

**AGENDA**  
**TECHNICAL ADVISORY COMMITTEE**  
**CONFERENCE ROOM**  
**DAWES BUILDING CITY OFFICES**  
**113 WEST DAWES AVE**  
**BIXBY, OK 74008**  
**May 01, 2013 – 10:00 AM**

1. Call to Order
2. **Sketch Plat – Seven Lakes III – HRAOK, Inc.** Discussion and review of a Sketch Plat for “Seven Lakes III” for approximately 40 acres in part of the W/2 of Section 02, T17N, R13E.  
Property Located: South and east of the intersection of 121<sup>st</sup> St. S. and Sheridan Rd.
3. **Final Plat – Scenic Village Park – Tanner Consulting, LLC (PUD 76).** Discussion and review of a Final Plat and certain Modifications/Waivers for “Scenic Village Park” for 22 acres in part of the E/2 of Section 02, T17N, R13E.  
Property Located: South and west of the intersection of 121<sup>st</sup> St. S. and Memorial Dr.
4. **BSP 2013-02 – Panda Express – Bannister Engineering, LLC (PUD 67).** Discussion and review of a PUD Detailed Site Plan and building plans for “Panda Express,” a Use Unit 12 restaurant development for part of the NW/4 SW/4 of Section 25, T18N, R13E.  
Property located: 10535 S. Memorial Dr.
5. **BSP 2013-03 – Grand Bank – Sisemore, Weisz & Associates, Inc. (PUD 65).** Discussion and review of a PUD Detailed Site Plan and building plans for “Grand Bank,” a Use Unit 11 bank and retail development for Lot 5, Block 1, *101 Memorial Square*.  
Property located: 8200 E. 101<sup>st</sup> St. S.
6. Old Business
7. New Business
8. Adjournment

Posted By: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_



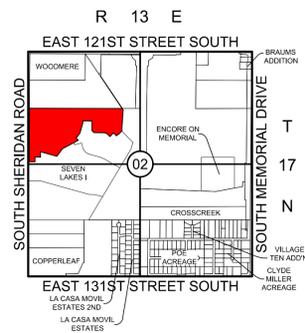
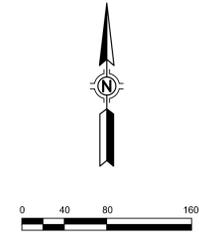
Sketch Plat

# Seven Lakes III - Phase II

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, BEING A SUBDIVISION OF A PART OF THE WEST HALF OF SECTION 02, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN

**Owner / Developer**  
 PRHR PROPERTIES, LLC  
 8630 SOUTH PEORIA AVENUE  
 TULSA, OKLAHOMA 74132  
 PHONE: (918) 809-4372  
 CONTACT: MR. JULIUS PUMA

**Engineer / Surveyor**  
 HRAOK, INC.  
 1913 WEST TACOMA, SUITE A  
 BROKEN ARROW, OKLAHOMA 74012  
 PHONE: (918) 258-3737  
 FAX: (918) 258-2544  
 C.A. #3643 EXPIRES JUNE 30, 2013  
 INFO@HRAOK.COM  
 N 88°31'42" E  
 2227.94'



**Location Map**  
 SCALE: 1"=2000'

**Land Summary**  
 SUBDIVISION CONTAINS TWO (2) PHASES WITH ONE HUNDRED THIRTY-ONE (131) LOTS IN SEVEN (7) BLOCKS AND TWO (2) RESERVE AREAS  
 PHASE I INCLUDES 22.09 ACRES:  
 BLOCK 4 ..... 13 LOTS  
 BLOCK 5 ..... 36 LOTS  
 BLOCK 6 ..... 16 LOTS  
 BLOCK 7 ..... 11 LOTS  
 SUBDIVISION CONTAINS 40.64 ACRES

**Legend**  
 B/L ..... BUILDING LINE  
 T/A/E ..... TEMPORARY ACCESS EASEMENT  
 U/E ..... UTILITY EASEMENT  
 [1234] ..... STREET ADDRESS

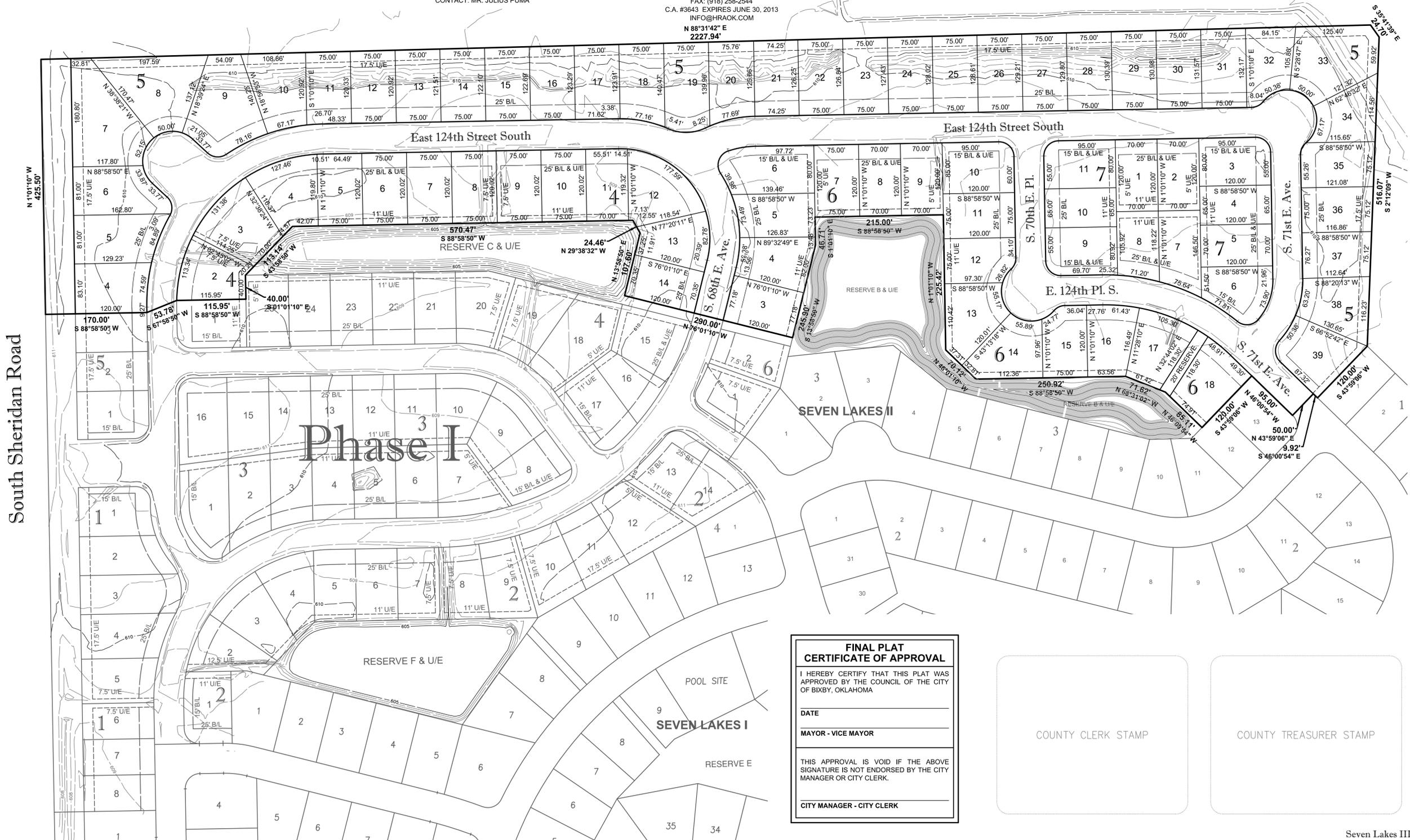
**Monumentation**  
 ALL CORNERS SHOWN HEREON WERE SET USING A 3/8"X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1580" AT ALL CORNERS.

**Basis of Bearings**  
 THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - NORTH ZONE - NAD83 (1993).

**ADS Benchmark**  
 BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SECTION 02, T-17N, R-13E, TULSA COUNTY, OKLAHOMA. ELEV = 611.97 (NAVD 1988)

**Notes**  
 ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.  
 ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.  
 ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY.

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	xxxx	xxxx	xxxx
C2	xxxx	xxxx	xxxx
C3	xxxx	xxxx	xxxx
C4	xxxx	xxxx	xxxx
C5	xxxx	xxxx	xxxx
C6	xxxx	xxxx	xxxx
C7	xxxx	xxxx	xxxx
C8	xxxx	xxxx	xxxx
C9	xxxx	xxxx	xxxx
C10	xxxx	xxxx	xxxx
C11	xxxx	xxxx	xxxx
C12	xxxx	xxxx	xxxx
C13	xxxx	xxxx	xxxx
C14	xxxx	xxxx	xxxx
C15	xxxx	xxxx	xxxx
C16	xxxx	xxxx	xxxx



**FINAL PLAT CERTIFICATE OF APPROVAL**  
 I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA  
 DATE \_\_\_\_\_  
 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 \_\_\_\_\_

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

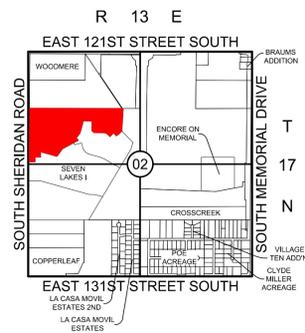
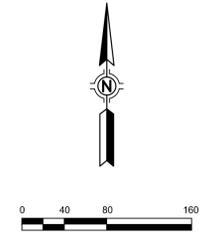
Sketch Plat

# Seven Lakes III - Phase I

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, BEING A SUBDIVISION OF A PART OF THE WEST HALF OF SECTION 02, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN

**Owner / Developer**  
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**Location Map**  
 SCALE: 1"=2000'

**Land Summary**

SUBDIVISION CONTAINS TWO (2) PHASES WITH ONE HUNDRED THIRTY-ONE (131) LOTS IN SEVEN (7) BLOCKS AND TWO (2) RESERVE AREAS  
 PHASE II INCLUDES 18.55 ACRES:  
 BLOCK 1 ..... 8 LOTS  
 BLOCK 2 ..... 14 LOTS  
 BLOCK 3 ..... 16 LOTS  
 BLOCK 4 ..... 12 LOTS  
 BLOCK 5 ..... 3 LOTS  
 BLOCK 6 ..... 2 LOTS  
 RESERVE C ..... 1.34 ACRES  
 RESERVE F ..... 1.18 ACRES  
 SUBDIVISION CONTAINS 40.64 ACRES

**Legend**  
 B/L ..... BUILDING LINE  
 T/A/E ..... TEMPORARY ACCESS EASEMENT  
 U/E ..... UTILITY EASEMENT  
 [1234] ..... STREET ADDRESS

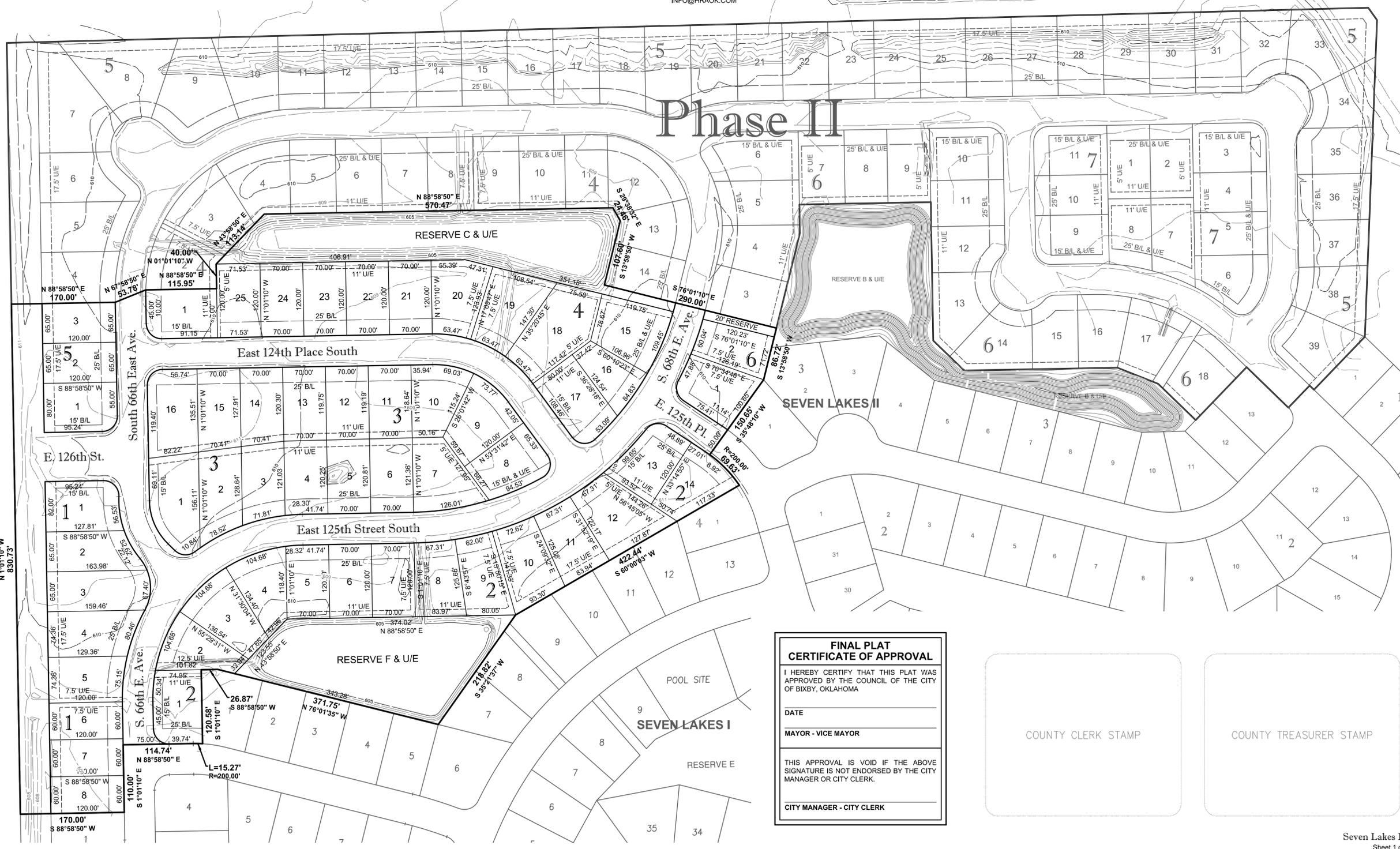
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**Basis of Bearings**  
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**ADS Benchmark**  
 BRASS CAP LOCATED AT THE NORTHWEST CORNER OF SECTION 02, T-17N, R-13E, TULSA COUNTY, OKLAHOMA. ELEV = 611.97 (NAVD 1988)

**Notes**  
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C8	xxxx	xxxx	xxxx
C9	xxxx	xxxx	xxxx
C10	xxxx	xxxx	xxxx
C11	xxxx	xxxx	xxxx
C12	xxxx	xxxx	xxxx
C13	xxxx	xxxx	xxxx
C14	xxxx	xxxx	xxxx
C15	xxxx	xxxx	xxxx
C16	xxxx	xxxx	xxxx

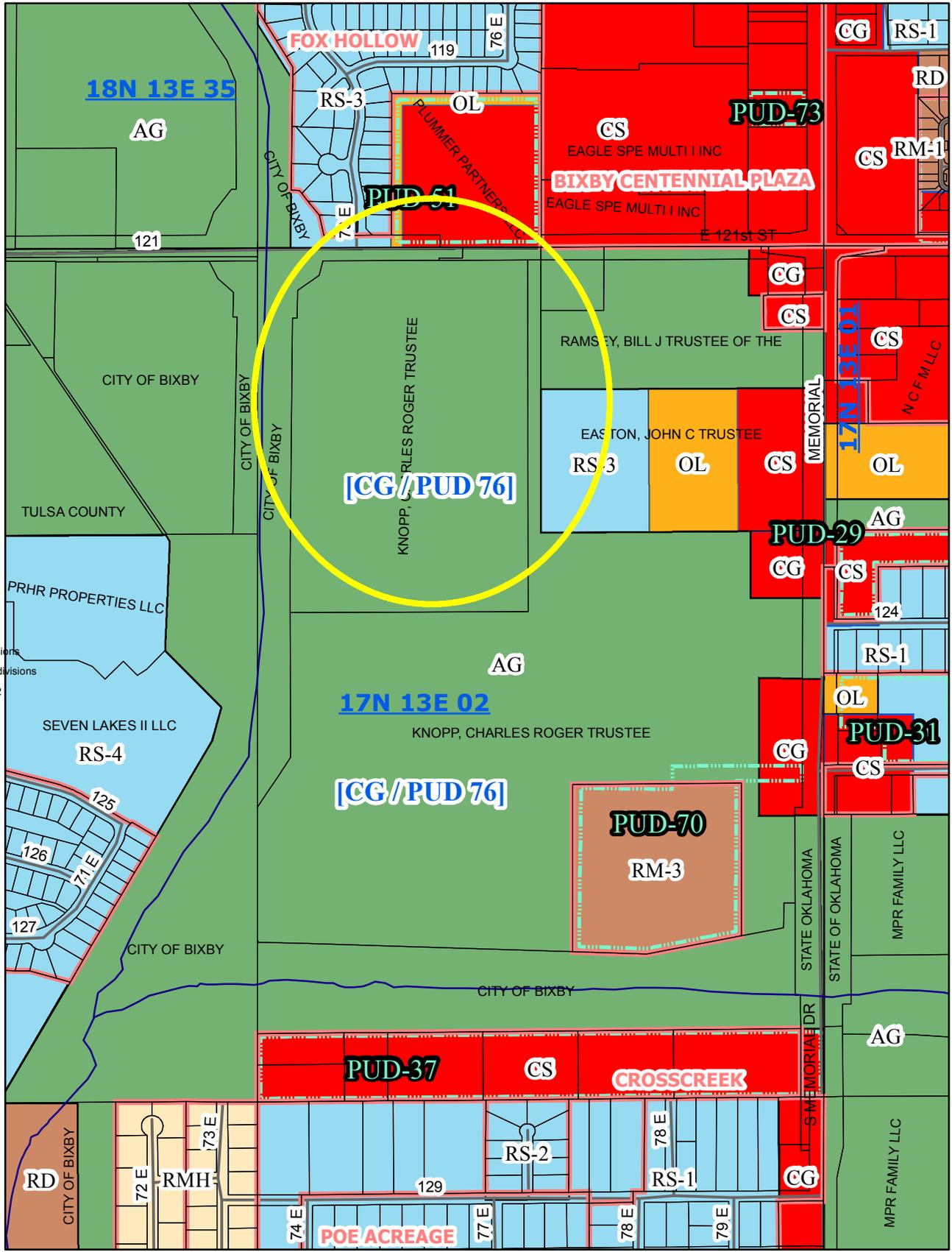


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 DATE \_\_\_\_\_  
 MAYOR - VICE MAYOR \_\_\_\_\_  
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 CITY MANAGER - CITY CLERK \_\_\_\_\_

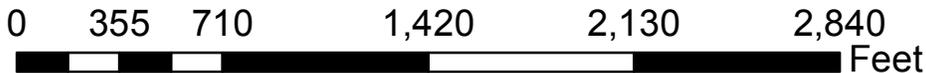
COUNTY CLERK STAMP

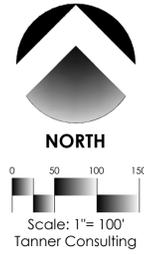
COUNTY TREASURER STAMP

# Final Plat of Scenic Village Park



- bixby\_streams
  - Tulsa Parcels 01/13
  - WagParcels 01/13
  - TulsaCountySubdivisions
  - WagonerCountySubdivisions
  - WagRoads\_Aug2012
  - E911Streets
  - PUD
  - <all other values>
- ZONE\_TYPE**
- Agricultural
  - Commercial
  - Flood
  - Industrial
  - Office
  - Residential SF
  - Residential Multi
  - Residential Manuf.
  - <all other values>
- ZONE\_TYPE**
- Agricultural
  - Commercial
  - Flood
  - Industrial
  - Office
  - Residential SF
  - Residential Multi
  - Residential Manuf.
  - bixby\_s-t-r
  - county



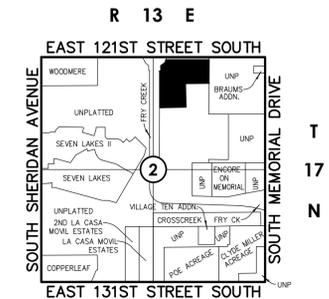


B/L = BUILDING LINE  
 B/U = BUILDING LINE & UTILITY EASEMENT  
 BK PG = BOOK & PAGE  
 CB = CHORD BEARING  
 CD = CHORD DISTANCE  
 DOC = DOCUMENT  
 ESMT = EASEMENT  
 ODE = OVERLAND DRAINAGE EASEMENT  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 U/E = UTILITY EASEMENT

DRAFT FINAL PLAT  
 PUD #76

# Scenic Village Park

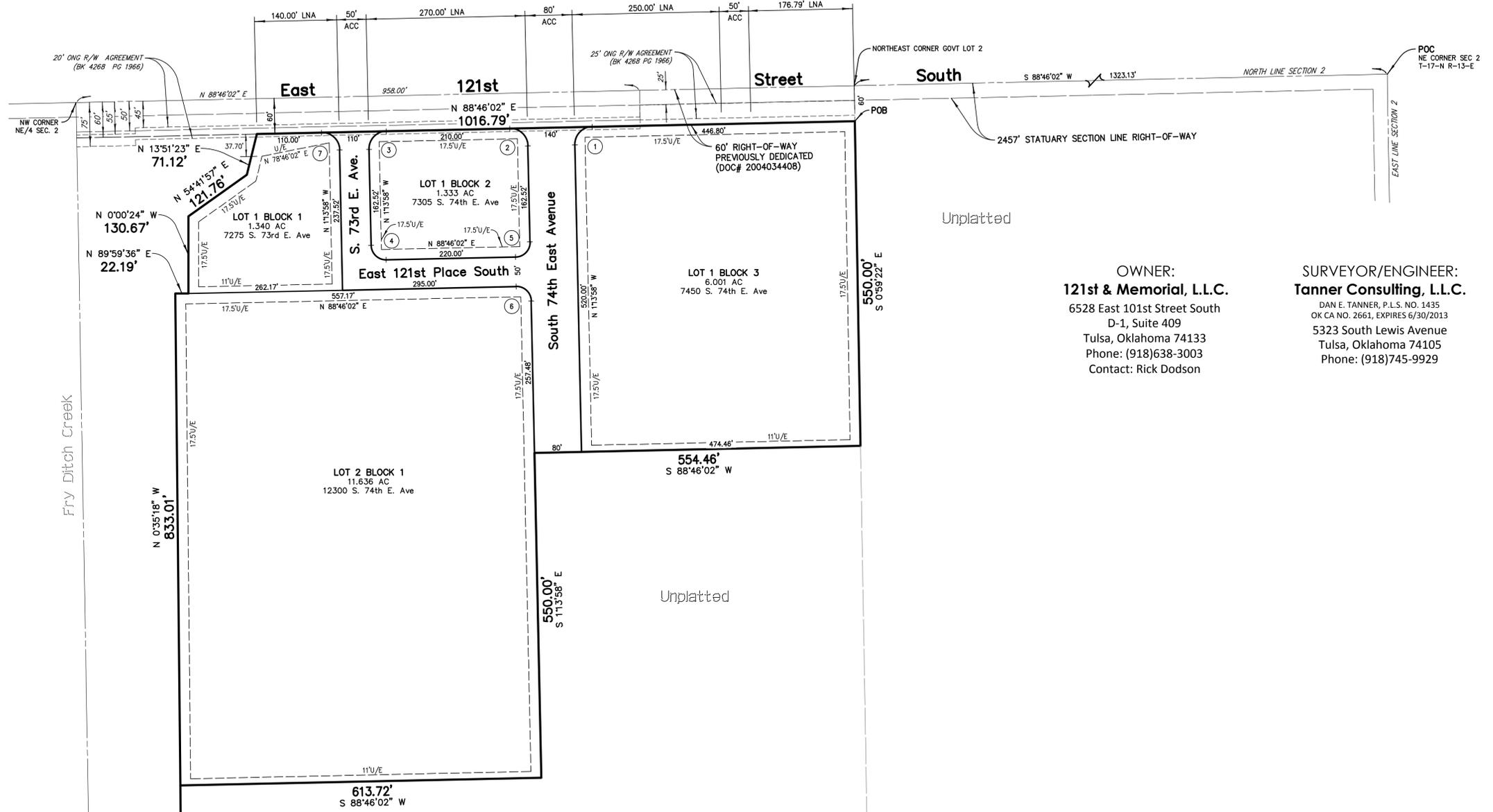
PART OF THE EAST HALF E/2 OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN  
 A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



**Location Map**  
 Scale: 1" = 2000'

SUBDIVISION CONTAINS  
 FOUR (4) LOTS IN THREE (3) BLOCKS  
 GROSS SUBDIVISION AREA: 21.965 ACRES

Curve	Length(L)	Radius(R)	Delta(V)	CB	CD
1	47.12'	30.00'	90°00'00"	N43°46'02"E	42.43'
2	47.12'	30.00'	90°00'00"	N46°13'58"W	42.43'
3	47.12'	30.00'	90°00'00"	N43°46'02"E	42.43'
4	39.27'	25.00'	90°00'00"	N46°13'58"W	35.36'
5	39.27'	25.00'	90°00'00"	N43°46'02"E	35.36'
6	39.27'	25.00'	90°00'00"	N46°13'58"W	35.36'
7	47.12'	30.00'	90°00'00"	N46°13'58"W	42.43'



**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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83).
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.

**OWNER:**  
**121st & Memorial, L.L.C.**  
 6528 East 101st Street South  
 D-1, Suite 409  
 Tulsa, Oklahoma 74133  
 Phone: (918)638-3003  
 Contact: Rick Dodson

**SURVEYOR/ENGINEER:**  
**Tanner Consulting, L.L.C.**  
 DAN E. TANNER, P.L.S. NO. 1435  
 OK CA NO. 2661, EXPIRES 6/30/2013  
 5323 South Lewis Avenue  
 Tulsa, Oklahoma 74105  
 Phone: (918)745-9929

**DEED OF DEDICATION AND RESTRICTIVE COVENANTS  
FOR SCENIC VILLAGE PARK**

KNOW ALL MEN BY THESE PRESENTS:

121st & MEMORIAL, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, (HEREINAFTER THE "OWNER"), IS THE OWNER OF THE FOLLOWING-DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND BEING A PART OF THE EAST HALF (E/2) OF SECTION TWO (2), 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 88°46'02" WEST AND ALONG THE NORTH LINE OF SAID SECTION 2, FOR A DISTANCE OF 1323.13 FEET TO THE NORTHEAST CORNER OF THE GOVERNMENT LOT 2 OF SAID SECTION 2; THENCE SOUTH 0°59'22" EAST AND ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°59'22" EAST AND CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE SOUTH 88°46'02" WEST AND PARALLEL WITH SAID NORTH LINE OF SECTION 2, FOR A DISTANCE OF 554.46 FEET TO A POINT; THENCE SOUTH 1°13'58" EAST FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE SOUTH 88°46'02" WEST AND PARALLEL WITH THE NORTH LINE, FOR A DISTANCE OF 613.72 FEET TO A POINT; THENCE NORTH 0°35'18" WEST FOR A DISTANCE OF 833.01 FEET TO A POINT; THENCE NORTH 89°59'36" EAST FOR A DISTANCE OF 22.19 FEET TO A POINT; THENCE NORTH 0°02'24" WEST FOR A DISTANCE OF 130.67 FEET TO A POINT; THENCE NORTH 54°41'57" EAST FOR A DISTANCE OF 121.76 FEET TO A POINT; THENCE NORTH 13°51'23" EAST FOR A DISTANCE OF 71.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF EAST 121ST STREET SOUTH; THENCE NORTH 88°46'02" EAST AND ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1016.79 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 956,783 SQUARE FEET, OR 21.965 ACRES.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO FOUR (4) LOTS IN THREE (3) BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "SCENIC VILLAGE PARK" A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "SCENIC VILLAGE PARK").

**SECTION I. EASEMENTS AND UTILITIES**

**A. UTILITY EASEMENTS.**

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE PLAT AS "UE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTION, 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 VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATER LINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS AND OTHER NONOBSTRUCTING IMPROVEMENTS.

**B. WATER SANITARY SEWER AND STORM SEWER SERVICE.**

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

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER, SANITARY SEWER MAIN OR STORM SEWER MAINS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER, SANITARY SEWER MAIN OR STORM SEWER MAIN, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA MAY MAKE SUCH ADJUSTMENT AT THE LOT OWNER'S EXPENSE.

3. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER, SANITARY SEWER MAIN 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. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

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

**C. UNDERGROUND SERVICE.**

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY ALONG EAST 121ST STREET SOUTH. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN 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 ON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

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

**DRAFT FINAL PLAT  
PUD #76**

# Scenic Village Park

PART OF THE EAST HALF E/2 OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN  
A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

**D. PAVING AND LANDSCAPING WITHIN EASEMENTS.**

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE PROPERLY PERMITTED LANDSCAPING AND PAVING OCCASIONED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

**E. RIGHTS OF INGRESS AND EGRESS.**

THE OWNER HEREBY RELINQUISHES RIGHTS OF INGRESS AND EGRESS TO AND FROM THE ABOVE-DESCRIBED PROPERTY TO AND FROM EAST 121ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE PLAT, EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED OR AMENDED BY THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, OR AS IS OTHERWISE PROVIDED BY THE STATUTES OR LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.

**SECTION II. PLANNED UNIT DEVELOPMENT**

WHEREAS, SCENIC VILLAGE PARK WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 76) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. 76 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON FEBRUARY 27, 2013, AND APPROVED BY THE BIXBY CITY COUNCIL ON MARCH 26, 2013, AND

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

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

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

**A. DEVELOPMENT STANDARDS**

**DEVELOPMENT AREA 'A' (LOT 1, BLOCK 1 & LOT 1, BLOCK 2)**

GROSS LAND AREA: 4.037 AC

NET LAND AREA: 2.673 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE CS DISTRICT, AND CUSTOMARY ACCESSORY USES, PROVIDED HOWEVER, USES WITHIN USE UNIT 19 HOTEL, MOTEL AND RECREATION FACILITIES ARE EXCLUDED.

MAXIMUM FLOOR AREA RATIO: 0.50

MAXIMUM BUILDING HEIGHT: 35 FT.

MAXIMUM STORIES: 2

MINIMUM SETBACKS:  
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 20 FT.  
FROM ARTERIAL STREET RIGHT-OF-WAY: 20 FT.  
FROM RESIDENTIAL DEVELOPMENT AREAS: 20 FT.  
FROM OTHER BOUNDARIES: 11 FT.

MINIMUM LANDSCAPING: 15% OF NET LOT AREA

MINIMUM OFF-STREET PARKING: AS REQUIRED WITHIN THE APPLICABLE USE UNIT.

BUILDING DESIGN REQUIREMENTS: EXTERIOR BUILDING WALLS SHALL HAVE A MINIMUM MASONRY FINISH OF NOT LESS THAN 25% EXCLUDING WINDOWS AND DOORS.

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN A CS DISTRICT.

**DEVELOPMENT AREA 'B' (LOT 2, BLOCK 1)**

GROSS LAND AREA: 12.611 AC

NET LAND AREA: 11.636 AC

PERMITTED USES: LIFE CARE RETIREMENT CENTER AS SET FORTH WITHIN USE UNIT 8. MULTIFAMILY DWELLING AND SIMILAR USES AND CUSTOMARY ACCESSORY USES.

MAXIMUM INDEPENDENT LIVING DWELLING UNITS: 91 DUS

MAXIMUM ASSISTED LIVING DWELLING UNITS: 39 DUS

SKILLED NURSING BEDS: 41 BEDS

MAXIMUM FLOOR AREA: 160,000 SF

MAXIMUM STORIES: 2\*

\*ARCHITECTURAL FEATURES MAY EXTEND A MAXIMUM OF 25' ABOVE THE SECOND STORY.

MINIMUM YARDS AND BUILDING SETBACKS:  
FROM MINOR STREET RIGHT-OF-WAY: 20 FT.  
FROM COLLECTOR STREET RIGHT-OF-WAY: 25 FT.  
FROM OTHER BOUNDARIES: 17.5 FT.

MINIMUM LIVABILITY SPACE PER DWELLING UNIT:  
[OPEN SPACE NOT ALLOCATED TO PARKING OR DRIVES] 440 SF

\*\*MINIMUM OFF-STREET PARKING:  
INDEPENDENT LIVING DWELLING UNITS 0.75 SPACES PER DU  
ASSISTED LIVING DWELLING UNITS 0.50 SPACES PER DU  
SKILLED NURSING BEDS 0.35 SPACES PER BED

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN A RM-2 DISTRICT.

**DEVELOPMENT AREA 'E' (LOT 1, BLOCK 3)**

GROSS LAND AREA: 7.222 AC

NET LAND AREA: 6.001 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE CS ZONING DISTRICT, AND CUSTOMARY ACCESSORY USE.

MAXIMUM FLOOR AREA RATIO: 0.50

MAXIMUM BUILDING HEIGHT: 40 FT.

MINIMUM BUILDING SETBACK:  
FROM ARTERIAL STREET RIGHT-OF-WAY: 50 FT.  
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25 FT.  
FROM RESIDENTIAL DEVELOPMENT AREAS: 50 FT.  
FROM OTHER EXTERIOR BOUNDARIES: 20 FT.

MINIMUM LANDSCAPING: 10% OF NET LOT AREA

MINIMUM OFF-STREET PARKING: AS REQUIRED WITHIN THE APPLICABLE USE UNIT.

MASONRY REQUIREMENTS: AN EXTERIOR BUILDING WALL FRONTING 121ST STREET SHALL HAVE A MASONRY FINISH OF NOT LESS THAN 25% EXCLUDING WINDOWS AND DOORS.

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN A CS DISTRICT.

**B. GENERAL PROVISIONS**

1. RESTRICTED USES  
ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6) ARE HEREBY EXCLUDED FROM ANY DEVELOPMENT AREA WITHIN PUD 76.

2. LANDSCAPING AND SCREENING  
LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE BIXBY ZONING CODE, EXCEPT AS HEREAFTER MODIFIED. IN ADDITION TO THE REQUIREMENTS OF THE ZONING CODE, PERIMETER LANDSCAPING SHALL INCLUDE PLANT MATERIALS DESIGNED TO ACHIEVE AN ATTRACTIVE STREET VIEW, A SCREENING FENCE NOT LESS THAN 6 FEET IN HEIGHT AND A LANDSCAPED AREA OF NOT LESS THAN 10 FEET IN WIDTH SHALL BE MAINTAINED ALONG THE BOUNDARIES OF COMMERCIAL AREAS ADJOINING RESIDENTIAL DEVELOPMENT.

3. LIGHTING  
EXTERIOR LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD. LIGHTING SHALL BE DESIGNED SO THAT THE LIGHT PRODUCING ELEMENT OF THE SHIELDED FIXTURE SHALL NOT BE VISIBLE TO A PERSON STANDING WITHIN AN ADJACENT RESIDENTIAL DISTRICT OR RESIDENTIAL DEVELOPMENT AREA.

4. ACCESS AND CIRCULATION  
THE PRINCIPAL ACCESS IS TO BE DERIVED FROM EAST 121ST SOUTH AND SOUTH MEMORIAL ROAD AND AN INTERIOR COLLECTOR STREET THAT CONNECTS TO THE TWO ARTERIAL STREETS. INTERIOR PUBLIC AND/OR PRIVATE MINOR STREET SYSTEMS AND MUTUAL ACCESS EASEMENTS WILL BE ESTABLISHED AS NEEDED. NEW PUBLIC STREET CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE GEOMETRIC STREET STANDARDS OF THE CITY OF BIXBY.

SIDEWALKS ALONG THE INTERIOR STREETS SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS INCLUDING A MINIMUM WIDTH OF FOUR FEET AND ADA COMPLIANCE.

5. SIGNS  
SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE, PROVIDED HOWEVER, PRIOR TO INSTALLATION; A DETAILED SIGN PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION. A SIGNS IDENTIFYING AN INTERIOR PROPERTY MAY BE LOCATED OFF SITE WITHIN A PARCEL LOCATED WITHIN SCENIC VILLAGE PARK, BUT SHALL REQUIRE A DETAILED SIGN PLAN SUBMITTED TO AN APPROVED BY THE BIXBY PLANNING COMMISSION.

6. UTILITIES AND DRAINAGE  
UTILITIES ARE AT THE SITE OR ACCESSIBLE BY CUSTOMARY EXTENSION. FEE-IN-LIEU OF STORM WATER DETENTION FACILITIES WILL BE PROVIDED.

7. PARCELIZATION  
AFTER INITIAL PLATTING SETTING FORTH PERMITTED USES AND THE ALLOCATION OF COMMERCIAL FLOOR AREA OR RESIDENTIAL DENSITY, DIVISION OF PLATTED LOTS MAY OCCUR BY APPROVED LOT SPLIT APPLICATION AND SUBJECT TO THE APPROVAL BY THE BIXBY PLANNING COMMISSION OF PROPOSED FLOOR AREA OR RESIDENTIAL DENSITY ALLOCATIONS AND CONFIRMATION OF THE EXISTENCE OF ANY NECESSARY CROSS PARKING AND MUTUAL ACCESS EASEMENTS.

8. TRANSFER OF ALLOCATED FLOOR AREA  
ALLOCATED COMMERCIAL OR RESIDENTIAL DENSITY MAY BE TRANSFERRED TO ANOTHER LOT OR LOTS BY WRITTEN INSTRUMENT EXECUTED BY THE OWNER OF THE LOT FROM WHICH THE FLOOR AREA OR RESIDENTIAL DENSITY IS TO BE ALLOCATED. PROVIDED HOWEVER, THE ALLOCATION SHALL NOT EXCEED 15% OF THE INITIAL ALLOCATION TO THE LOT TO WHICH THE TRANSFER OF FLOOR AREA OR RESIDENTIAL DENSITY IS TO BE MADE. ALLOCATION EXCEEDING 15% SHALL REQUIRE AN APPLICATION FOR MINOR AMENDMENT TO BE REVIEWED AND APPROVED BY THE BIXBY PLANNING COMMISSION.

9. SITE PLAN REVIEW  
DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES AND NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION AND APPROVED AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. NO CERTIFICATE OF OCCUPANCY SHALL ISSUE 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.

10. PLATTING REQUIREMENT  
DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES, AND NO BUILDING PERMIT SHALL ISSUE UNTIL THE DEVELOPMENT PHASE FOR WHICH A PERMIT IS SOUGHT HAS BEEN INCLUDED WITHIN A SUBDIVISION PLAT SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION AND 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 PLANNED UNIT DEVELOPMENT AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF.

**SECTION III. 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, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

**B. DURATION.**

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT 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 HEREAFTER 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 OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II, PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE RESTRICTIONS AND COVENANTS WITHIN SECTION II SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) TO CONFORM TO AMENDMENTS TO BULK AND AREA REQUIREMENTS THAT MAY BE SUBSEQUENTLY APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, PURSUANT TO ITS REVIEW OF A MINOR AMENDMENT PROCESSED IN ACCORDANCE WITH THE PROVISIONS OF THE BIXBY ZONING CODE AND A FILING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE TULSA COUNTY CLERK. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

**D. SEVERABILITY.**

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2013.

121ST & MEMORIAL, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
RICHARD DODSON, MANAGER

STATE OF OKLAHOMA )  
) SS.

COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BY RICHARD DODSON, MANAGER OF 121ST & MEMORIAL, L.L.C.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CERTIFICATE OF SURVEY**

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

DAN E. TANNER  
REGISTERED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1435

STATE OF OKLAHOMA )  
) SS.

COUNTY OF TULSA )



STATE OF OKLAHOMA )  
) SS.

COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON \_\_\_\_ DAY OF \_\_\_\_\_, 2013, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY

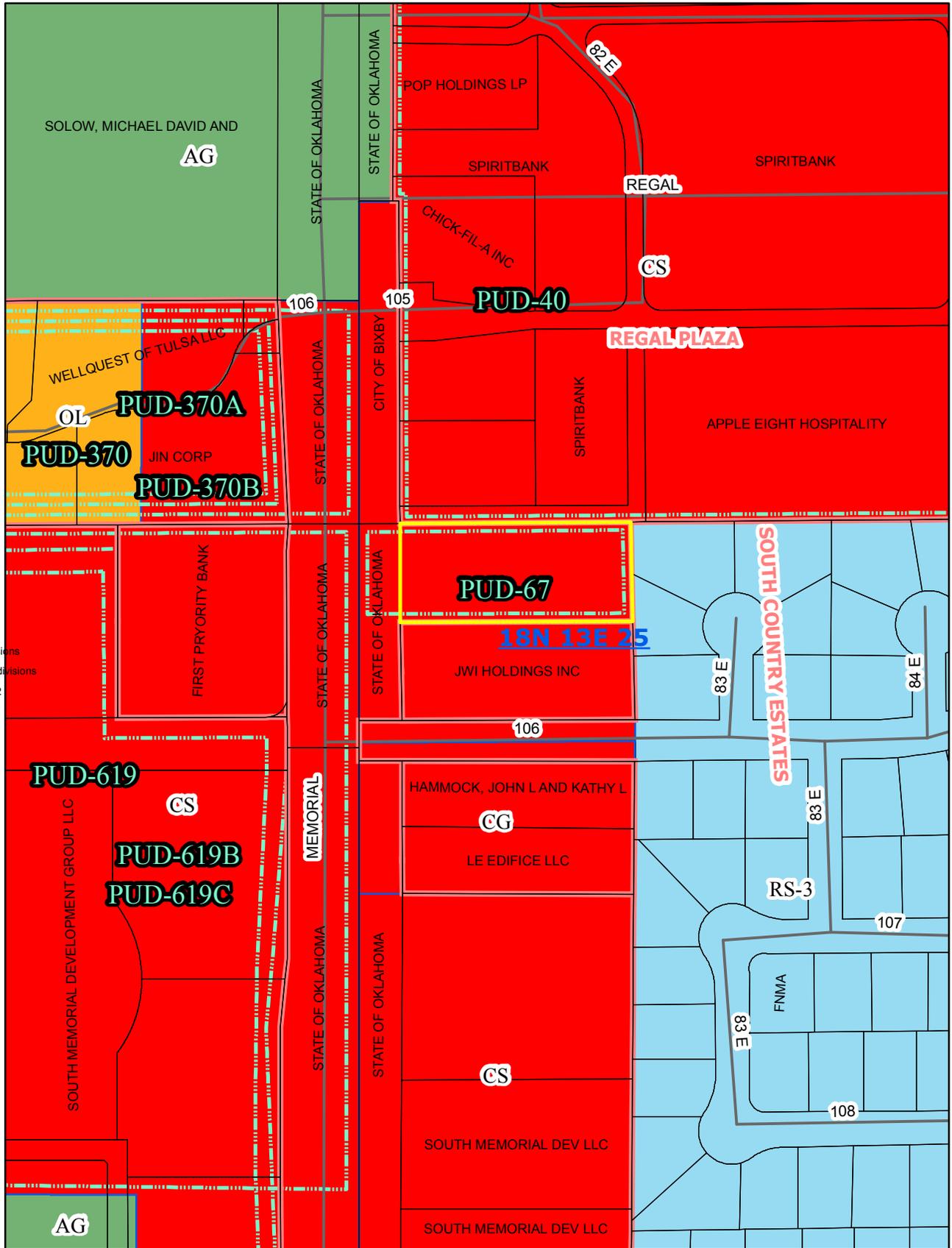
\_\_\_\_\_

DATE OF PREPARATION: APRIL 22, 2013

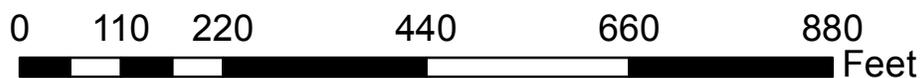
Scenic Village Park

SHEET 2 OF 2

# BSP 2013-02 – Panda Express – Bannister Engineering, LLC (PUD 67)



- bixby\_streams
- Tulsa Parcels 01/13
- WagParcels 01/13
- TulsaCountySubdivisions
- WagonerCountySubdivisions
- WagRoads\_Aug2012
- E911Streets
- PUD
- <all other values>
- ZONE\_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- <all other values>
- ZONE\_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- bixby\_s-t-r
- county





# City of Bixby Site Plan Application

Applicant: DANDA RESTAURANTS GROUP  
Address: 1683 Walnut Grove Ave, Rosemead, CA 91770  
Telephone: 626-799-9898 Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner: Legend's of Tulsa - 101<sup>st</sup> and Memorial LLC If different from Applicant, does owner consent? Y  
Property Address: 10535 S. Memorial Dr., 74133  
Existing Zoning: C Existing Use: Undeveloped Proposed Use: Restaurant Use Unit #: \_\_\_\_\_

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

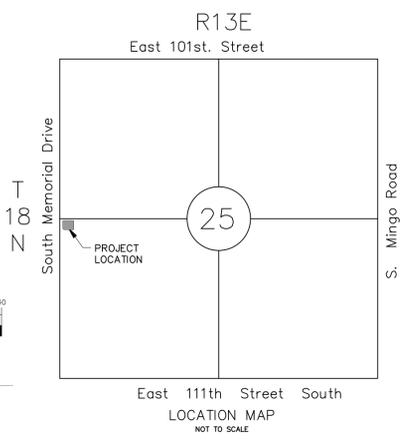
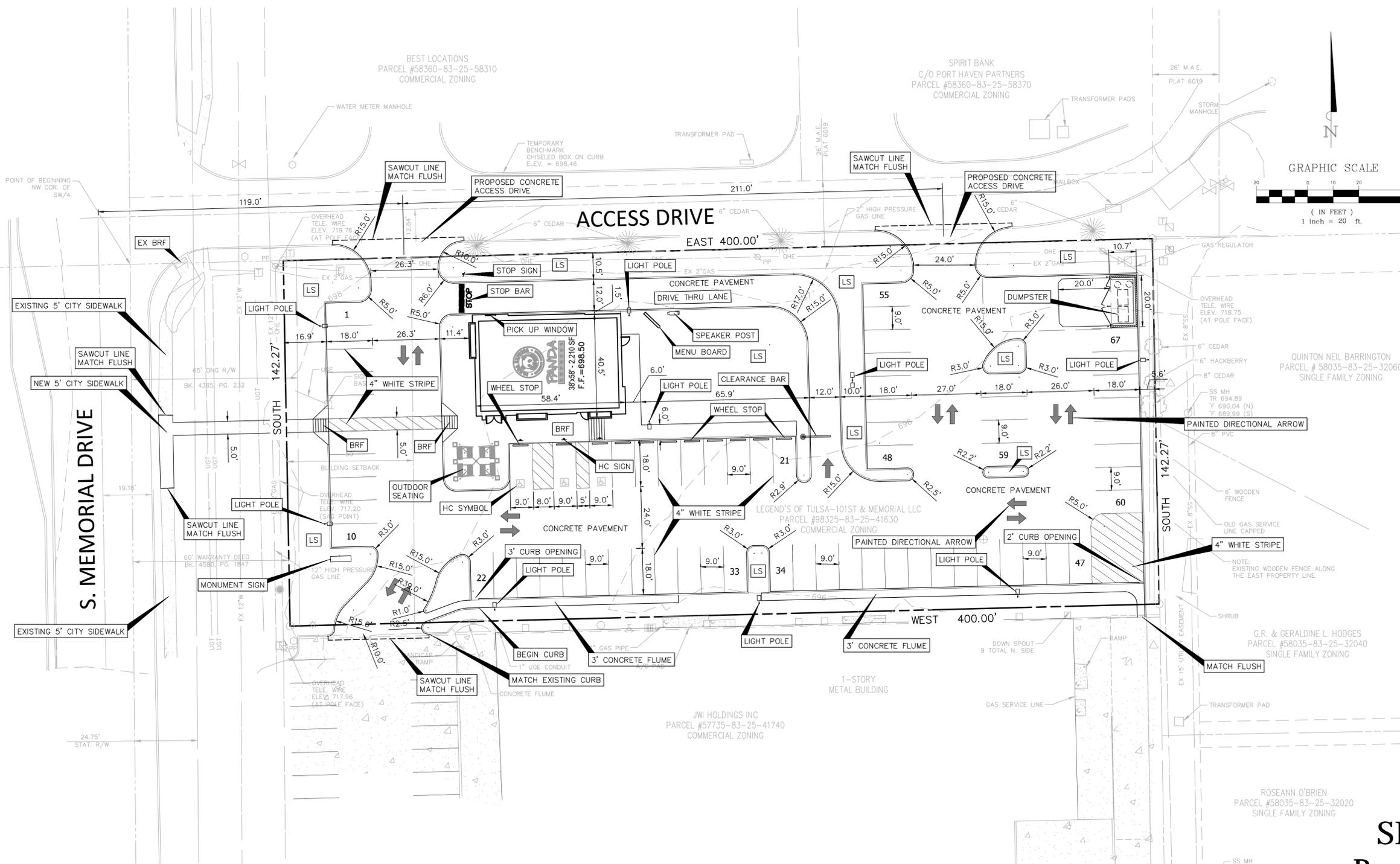
Ref. Attached Survey

Is subject tract located in the 100 year floodplain?  YES  NO

All new structures requiring a Building Permit, other than a small job permit, within Use Units 2, 5, and 8 through 27, inclusive, shall require the submission of a site plan demonstrating compliance with the requirements of the Zoning Code. A site plan shall be submitted with the Building Permit application as follows: Five (5) full-size hard copies, four (4) 11" X 17" hard copies, and one (1) copy in an acceptable electronic file format. Compliance with the approved site plan shall be a condition of Building Permit approval and continued occupancy. The site plan shall specifically include:

- All property lines with dimensions of the parcel or parcels on which the building permit is sought.
- All existing and proposed improvements represented to scale and dimensioned from the lot lines.
- The names and widths of all adjacent street, road, highway, alley, and railroad rights-of-way of record.
- Any roadway paving edges, curb lines, sidewalks, culverts, and/or borrow ditch centerlines, if the same are located within or along the boundary of the subject property.
- Any road, access, drainage, utility, and other such easements, including County Clerk recording references (i.e. Book/Page or Document #) for each.
- Amount of post-construction impervious area in square feet and percentage of lot area, calculated by a surveyor, architect, or engineer.
- The topographical layout of the land at no greater than two (2) foot contours if site elevation changes 10 feet or more, or if necessary for proper site design review in the opinion of City staff.
- Any Special Flood Hazard Areas and Flood zone designations as identified by the adopted, effective Floodplain maps.
- Any significant streams, swales, ditches, or natural drainageways.
- Any existing or proposed ponds or stormwater detention or retention facilities.
- All existing and/or proposed driveways and internal drives, to include labeling the surface material to be used (e.g. concrete or asphalt) for each.
- Dimensions and labels for any existing access limitations and access openings.
- Water wells, septic or other on-site disposal systems, oil or gas wells or underground lines, significant oil or gas extraction appurtenances, and other critical site features.
- Unique identifiers so that the plan may be related to the subject property if ever separated from the file, such as property owner's name, property or building address, and/or legal description.
- Name, address, and contact information of the site plan preparer.
- A unique drawing number or name to distinguish the site plan from any other drawings submitted.





**DETAIL SITE PLAN**

CORRIDOR SITE PLAN NUMBER:  
DEVELOPMENT AREA:

PERMITTED USES: RESTAURANT W/ DRIVE-THRU  
PROPOSED USES: RESTAURANT W/ DRIVE-THRU

BUILDING FLOOR AREA PROPOSED: 2,210 SQ. FT.

MAXIMUM BLDG HEIGHT PERMITTED: 35'-0"  
MAXIMUM BLDG HEIGHT PROPOSED: 21'-9"

MINIMUM BLDG SETBACK REQUIRED: 50' FRONT YARD

OFF STREET PARKING:  
REQUIRED RATIO: 1 SPACE PER 100 SQ. FT.  
TOTAL SPACES REQUIRED: 23  
TOTAL SPACES PROVIDED: 67

LIGHTING HEIGHT FOR PARKING AREA:  
MAX. HEIGHT PERMITTED: 35'  
MAX. HEIGHT PROPOSED: 35'

**PERVIOUS/IMPERVIOUS TABLE CHART**

TOTAL LOT AREA	48,288 sf
TOTAL IMPERVIOUS AREA	35,820 sf
PERCENTAGE OF IMPERVIOUS LOT AREA	74%
TOTAL PERVIOUS AREA	12,468 sf
PERCENTAGE OF PERVIOUS LOT AREA	26%

**LEGEND**

LS = LANDSCAPE AREA  
BFR = BARRIER FREE RAMP

**BENCH MARK**

Vertical Datum:  
NAVD 1988: ADS #30, 5/8 IN. REBAR - 1 1/2 IN. ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "30" SET IN THE CENTER MEDIAN OF MEMORIAL DRIVE AN APPROXIMATE 150' SOUTH OF 101 STREET. ELEV. = 717.74

Horizontal Datum:  
NAD 83: ADS #30 (SEE DESCRIPTION ABOVE)  
NORTHING: 376957.393  
EASTING: 2593481.766

**FLOODPLAIN REFERENCE**

FIRM PANEL NO. 40143C0369L DATED OCTOBER 16, 2012 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

&

ACCORDING TO THE CITY OF TULSA REGULATORY FLOODPLAIN PANEL NO. 57 DATED MAY 18, 2011 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS BEING OUTSIDE OF THE CORPORATE LIMITS FOR THE CITY OF TULSA.

**PROPERTY DESCRIPTION**

PART OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TO TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

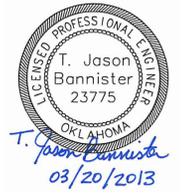
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE EAST 400 FEET; THENCE SOUTH 142.27 FEET; THENCE WEST 400 FEET; THENCE NORTH 142.27 TO THE POINT OF BEGINNING; LESS THE WEST 60 FEET THEREOF FOR ROAD.

**BANNISTER ENGINEERING**

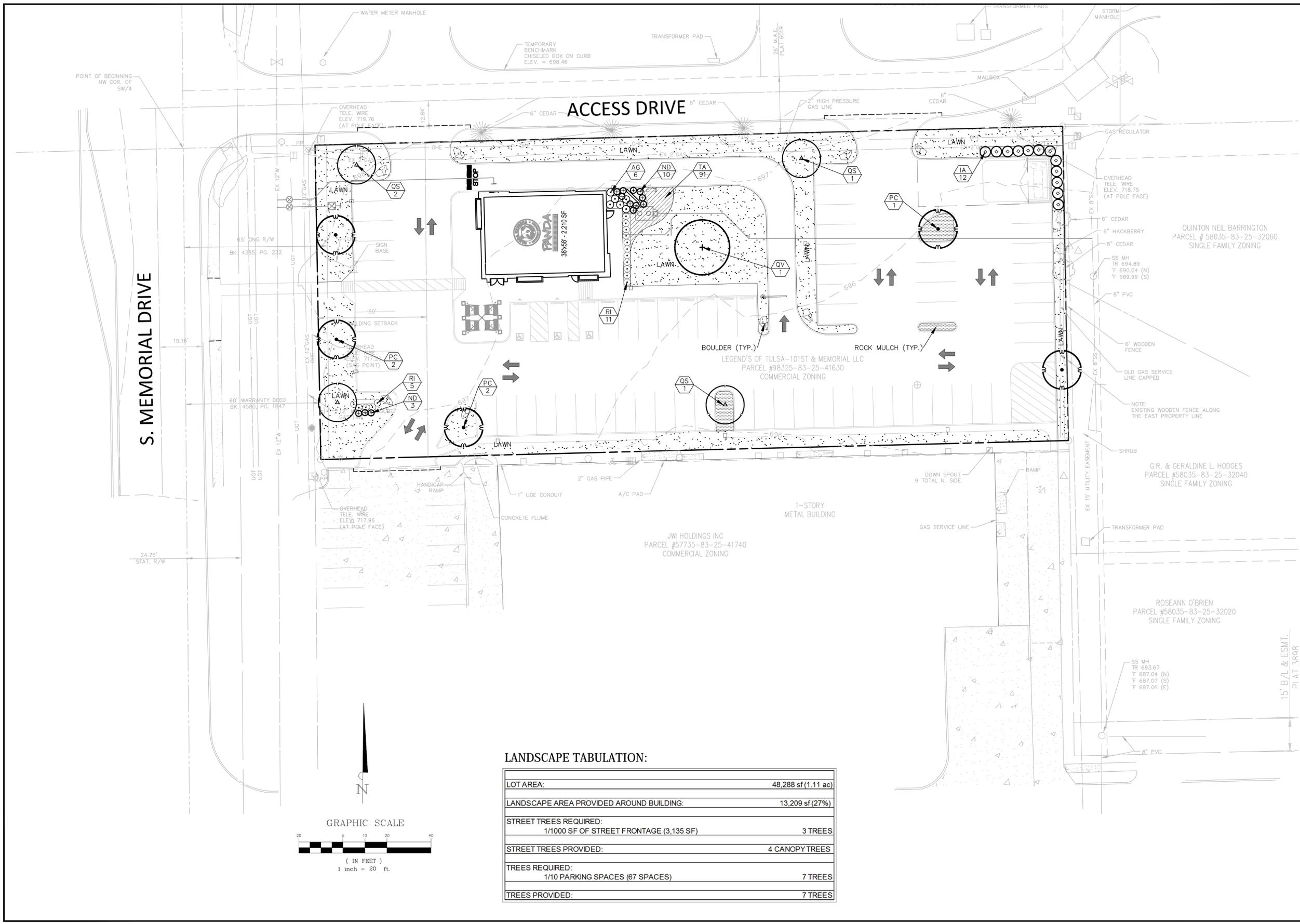
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # 5608 (OKLAHOMA)

ENGINEER:  
BANNISTER ENGINEERING, LLC  
714 HUNTERS ROW CT.  
STE. 104  
MANSFIELD, TX 76063  
(817) 842-2094  
CONTACT: DAVID A. GREER, P.E.

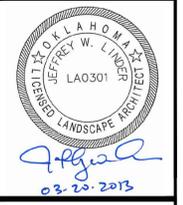
DEVELOPER:  
PANDA RESTAURANT GROUP, INC  
3500 QUAIL LANE  
ARLINGTON, TX 76016  
(817) 457-8555  
CONTACT: LARRY JACKSON



**SITE PLAN**  
**Panda Express**  
10535 Memorial Drive  
**Legend's of Tulsa**  
Part of the Northwest Quarter (NW/4)  
of the Southwest Quarter (SW/4)  
of section Twenty-Five (25)  
City of Bixby  
Tulsa County, Oklahoma



No.	Date	Revision Description



**LANDSCAPE TABULATION:**

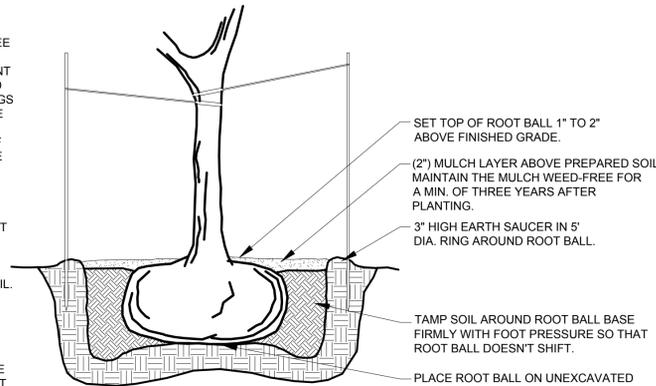
LOT AREA:	48,288 sf (1.11 ac)
LANDSCAPE AREA PROVIDED AROUND BUILDING:	13,209 sf (27%)
STREET TREES REQUIRED: 1/1000 SF OF STREET FRONTAGE (3,135 SF)	3 TREES
STREET TREES PROVIDED:	4 CANOPY TREES
TREES REQUIRED: 1/10 PARKING SPACES (67 SPACES)	7 TREES
TREES PROVIDED:	7 TREES

**GENERAL NOTES:**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner or Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard' or 'Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3" of organic compost
  - 20 pounds of organic fertilizer / 1,000 sq. bed area
  - Till bed to a depth of 6" to 8"
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 2" of tan river rock mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage or loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.

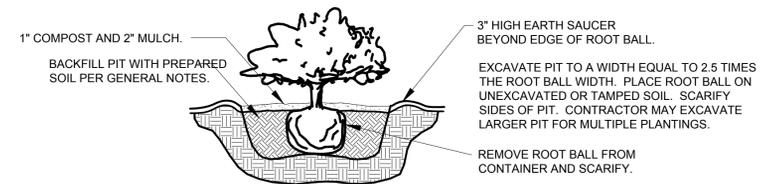
**NOTES:**

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



**A** TREE PLANTING DETAIL

NOT TO SCALE



**B** SHRUB PLANTING DETAIL

NOT TO SCALE

**PLANT LIST AND SPECIFICATIONS:**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
<b>TREES</b>				
PC	5	<i>Pistachia chinensis</i>	Chinese Pistache	2" min. cal., 8-10' height, Full, Matching
QS	4	<i>Quercus shumardii</i>	Red Oak	2" min. cal., 8-10' height, Full, Matching
QV	1	<i>Quercus virginiana</i>	Live Oak	2" min. cal., 8-10' height, Full, Matching
IA	12	<i>Ilex x attenuata 'Foster'</i>	Fosters Holly	30 gal., 5-7' min height, Full to ground, Matching
<b>SHRUBS</b>				
RI	16	<i>Rapheolepis indica 'Clara'</i>	Indian Hawthorn 'Clara'	3 gal., 24" ht., 36" O.C., triangular spacing
LF	6	<i>Leucophyllum frutescens</i>	Texas Sage	3 gal., 24" ht., 36" O.C., triangular spacing
ND	13	<i>Nandina domestica 'Firepower'</i>	Nandina 'Firepower'	3 gal., 18" ht., 24" O.C., triangular spacing
<b>GROUND COVER / MISCELLANEOUS</b>				
LM	91	<i>Trachelospermum asiaticum</i>	Asian Jasmine	1 gal., 18" O.C., triangular spacing
LAWN	Per Plan	<i>Cynodon dactylon</i>	Common Bermuda	Sod
			Steel Edge	4" steel edge to be buried 3" deep. Contractor to install steel stakes at end of each section of edging.
LANDSCAPE BOULDERS	Per Plan		River Rock Mulch	Tan river rock mulch at 2" depth.
				2' to 3' in diameter, buried approximately 1/3 into surrounding soil

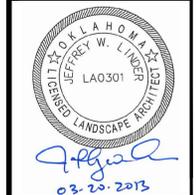
**BANNISTER ENGINEERING**  
 1686 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2085 fax  
 REGISTRATION # 5608 (OKLAHOMA)

**PANDA EXPRESS**  
 10535 SOUTH MEMORIAL DRIVE  
 LEGENDS OF TULSA  
 BIXBY, OKLAHOMA

**LANDSCAPE DETAILS**

No.	Date	Revision Description

PROJECT NO.: 046-13-03

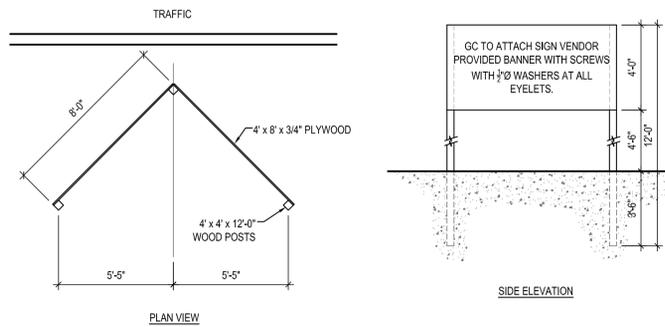


03-20-2013

SHEET NO.

**L-1.1**

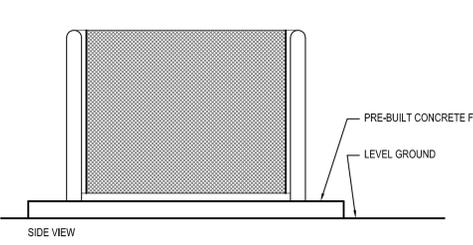
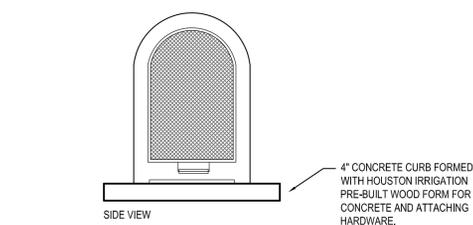
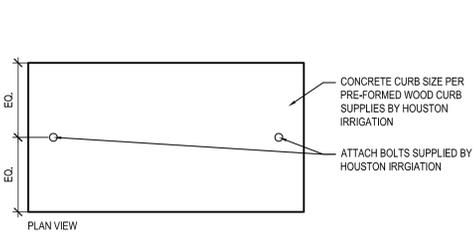
NOTE: GC TO COORDINATE PLACEMENT ONSITE WITH PANDA PROJECT MANAGER.



"COMING SOON" SIGN DETAIL 16

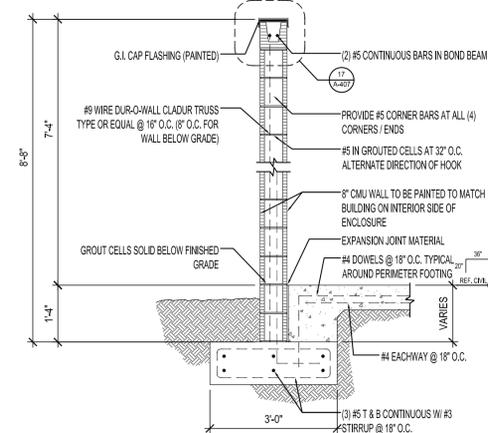
Scale= 1/4" = 1'-0" A-407

PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM.



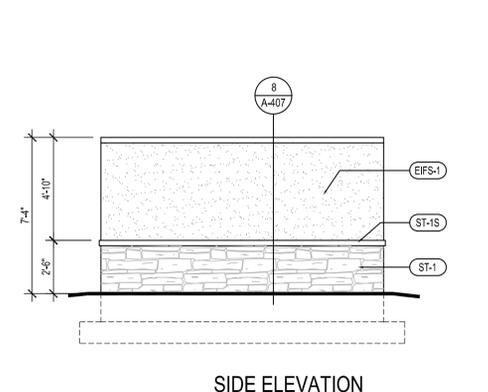
BACKFLOW PROTECTION CAGE 11

Scale= NTS A-407



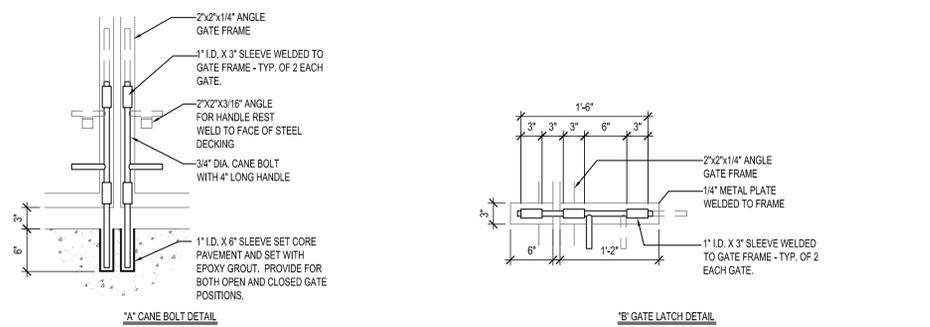
TRASH ENCLOSURE WALL SECTION 8

Scale= 1/2" = 1'-0" A-407



SIDE ELEVATION 4

Scale= 1/4" = 1'-0" A-407

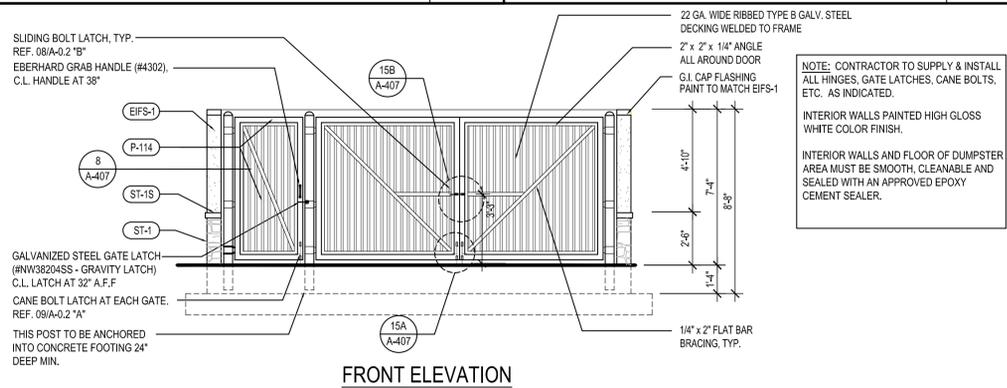


DUMPSTER GATE LATCH DETAILS 15

Scale= NTS A-407

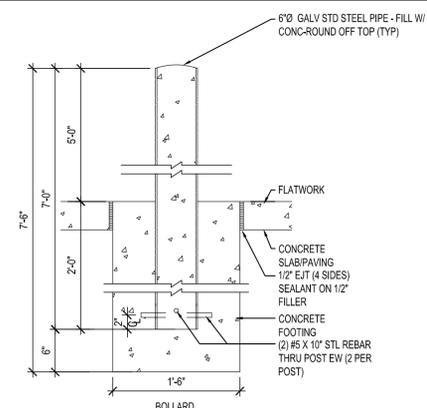
SLIDING BAR LATCH 10

Scale= 1 1/2" = 1'-0" A-407



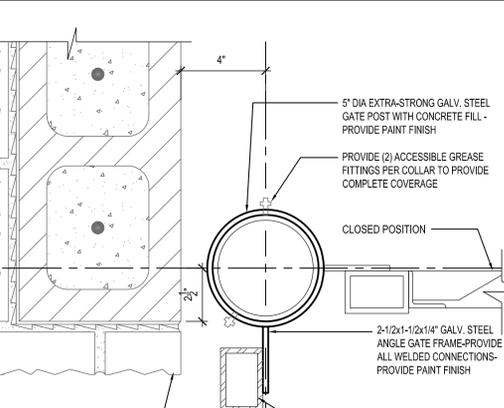
FRONT ELEVATION 2

Scale= 1/4" = 1'-0" A-407



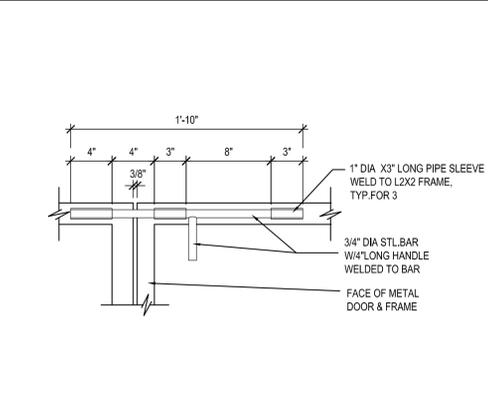
BOLLARD / POST BASE 18

Scale= 1" = 1'-0" A-407



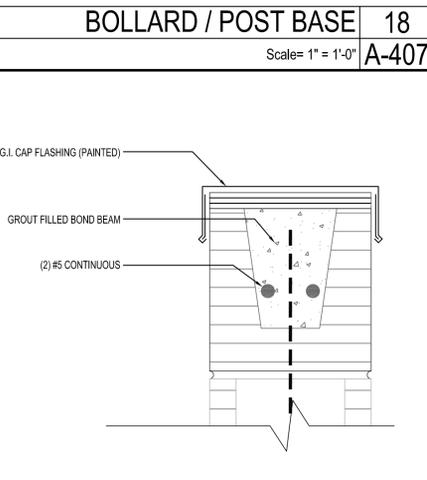
HINGE DETAIL 13

Scale= 3" = 1'-0" A-407



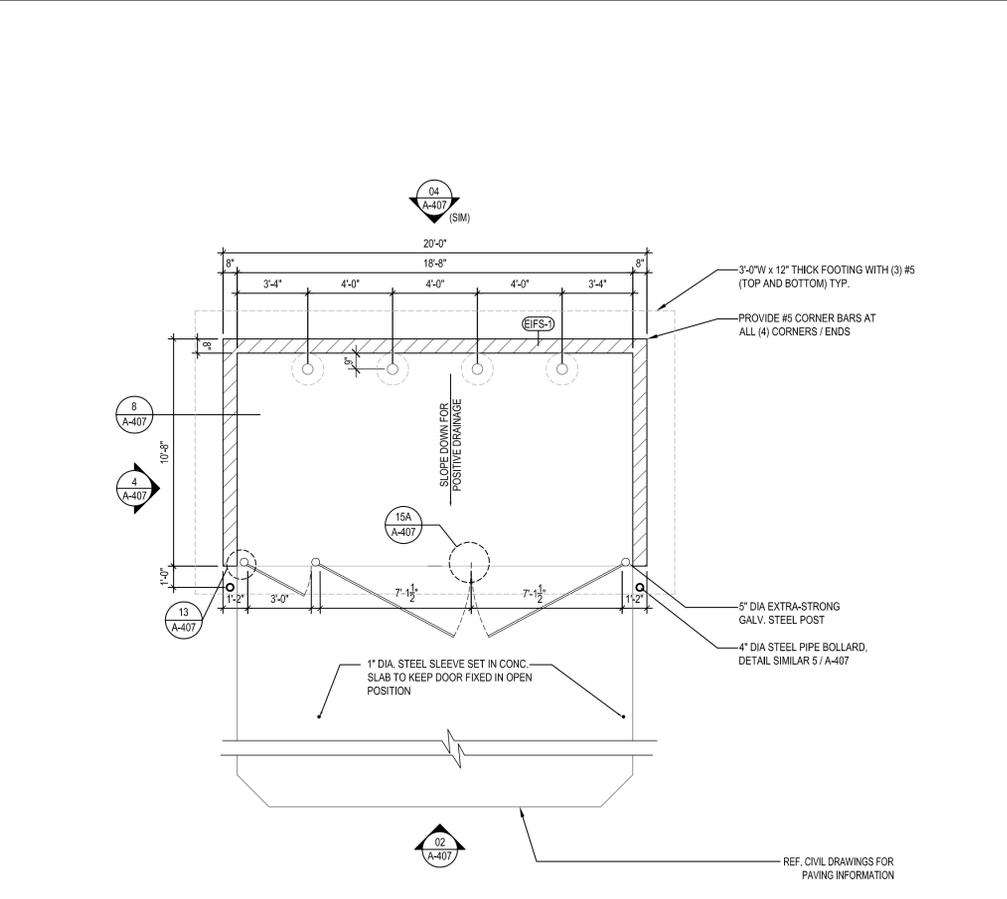
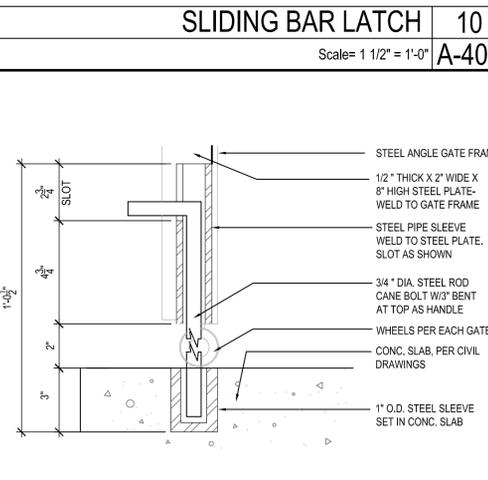
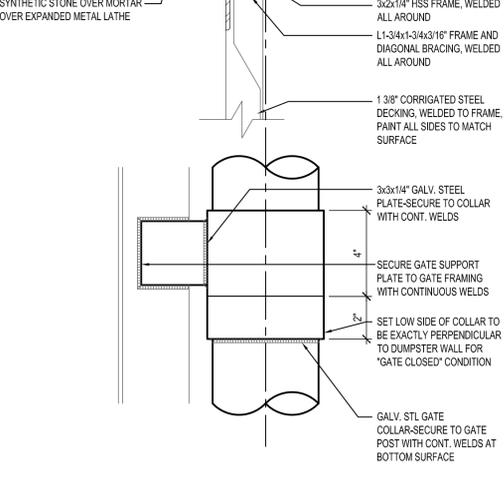
CANE BOLT 9

Scale= 1 1/2" = 1'-0" A-407



DUMPSTER CAP DETAIL 17

Scale= 3" = 1'-0" A-407



TRASH ENCLOSURE 1

Scale= 1/4" = 1'-0" A-407



PANDA RESTAURANT GROUP INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

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REVISIONS:


ISSUE DATE:

PERMIT	03-15-13

DRAWN BY:  
  
PANDA PROJECT #: S8-13-D3372  
ARCH PROJECT #: 261-78



PANDA EXPRESS  
MEDIUM - BRIGHT AND FRESH  
105th ST. & S. MEMORIAL DR.  
BIXBY, OK

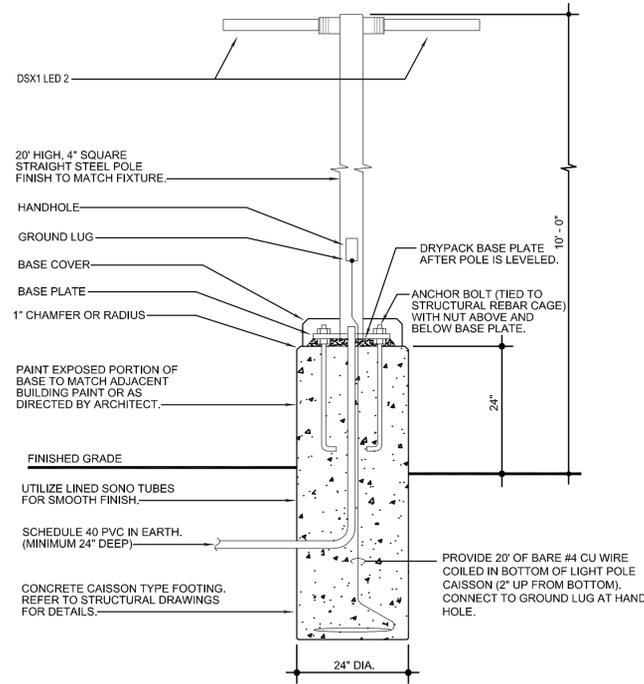
A-407

PATIO & TRASH ENCLOSURE DETAILS

ISSUE FOR PERMIT 03-15-13



d#series

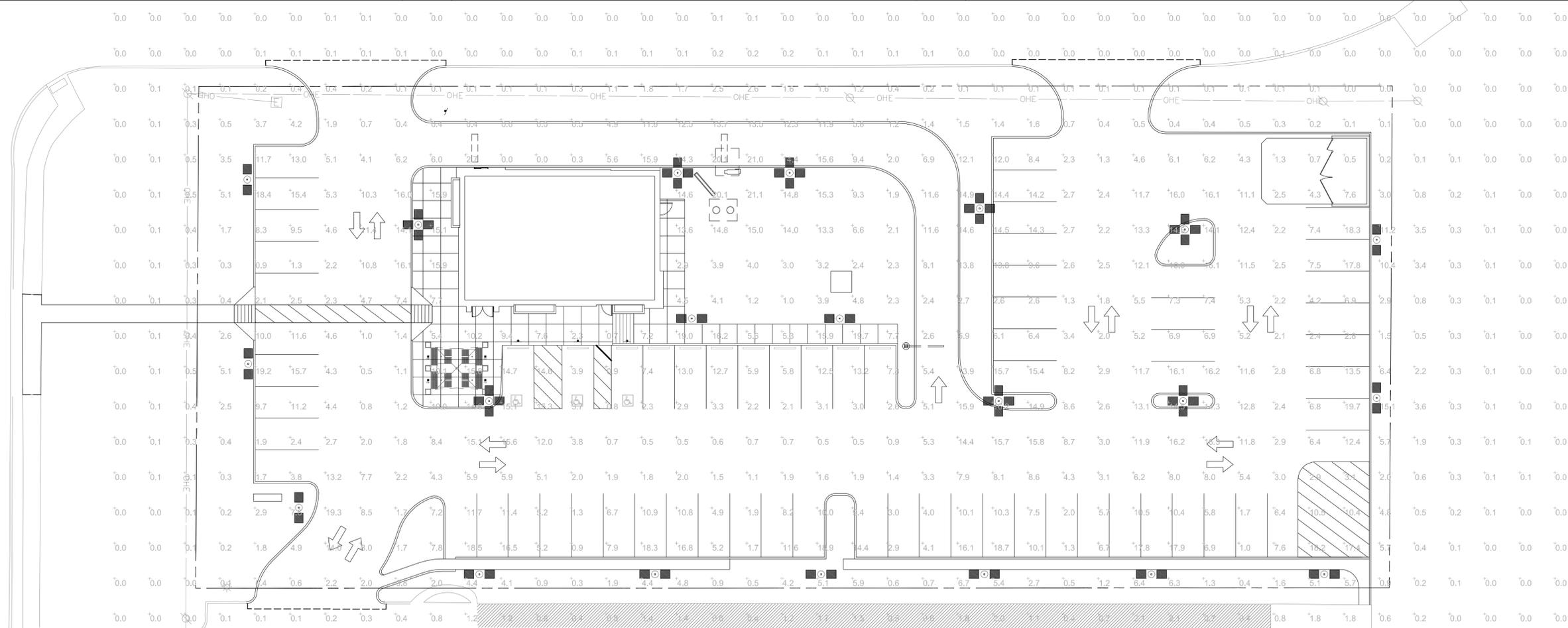


SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE
□ □ □ □	A	8	LITHONIA LIGHTING	DSX1 LED 1 S0870040K SR5 MVOLT	DSX1 LED 1 LIGHT ENGINE, 700mA DRIVER, 4000K LED, TYPE 5 OPTICS	73.5-WATT LED, AIMED DOWN POS.	1	5769.595	1	73.5
□ □	C	13	LITHONIA LIGHTING	DSX1 LED 1 S0870040K FT MVOLT	DSX1 LED 1 LIGHT ENGINE, 700mA DRIVER, 4000K LED, TYPE FT OPTICS	73.5-WATT LED, AIMED DOWN POS.	2	5819.947	1	73.5

DSX1 LED 2 4  
Scale= NTS A-100

POLE MOUNTING DETAIL 3  
Scale= NTS A-100

SCHEDULE 2  
Scale= NTS A-100



PHOTOMETRIC SITE PLAN 1  
Scale= 1/16" = 1'-0" A-100



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REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

PERMIT	DATE

DRAWN BY:

PANDA PROJECT #: S8-13-D3372  
ARCH PROJECT #: 261-78



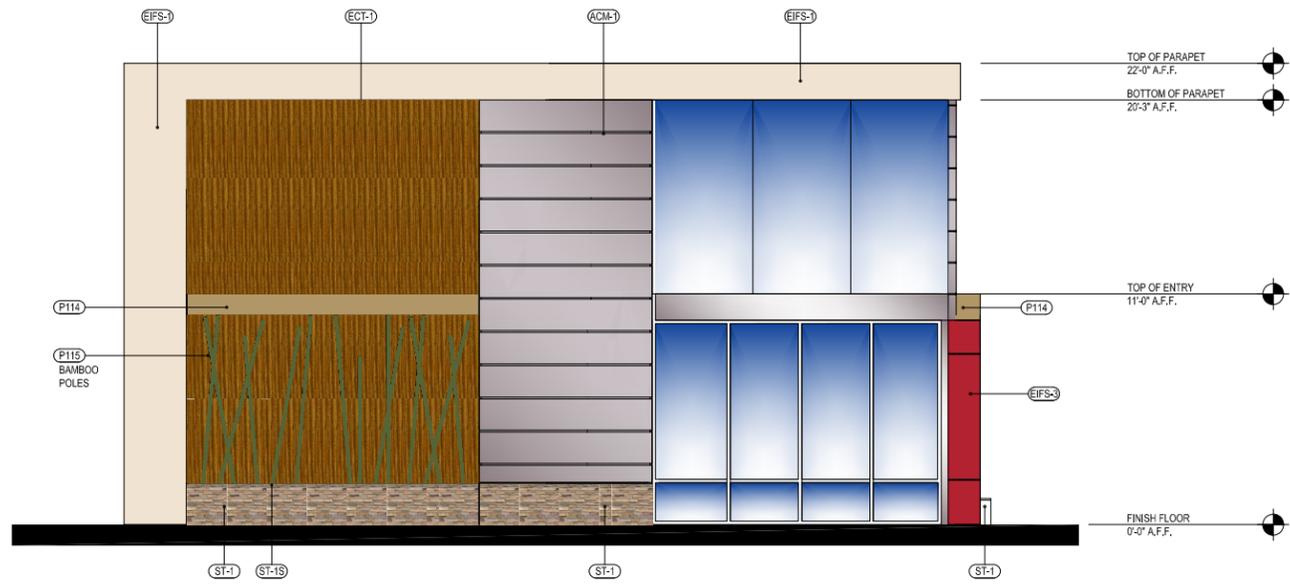
PANDA EXPRESS  
MEDIUM - BRIGHT AND FRESH  
105th ST. & S. MEMORIAL DR.  
BIXBY, OK

A-100.1

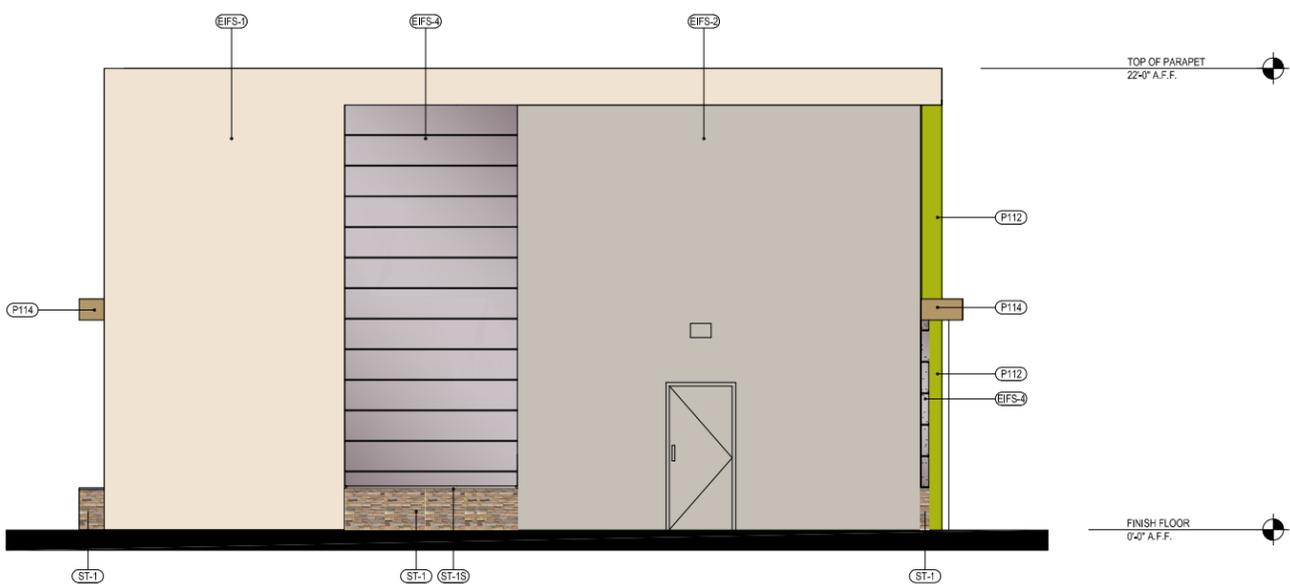
PHOTOMETRIC SITE PLAN

**EXTERIOR FINISH SCHEDULE**

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EIFS-1)	STO	STOTHERM ESSENCE SYSTEM	93330 - CHAMPAGNE	SAND PEBBLE FINE	BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	11404 - BRUSHED PEWTER	SAND PEBBLE FINE	BUILDING BODY
(EIFS-3)	STO	STOTHERM METALLIC SYSTEM	SW 7588	ULTRA SMOOTH METALLIC FINISH	ENTRY PORTAL
(EIFS-4)	STO	STOTHERM METALLIC SYSTEM	SW7073 NETWORK GREY	ULTRA SMOOTH METALLIC FINISH	ENTRY PORTAL
(P112)	SHERWIN-WILLIAMS	SW 6919	FUSION (GREEN)	SATIN, LATEX	BUILDING TRIM
(P96)	SHERWIN WILLIAMS	SW 7588	SHOW STOPPER	SATIN, LATEX	ENTRY, WALL ACCENTS
(P114)	SHERWIN-WILLIAMS	SW 6082	COBBLE BROWN	SATIN, LATEX	AWNINGS
(P115)	SHERWIN-WILLIAMS	SW 6433	INVERNESS	SATIN, LATEX	BAMBOO POLES
(ST-15)	ADVANCED CAST STONE	-	SAND DRIFT	DRY TAMP	PLANTER STONE CAP
(ST-1)	DAL-TILE	MS79	TIDEWATER	MESA LEDGESTONE	PLANTERS
(ECT-1)	CMC	-	PORTO PLANK	6 X 48	BUILDING ACCENT TILE
(ACM-1)	ALPOUC	4MM4HLZ.5	DM HLZ ALUMINUM	AAMA 508 RAIN SCREEN SYSTEM	ALUMINUM COMPOSITE MATERIAL



**FRONT ELEVATION 1**  
Scale = 1/4" = 1'-0" A-200



**REAR ELEVATION 2**  
Scale = 1/4" = 1'-0" A-200



**PANDA RESTAURANT GROUP INC.**  
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91770  
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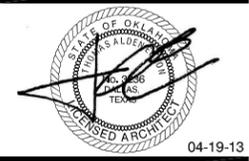
**REVISIONS:**


**ISSUE DATE:**

PERMIT	03-15-13

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PANDA PROJECT #: S8-13-D3372  
ARCH PROJECT #: 261-78



04-19-13

**PANDA EXPRESS**  
MEDIUM - BRIGHT AND FRESH  
105th ST. & S. MEMORIAL DR.  
BIXBY, OK

**A-200**

EXTERIOR COLOR ELEVATIONS

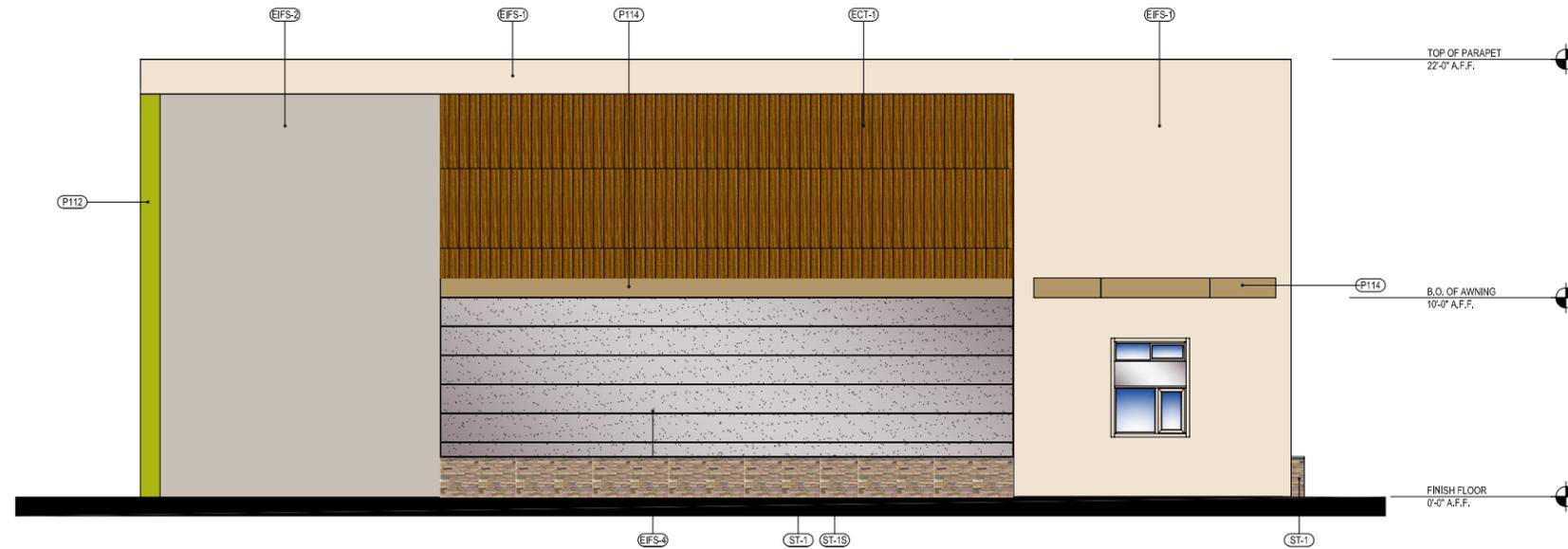
**EXTERIOR FINISH SCHEDULE**

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EFS-1)	STO	STOTHERM ESSENCE SYSTEM	93330 - CHAMPAGNE	SAND PEBBLE FINE	BUILDING BODY
(EFS-2)	STO	STOTHERM ESSENCE SYSTEM	11404 - BRUSHED PEWTER	SAND PEBBLE FINE	BUILDING BODY
(EFS-3)	STO	STOTHERM METALLIC SYSTEM	SW 7588	ULTRA SMOOTH METALLIC FINISH	ENTRY PORTAL
(EFS-4)	STO	STOTHERM METALLIC SYSTEM	SW7073 NETWORK GREY	ULTRA SMOOTH METALLIC FINISH	ENTRY PORTAL
(P112)	SHERWIN-WILLIAMS	SW 6919	FUSION (GREEN)	SATIN LATEX	BUILDING TRIM
(P98)	SHERWIN-WILLIAMS	SW 7588	SHOW STOPPER	SATIN LATEX	ENTRY, WALL ACCENTS
(P114)	SHERWIN-WILLIAMS	SW 6082	COBBLE BROWN	SATIN LATEX	AWNINGS
(P115)	SHERWIN-WILLIAMS	SW 6433	INVERNESS	SATIN LATEX	BAMBOO POLES
(ST-1S)	ADVANCED CAST STONE	-	SAND DRIFT	DRY TAMP	PLANTER STONE CAP
(ST-1)	DAL-TILE	MS79	TIDEWATER	MESA LEDGESTONE	PLANTERS
(ECT-1)	CMC	-	PORTO PLANK	6 X 48	BUILDING ACCENT TILE
(ACM-1)	ALPOLIC	4MMHL23.5	DM HLZ ALUMINUM	AAMA 508 RAIN SCREEN SYSTEM	ALUMINUM COMPOSITE MATERIAL



**ENTRY SIDE ELEVATION 1**

Scale = 1/4" = 1'-0" A-201



**DRIVE THROUGH ELEVATION 2**

Scale = 1/4" = 1'-0" A-201



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 91770  
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**REVISIONS:**

NO.	DESCRIPTION

**ISSUE DATE:**

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**DRAWN BY:**

PANDA PROJECT #: S8-13-D3372  
 ARCH PROJECT #: 261-78



**idGROUP**



04-19-13

**PANDA EXPRESS**

MEDIUM - BRIGHT AND FRESH  
 105th ST. & S. MEMORIAL DR.  
 BIXBY, OK

**A-201**

EXTERIOR COLOR ELEVATIONS

**Panda Express**  
105th & Memorial  
Tulsa, OK  
November, 2012

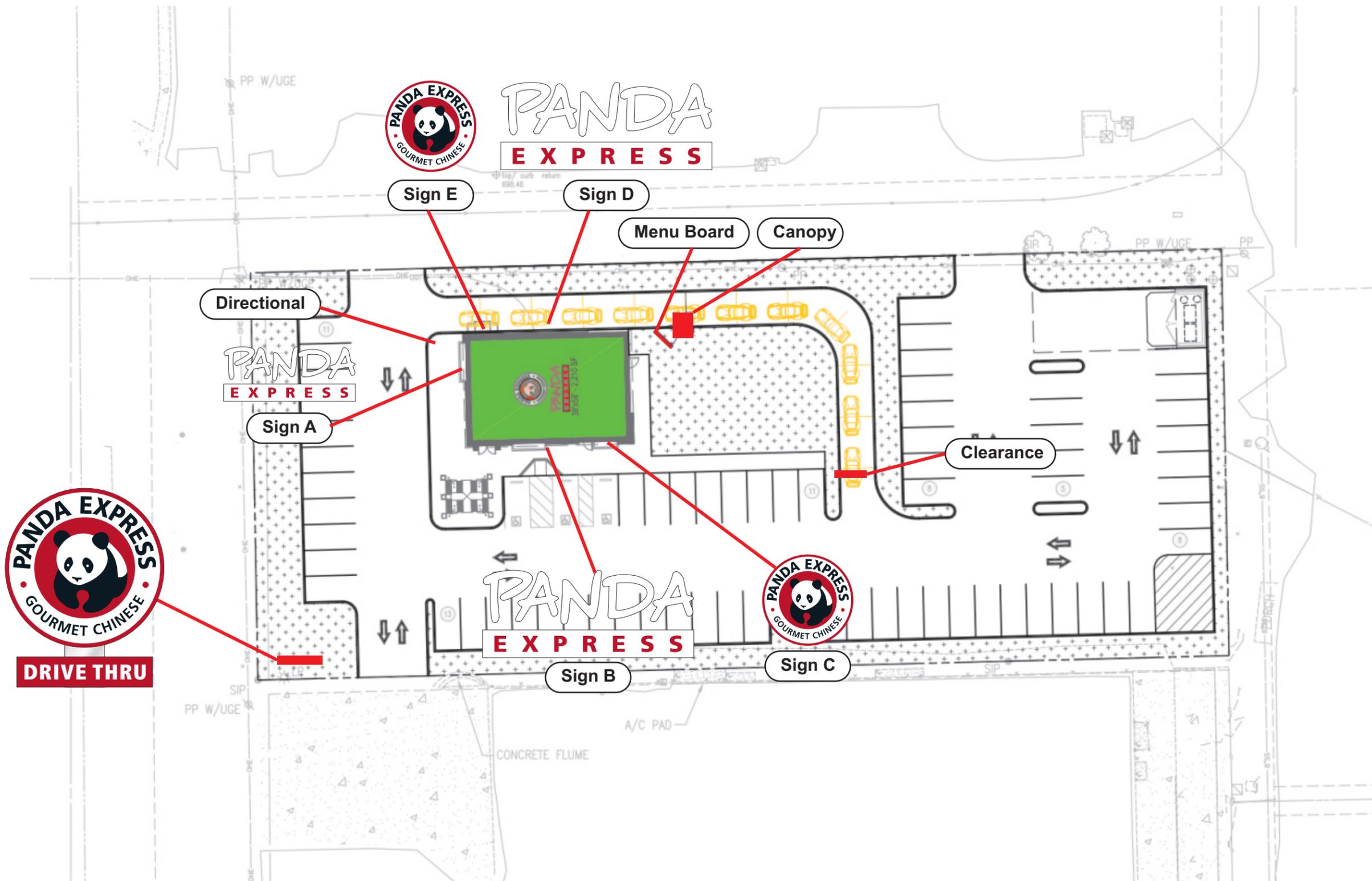
3 04/18/13



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[www.allenindustries.com](http://www.allenindustries.com)  
*Signs and Image Solutions*

3 04/18/13



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<input type="checkbox"/> Revise & Resubmit	
Name _____	Date _____
Title _____	

Notes

Date / Description
11/16/12 Issue Date
11/29/12 $\Delta$ New Site
01/11/13 $\Delta$ R2
04/18/13 $\Delta$ R3
- $\Delta$ -

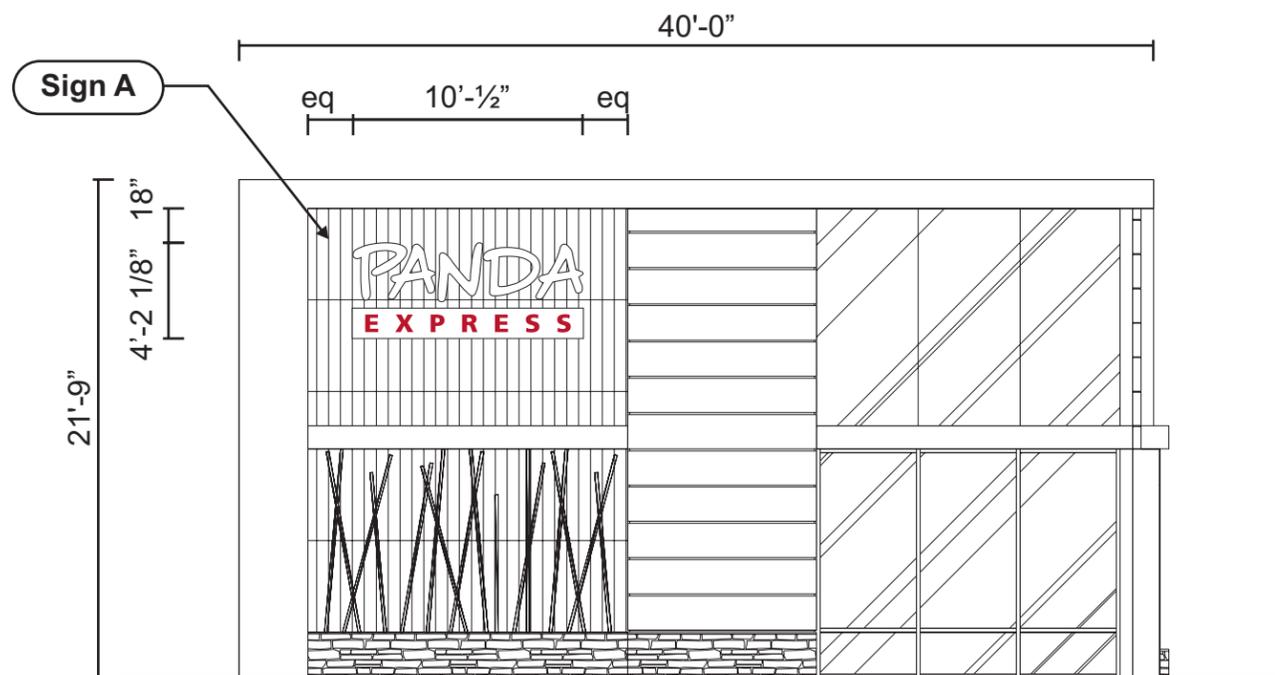
Project Information
Client <b>Panda Express</b>
<b>105th &amp; Memorial</b>
<b>Tulsa, OK</b>
File <b>Tulsa, OK PANDA.177</b>
Sales <b>CB</b> Design <b>DE/BH/AV</b> PM <b>AR</b>

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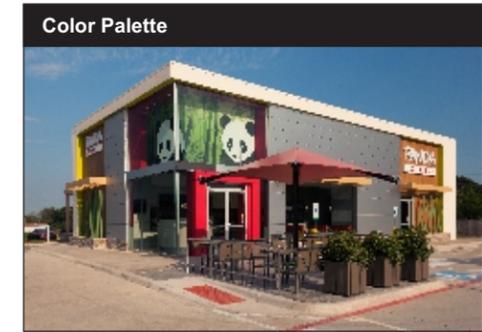
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Corporate Identity Programs  
Architectural Signage Division  
4100 Sheraton Court, Greensboro, NC 27410  
Phone 888-294-2007 Fax 336-294-4333  
*Because Image Is Everything™*

3 04/18/13

Sign A	Short Elevation		
Size	Height	Width	SF
2'6" stacked white letterset	4'-2 1/8"	10'-1/2"	40.20sf
Code allowance	3sf x 1ft of building frontage per elevation		
Purposed			



**Short Storefront Elevation**  
Scale: 1/8" = 1'-0"



Client Review Status	Notes	Date / Description	Project Information
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Name _____		11/29/12  New Site	<b>105th &amp; Memorial</b>
Title _____ Date _____		01/11/13  R2	<b>Tulsa, OK</b>
		04/18/13  R3	File <b>Tulsa, OK PANDA.177</b>
		-  -	Sales <b>CB</b> Design <b>DE/BH/AV</b> PM <b>AR</b>

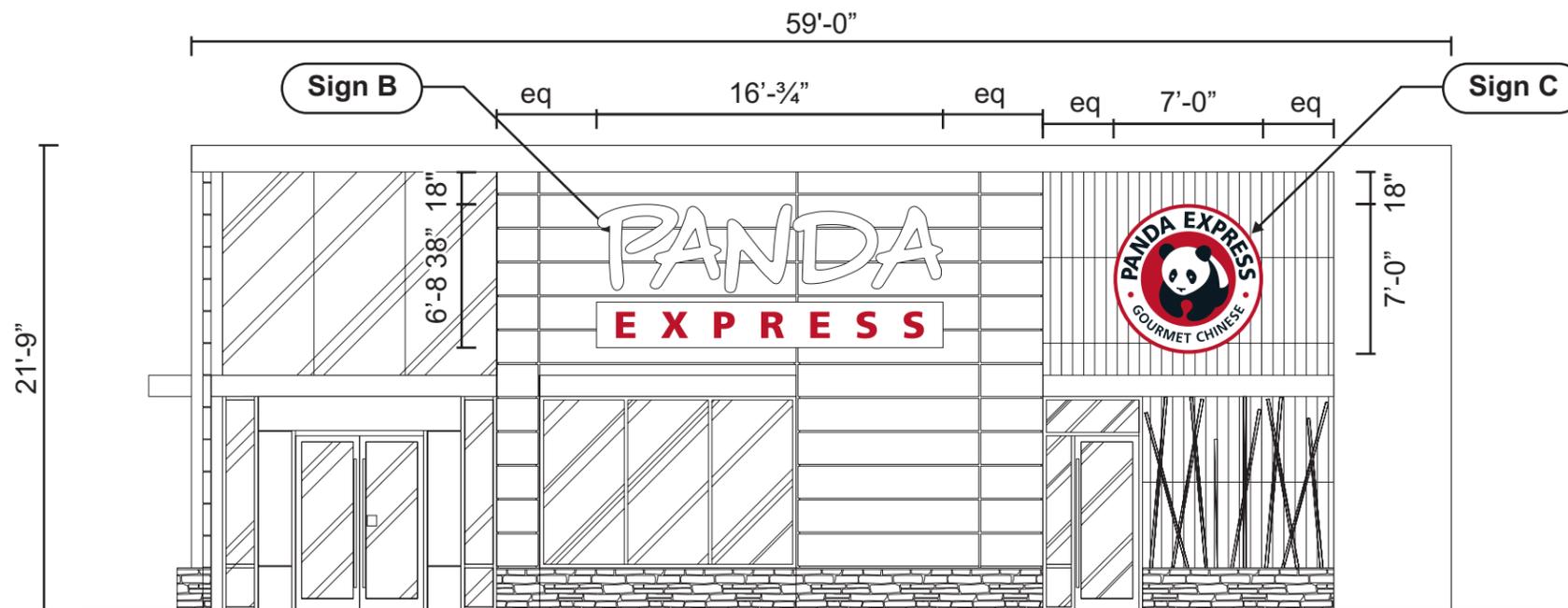
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3 04/18/13

Sign B	Long Elevation		
Size	Height	Width	SF
4' stacked white letterset	6'-8 3/8"	16'-3/4"	108.22sf
Code allowance	3sf x 1ft of building frontage per elevation		

Sign C	Long Elevation		
Size	Height	Width	SF
7' logo	7'	7'	49sf
Code allowance	3sf x 1ft of building frontage per elevation		



**Long Storefront Elevation**  
Scale: 1/8" = 1'-0"



Client Review Status		Notes
<input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Resubmit		-
Name _____	Date _____	

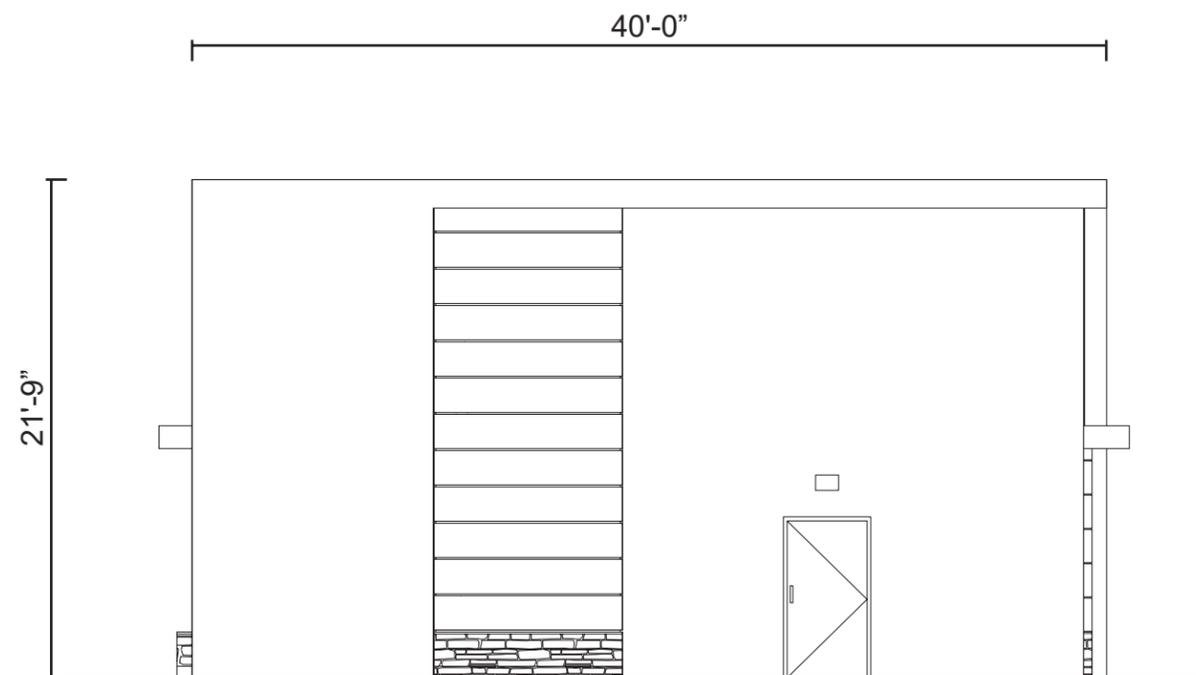
Date / Description
11/16/12 Issue Date
11/29/12 New Site
01/11/13 R2
04/18/13 R3
- R4 -

Project Information	
Client	Panda Express
	105th & Memorial
	Tulsa, OK
File	Tulsa, OK PANDA.177
Sales	CB Design DE/BH/AV PM AR

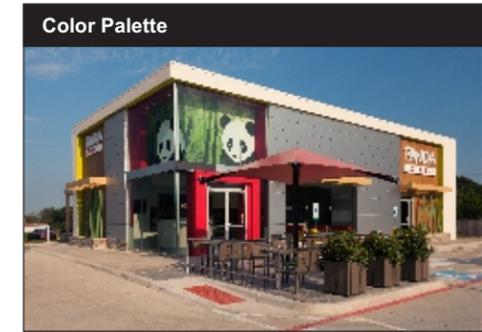
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**Rear Elevation**  
Scale: 1/8" = 1'-0"



Color Palette



Client Review Status	Notes	Date / Description	Project Information
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Name _____	_____	11/29/12 <sup>1</sup> New Site	<b>105th &amp; Memorial</b>
Title _____ Date _____	_____	01/11/13 <sup>2</sup> R2	<b>Tulsa, OK</b>
	_____	04/18/13 <sup>3</sup> R3	File <b>Tulsa, OK PANDA.177</b>
	_____	- <sup>4</sup> -	Sales <b>CB</b> Design <b>DE/BH/AV</b> PM <b>AR</b>

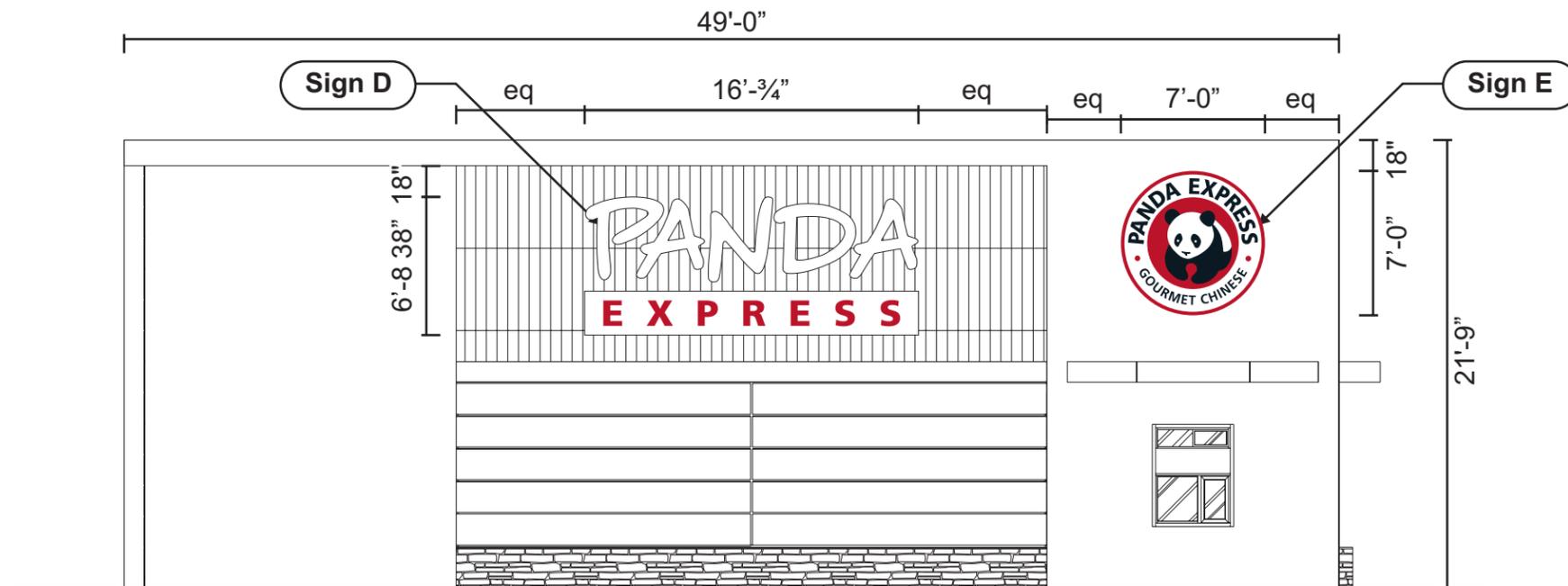
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Corporate Identity Programs  
Architectural Signage Division  
4100 Sheraton Court, Greensboro, NC 27410  
Phone 888-294-2007 Fax 336-294-4333  
*Because Image Is Everything™*

3 04/18/13

Sign D	Drive thru elevation		
Size	Height	Width	SF
4' stacked white letterset	6'-8 3/8"	16'-3/4"	108.22sf
Code allowance	3sf x 1ft of building frontage per elevation		

Sign E	Drive thru Elevation		
Size	Height	Width	SF
7' logo	7'	7'	49sf
Code allowance	3sf x 1ft of building frontage per elevation		



**Drive Thru Elevation**  
Scale: 1/8" = 1'-0"

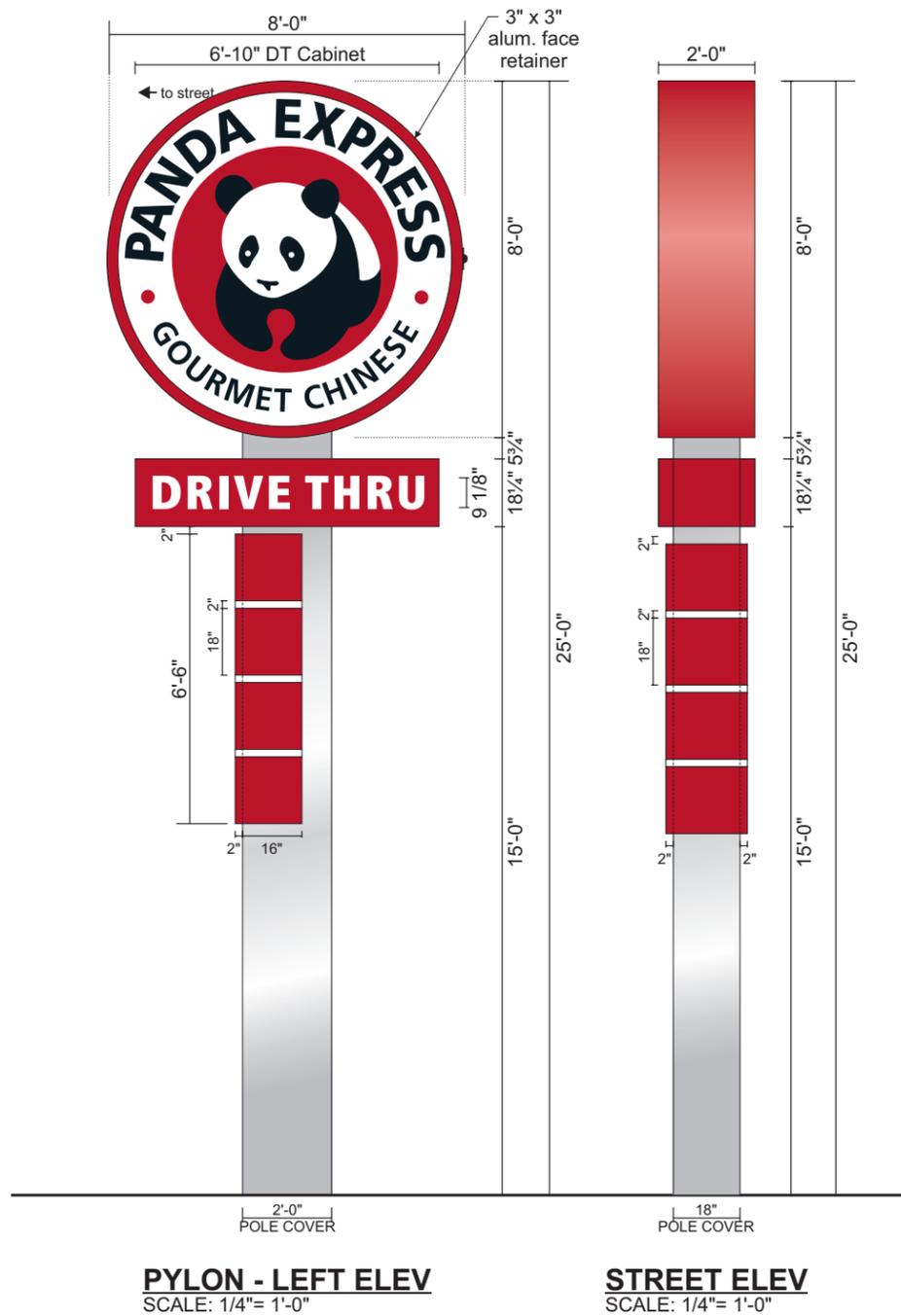


Client Review Status	Notes	Date / Description	Project Information
Allen Industries, Inc. requires that an " <input type="checkbox"/> Approved" drawing be obtained from the client prior to any production release or production release revision. <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Resubmit	-	11/16/12 Issue Date	Client <b>Panda Express</b>
Name _____		11/29/12 <input type="checkbox"/> New Site	105th & Memorial
Title _____		01/11/13 <input type="checkbox"/> R2	Tulsa, OK
		04/18/13 <input type="checkbox"/> R3	File <b>Tulsa, OK PANDA.177</b>
		- <input type="checkbox"/> -	Sales <b>CB</b> Design <b>DE/BH/AV</b> PM <b>AR</b>

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3 04/18/13



**A**  
**MAIN CABINET**  
 24"D FABRICATED CABINET WITH .090" CLADDING. LOGO DISC TO BE STANDARD CONSTRUCTION FLEX FACES ILLUMINATED WITH LED'S ON BAFFLES. ACCESS PANELS IN CABINET AS NECESSARY FOR INSTALL AND MAINTENANCE. EACH CABINET TO HAVE ELEC DISCONNECT SWITCH ON SAME SIDE FOR SERVICE.

**B**  
**MAIN CABINET GRAPHICS**  
**LOGO DISC:** 3M PANAGRAPHSICS III FLEX FACE WITH SURFACE APPLIED VINYL DECALS.  
**ILLUMINATION**  
 2'-0" CABINETS USE DOUBLE-SIDED LED MODULES ON ALUM. RAILS SUSPENDED ON A CENTRAL RAIL  
 4'-0" CABINETS USE VERTICALLY MOUNTED SINGLE-SIDED LED AREA LIGHTS SUSPENDED ON A CENTRAL RAIL

**C**  
**DECOR PANELS**  
 .063" ALUMINUM PANELS WITH REFLECTIVE WHITE VINYL STRIPING.  
**COLOR:**  
 PANDA RED, REFLECTIVE WHITE  
**POLE COVER**  
 FABRICATED .090" ALUMINUM.  
**COLOR:**  
 AKZO NOBEL BRUSHED ALUMINUM  
 25' and under OAH to Grade gets decor and pole cladding, over 25' OAH gets no cladding, brushed aluminum painted pole.

**D**  
**DRIVE THRU CABINETS**  
 .090" ALUMINUM FABRICATED CABINETS WITH .090" ALUM FACES; ROUTED AND BACKED GRAPHICS.  
**DRIVE THRU TEXT:** .177" SG 404 #7328 WHITE POLYCARBONATE.  
**ILLUMINATION**  
 SINGLE SIDED LED MODULES MOUNTED INSIDE BACK WALL OF 6" OR 10" DEEP CABINETS

**E**  
**FOOTING**  
 INSTALLATION TO BE AS PER ENGINEERED COMPUTATIONS PER SIGN LOCATION TO MEET ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.  
 ELECTRICAL SERVICE AND CONNECTION TO SIGN TO BE PROVIDED BY OTHERS. ELEC SERVICE TO MEET ALL STATE AND LOCAL BUILDING CODES

**LIGHT OUTPUT**  
 LIGHT OUTPUT TO BE MEASURED AFTER CONSTRUCTION / MIN MAX AGREEMENT  
**Project Colors:**  

 Panda Red (Custom Mix)  
 Brushed Aluminum Finish  
 White  
 Black

Sign F	Pylon		
Size	Height	Width	SF
8' logo	8'	8'	64sf
Code allowance	over all height 25ft not to exceed 2sf x 11' of property frontage		



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



**Client Review Status**

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

Approved  Approved as Noted  Revise & Resubmit

Name \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_

**Notes**

-

**Date / Description**

11/16/12 Issue Date  
 11/29/12 New Site  
 01/11/13 R2  
 04/18/13 R3  
 -

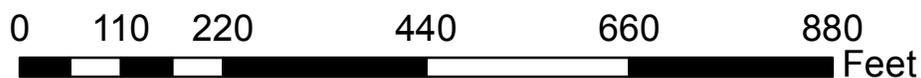
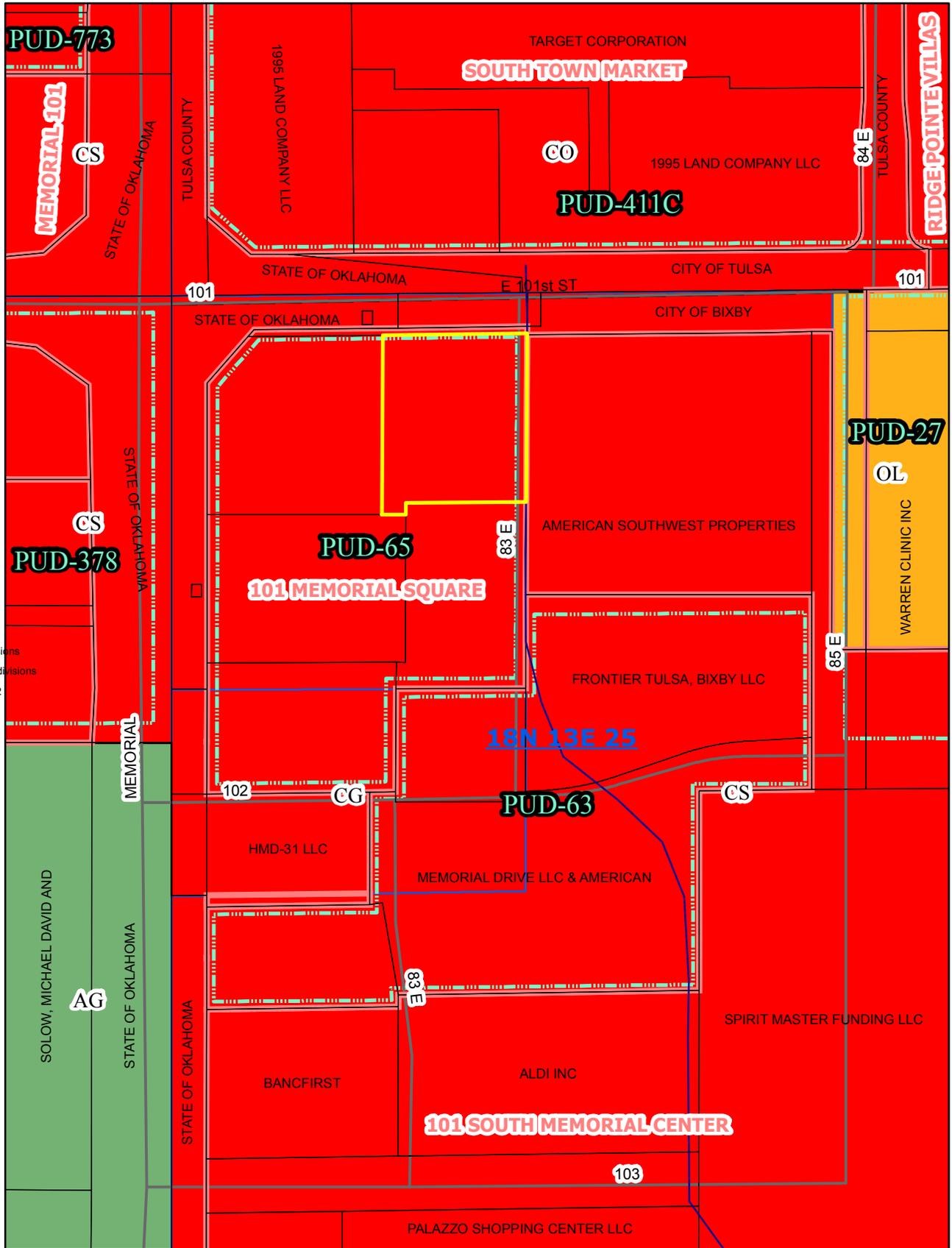
**Project Information**

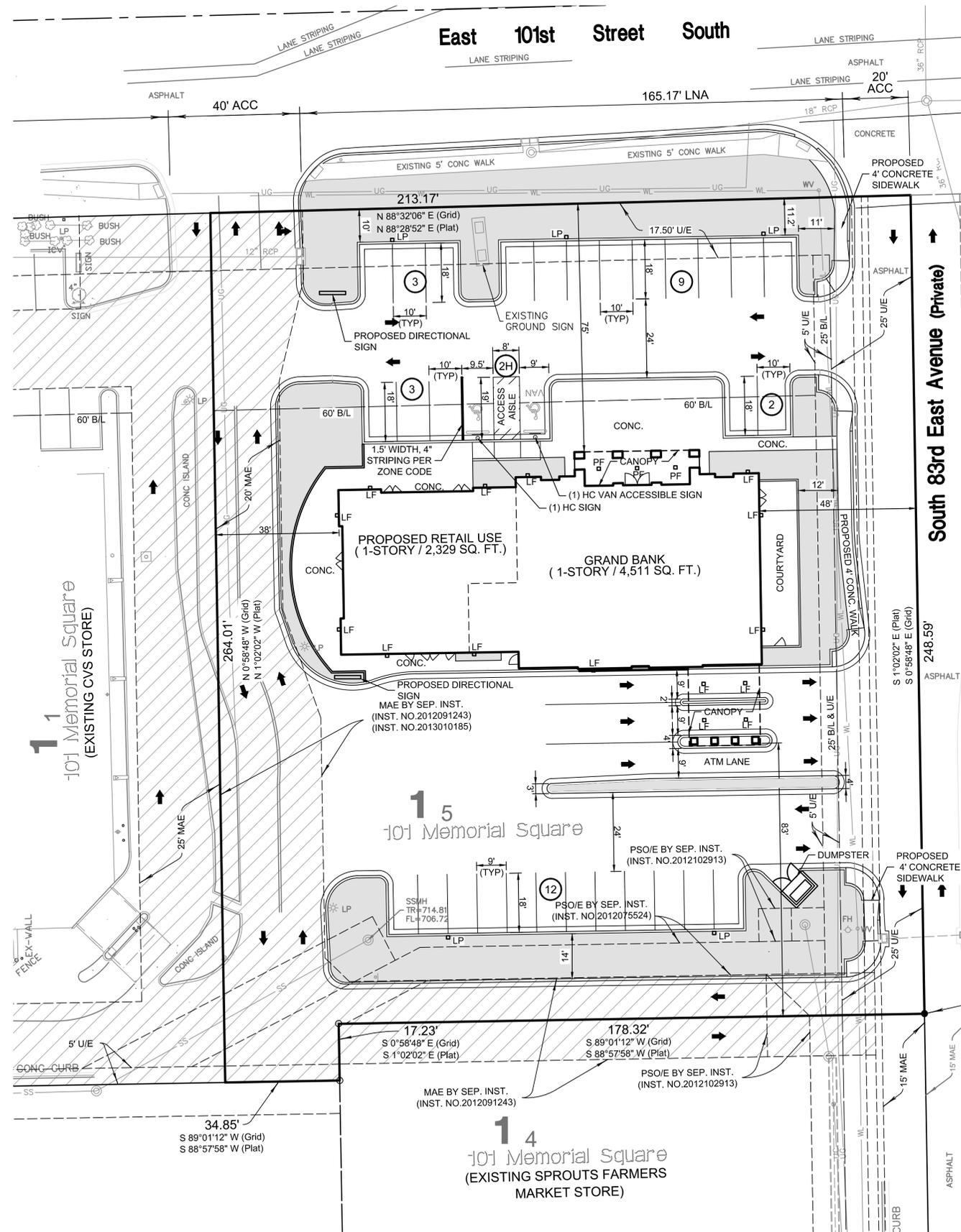
Client **Panda Express**  
**105th & Memorial**  
**Tulsa, OK**  
 File **Tulsa, OK PANDA.177**  
 Sales **CB** Design **DE/BH/AV PM AR**



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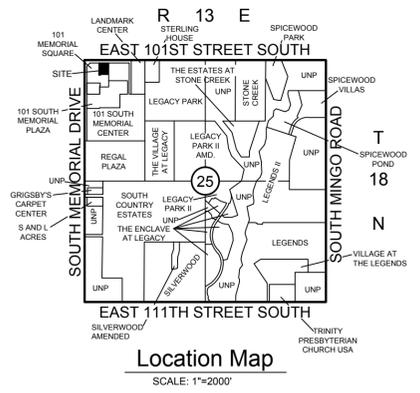
# BSP 2013-03 – Grand Bank – Sisemore, Weisz & Associates, Inc. (PUD 65)





**Legend**

- (8) PARKING STALL COUNTS
- B/L = BUILDING SETBACK LINE
- U/E = UTILITY EASEMENT
- MAE = MUTUAL ACCESS EASEMENT
- SW/E = SIDEWALK EASEMENT
- RCP = REINFORCED CONCRETE PIPE
- PSO/E = PUBLIC SERVICE COMPANY OF OKLAHOMA EASEMENT
- WL = WATER LINE
- WV = WATER VALVE
- OE = OVERHEAD ELECTRIC
- LP = LIGHT POLE
- LF = LIGHT FIXTURE (WALL MOUNT OR UNDER CANOPY)
- PF = LIGHT FIXTURE (PENDANT STYLE)
- UC = UNDERGROUND CABLE
- UG = UNDERGROUND GAS
- SSMH = SANITARY SEWER MANHOLE
- UTC = UNDERGROUND TELEPHONE
- FH = FIRE HYDRANT
- SS = SANITARY SEWER
- G = GAS LINE



**PUD 65-Detail Site Plan Land Area Summary & Development Standards**

**NET LAND AREA:**  
 (LOT 5, BLOCK 1, 101 MEMORIAL SQUARE);  
 1.23 AC. ( 53,399 SF)

**PERMITTED USES:**  
 THOSE USES PERMITTED AS A MATTER OF RIGHT IN THE CS COMMERCIAL SHOPPING DISTRICT, SUCH AS PROFESSIONAL AND MEDICAL OFFICES, RETAIL, RESTAURANTS, CONVENIENCE SERVICES AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES. (ACTUAL USES = FINANCIAL INSTITUTION, AND RETAIL BUILDING)

**MAXIMUM BUILDING FLOOR AREA:**  
 COMMERCIAL / OFFICE: NOT TO EXCEED 0.50 F.A.R. (ACTUAL F.A.R. = 0.128)

**MINIMUM LOT FRONTAGE:**  
 ALL LOTS ALONG ARTERIAL STREET FRONTAGE OR MUTUAL ACCESS EASEMENT: 150 FT. (ACTUAL = 213.17 FT. / E. 101ST ST. S.; 248.59 FT. / S. 83RD E. AVE.)

**MAXIMUM BUILDING HEIGHT:**  
 COMMERCIAL / OFFICE: 2 STORY (ACTUAL = 1 STORY)

**OFF-STREET PARKING:**  
 OFF-STREET PARKING SHALL BE PROVIDED AS REQUIRED BY THE APPLICABLE USE UNIT OF THE BIXBY ZONING CODE. EACH SPACE WILL BE A MINIMUM OF 9' WIDTH AND 18' IN DEPTH. THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR THE PROPOSED FINANCIAL INSTITUTION USE IS 16, BASED UPON THE 4,511 SF OF BUILDING FLOOR AREA AND PARKING SPACE REQUIREMENT OF 1 PARKING SPACE PER 300 SF OF BUILDING FLOOR AREA. THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR THE PROPOSED RETAIL USE IS 11, BASED UPON THE 2,329 SF OF BUILDING FLOOR AREA AND PARKING SPACE REQUIREMENT OF 1 PARKING SPACE PER 225 SF OF BUILDING FLOOR AREA (ACTUAL NUMBER OF PARKING SPACES PROPOSED FOR SITE = 31).

**MINIMUM BUILDING SETBACKS:**  
 FROM THE S. MEMORIAL DR. R/W: 70 FEET (ACTUAL = APPROX. 346 FT.)  
 FROM THE E. 101ST ST. S. R/W: 60 FEET (ACTUAL = 75 FT.)  
 FROM THE SOUTH BOUNDARY OF THE PUD: 40 FEET (ACTUAL = APPROX. 510 FT.)  
 FROM THE EAST BOUNDARY OF THE PUD: 25 FEET (ACTUAL = 48 FT.)  
 FROM INTERNAL SETBACKS / SIDE LOT LINES: 0 FT. (ACTUAL = 38 FT. FROM THE WEST SIDE LOT LINE)

**LANDSCAPING:**  
 IN ADDITION TO MEETING CITY OF BIXBY ZONING CODE REQUIREMENTS, EACH DETAILED LANDSCAPE PLAN FOR LOTS 3, 4 AND 5, BLOCK 1, 101 MEMORIAL SQUARE SHALL INCORPORATE INTO THEIR DESIGN A MINIMUM 7.5 FOOT LANDSCAPE AREA ADJACENT TO THE PERIMETER, EXCEPT AT LOCATIONS OF DRIVEWAY ACCESS. (ACTUAL = 10 FT. ADJACENT TO E. 101ST ST. S., AND AVERAGES 10 FT. IN WIDTH ADJACENT TO S. 83RD E. AVE. R/W).

**SIGNAGE:**  
 THE HEIGHT OF SIGNAGE IN THE SOUTH 150' OF 101 MEMORIAL SQUARE WILL BE DETERMINED AT THE TIME OF DETAIL SITE PLAN REVIEW. FOR THE REMAINDER OF THE PROPERTY, SIGNAGE SHALL BE LIMITED TO A HEIGHT OF 25 MEASURED AS DESCRIBED IN THE CITY OF BIXBY ZONING CODE. NO SIGN PERMITS SHALL BE ISSUED FOR SIGNS WITHIN 101 MEMORIAL SQUARE UNTIL A DETAIL SIGN PLAN HAS BEEN APPROVED BY THE BIXBY PLANNING COMMISSION.

**NOTE:** A DOUBLE-DISPLAY CABINET SIGN OF 25' IN HEIGHT WAS APPROVED (AS PART OF THE SPROUTS FARMERS MARKET PROJECT) NEAR THE NORTHERLY BOUNDARY OF THE GRAND BANK SITE (LOT 5, BLOCK 1). THIS SIGN HAS BEEN CONSTRUCTED AS SHOWN ON THIS PLAN AND SHALL ADVERTISE FOR THE GRAND BANK, AS WELL AS THE SPROUTS FARMERS MARKET STORE LOCATED IMMEDIATELY SOUTH OF THE GRAND BANK SITE.

**LIGHTING:**  
 LIGHTING USED TO ILLUMINATE 101 MEMORIAL SQUARE SHALL BE A MAXIMUM HEIGHT OF 20 FEET. ALL LIGHTING SHALL BE ARRANGED TO SHIELD AND DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. (ACTUAL SITE LIGHTING PLAN MEETS THESE REQUIREMENTS AS SHOWN UPON THE SITE LIGHTING PLAN INCLUDED UNDER THIS APPLICATION).

**TRASH, MECHANICAL AND EQUIPMENT AREAS:**  
 ALL TRASH, MECHANICAL AND EQUIPMENT AREAS (EXCLUDING UTILITY SERVICE TRANSFORMERS, PEDESTALS OR EQUIPMENT PROVIDED BY FRANCHISE UTILITY PROVIDER), INCLUDING BUILDING MOUNTED SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY PERSON STANDING AT GROUND LEVEL. (ACTUAL SCREENING HAS BEEN PROVIDED PER THESE REQUIREMENTS).

**NOTES:**

1. PROJECT LANDSCAPING, LIGHTING AND SIGNAGE PLAN DOCUMENTATION (BY OTHERS) INCLUDED WITHIN THIS DETAIL SITE PLAN APPLICATION SUBMITTAL.

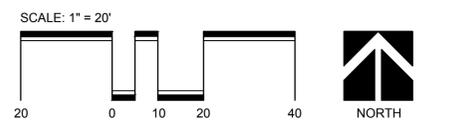
**DETAIL SITE PLAN DSP-1**  
**Grand Bank**

WORK ORDER: 17098 FILE NUMBER: 1813.2540 DRAWING DATE: 4/22/13

OWNER:  
 GRAND BANK  
 4200 E. SKELLY DR. SUITE 200  
 TULSA, OK 74135

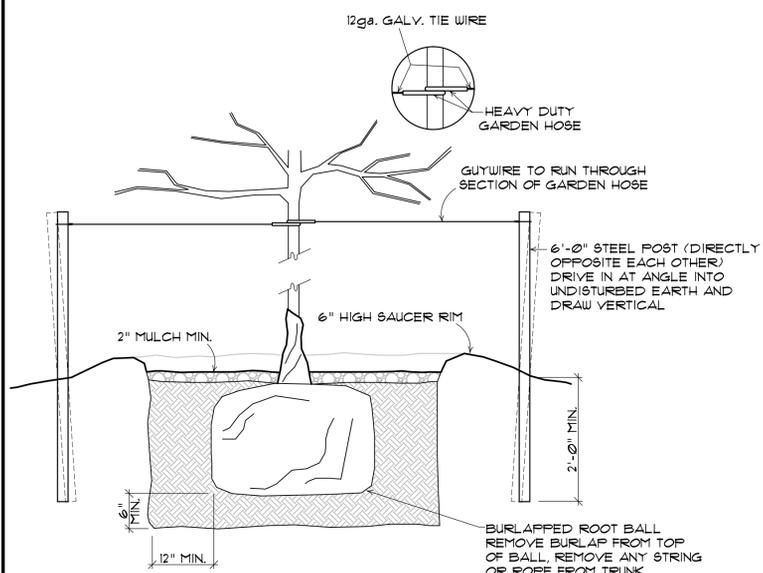
**Sisemore Weisz & Associates, Inc.**  
 6111 EAST 32ND PLACE  
 TULSA, OKLAHOMA 74135  
 C.A. NO. 2421  
 PHONE (918) 666-3600  
 FAX (918) 666-8668  
 EXP. DATE 6/30/15

CIVIL ENGINEER:  
 Sisemore Weisz & Associates, Inc.  
 6111 East 32nd Place  
 Tulsa, Oklahoma 74135



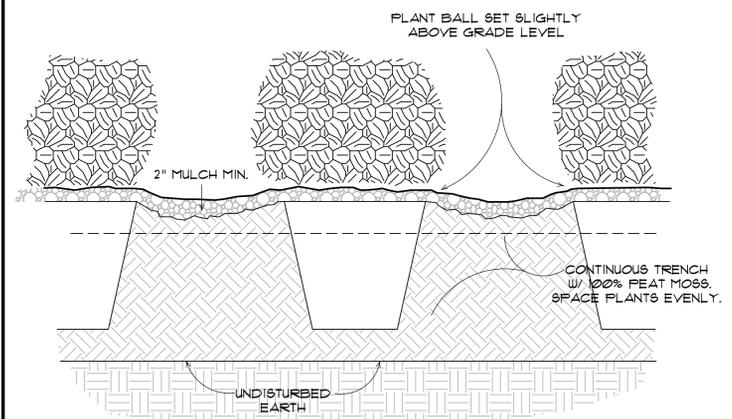
K:\17098\Enh\17098D01\_SITPLAN.dwg SITE PLAN Apr 22, 2013 - 2:51:48pm SISEMORE WEISZ & ASSOCIATES, INC. 2012





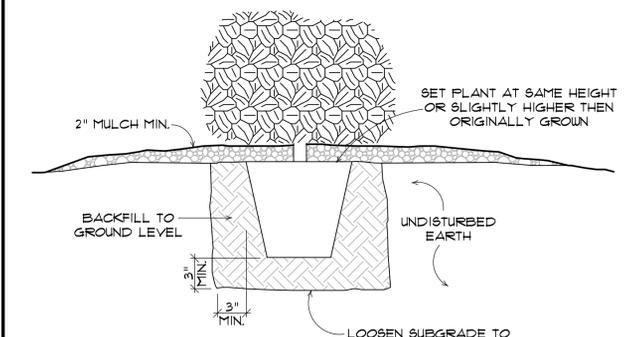
NOTE: APPROVE SUBSTITUTIONS ON GUYING TREES W/ LANDSCAPE ARCHITECT

**A DECIDUOUS TREE PLANTING**  
SCALE: 3/4"=1'-0"



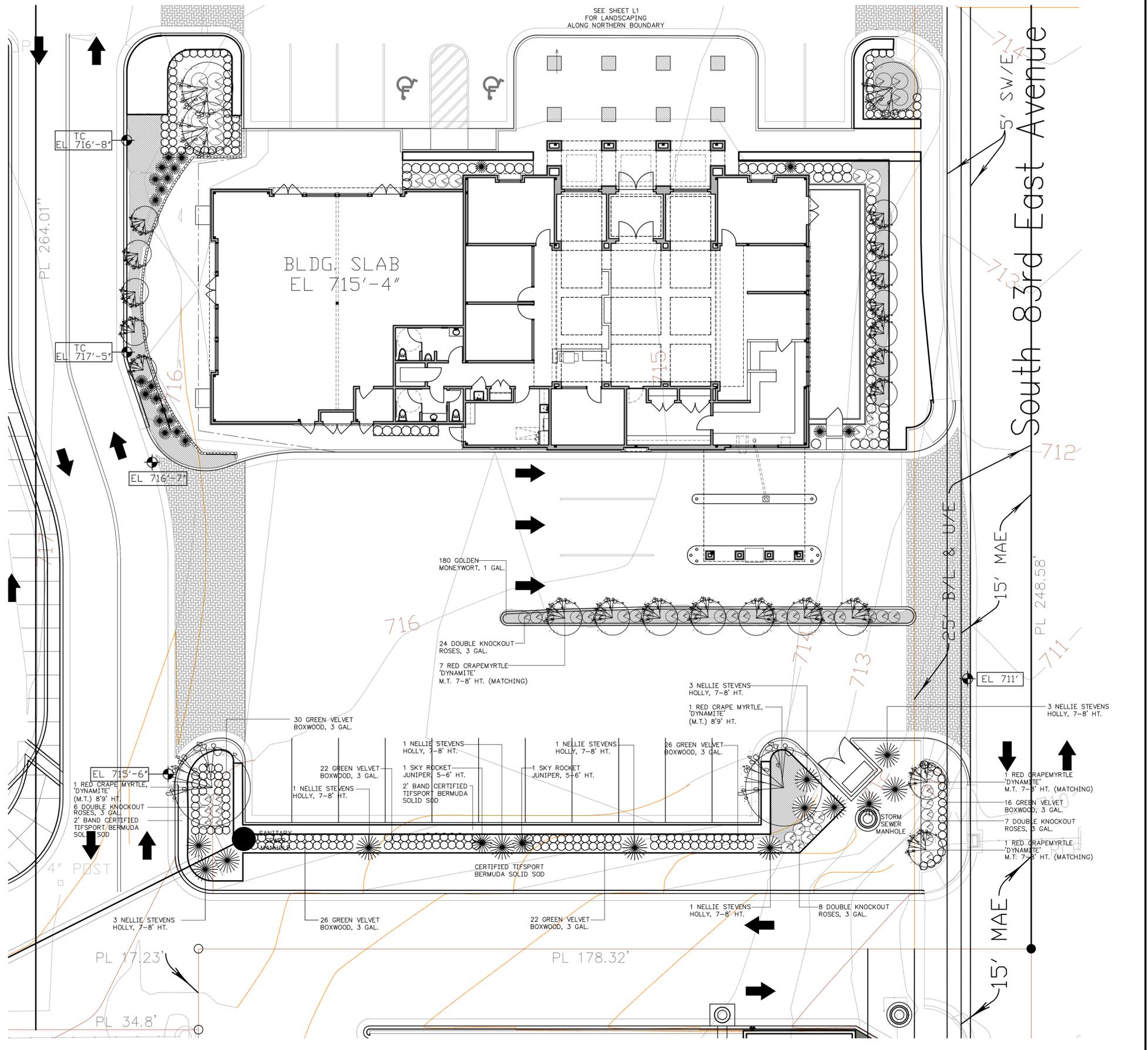
NOTE: WATER IN THOROUGHLY SCAR ROOTS BEFORE PLANTING FERTILIZE PLANT MATERIALS AT RATE RECOMMENDED BY MANUFACTURER

**A AZALEA PLANTING**  
SCALE: 1 1/2"=1'-0"



NOTE: WATER IN THOROUGHLY

**A CONTAINER SHRUBS**  
SCALE: 1 1/2"=1'-0"

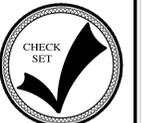


**A LANDSCAPE PLAN (SOUTHERN PORTION)**  
SCALE: 3/32"=1'-0"



**JA**  
THE PURCHASER OF THESE PLANS IS HEREBY LICENSED TO CONSTRUCT ONE HOUSE FROM THESE PLANS. ARNOLD ENTERPRISES IS THE OWNER OF THE HOUSE DESIGN ILLUSTRATED IN THESE DRAWINGS AND RESERVES ITS RIGHTS TO THESE PLANS. THESE PLANS MAY NOT BE USED AGAIN, REPRODUCED, SOLD OR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN PERMISSION OF ARNOLD ENTERPRISES. THE PURCHASER OF THESE PLANS ASSUMES ALL LIABILITY FOR ANY VIOLATION OF ANY APPLICABLE LOCAL, STATE OR FEDERAL LAWS, ORDINANCES AND ALL GOVERNING CODES, ORDINANCES AND COVENANTS HAVING JURISDICTION OVER THE SITE OF CONSTRUCTION AND DETERMINING ANY MODIFICATIONS NECESSARY TO MEET ACTUAL SITE CONDITIONS. IF CHANGES OR MODIFICATIONS ARE NECESSARY OR DESIRED, ONLY PERSONS QUALIFIED TO MAKE SUCH CHANGES SHOULD BE CONSULTED (I.E., PROFESSIONAL ENGINEER, ARCHITECT, BUILDING DESIGNER OR BUILDING CONTRACTOR). ARNOLD ENTERPRISES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THESE PLANS.

A NEW BANK BUILDING FOR:  
**GRAND BANK**  
ADDRESS

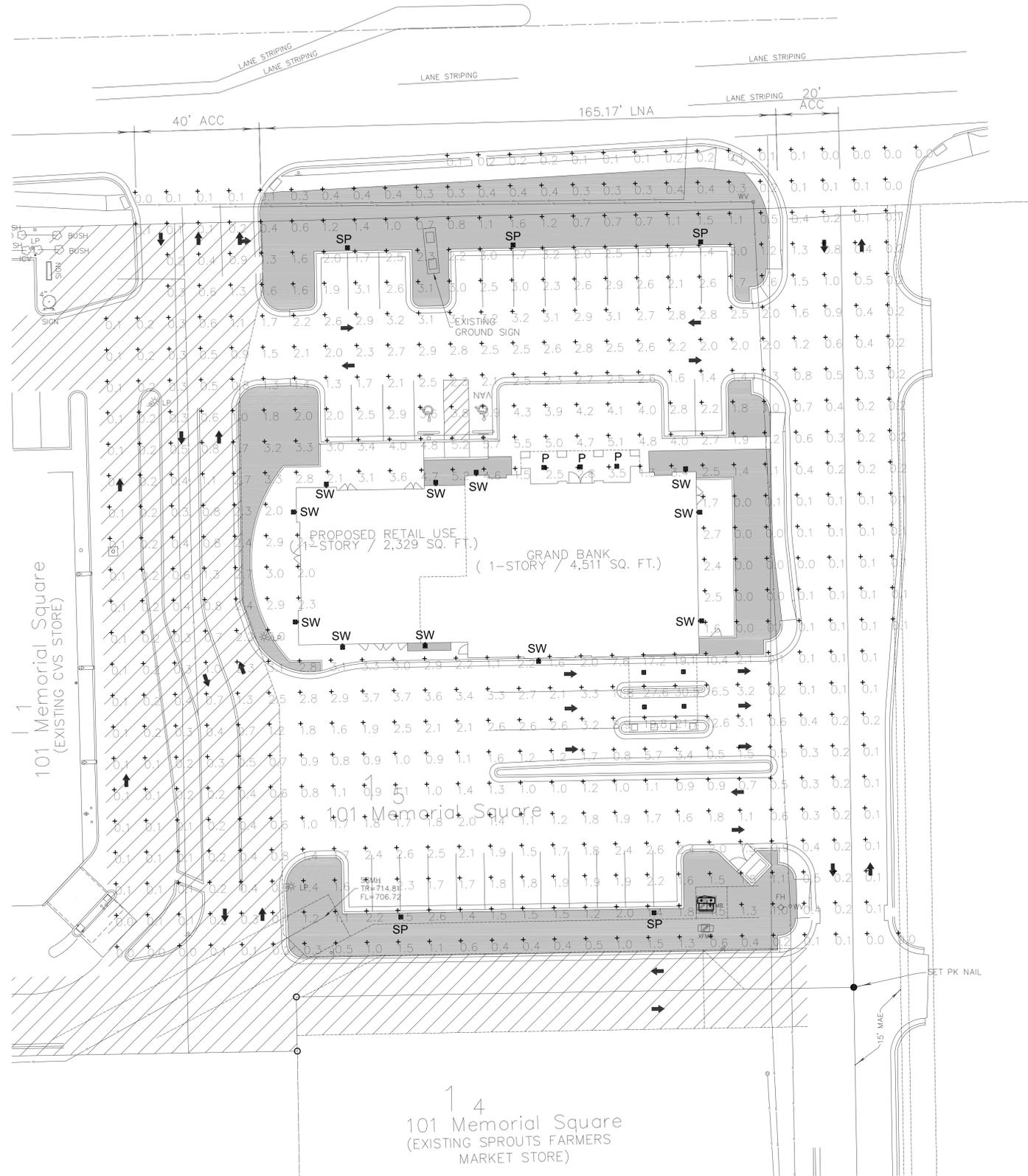


NOT FOR CONSTRUCTION  
DATE: 4/19/2013  
JOB NO.: JOB  
DRAWN BY: DRAWN  
REVISED:

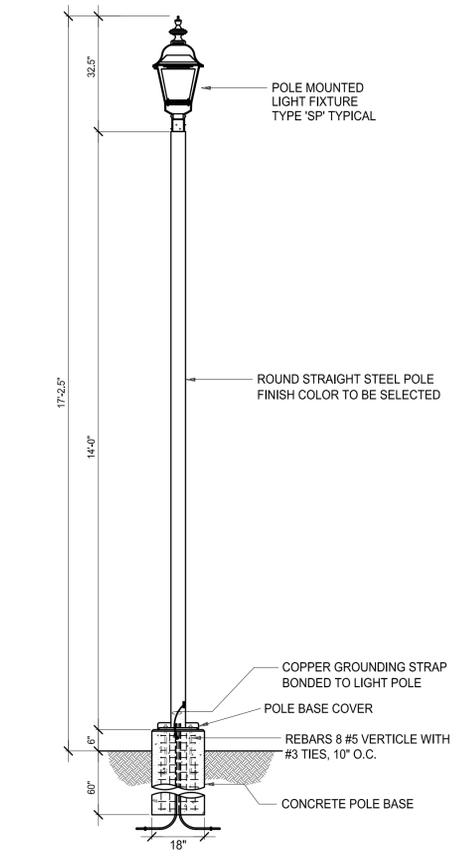
ARCHITECTURAL RESOURCES by  
**JACKARNOLD**  
7310 South Yale • Tulsa, Oklahoma 74136 • 1-918-494-2730 • www.jackarnold.com

Sheet:  
**L2**

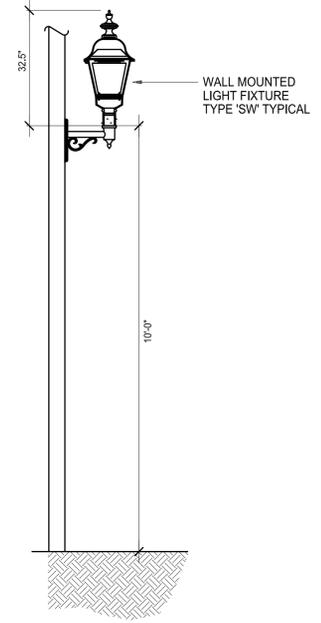
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**A SITE LIGHTING PLAN**  
SCALE: 1" = 20'-0"



**B POLE MOUNTED FIXTURE DETAIL**  
SCALE: 1/4"=1'-0"



**C WALL MOUNTED FIXTURE DETAIL**  
SCALE: 1/4"=1'-0"

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A NEW BANK BUILDING FOR:  
**GRAND BANK**  
 ADDRESS

DATE: 4/19/2013  
 JOB NO.: JOB  
 DRAWN BY: C.H.  
 REVISED:

ARCHITECTURAL RESOURCES by  
**JACKARNOLD**  
 7310 South Yale • Tulsa, Oklahoma 74126 • 1-918-494-2730 • www.jackarnold.com

**FLYNT & KALLENBERGER**  
 Consulting Engineers

1800 South Elm Place, Suite 200  
 Broken Arrow, Oklahoma 74012  
 (918) 258-6890 Office • (918) 258-6895 Fax  
 Oklahoma C.A. 50 (Renewal Date 06.30.2014)

Sheet:  
**SL2**

EXTERIOR LIGHTING FIXTURE SCHEDULE									
TYPE	QTY	MANUFACTURER	MODEL NUMBER	APPROVED		MOUNTING	FINISH	VOLT	REMARKS
				ALTERNATE MFGRS.	LAMPS				
				QTY.	REF.				
P	3	BEACON	TRA30/AS/24G-60-UNV/DIR55/PM/SWT/****	1	L9	PENDANT	T.B.D.	120	DECORATIVE EXTERIOR LED PENDANT W/ DUAL CHAIN SUSPENSION.
SP	5	BEACON	TRA30/AS/60G-150-UNV/DIR4/PT/SWT/****	1	L8	POLE	T.B.D.	120	DECORATIVE EXTERIOR LED POST TOP W/ VAN4(S or F)/14/4M/TN/**** POLE
SW	11	BEACON	TRA30/AS/24G-60-UNV/DIR4/PT/SWT/****	1	L9	WALL	T.B.D.	120	DECORATIVE EXTERIOR LED WALL MOUNT W/ AA-56/W/A/T/**** WALL BRACKET

LAMP SCHEDULE	
MARK	DESCRIPTION
L8	150W LED ARRAY 8700 LUMEN 5100K
L9	60W LED ARRAY 3800 LUMEN 5100K

**BEACON PRODUCTS** **TRA30 (LED) (formerly AL-05530)** 30" Traditional Luminaire rev 05/16/2016 [C]  
 Weight: 35.0 lbs | EPA: 2.60kwh

**Project Information**  
 Name / Location: GRAND BANK  
 Type / Quantity: SP /  
 Sold to:  
 PO#:

**Approvals**

**Perspective**

**Luminaire Details**

**Style Options**  
 Shown with LED direct

Ordering Example:  
 TRA30 / AC / LED80-120 / T5R / 1PF / PM / NF / BB

TRA30 / A C / 60G-150 - UNV / DIR4 / / PT / SWT / TO BE SELECTED

Lens Material	60G-150 LED array	DIR2 direct type II	PM pendant mount	SS Finish
60G-150 LED array	DIR3 direct type II	PT post top	BB Black	
60G-150 LED array	DIR4 direct type IV	DIR2 direct type II	BR Bronze	
60G-150 LED array	DIR5 direct type V	DIR3 direct type II	CH Chrome	
60G-150 LED array	DIR6 direct type VI	DIR4 direct type IV	WH White	
60G-150 LED array	DIR7 direct type VII	DIR5 direct type V	GR Gray	
60G-150 LED array	DIR8 direct type VIII	DIR6 direct type VI	BL Black	
60G-150 LED array	DIR9 direct type IX	DIR7 direct type VII	SL Silver	
60G-150 LED array	DIR10 direct type X	DIR8 direct type VIII	AL Anodized	
60G-150 LED array	DIR11 direct type XI	DIR9 direct type IX	PT Polished	
60G-150 LED array	DIR12 direct type XII	DIR10 direct type X	PT Polished	
60G-150 LED array	DIR13 direct type XIII	DIR11 direct type XI	PT Polished	
60G-150 LED array	DIR14 direct type XIV	DIR12 direct type XII	PT Polished	
60G-150 LED array	DIR15 direct type XV	DIR13 direct type XIII	PT Polished	
60G-150 LED array	DIR16 direct type XVI	DIR14 direct type XIV	PT Polished	
60G-150 LED array	DIR17 direct type XVII	DIR15 direct type XV	PT Polished	
60G-150 LED array	DIR18 direct type XVIII	DIR16 direct type XVI	PT Polished	
60G-150 LED array	DIR19 direct type XIX	DIR17 direct type XVII	PT Polished	
60G-150 LED array	DIR20 direct type XX	DIR18 direct type XVIII	PT Polished	
60G-150 LED array	DIR21 direct type XXI	DIR19 direct type XIX	PT Polished	
60G-150 LED array	DIR22 direct type XXII	DIR20 direct type XX	PT Polished	
60G-150 LED array	DIR23 direct type XXIII	DIR21 direct type XXI	PT Polished	
60G-150 LED array	DIR24 direct type XXIV	DIR22 direct type XXII	PT Polished	
60G-150 LED array	DIR25 direct type XXV	DIR23 direct type XXIII	PT Polished	
60G-150 LED array	DIR26 direct type XXVI	DIR24 direct type XXIV	PT Polished	
60G-150 LED array	DIR27 direct type XXVII	DIR25 direct type XXV	PT Polished	
60G-150 LED array	DIR28 direct type XXVIII	DIR26 direct type XXVI	PT Polished	
60G-150 LED array	DIR29 direct type XXIX	DIR27 direct type XXVII	PT Polished	
60G-150 LED array	DIR30 direct type XXX	DIR28 direct type XXVIII	PT Polished	
60G-150 LED array	DIR31 direct type XXXI	DIR29 direct type XXIX	PT Polished	
60G-150 LED array	DIR32 direct type XXXII	DIR30 direct type XXX	PT Polished	
60G-150 LED array	DIR33 direct type XXXIII	DIR31 direct type XXXI	PT Polished	
60G-150 LED array	DIR34 direct type XXXIV	DIR32 direct type XXXII	PT Polished	
60G-150 LED array	DIR35 direct type XXXV	DIR33 direct type XXXIII	PT Polished	
60G-150 LED array	DIR36 direct type XXXVI	DIR34 direct type XXXIV	PT Polished	
60G-150 LED array	DIR37 direct type XXXVII	DIR35 direct type XXXV	PT Polished	
60G-150 LED array	DIR38 direct type XXXVIII	DIR36 direct type XXXVI	PT Polished	
60G-150 LED array	DIR39 direct type XXXIX	DIR37 direct type XXXVII	PT Polished	
60G-150 LED array	DIR40 direct type XXXX	DIR38 direct type XXXVIII	PT Polished	
60G-150 LED array	DIR41 direct type XXXXI	DIR39 direct type XXXIX	PT Polished	
60G-150 LED array	DIR42 direct type XXXXII	DIR40 direct type XXXX	PT Polished	
60G-150 LED array	DIR43 direct type XXXXIII	DIR41 direct type XXXXI	PT Polished	
60G-150 LED array	DIR44 direct type XXXXIV	DIR42 direct type XXXXII	PT Polished	
60G-150 LED array	DIR45 direct type XXXXV	DIR43 direct type XXXXIII	PT Polished	
60G-150 LED array	DIR46 direct type XXXXVI	DIR44 direct type XXXXIV	PT Polished	
60G-150 LED array	DIR47 direct type XXXXVII	DIR45 direct type XXXXV	PT Polished	
60G-150 LED array	DIR48 direct type XXXXVIII	DIR46 direct type XXXXVI	PT Polished	
60G-150 LED array	DIR49 direct type XXXXIX	DIR47 direct type XXXXVII	PT Polished	
60G-150 LED array	DIR50 direct type XXXXX	DIR48 direct type XXXXVIII	PT Polished	
60G-150 LED array	DIR51 direct type XXXXXI	DIR49 direct type XXXXIX	PT Polished	
60G-150 LED array	DIR52 direct type XXXXXII	DIR50 direct type XXXXX	PT Polished	
60G-150 LED array	DIR53 direct type XXXXXIII	DIR51 direct type XXXXXI	PT Polished	
60G-150 LED array	DIR54 direct type XXXXXIV	DIR52 direct type XXXXXII	PT Polished	
60G-150 LED array	DIR55 direct type XXXXXV	DIR53 direct type XXXXXIII	PT Polished	
60G-150 LED array	DIR56 direct type XXXXXVI	DIR54 direct type XXXXXIV	PT Polished	
60G-150 LED array	DIR57 direct type XXXXXVII	DIR55 direct type XXXXXV	PT Polished	
60G-150 LED array	DIR58 direct type XXXXXVIII	DIR56 direct type XXXXXVI	PT Polished	
60G-150 LED array	DIR59 direct type XXXXXIX	DIR57 direct type XXXXXVII	PT Polished	
60G-150 LED array	DIR60 direct type XXXXXX	DIR58 direct type XXXXXVIII	PT Polished	
60G-150 LED array	DIR61 direct type XXXXXI	DIR59 direct type XXXXXIX	PT Polished	
60G-150 LED array	DIR62 direct type XXXXXII	DIR60 direct type XXXXXX	PT Polished	
60G-150 LED array	DIR63 direct type XXXXXIII	DIR61 direct type XXXXXI	PT Polished	
60G-150 LED array	DIR64 direct type XXXXXIV	DIR62 direct type XXXXXII	PT Polished	
60G-150 LED array	DIR65 direct type XXXXXV	DIR63 direct type XXXXXIII	PT Polished	
60G-150 LED array	DIR66 direct type XXXXXVI	DIR64 direct type XXXXXIV	PT Polished	
60G-150 LED array	DIR67 direct type XXXXXVII	DIR65 direct type XXXXXV	PT Polished	
60G-150 LED array	DIR68 direct type XXXXXVIII	DIR66 direct type XXXXXVI	PT Polished	
60G-150 LED array	DIR69 direct type XXXXXIX	DIR67 direct type XXXXXVII	PT Polished	
60G-150 LED array	DIR70 direct type XXXXXX	DIR68 direct type XXXXXVIII	PT Polished	
60G-150 LED array	DIR71 direct type XXXXXI	DIR69 direct type XXXXXIX	PT Polished	
60G-150 LED array	DIR72 direct type XXXXXII	DIR70 direct type XXXXXX	PT Polished	
60G-150 LED array	DIR73 direct type XXXXXIII	DIR71 direct type XXXXXI	PT Polished	
60G-150 LED array	DIR74 direct type XXXXXIV	DIR72 direct type XXXXXII	PT Polished	
60G-150 LED array	DIR75 direct type XXXXXV	DIR73 direct type XXXXXIII	PT Polished	
60G-150 LED array	DIR76 direct type XXXXXVI	DIR74 direct type XXXXXIV	PT Polished	
60G-150 LED array	DIR77 direct type XXXXXVII	DIR75 direct type XXXXXV	PT Polished	
60G-150 LED array	DIR78 direct type XXXXXVIII	DIR76 direct type XXXXXVI	PT Polished	
60G-150 LED array	DIR79 direct type XXXXXIX	DIR77 direct type XXXXXVII	PT Polished	
60G-150 LED array	DIR80 direct type XXXXXX	DIR78 direct type XXXXXVIII	PT Polished	
60G-150 LED array	DIR81 direct type XXXXXI	DIR79 direct type XXXXXIX	PT Polished	
60G-150 LED array	DIR82 direct type XXXXXII	DIR80 direct type XXXXXX	PT Polished	
60G-150 LED array	DIR83 direct type XXXXXIII	DIR81 direct type XXXXXI	PT Polished	
60G-150 LED array	DIR84 direct type XXXXXIV	DIR82 direct type XXXXXII	PT Polished	
60G-150 LED array	DIR85 direct type XXXXXV	DIR83 direct type XXXXXIII	PT Polished	
60G-150 LED array	DIR86 direct type XXXXXVI	DIR84 direct type XXXXXIV	PT Polished	
60G-150 LED array	DIR87 direct type XXXXXVII	DIR85 direct type XXXXXV	PT Polished	
60G-150 LED array	DIR88 direct type XXXXXVIII	DIR86 direct type XXXXXVI	PT Polished	
60G-150 LED array	DIR89 direct type XXXXXIX	DIR87 direct type XXXXXVII	PT Polished	
60G-150 LED array	DIR90 direct type XXXXXX	DIR88 direct type XXXXXVIII	PT Polished	
60G-150 LED array	DIR91 direct type XXXXXI	DIR89 direct type XXXXXIX	PT Polished	
60G-150 LED array	DIR92 direct type XXXXXII	DIR90 direct type XXXXXX	PT Polished	
60G-150 LED array	DIR93 direct type XXXXXIII	DIR91 direct type XXXXXI	PT Polished	
60G-150 LED array	DIR94 direct type XXXXXIV	DIR92 direct type XXXXXII	PT Polished	
60G-150 LED array	DIR95 direct type XXXXXV	DIR93 direct type XXXXXIII	PT Polished	
60G-150 LED array	DIR96 direct type XXXXXVI	DIR94 direct type XXXXXIV	PT Polished	
60G-150 LED array	DIR97 direct type XXXXXVII	DIR95 direct type XXXXXV	PT Polished	
60G-150 LED array	DIR98 direct type XXXXXVIII	DIR96 direct type XXXXXVI	PT Polished	
60G-150 LED array	DIR99 direct type XXXXXIX	DIR97 direct type XXXXXVII	PT Polished	
60G-150 LED array	DIR100 direct type XXXXXX	DIR98 direct type XXXXXVIII	PT Polished	

2041 58th Avenue Circle East | Bradenton, FL 34203 | PH: 941.755.6694 | FX: 941.751.5535 | www.beaconproducts.com

**BEACON PRODUCTS** **TRA30 (LED) (formerly AL-05530)** 30" Traditional Luminaire rev 05/16/2016 [C]  
 Weight: 35.0 lbs | EPA: 2.60kwh

**Project Information**  
 Name / Location: GRAND BANK  
 Type / Quantity: SW /  
 Sold to:  
 PO#:

**Approvals**

**Perspective**

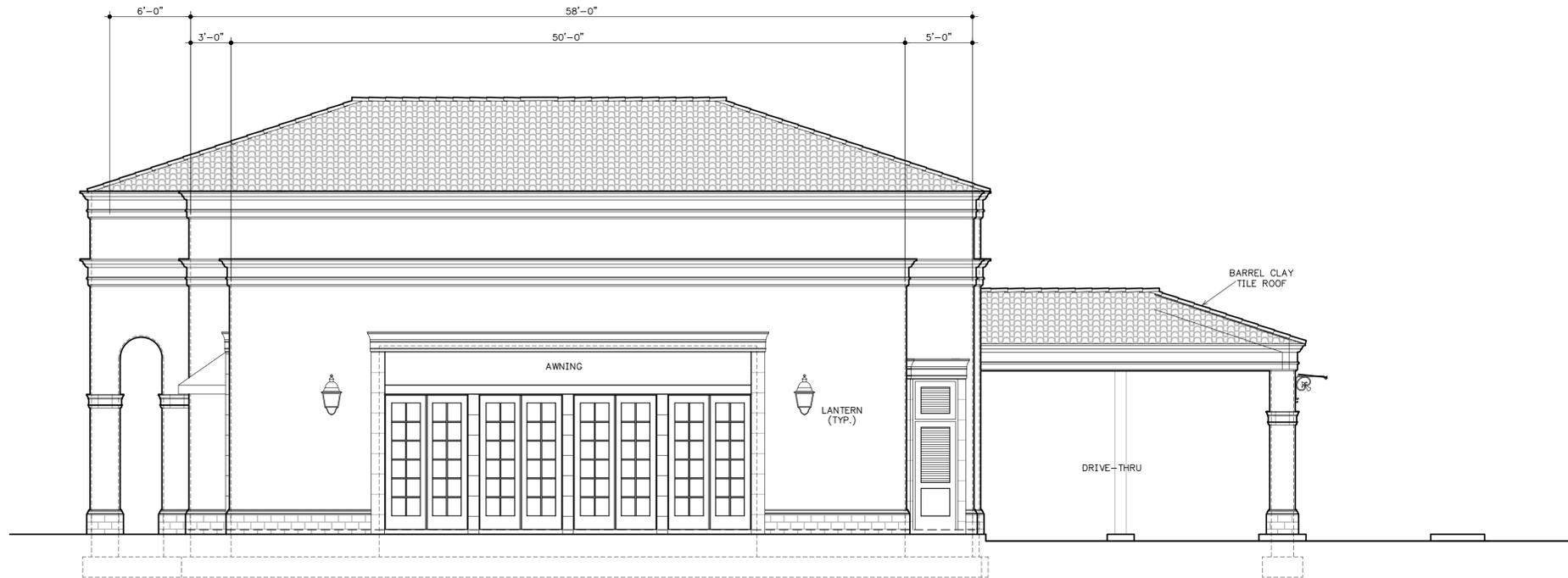
**Luminaire Details**

**Style Options**  
 Shown with LED direct

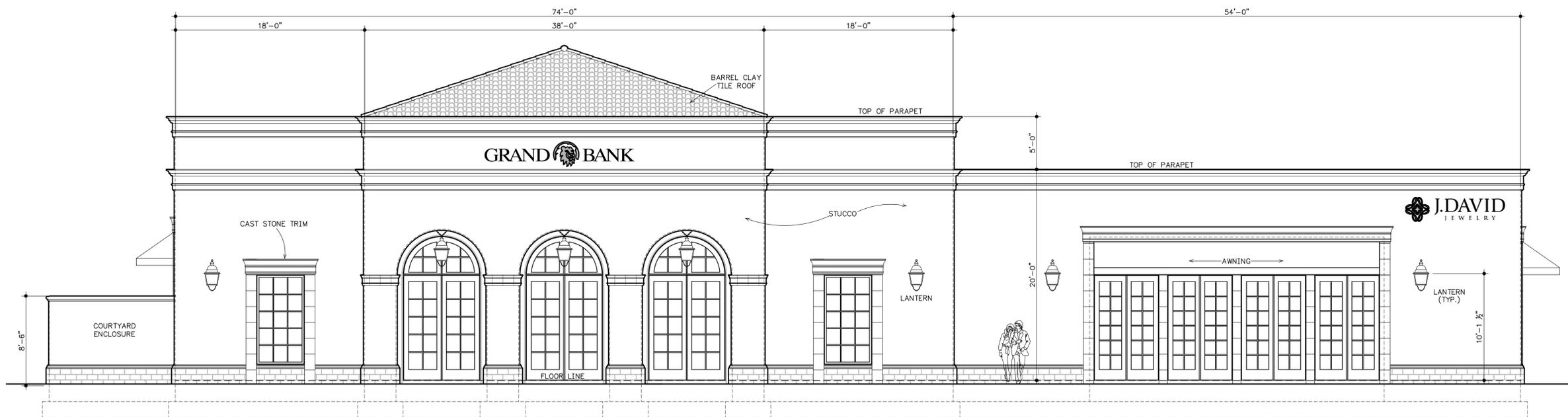
Ordering Example:  
 TRA30 / AC / LED80-120 / T5R / 1PF / PM / NF / BB

TRA30 / A C / 24G-60 - UNV / DIR4 / / PT / SWT / TO BE SELECTED

Lens Material	24G-60 LED array	DIR2 direct type II	PM pendant mount	SS Finish
24G-60 LED array	DIR3 direct type II	PT post top	BB Black	
24G-60 LED array	DIR4 direct type IV	DIR2 direct type II	BR Bronze	
24G-60 LED array	DIR5 direct type V	DIR3 direct type II	CH Chrome	
24G-60 LED array	DIR6 direct type VI	DIR4 direct type IV	WH White	
24G-60 LED array	DIR7 direct type VII	DIR5 direct type V	GR Gray	
24G-60 LED array	DIR8 direct type VIII	DIR6 direct type VI	BL Black	
24G-60 LED array	DIR9 direct type IX	DIR7 direct type VII	SL Silver	
24G-60 LED array	DIR10 direct type X	DIR8 direct type VIII	AL Anodized	
24G-60 LED array	DIR11 direct type XI	DIR9 direct type IX	PT Polished	
24G-60 LED array	DIR12 direct type XII	DIR10 direct type X	PT Polished	
24G-60 LED array	DIR13 direct type XIII	DIR11 direct type XI	PT Polished	
24G-60 LED array	DIR14 direct type XIV	DIR12 direct type XII	PT Polished	
24G-60 LED array	DIR15 direct type XV	DIR13 direct type XIII	PT Polished	
24G-60 LED array	DIR16 direct type XVI	DIR14 direct type XIV	PT Polished	
24G-60 LED array	DIR17 direct type XVII	DIR15 direct type XV	PT Polished	
24G-60 LED array	DIR18 direct type XVIII	DIR16 direct type XVI	PT Polished	
24G-60 LED array	DIR19 direct type XIX	DIR17 direct type XVII	PT Polished	
24G-60 LED array	DIR20 direct type XX	DIR18 direct type XVIII	PT Polished	
24G-60 LED array	DIR21 direct type XXI	DIR19 direct type XIX	PT Polished	
24G-60 LED array	DIR22 direct type XXII	DIR20 direct type XX	PT Polished	
24G-60 LED array	DIR23 direct type XXIII	DIR21 direct type XXI	PT Polished	
24G-60 LED array	DIR24 direct type XXIV	DIR22 direct type XXII	PT Polished	
24G-60 LED array	DIR25 direct type XXV	DIR23 direct type XXIII	PT Polished	
24G-60 LED array	DIR26 direct type XXVI	DIR24 direct type XXIV	PT Polished	
24G-60 LED array	DIR27 direct type XXVII	DIR25 direct type XXV	PT Polished	
24G-60 LED array	DIR28 direct type XXVIII	DIR26 direct type XXVI	PT Polished	
24G-60 LED array	DIR29 direct type XXIX	DIR27 direct type XXVII	PT Polished	
24G-60 LED array	DIR30 direct type XXX	DIR28 direct type XXVIII	PT Polished	
24G-60 LED array	DIR31 direct type XXXI	DIR29 direct type XXIX	PT Polished	
24G-60 LED array	DIR32 direct type XXXII	DIR30 direct type XXX	PT Polished	
24G-60 LED array	DIR33 direct type XXXIII	DIR31 direct type XXXI	PT Polished	
24G-60 LED array	DIR34 direct type XXXIV	DIR32 direct type XXXII	PT Polished	
24G-60 LED array	DIR35 direct type XXXV	DIR33 direct type XXXIII	PT Polished	
24G-60 LED array	DIR36 direct type XXXVI	DIR34 direct type XXXIV	PT Polished	
24G-60 LED array	DIR37 direct type XXXVII	DIR35 direct type XXXV	PT Polished	
24G-60 LED array	DIR38 direct type XXXVIII	DIR36 direct type XXXVI	PT Polished	
24G-60 LED array	DIR39 direct type XXXIX	DIR37 direct type XXXVII	PT Polished	
24G-60 LED array	DIR40 direct type XXXX	DIR38 direct type XXXVIII	PT Polished	
24G-60 LED array	DIR41 direct type XXXXI	DIR39 direct type XXXIX	PT Polished	
24G-60 LED array	DIR42 direct type XXXXII	DIR40 direct type XXXX	PT Polished	
24G-60 LED array	DIR43 direct type XXXXIII	DIR41 direct type XXXXI	PT Polished	
24G-60 LED array	DIR44 direct type XXXXIV	DIR42 direct type XXXXII	PT Polished	
24G-60 LED array	DIR45 direct type XXXXV	DIR43 direct type XXXXIII	PT Polished	
24G-60 LED array	DIR46 direct type XXXXVI	DIR44 direct type XXXXIV	PT Polished	
24G-60 LED array	DIR47 direct type XXXXVII	DIR45 direct type XXXXV	PT Polished	
24G-60 LED array	DIR48 direct type XXXXVIII	DIR46 direct type XXXXVI	PT Polished	
24G-60 LED array	DIR49 direct type XXXXIX	DIR47 direct type XXXXVII	PT Polished	
24G-60 LED array	DIR50 direct type XXXXXX	DIR48 direct type XXXXVIII	PT Polished	
24G-60 LED array	DIR51 direct type XXXXXI	DIR49 direct type XXXXXIX	PT Polished	
24G-60 LED array	DIR52 direct type XXXXXII	DIR50 direct type XXXXXX	PT Polished	
24G-60 LED array	DIR53 direct type XXXXXIII	DIR51 direct type XXXXXI	PT Polished	
24G-60 LED array	DIR54 direct type XXXXXIV	DIR52 direct type XXXXXII	PT Polished	
24G-60 LED array	DIR55 direct type XXXXXV	DIR53 direct type XXXXXIII	PT Polished	
24G-60 LED array	DIR56 direct type XXXXXVI	DIR54 direct type XXXXXIV	PT Polished	
24G-60 LED array	DIR57 direct type XXXXXVII	DIR55 direct type XXXXXV	PT Polished	
24G-60 LED array	DIR58 direct type XXXXXVIII	DIR56 direct type XXXXXVI	PT Polished	
24G-60 LED array	DIR59 direct type XXXXXIX	DIR57 direct type XXXXXVII	PT Polished	
24G-60 LED array	DIR60 direct type XXXXXX	DIR58 direct type XXXXXVIII	PT Polished	
24G-60 LED array	DIR61 direct type XXXXXI	DIR59 direct type XXXXXIX	PT Polished	
24G-60 LED array	DIR62 direct type XXXXXII	DIR60 direct type XXXXXX	PT Polished	
24G-60 LED array	DIR63 direct type XXXXXIII	DIR61 direct type XXXXXI	PT Polished	
24G-60 LED array	DIR64 direct type XXXXXIV	DIR62 direct type XXXXXII	PT Polished	
24G-60 LED array	DIR65 direct type XXXXXV	DIR63 direct type XXXXXIII	PT Polished	
24G-60 LED array	DIR66 direct type XXXXXVI	DIR64 direct type XXXXXIV	PT Polished	
24G-60 LED array	DIR67 direct type XXXXXVII	DIR65 direct type XXXXXV	PT Polished	
24G-60 LED array	DIR68 direct type XXXXXVIII	DIR66 direct type XXXXXVI	PT Polished	
24G-60 LED array	DIR69 direct type XXXXXIX	DIR67 direct type XXXXXVII	PT Polished	
24G-60 LED array	DIR70 direct type XXXXXX	DIR68 direct type XXXXXVIII	PT Polished	
24G-60 LED array	DIR71 direct type XXXXXI	DIR69 direct type XXXXXIX	PT Polished	
24G-60 LED array	DIR72 direct type XXXXXII	DIR70 direct type XXXXXX	PT Polished	
24G-60 LED array	DIR73 direct type XXXXXIII	DIR71 direct type XXXXXI	PT Polished	
24G-60 LED array	DIR74 direct type XXXXXIV	DIR72 direct type XXXXXII	PT Polished	
24G-60 LED array	DIR75 direct type XXXXXV	DIR73 direct type XXXXXIII	PT Polished	
24G-60 LED array	DIR76 direct type XXXXXVI	DIR74 direct type XXXXXIV	PT Polished	
24G-60 LED array	DIR77 direct type XXXXXVII	DIR75 direct type XXXXXV	PT Polished	
24G-60 LED array	DIR78 direct type XXXXXVIII	DIR76 direct type XXXXXVI	PT Polished	
24G-60 LED array				



**B RIGHT (WEST) ELEVATION**  
SCALE: 3/16"=1'-0"



**A FRONT (NORTH) ELEVATION**  
SCALE: 3/16"=1'-0"

A NEW BANK BUILDING FOR:

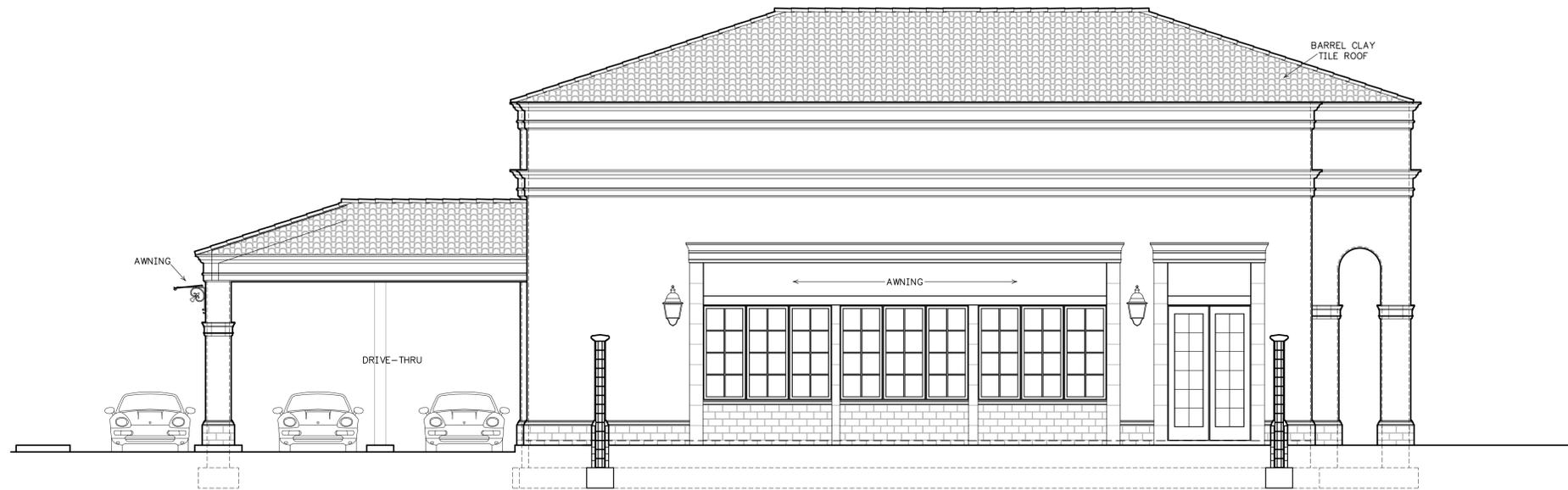
**GRAND BANK**  
ADDRESS



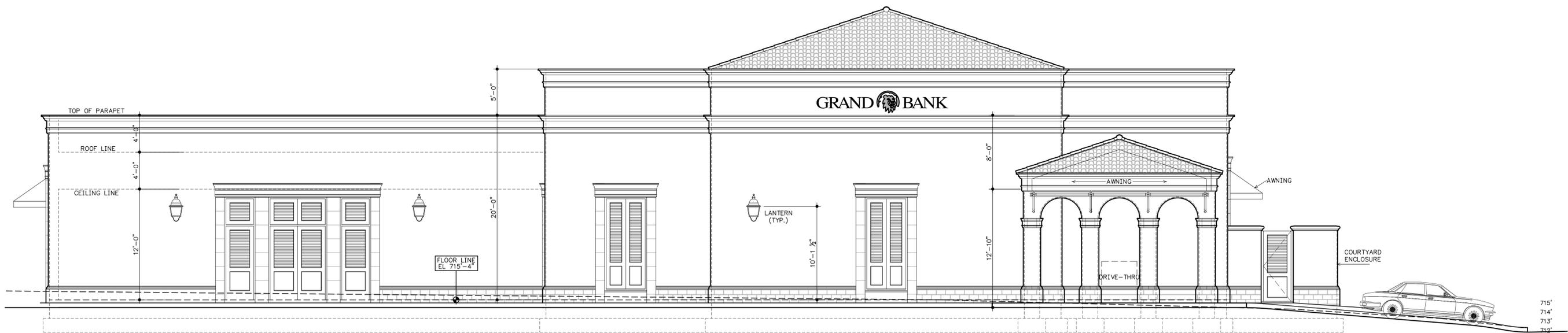
NOT FOR CONSTRUCTION  
DATE: 4/19/2013  
JOB NO.: JOB  
DRAWN BY: DRAWN  
REVISED:

ARCHITECTURAL RESOURCES by  
**JACKARNOLD**  
7310 South Yale • Tulsa, Oklahoma 74136 • 1-918-494-2730 • www.jackarnold.com

Sheet:  
**A6**

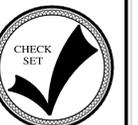


**(B) LEFT (EAST) ELEVATION**  
SCALE: 3/16"=1'-0"



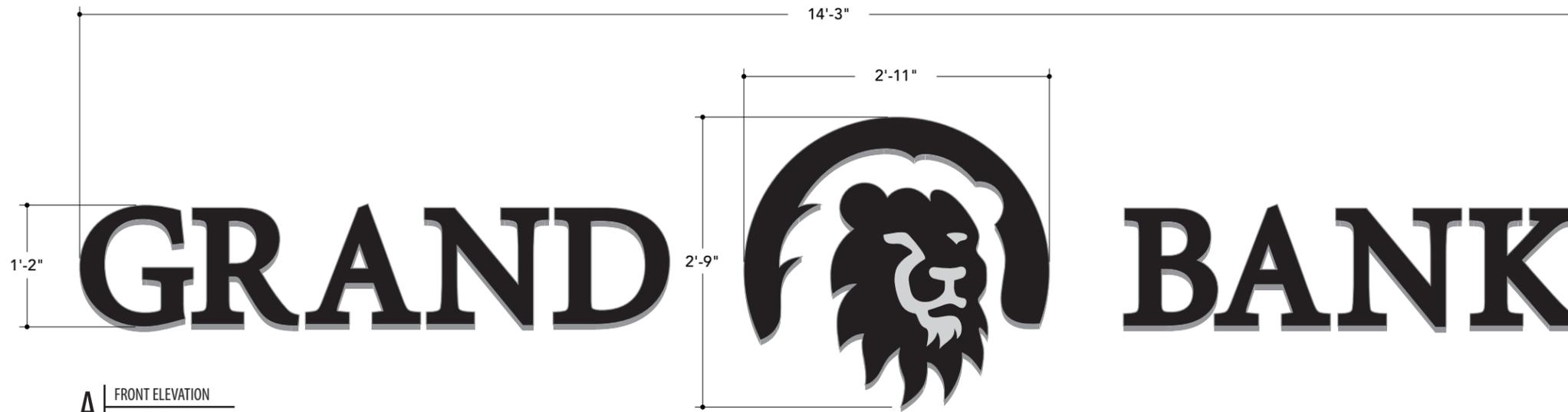
**(A) REAR (SOUTH) ELEVATION**  
SCALE: 3/16"=1'-0"

A NEW BANK BUILDING FOR:  
**GRAND BANK**  
ADDRESS



NOT FOR CONSTRUCTION  
DATE: 4/19/2013  
JOB NO.: JOB  
DRAWN BY: DRAWN  
REVISED:

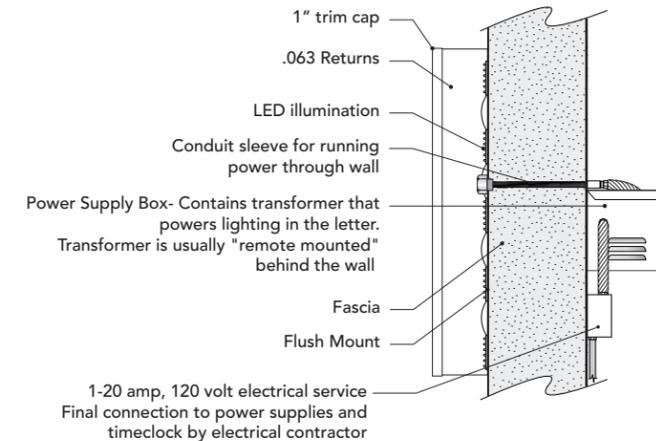
ARCHITECTURAL RESOURCES by  
**JACKARNOLD**  
7310 South Yale • Tulsa, Oklahoma 74136 • 1-918-494-2730 • www.jackarnold.com



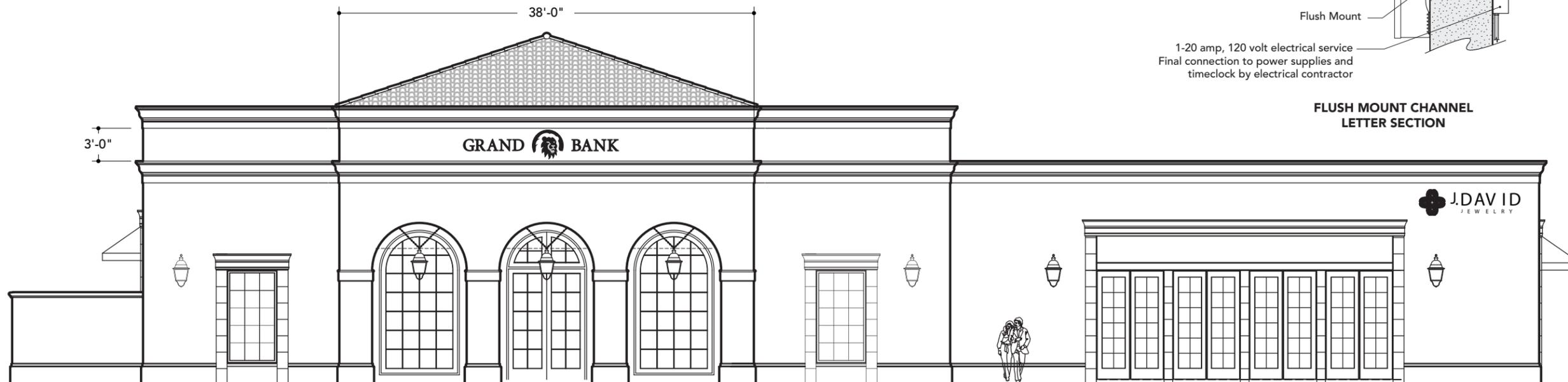
**A** FRONT ELEVATION  
scale: 3/4" = 1'-0"

Manufacture and install

.040 p/f white aluminum with 5" returns and .063 white backs.  
(returns paint silver metallic)  
3/16" white acrylic faces with perforated black vinyl overlay  
1" silver trimcap.  
White LED illumination.



FLUSH MOUNT CHANNEL LETTER SECTION



scale: 3/32" = 1'-0"

These drawings are the exclusive property of Claude Neon Federal Signs, Inc. and are the result of original work by its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans, or to purchase from CNF, signage manufactured in accordance to these plans. Distribution or exhibition of these plans to others is expressly forbidden. © 2012 CNF Signs

1225 North Lansing Avenue  
Tulsa, Oklahoma 74106  
ph: 918.587.7171  
fax: 918.587.7176  
web: cnfsigns.com

I hereby give my approval to proceed with fabrication of the signage depicted in these drawings in order to meet the project deadline in a timely fashion. I understand that any changes (additions, deletions, or modifications) to the fundamental structure, underlying design, or the specific features of this signage may result in slippage of the completion date, additional resource requirements or additional cost.

Approved as shown  Approved as noted

X  
Client Name \_\_\_\_\_  
Date \_\_\_\_\_

PROJECT/CLIENT NAME:  
**GRAND BANK**

LOCATION:  
101ST & S. MEMORIAL  
TULSA, OK  
ACCOUNT EXECUTIVE:  
JAMES ADDAIR

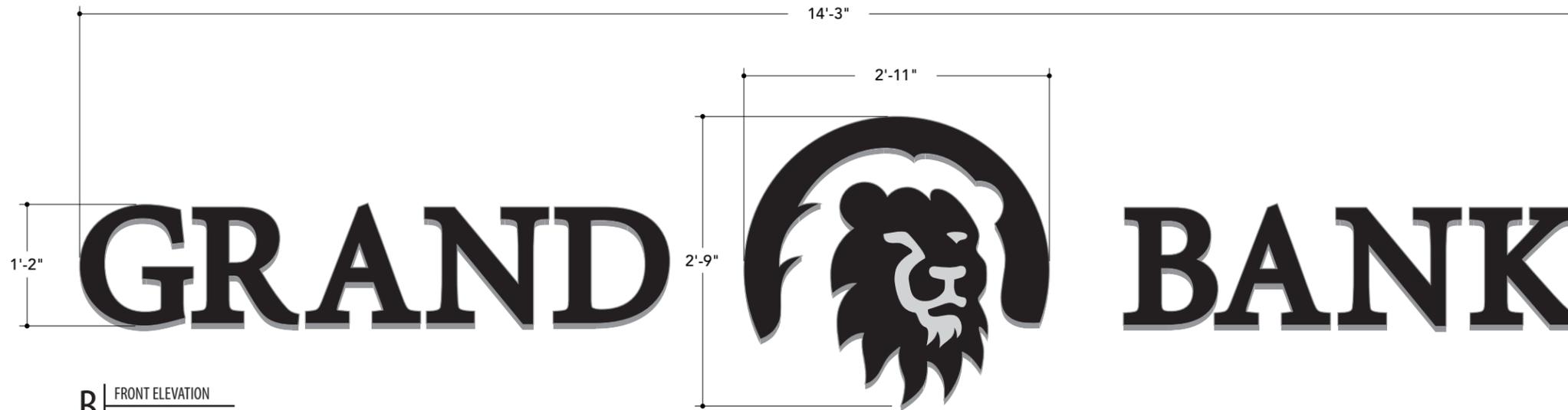
DESIGNER:  
WADE SANDERS  
DATE OF ORIGINAL DWG:  
APRIL 16, 2013

REVISION HISTORY:  
04.16.13 REVIEW

SHOP USE ONLY:	WORK ORDER #:	DUE DATE:
	DEPT: METAL FAB	PAINT: NEON
	COPY: RUT/VINYL	

SIGN TYPE/DESCRIPTION:  
CHANNEL LETTERS W/  
LOGO CABINET

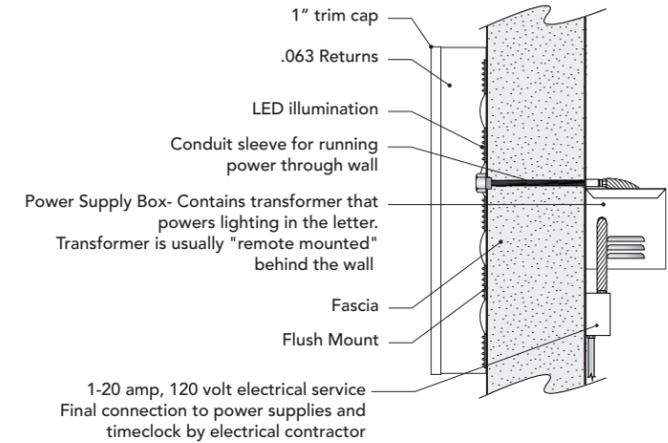
SHEET NAME:  
**ST-1.0**



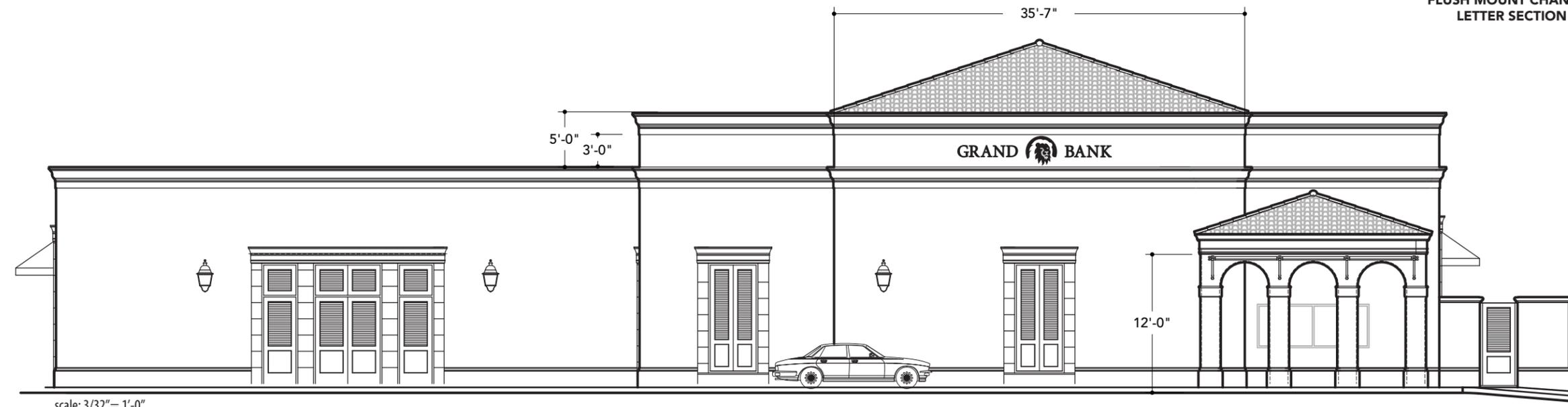
**B** FRONT ELEVATION  
 scale: 3/4" = 1'-0"

**Manufacture and install**

.040 p/f white aluminum with 5" returns and .063 white backs.  
 (returns paint silver metallic)  
 3/16" white acrylic faces with perforated black vinyl overlay  
 1" silver trimcap.  
 White LED illumination.



**FLUSH MOUNT CHANNEL LETTER SECTION**



scale: 3/32" = 1'-0"

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**CNF Signs**  
 CLAUDE NEON FEDERAL SIGNS  
 1225 North Lansing Avenue  
 Tulsa, Oklahoma 74106  
 ph: 918.587.7171  
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 web: cnfsigns.com

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Approved as shown  Approved as noted

X Client Name \_\_\_\_\_  
 Date \_\_\_\_\_

PROJECT/CLIENT NAME:  
**GRAND BANK**

LOCATION:  
 101ST & S. MEMORIAL  
 TULSA, OK  
 ACCOUNT EXECUTIVE:  
 JAMES ADDAIR

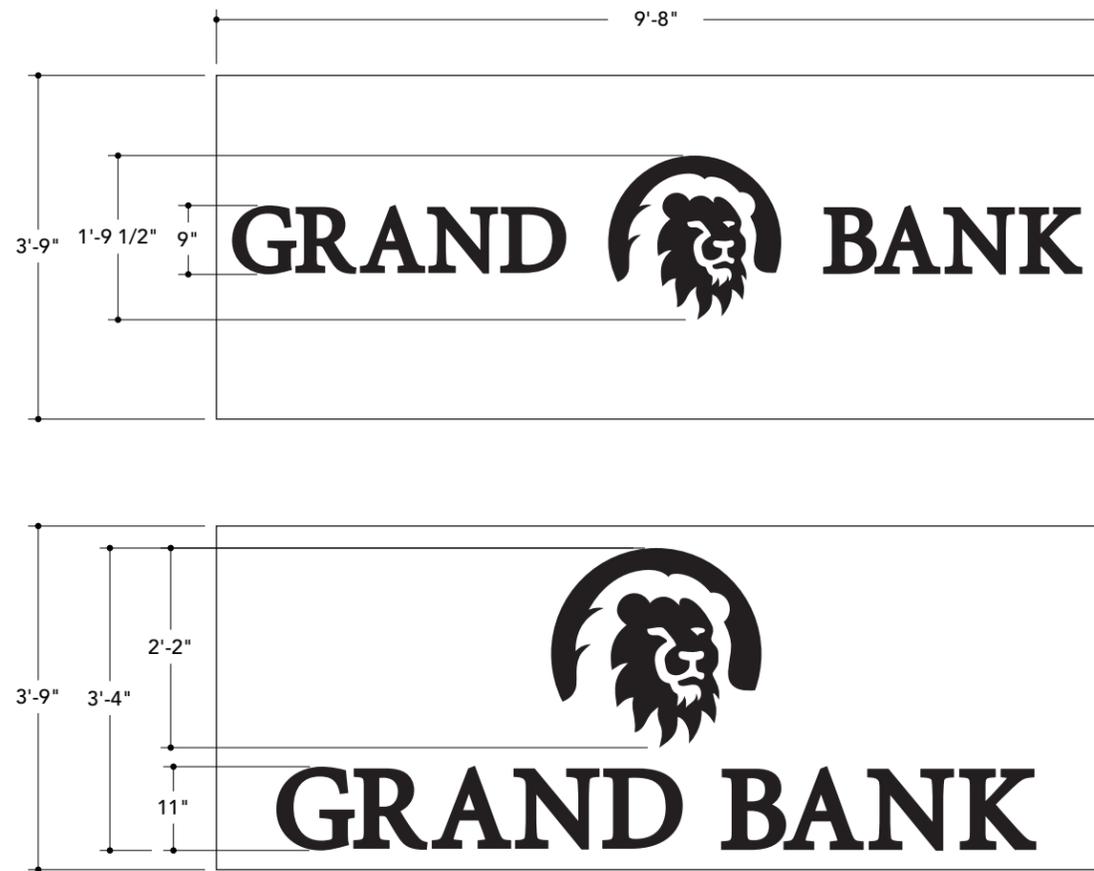
DESIGNER:  
 WADE SANDERS  
 DATE OF ORIGINAL DWG:  
 APRIL 16, 2013

REVISION HISTORY:  
 04.16.13 REVIEW

SHOP USE ONLY: WORK ORDER #: DEPT COPY:	METAL FAB	PAINT	FINAL ASSEMBLY
	ROUT/VINYL	NEON	INSTALLATION

SIGN TYPE/DESCRIPTION:  
 CHANNEL LETTERS W/  
 LOGO CABINET

SHEET NAME:  
**ST-2.0**



**D** ELEVATION  
scale: 1/2" = 1'-0"

Manufacture and install black vinyl graphics to existing pylon acrylic inserts.  
**(x4)**



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

**Layout options for two identical pylon signs**

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**CNF**  
CLAUDE NEON FEDERAL SIGNS  
1225 North Lansing Avenue  
Tulsa, Oklahoma 74106  
ph: 918.587.7171  
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Approved as shown  Approved as noted  
X Client Name \_\_\_\_\_  
Date \_\_\_\_\_

PROJECT/CLIENT NAME:  
**GRAND BANK**

LOCATION:  
101ST & S. MEMORIAL  
TULSA, OK  
ACCOUNT EXECUTIVE:  
JAMES ADDAIR

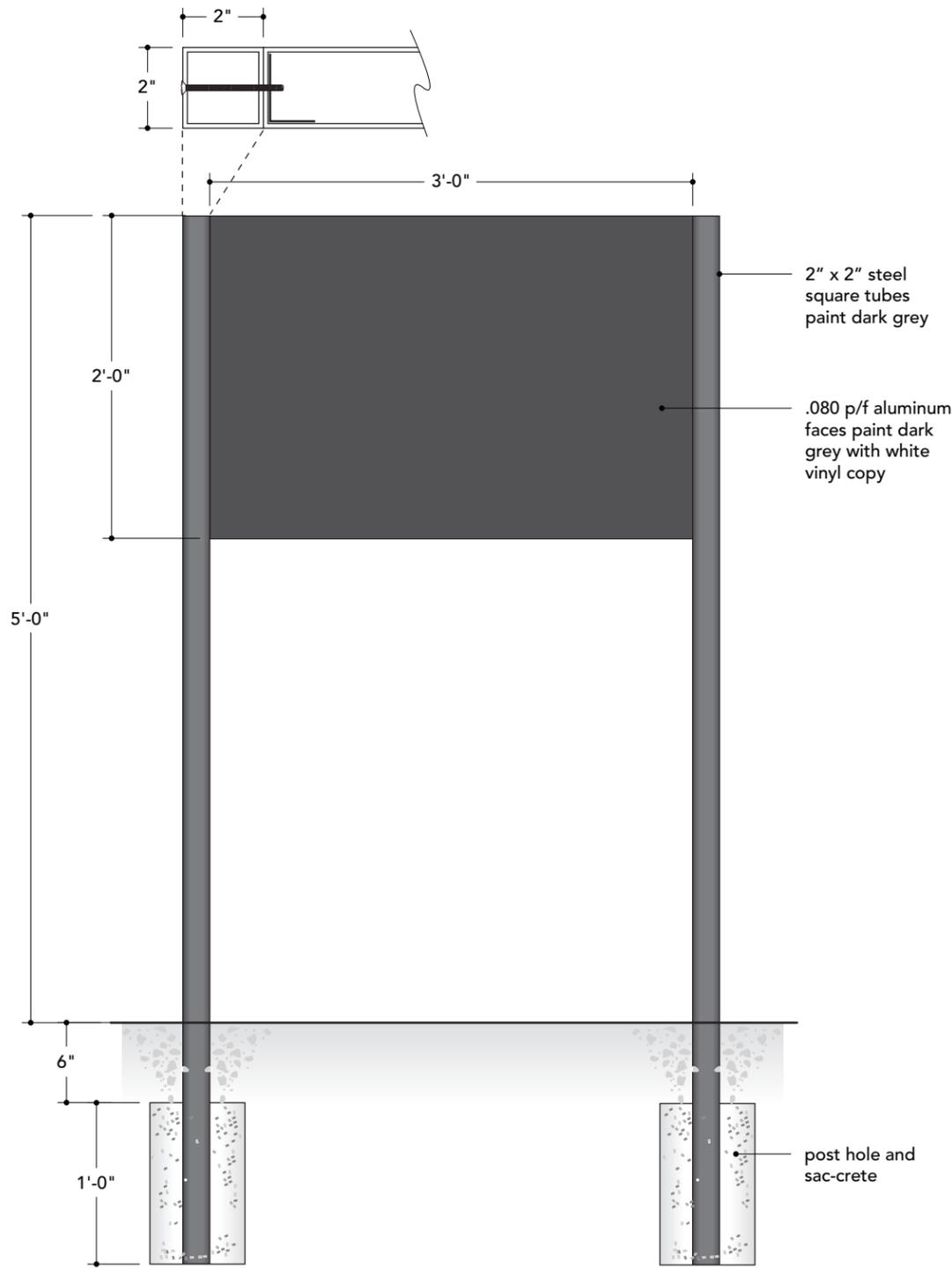
DESIGNER:  
WADE SANDERS  
DATE OF ORIGINAL DWG:  
APRIL 17, 2013

REVISION HISTORY:  
04.17.13 REVIEW

SHOP USE ONLY:	WORK ORDER #:	DUE DATE:	
	DEPT COPY:	METAL FAB RUT/VINYL	PAINT NEON

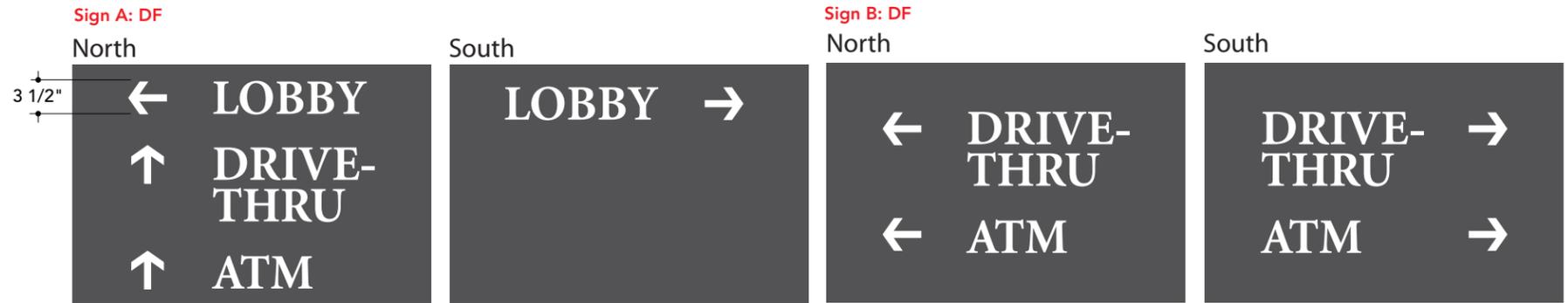
SIGN TYPE/DESCRIPTION:  
TENANT GRAPHICS

SHEET NAME:  
**ST-4.0**

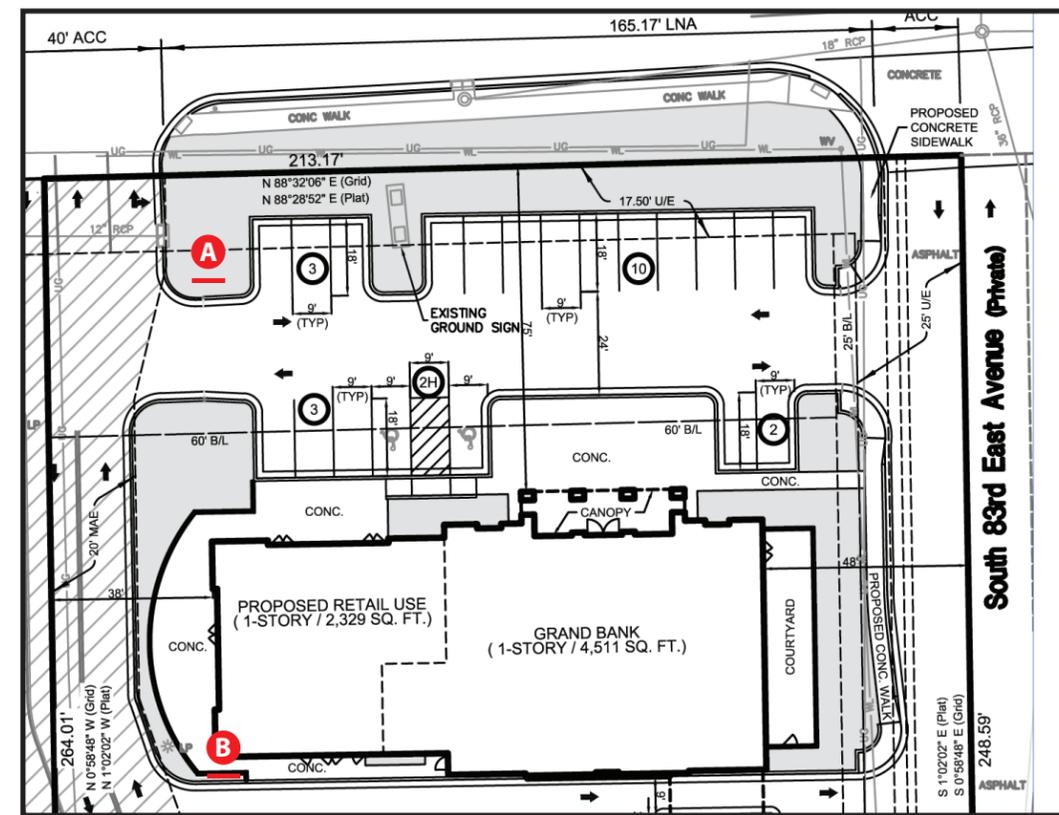


**C** ELEVATION  
scale: 1" = 1'-0"

Manufacture and install 2 new DF post and panel directional signs with white vinyl copy each side.



scale: 3/4" = 1'-0"



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**CNF**  
CLAUDE NEON FEDERAL SIGNS

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Tulsa, Oklahoma 74106  
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fax: 918.587.7176  
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Approved as shown  Approved as noted

X Client Name \_\_\_\_\_  
Date \_\_\_\_\_

PROJECT/CLIENT NAME:  
**GRAND BANK**

LOCATION:  
101ST & S. MEMORIAL  
TULSA, OK  
ACCOUNT EXECUTIVE:  
JAMES ADDAIR

DESIGNER:  
WADE SANDERS  
DATE OF ORIGINAL DWG:  
APRIL 17, 2013

REVISION HISTORY:  
04.17.13 REVIEW

SHOP USE ONLY:	WORK ORDER #:	DUE DATE:	
	DEPT COPY:	METAL FAB ROUT/VINYL	PAINT NEON

SIGN TYPE/DESCRIPTION:  
PROPERTY DIRECTIONALS

SHEET NAME:  
**ST-3.0**