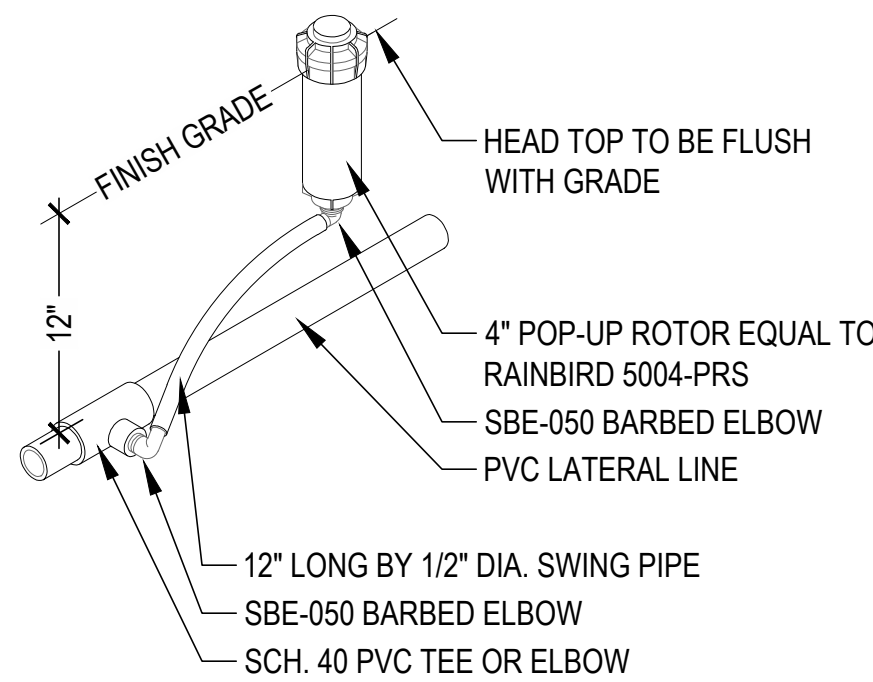


- NOTES
1. REFER PLANS FOR CONTROLLER LOCATION.
 2. CONTRACTOR TO COORDINATE POWER TO CONTROLLER LOCATION WITH EITHER WEATHER-PROOF GFRC WALL OUTLET OR HARD LINED WITH CONDUIT FROM POWER SOURCE.
 3. CONTROLLER TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
 4. CONTRACTOR TO PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS
 5. REFER SPECIFICATIONS FOR MORE INFORMATION.

1 IRRIGATION MULTI-WIRE CONTROLLER
NTS



5 LATERAL LINE AUTO DRAIN
NTS



- NOTES
1. SPRAY BODY / NOZZLE SPACING TO BE HEAD-TO-HEAD BASED ON WATER PRECIPITATION RADIUS OF EACH NOZZLE.
 2. STANDARD NOZZLE TO BE EQUAL TO (RAIN CURTAIN) BY RAINBIRD.
 3. DO NOT INSTALL IN AREAS LESS THAN 40° TO REDUCE OVERSPRAY.
 4. ROTORS AT LOW AREAS SHALL USE CHECK VALVE HEADS EQUAL TO SEAL-A-MATIC (SAM) BY RAINBIRD.

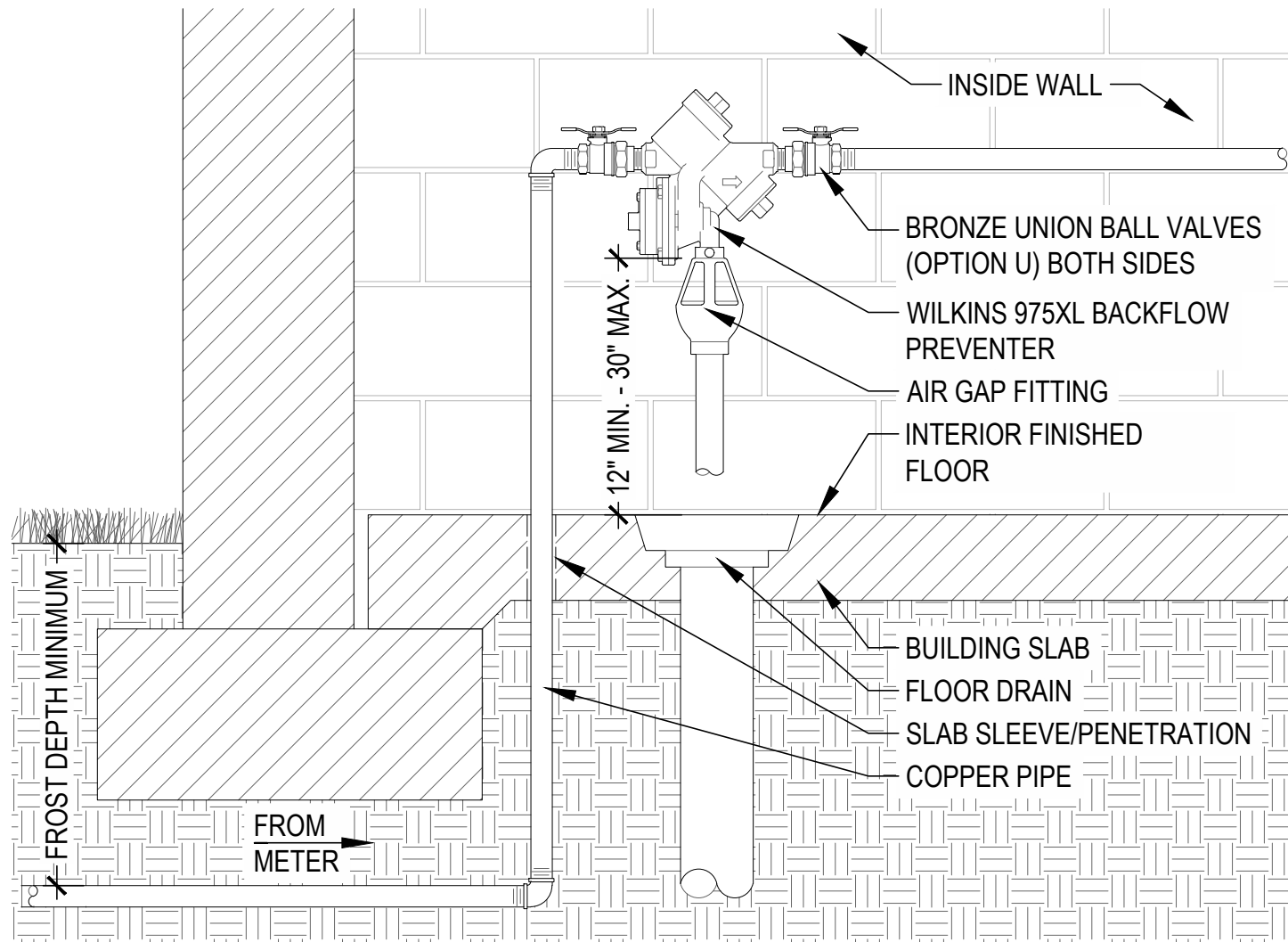
9 TYP 4" POP-UP TURF ROTOR ASSEMBLY
NTS



Know what's below.
Call before you dig.

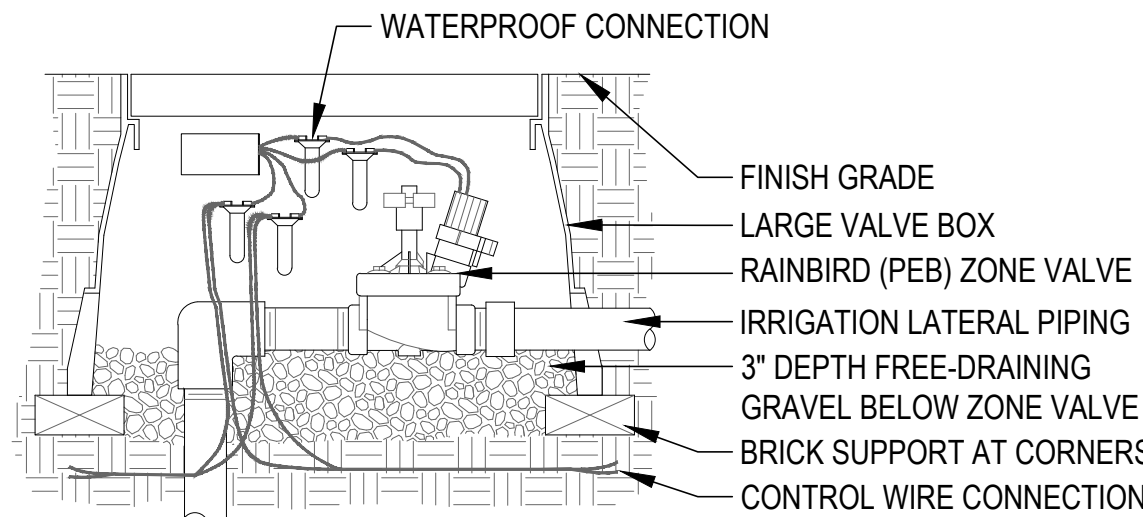
CAUTION
NOTICE TO CONTRACTOR

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.



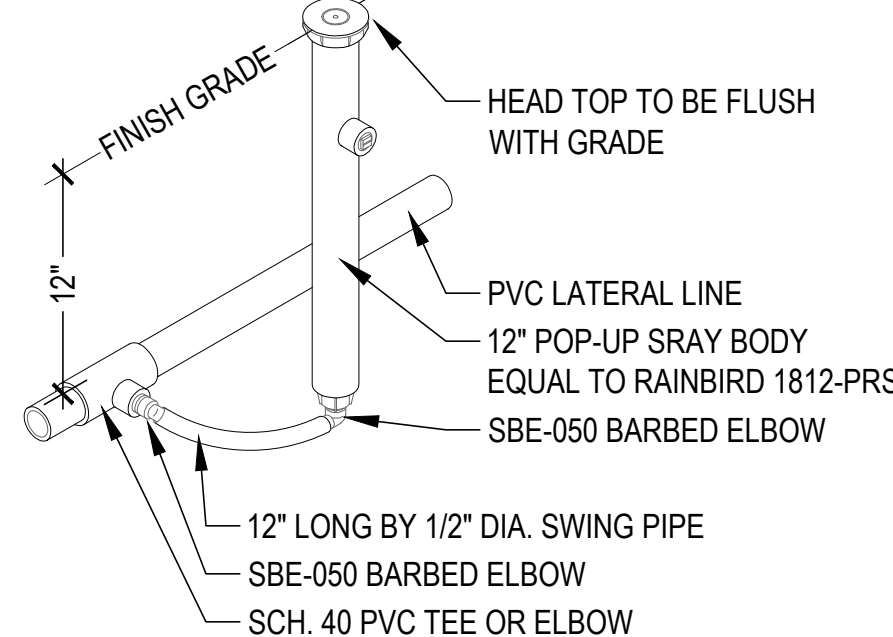
- NOTES
1. REFER PLANS FOR PIPE ROUTING AND BACKFLOW PREVENTER LOCATION.
 2. PIPE FITTINGS TO BE SAME SIZE AS IRRIGATION MAINLINE.
 3. PIPING FROM METER TO BACKFLOW AND BACKFLOW TO 2'-0" OUTSIDE OF BUILDING TO BE COPPER PIPE.
 4. UNION END BALL VALVES SHALL BE USED TO ALLOW REMOVAL / REPLACEMENT OF EQUIPMENT. INCLUDE NORMAL BRONZE UNIONS AFTER ISOLATION VALVES ON SIZES LARGER THAN 1"
 5. ALL BUILDING WALL AND FOUNDATION PENETRATIONS SHALL BE SEALED AND WATERPROOFED PER ARCHITECT'S STANDARD DETAILS.
 6. BACKFLOW PREVENTER TO BE INSTALLED BY A PLUMBER LICENSED IN THE STATE OF INSTALLATION.
 7. REFER SPECIFICATIONS FOR MORE INFORMATION.

2 TYPICAL BACKFLOW PREVENTER (INTERIOR)
NTS



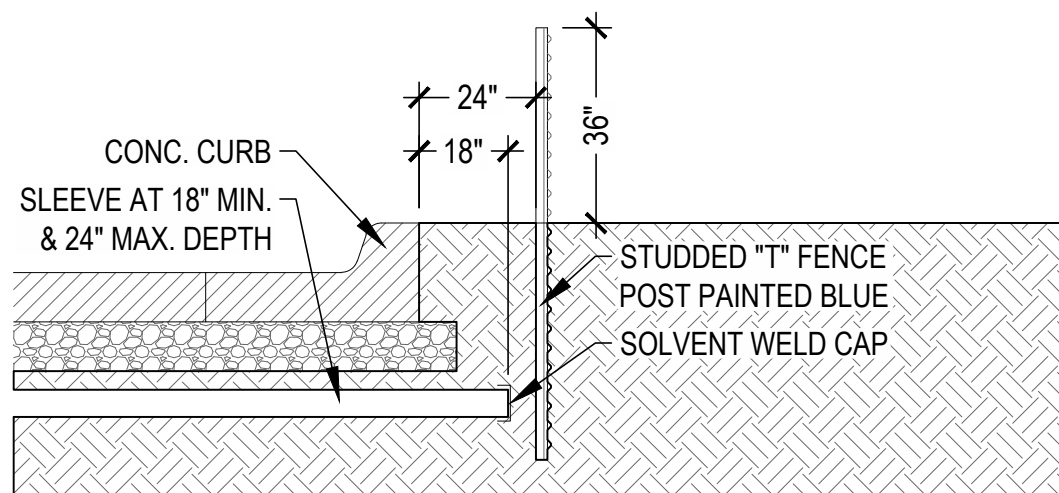
- NOTES
1. REFER PLANS FOR MAIN LINE ROUTING AND AREAS TO BE IRRIGATED.
 2. PROVIDE ADDITIONAL (3) FEET OF WIRING IN EACH VALVE BOX FOR EASIER SERVICING.
 3. REFER SPECIFICATIONS FOR MORE INFORMATION.

6 TYPICAL ZONE VALVE (PEB)
NTS



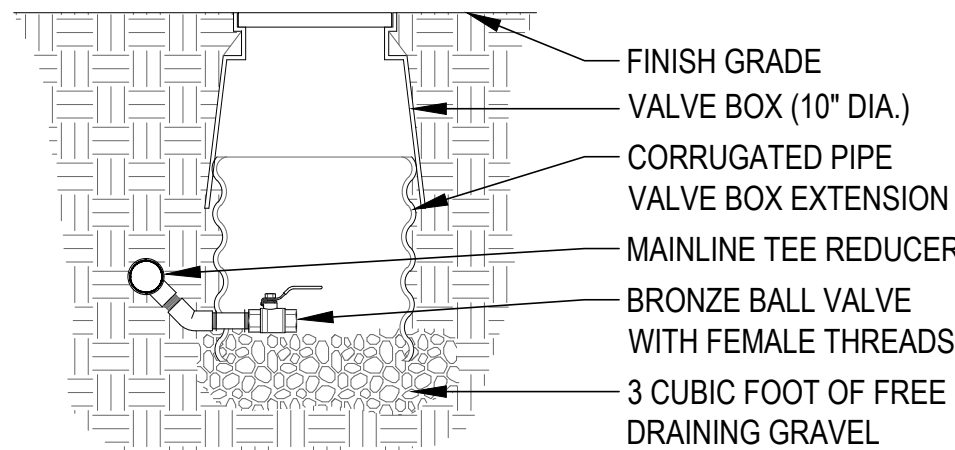
- NOTES
1. SPRAY BODY / NOZZLE SPACING TO BE HEAD-TO-HEAD BASED ON WATER PRECIPITATION RADIUS OF EACH NOZZLE.
 2. STANDARD NOZZLE TO BE EQUAL TO (MPR) BY RAINBIRD.
 3. AREAS THAT ARE LESS THAN 90° SHALL USE ADJUSTABLE NOZZLE EQUAL TO (VAN) BY RAINBIRD.
 4. SPRAY BODIES AT LOW AREAS SHALL USE CHECK VALVE HEADS EQUAL TO SEAL-A-MATIC (SAM) BY RAINBIRD.

10 TYP 12" POP-UP SHRUB SPRAY ASSEMBLY
NTS



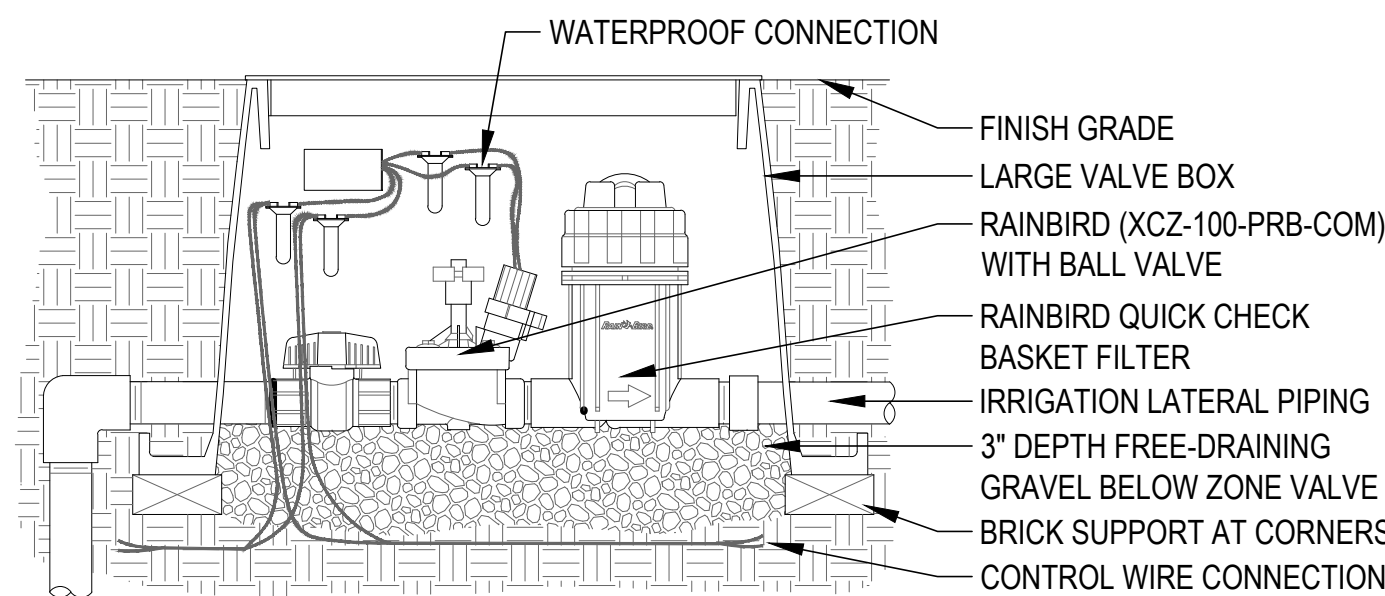
- NOTES
1. STRAIGHT SECTIONS OF SLEEVING TO BE SCHEDULE 40 PVC.
 2. CURVED SECTIONS OF SLEEVING TO BE HDPE WITH A RATING OF 160 PSI.
 3. SLEEVES SHALL BE A MINIMUM OF (2) TIMES THE DIAMETER OF THE CROSSING PIPE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 4. MINIMUM SLEEVE SIZE TO BE 2" DIAMETER.
 5. CONTROL WIRES SHALL BE ROUTED IN A SEPARATE SLEEVE WITH AT LEAST 4" OF SEPARATION BETWEEN PIPE SLEEVE.

3 PIPE SLEEVING
NTS



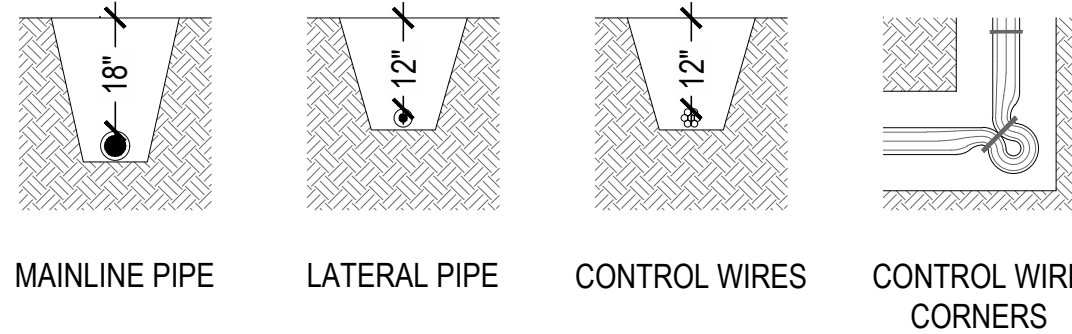
- NOTES
1. VALVE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 2. VALVE TO BE INSTALLED 2" MINIMUM BELOW MAINLINE LOWEST POINT.
 3. VALVE BOX TO BE FLUSH WITH FINISH GRADE.

7 MANUAL MAINLINE DRAIN VALVE
NTS



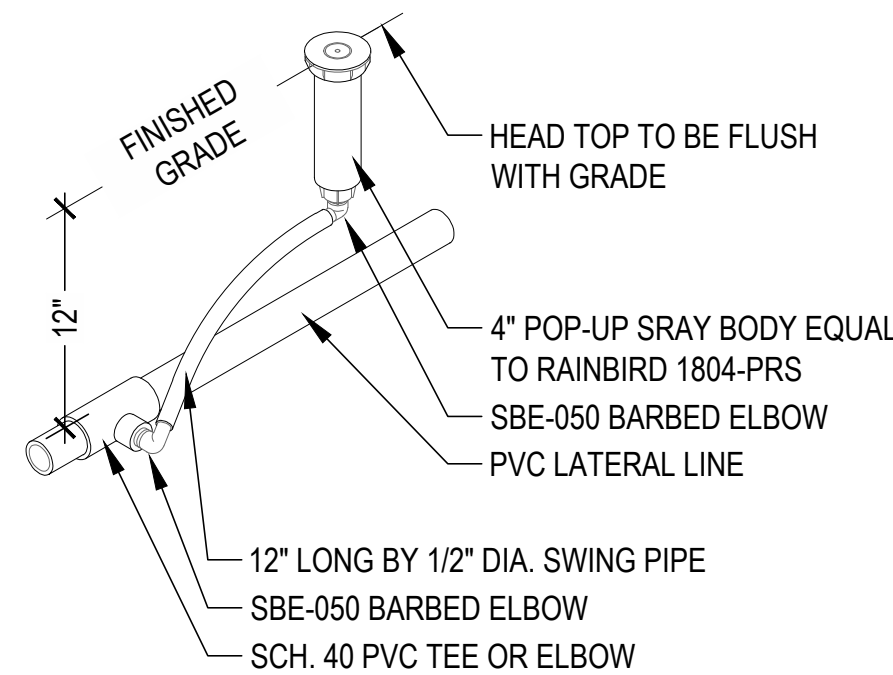
- NOTES
1. REFER PLANS FOR MAIN LINE ROUTING AND AREAS TO BE IRRIGATED.
 2. PROVIDE ADDITIONAL (3) FEET OF WIRING IN EACH VALVE BOX FOR EASIER SERVICING.
 3. REFER SPECIFICATIONS FOR MORE INFORMATION.

11 TYPICAL LOW VOLUME ZONE VALVE
NTS



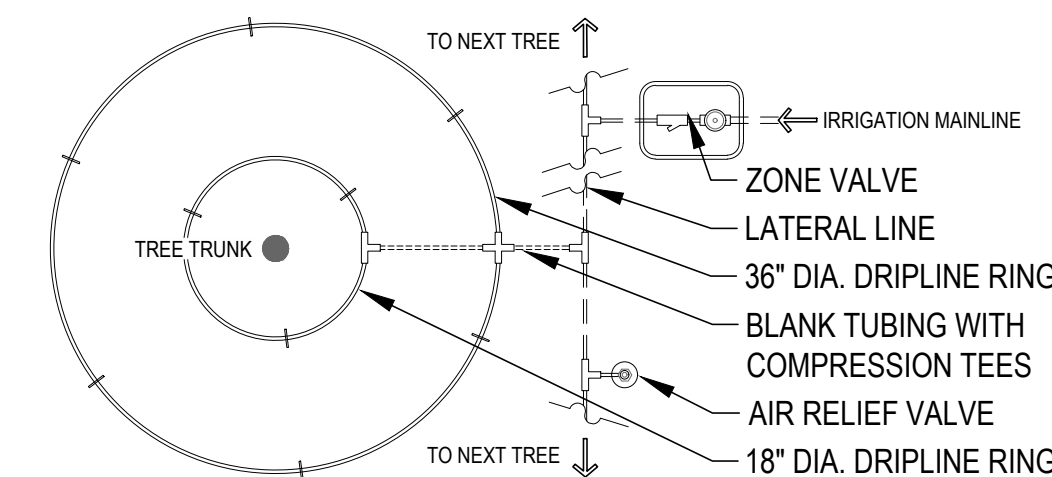
- NOTES
1. REFER PLANS FOR PIPING LOCATIONS.
 2. REFER SPECIFICATIONS FOR MINIMUM WIRE SIZE.
 3. WIRE BENDS >30° TO HAVE CORNERS BUNDLED WITH 20" MIN. LOOP OF LOOSE WIRES. UNTIE ALL LOOPS AFTER SYSTEM COMPLETION.
 4. CONTROL WIRES TO BE BUNDLED AND TAPED AT 10' INTERVALS.
 5. BACKFILL TO BE FREE FROM ROCKS AND DEBRIS AND BE INSTALLED IN 6" LAYERS TAMPED DOWN AFTER EACH LAYER TO REDUCE SETTLING.

4 PIPE BURIAL
NTS



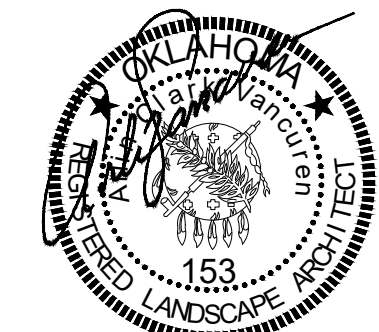
- NOTES
1. SPRAY BODY / NOZZLE SPACING TO BE HEAD-TO-HEAD BASED ON WATER PRECIPITATION RADIUS OF EACH NOZZLE.
 2. STANDARD NOZZLE TO BE EQUAL TO (MPR) BY RAINBIRD.
 3. AREAS LESS THAN 90° SHALL USE ADJUSTABLE NOZZLE EQUAL TO (VAN) BY RAINBIRD.
 4. SPRAY BODIES AT LOW AREAS SHALL USE CHECK VALVE HEADS EQUAL TO SEAL-A-MATIC (SAM) BY RAINBIRD.

8 TYPICAL 4" POP-UP TURF SPRAY ASSEMBLY
NTS



- NOTES
1. RING TO BE CENTERED AROUND TREE AND UNDER MULCH LAYER.
 2. DRIP TUBING TO BE EQUAL TO (XFD-09-12) BY RAINBIRD.
 3. RINGS TO BE SECURED WITH STAKES AT 18" O.C. OR LESS.
 4. IF NO ZONE VALVE IS SHOWN ON PLANS, USE LOW VOLUME VALVE EQUAL TO (XCZ-100-PRB-COM) AS MANUFACTURED BY RAINBIRD
 5. AIR RELIEF VALVE TO BE EQUAL TO (ARV050) AS MANUFACTURED BY RAINBIRD. VALVE TO BE IN A EMITTER BOX OR SIMILAR WITH 6" DEPTH DRAINAGE ROCK BELOW.

12 TYPICAL TREE DRIP RING
NTS



06 / 04 / 2024

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

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

IRRIGATION
DETAILS
SHEET NO.
L-202