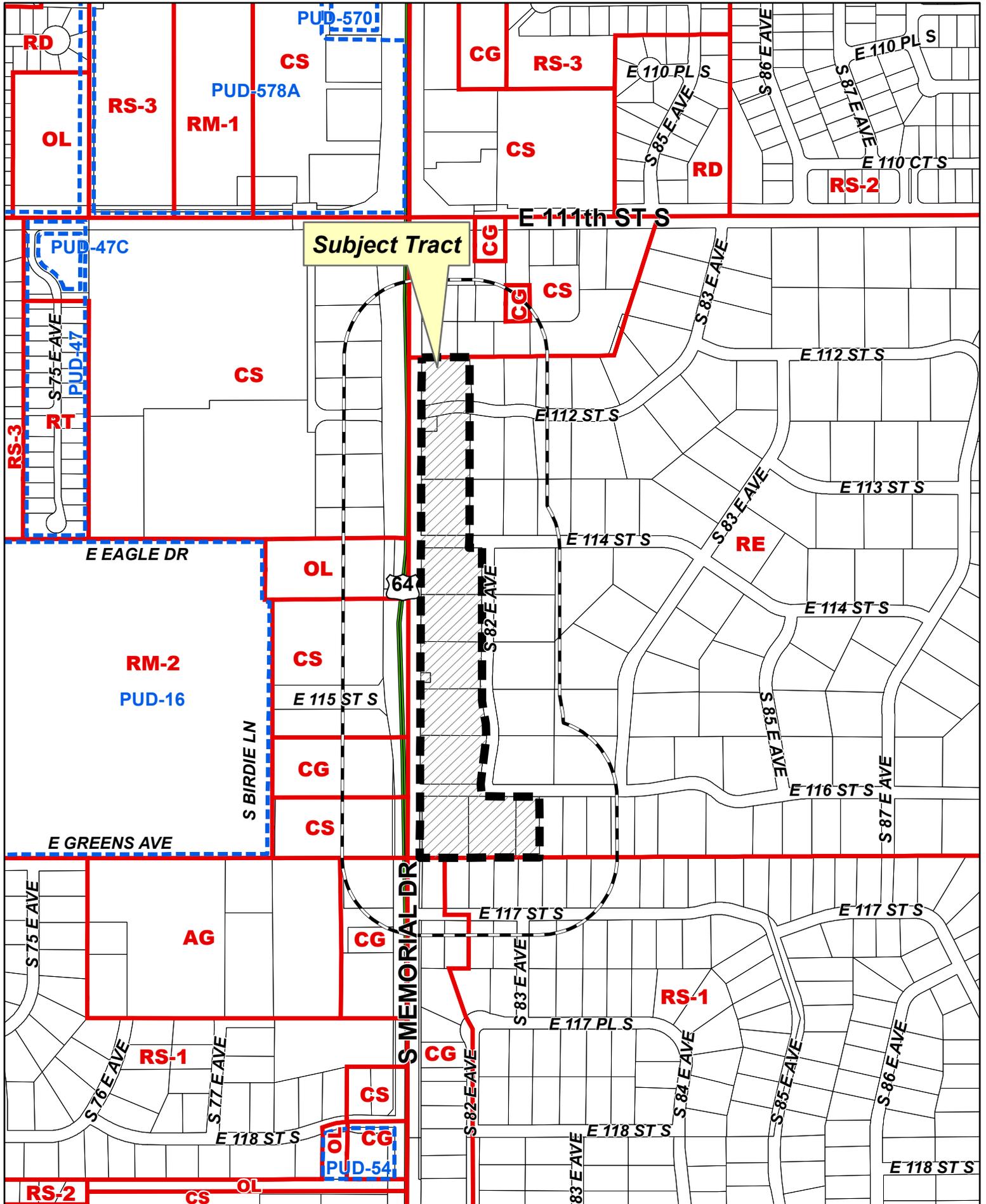


**AGENDA**  
**TECHNICAL ADVISORY COMMITTEE**  
**CONFERENCE ROOM**  
**DAWES BUILDING CITY OFFICES**  
**113 WEST DAWES AVE**  
**BIXBY, OK 74008**  
**August 07, 2013 – 10:00 AM**

1. Call to Order
2. **BCPA-10 – JR Donelson for James Hargrove et al.** Discussion and review of a proposed amendment to the Comprehensive Plan of the City of Bixby, Oklahoma, from “Low Intensity + Residential Area” to “Medium Intensity” with no specific land use designation.  
Property Located: All of the residential lots having frontage on the east side of Memorial Dr. between 111<sup>th</sup> Pl. S. and 117<sup>th</sup> St. S. in *Southwood* and *Resubdivision of Lots 10 through 15 Inclusive, Block 3 and Lots 4 through 6 inclusive, Block 5, Southwood Addition*; the 11100-block to the 11600-block of S. Memorial Dr.
3. **PUD 79 – “Southwood on Memorial” – JR Donelson, Inc.** Discussion and review of a Planned Unit Development (PUD) for approximately 17 acres (land area) consisting of Lot 10, Block 2, Lot 9, Block 3, all of Block 9, and Lots 10, 9, and the W/2 of Lot 8, Block 10, *Southwood*, and Lot 10, Block 3, *Resubdivision of Lots 10 through 15 Inclusive, Block 3 and Lots 4 through 6 inclusive, Block 5, Southwood Addition*.  
Property Located: All of the residential lots having frontage on the east side of Memorial Dr. between 111<sup>th</sup> Pl. S. and 117<sup>th</sup> St. S. in *Southwood* and *Resubdivision of Lots 10 through 15 Inclusive, Block 3 and Lots 4 through 6 inclusive, Block 5, Southwood Addition*; the 11100-block to the 11600-block of S. Memorial Dr.
4. **BSP 2013-04 – “Crosscreek Lot 5, Block 1, Tracts 3 & 4, 12810 & 12812 S. Memorial Dr., Suites 300-309” – JR Donelson, Inc. (PUD 37).** Discussion and consideration of a PUD Detailed Site Plan and building plans for “Crosscreek Lot 5, Block 1, Tracts 3 & 4, 12810 & 12812 S. Memorial Dr., Suites 300-309” a trade center development for part of Lot 5, Block 1, *Crosscreek*.  
Property located: 12810 and 12812 S. Memorial Dr.
5. Old Business
6. New Business
7. Adjournment

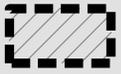
Posted By: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



**Subject Tract**

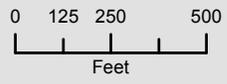


300' Radius



Subject Tract

**BCPA-10**



36 18-13



**JR Donelson, Inc.**

**12820 So. Memorial Dr., Office 100**

**Bixby, Oklahoma 74008**

**918-394-3030**

**Email: [jrdon@easytelmail.com](mailto:jrdon@easytelmail.com)**

June 25, 2013

Erik Enyart  
City Planner  
City of Bixby  
Bixby, Oklahoma

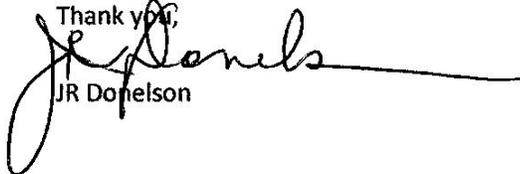
Re: Request to modify the Bixby Comprehensive Plan

James Hargrove, being the applicant for the PUD application and the Zoning application for "Southwood on Memorial", requests the Bixby Comprehensive Plan be modified to allow the "CS", Shopping Center District, zoning classification be allowed on the property described as:

A tract of land situated in the NW/4 of Section 36, T-18-N, R-13-E of the IBM, being a re-plat of Lot 10, Block 2, Southwood Addition.....and...Lot 9, Block 2, Southwood Addition, less the following: Beginning at the NW corner of Lot 9, thence East for 65.48 feet, thence South for 61.91 feet, thence West for 65 feet, thence North for 52.43 feet to the point of beginning... and ... Lot 10, Block 3, Southwood Addition a re-sub of Lots 10-15, Block 3 and Lots 4-6, Block 5.....and.... Lots 1, 2, 3, 4, and 5, Block 9, Southwood Addition.....and..... the west half (W/2) of Lot 8, Lot 9 and Lot 10, Block 10, Southwood Addition to the City of Bixby, Tulsa County, Oklahoma according to the recorded plats thereof.

The above lots are presently defined as a residential area by the Bixby Comprehensive Plan.

Thank you,

  
JR Donelson



**Southwood on Memorial**  
**Bixby, Oklahoma**

**June 15, 2013**

**Prepared By:**  
**J.R. Donelson, Inc.**  
**12820 So. Memorial Dr., Office 100**  
**Bixby, Oklahoma 74008**

Southwood on Memorial, Planned Unit Development No. 79

# Southwood on Memorial

Planned Unit Development Number 79

## Introduction.

Southwood on Memorial is planned for Retail and Office development. This project is a re-plat of Lot 10, Block 2, Southwood Addition....and.... Lot 9, Block 3, Southwood Addition....and...Lot 10, Block 3, Southwood Addition ....and.... Block 9, Southwood Addition....and....the W/2 of Lot 8, Lot 9 and Lot 10, Block 10, Southwood Addition. The overall site totals 11 parcels and is 11.53 acres. The site is located on the east side of South Memorial Drive and Lot 10, Block 2 is on the north side of East 112<sup>th</sup> Street South, Block 10 is on the south side of East 116<sup>th</sup> Street South and South 82<sup>nd</sup> East Ave to the east. See Exhibit A, which is a Preliminary Plat of the Site.

As depicted on Exhibit B, "Conceptual Site Plan", to this Planned Unit Development (PUD), the proposed PUD consists of one development area.

The legal description for this PUD is shown in Exhibit B-1, "PUD SITE LEGAL DESCRIPTION".

It is proposed that East 114<sup>th</sup> Street South be closed to through traffic to South Memorial Drive and a semi-sac be constructed at the present intersection of So. 82<sup>nd</sup> E. Ave. It is also proposed that East 115<sup>th</sup> Street be created to allow traffic to flow to South Memorial Drive. This is shown of Exhibit B. East 112<sup>th</sup> Street South and East 116<sup>th</sup> Street South are to remain in their present locations.

Major and minor amendments to this PUD will be approved by both the City of Bixby Planning Commission and the Bixby City Council.

## Zoning.

The Site, Development Area A presently consists of eleven (11) lots. The lots are presently zoned "RE", Residential Estate District. An underlying zoning change is requested to "CS", Shopping Center District. Attached is Exhibit C, which is a map from INCOG that identifies the existing zoning of the site and surrounding areas. All uses by right of "CS", (Shopping Center District) zoning will be allowed in Development Area A, except the following uses:

Use Unit 3, Agriculture, will not be allowed.

Use Unit 5, Community Services and Similar Uses, the following will not be allowed: Aquarium, golf course, marina, planetarium, private club or lodge, public tennis court, residential treatment center, transitional living center.

Use Unit 13, Convenience Goods and Services, the following will not be allowed: Liquor store.

Use Unit 14, Shopping Goods and Services, the following will not be allowed: Pawnshop, pet shop, laundromat, self-service, coin operated.

Use Unit 15, Other Trades and Services, the following will not be allowed: Bait shops, bottled gas, fuel oil, ice plant, lumber yard, portable storage building sales, kennel.

Use Unit 16, Gasoline Service Stations, will not be allowed.

Use Unit 19, Hotel, Motel and Recreation Facilities, will not be allowed.

## The Comprehensive land-use Plan.

The Site is located within the jurisdiction of the Bixby Comprehensive Plan 2001-2020.

## Features of the Site and surrounding area; viability and compatibility.

A Detailed Site Plan, adequate to demonstrate compliance with applicable standards and including details on proposed parking and landscape plans, shall be submitted for Planning Commission approval as required by the Zoning Code Section 11-7I-8.B.5 and this PUD.

**Site Soil Conditions**

The Soil Survey of Tulsa County, Oklahoma list the soil for this site to be "Okay loam, 3 to 5 percent slopes". The site is gently sloping and has well drained soil.

**Development Standards**

**A. DEVELOPMENT AREA A**

**LAND AREA:**

Gross:	11.53 acres	502,070 square feet
Net:	11.53 acres	502,070 square feet

PERMITTED USES (to be allowed by right), with the exception of those described in the Zoning paragraph on page one (1).

Those uses permitted are all the Use Units allowed by right within the "CS" zoning district of the City of Bixby Zoning Code with the exception of those described in the Zoning paragraph on page one (1) and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE ARTERIAL		150 lin.ft.
NOT AN ARTERIAL		50 lin.ft.
FLOOR AREA RATIO (maximum)	0.50	251,035 square feet
MAXIMUM BUILDING HEIGHT:		45 feet

MINIMUM BUILDING SETBACKS		
Pursuant to Section 11-7D-4 of the City of Bixby Zoning Code:		West/Arterial 50 feet
		E. 112 <sup>th</sup> Street 25 feet
		E. 116 <sup>th</sup> Street 25 feet
		So. 82 <sup>nd</sup> E. Ave. 25 feet

LANDSCAPE/GREEN AREA	15% of street yard along South Memorial Drive
	5% of street yard along So. 82 <sup>nd</sup> E. Ave.
	15% of street yard along E. 112 <sup>th</sup> St. South
	15% of street yard along E. 115 <sup>th</sup> St. South
	15% of street yard along E. 116 <sup>th</sup> St. South

B. DEVELOPMENT STANDARDS FOR THE DEVELOPMENT AREA "A"

1. LANDSCAPED AREA AND SCREENING

- a. Preliminary landscaping and screening area represented on Exhibit G. The screening of the East property line will be accomplished as:  
East side of the present Lot 10, Block 2, Southwood...6'-0" brick privacy fence. The East side of the present Lots 9, Block 2 Southwood...and The East side of Lot 10, Block 3, Southwood.....6'-0" brick fence.  
The area abutting So. 82<sup>nd</sup> E. Ave.....6'-0" brick fence.  
The east side of the present Lot 8, Block 10.....6'-0" brick fence.  
The mature existing trees along South Memorial Drive will retained if determined by an arborist, they will not be harmed during the construction process. Trees in the existing road right of way will be trimmed to accentuate the building construction.
- b. Frontage and Perimeter Requirements. The buildings will be setback according Minimum Building Setbacks, Development Standards, in this document.
- c. The landscape plan will be prepared in accordance to present City of Bixby requirements and approved by the Bixby City Planner.

2. SIGNS

- a. Signage shall comply with the PUD Chapter (Chapter 7-I). Ground monument signs will be permitted. A ground sign will not exceed 40'-0" in height. Signs will be allowed on the front elevations of the buildings, in accordance with the Bixby Zoning Code.
- b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited in this PUD, except as may be permitted by the Bixby Planning Commission as part of the approved detail sign plan.

3. LIGHTING

- a. Pole lighting and lighting attached to the buildings used to illuminate the development area, shall be so arranged as to shield and direct the light away from adjacent properties residential properties. No light standard or building-mounted light shall exceed 20 feet in height.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

- a. There shall be no storage of recyclable materials, trash or similar material. All trash, ground supported mechanical and equipment areas, shall be screened from adjacent properties.

5. SITE GRADING

- a. The site is not in a designated FEMA floodplain, as shown on Exhibit D, "FIRM MAP". An onsite storm water detention facility will be constructed to retain and then release project storm water in areas shown as Reserve "A", Reserve "B" and Reserve "C", with approval of the Bixby City Engineer.

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage requirements serving the entire Site and/or an individual lot has been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on the site or lot.

During construction on the property, the owner/developer will provide adequate and reasonable erosion control methods. After construction they will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. TOPOGRAPHY AND UTILITIES

- a. Topography. Topography of the Site is depicted on Exhibit F.
- b. Utilities. Water and sanitary sewer service will be provided by the City of Bixby. An existing water line is located on the east side of South Memorial Drive, along E. 112<sup>th</sup> Street So, E. 116<sup>th</sup> Street South and So. 82<sup>nd</sup> E. Ave. An existing public sanitary sewer line is available for the project. Storm water runoff will be piped to on-site detention facilities. Storm water presently flows from areas north of the site to an existing public drainage system. There are presently curb inlets along South Memorial Drive that receive storm water runoff and transfers the runoff via storm sewer pipe to the existing public drainage system. These systems will remain, but may be modified. On-site storm water detention will be required for the site.

7. ACCESS, CIRCULATION AND PARKING

- a. Access, traffic circulation and parking are depicted on Exhibit B. All drives and parking areas within the PUD shall be privately owned and maintained. The construction of E. 115<sup>th</sup> St. South will be to the City of Bixby standards and specifications and will be a public street.

8. RESTRICTIVE COVENANTS; ENFORCEMENT

- a. Restrictive covenants will be adopted and recorded for the PUD with the subdivision plat.

9. SCHEDULE OF DEVELOPMENT

Development will commence upon the approval of the PUD, preliminary plat and the constructions drawings by the appropriate government agencies. The proposed development schedule is as follows :

- |  |            |
|--|------------|
| a. Earth Change Permit                   | 10/15/2013 |
| b. Preliminary Plat                      | 10/22/2013 |
| c. Approval of construction plans:       | 11/1/2013  |
| d. Final Plat / Detailed Site Plan       | 11/20/2013 |
| e. Installation of site erosion control: | 11/24/2013 |
| f. Begin site grading:                   | 11/25/2013 |
| g. Begin building construction:          | 12/1/2013  |

## Exhibits

Exhibit A.	Preliminary Plat.
Exhibit B.	Conceptual Site Plan.
Exhibit B-1.	PUD Site Legal Description.
Exhibit C.	Existing Area Zoning.
Exhibit D.	FEMA Firm Map.
Exhibit E.	Aerial of the Site.
Exhibit F.	Topography of Site.
Exhibit G.	Landscape Plan.

FLAT No.

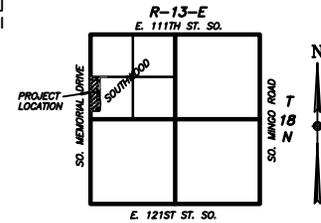
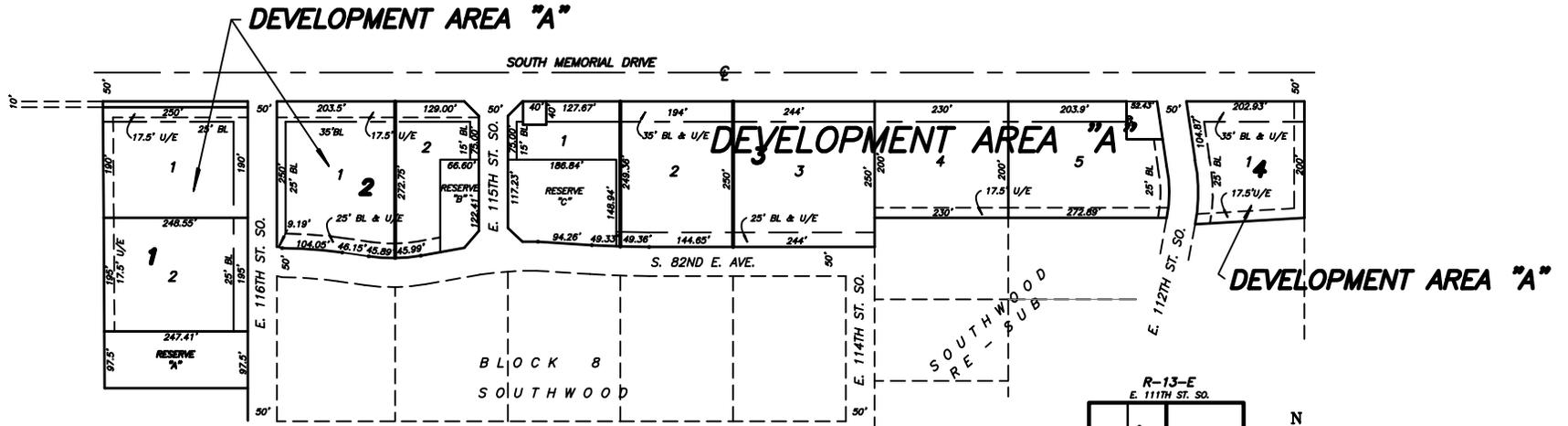
**ENGINEER/SURVEYOR**  
 JR DONELSON, INC.  
 12820 SO. MEMORIAL DR.  
 OFFICE 100P  
 BIXBY, OKLAHOMA 74608  
 PHONE: 918-394-3030  
 C.A. NO. 9611 EXP. 6-30-13

# PRELIMINARY PLAT SOUTHWOOD ON MEMORIAL

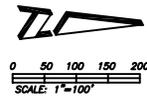
A TRACT OF LAND SITUATED IN THE NW/4 OF SECTION 36, T-18-N,  
 R-13-E OF THE INDIAN BASE AND MERIDIAN, BEING A RE-PLAT OF  
 LOT 10, BLOCK 2 AND LOT 9, BLOCK 3 AND LOT 1 THRU 5, BLOCK 9,  
 AND LOT 8, 9, 10, BLOCK 10, SOUTHWOOD ADDITION AND LOT 10,  
 BLOCK 3, SOUTHWOOD ADDITION RE-SUB, TO THE CITY OF BIXBY,  
 TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLATS THEREOF.

PUD NO. 79

**FINAL PLAT  
 CERTIFICATE OF APPROVAL**  
 I Herby certify that this plat was approved  
 by the City Council of the City of Bixby  
 on \_\_\_\_\_  
 Mayor - Vice Mayor  
 This approval is void if the above signature  
 is not endorsed by the City Manager or  
 City Clerk.  
 By \_\_\_\_\_  
 City Manager - City Clerk



**SECTION 36  
 LOCATION MAP**  
 SCALE: 1"=2000'  
 FILE: HARGROVE\HARGROVE2.DWG  
 DATE OF PREPARATION: 4/4/13  
 LOTS: 10 BLOCKS: 4  
 AREA: 502,070 SF 11.53 AC



**LEGEND**

U/E	UTILITY EASEMENT
BL	BUILDING LINE
ROW	ROAD RIGHT-OF-WAY
DOCNO.	DOCUMENT NUMBER

\*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 descriptions.

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 Surveyors.

BENCHMARK:

BASIS FOR BEARINGS:

**CERTIFICATE**

STATE OF OKLAHOMA }  
 COUNTY OF TULSA } SS

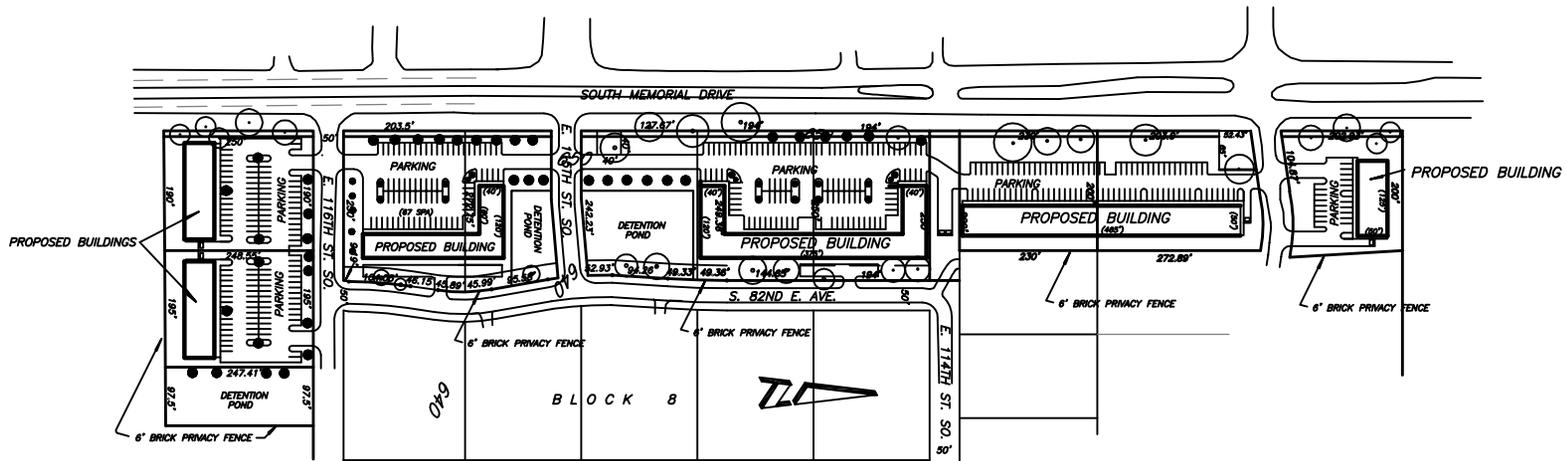
I, Pat Key, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the \_\_\_\_\_ day of \_\_\_\_\_  
 Pat Key, Tulsa County Clerk

Deputy \_\_\_\_\_

**PRELIMINARY PLAT  
 EXHIBIT A**

# SOUTHWOOD ON MEMORIAL



NOTE: AS MANY TREES ALONG SOUTH MEMORIAL DRIVE TO REMAIN AS POSSIBLE.

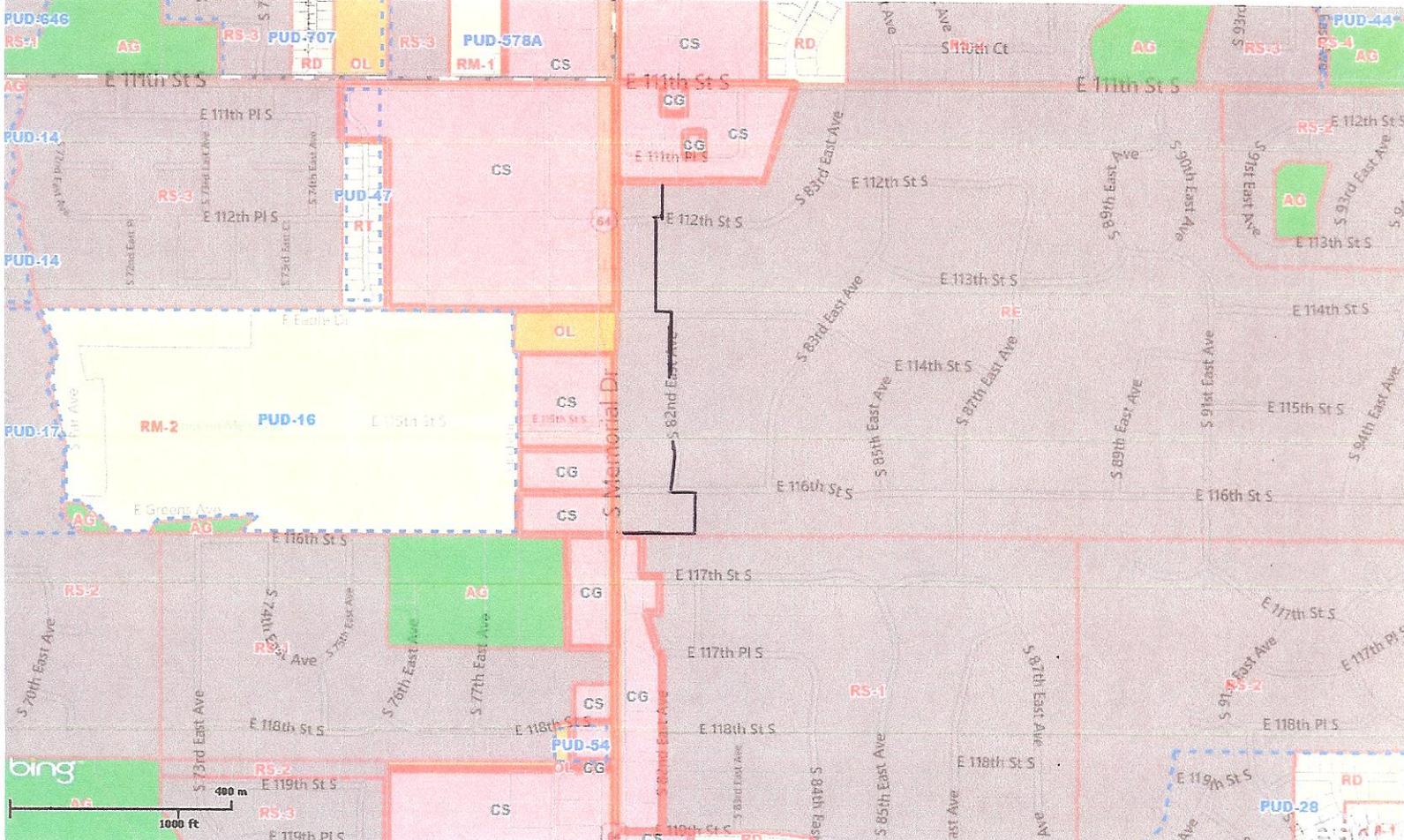
-  EXISTING TREES
-  PROPOSED TREES

CONCEPTUAL SITE PLAN  
EXHIBIT B

Exhibit B-1

PUD SITE LEGAL DESCRIPTION

A tract of land situated in the NW/4 of Section 36, Township 18 North, Range 13 East of the Indian Base and Meridian, being a re-plat of Lot 10, Block 2, Southwood Addition.... And.... Lot 9, Block 2, Southwood Addition, less the following: Beginning at the NW corner of Lot 9, thence East for 65.48 feet, thence South for 61.91 feet, thence West for 65 feet, thence North for 52.43 feet to the point of beginning.....And.....Lot 10, Block 3, Southwood Addition a re-sub of Lots 10-15, Block 3 and Lots 4-6, Block 5.....And.....Lots 1, 2, 3,4 and 5, Block 9 Southwood Addition.....And..... the west half (W/2) of Lot 8, Lot 9 and Lot 10, Block 10, Southwood Addition to the City of Bixby, Tulsa County, Oklahoma according to the recorded plats thereof



This map should be used for general reference purpose only. Areas in question should be verified at the INCOG office or at the respective municipality. Fri Feb 15 2013 07:52:11 AM.

**EXISTING AREA ZONING  
EXHIBIT C**





AERIAL OF SITE  
EXHIBIT E

PLAT No.

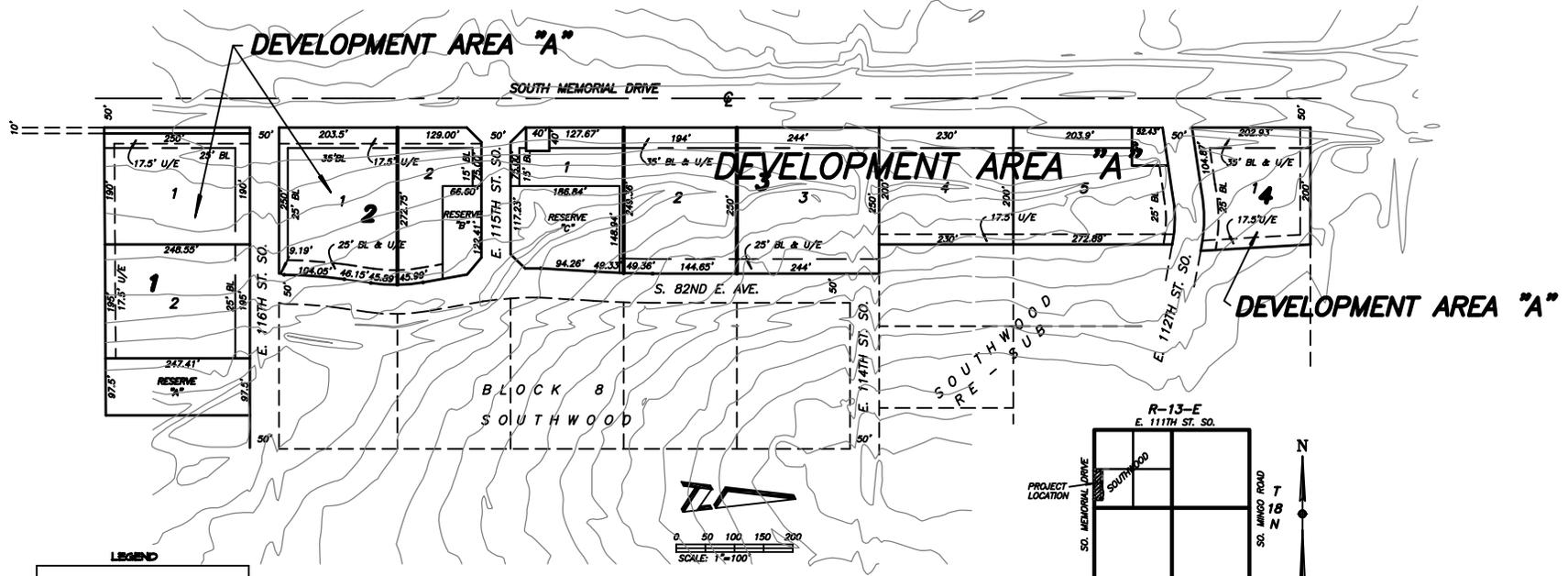
**ENGINEER/SURVEYOR**  
**JR DONELSON, INC.**  
 12820 SO. MEMORIAL DR.  
 OFFICE 1000  
 BIXBY, OKLAHOMA 74008  
 PHONE: 918-384-3030  
 C.A. NO. 9611 EXP. 6-30-13

# SOUTHWOOD ON MEMORIAL

A TRACT OF LAND SITUATED IN THE NW/4 OF SECTION 36, T-18-N, R-13-E OF THE INDIAN BASE AND MERIDIAN, BEING A RE-PLAT OF LOT 10, BLOCK 2 AND LOT 9, BLOCK 3 AND LOT 1 THRU 5, BLOCK 9, AND LOT 8, 9, 10, BLOCK 10, SOUTHWOOD ADDITION AND LOT 10, BLOCK 3, SOUTHWOOD ADDITION RE-SUB, TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLATS THEREOF.

PUD NO. 79

**FINAL PLAT**  
**CERTIFICATE OF APPROVAL**  
 I hereby certify that this plat was approved by the City Council of the City of Bixby on \_\_\_\_\_  
 Mayor - Vice Mayor \_\_\_\_\_  
 This approval is void if the above signature is not endorsed by the City Manager or City Clerk.  
 City Manager - City Clerk \_\_\_\_\_



**LEGEND**

U/E	UTILITY EASEMENT
BL	BUILDING LINE
RCW	ROAD RIGHT-OF-WAY
DOCNO.	DOCUMENT NUMBER

\*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 descriptions.

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 Surveyors.

BENCHMARK:

BASIS FOR BEARINGS:

**CERTIFICATE**

STATE OF OKLAHOMA }  
 COUNTY OF TULSA } SS

I, Pat Key, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

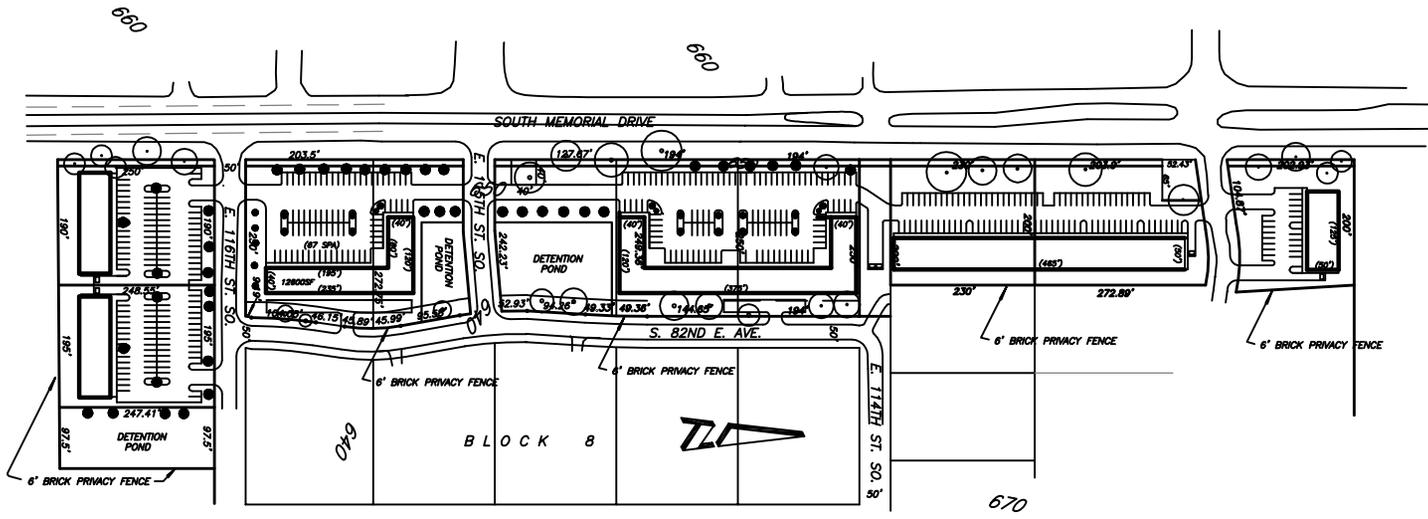
Dated the \_\_\_\_\_ day of \_\_\_\_\_  
 Pat Key, Tulsa County Clerk

Deputy

**SECTION 36**  
**LOCATION MAP**  
 SCALE: 1"=2000'  
 FILE: HARGROVE/HARGROVE2.DWG  
 DATE OF PREPARATION: 4/4/13  
 LOTS: 10 BLOCKS: 4  
 AREA: 502,070 SF 11.53 AC

**TOPOGRAPHY**  
**EXHIBIT F**

# SOUTHWOOD ON MEMORIAL

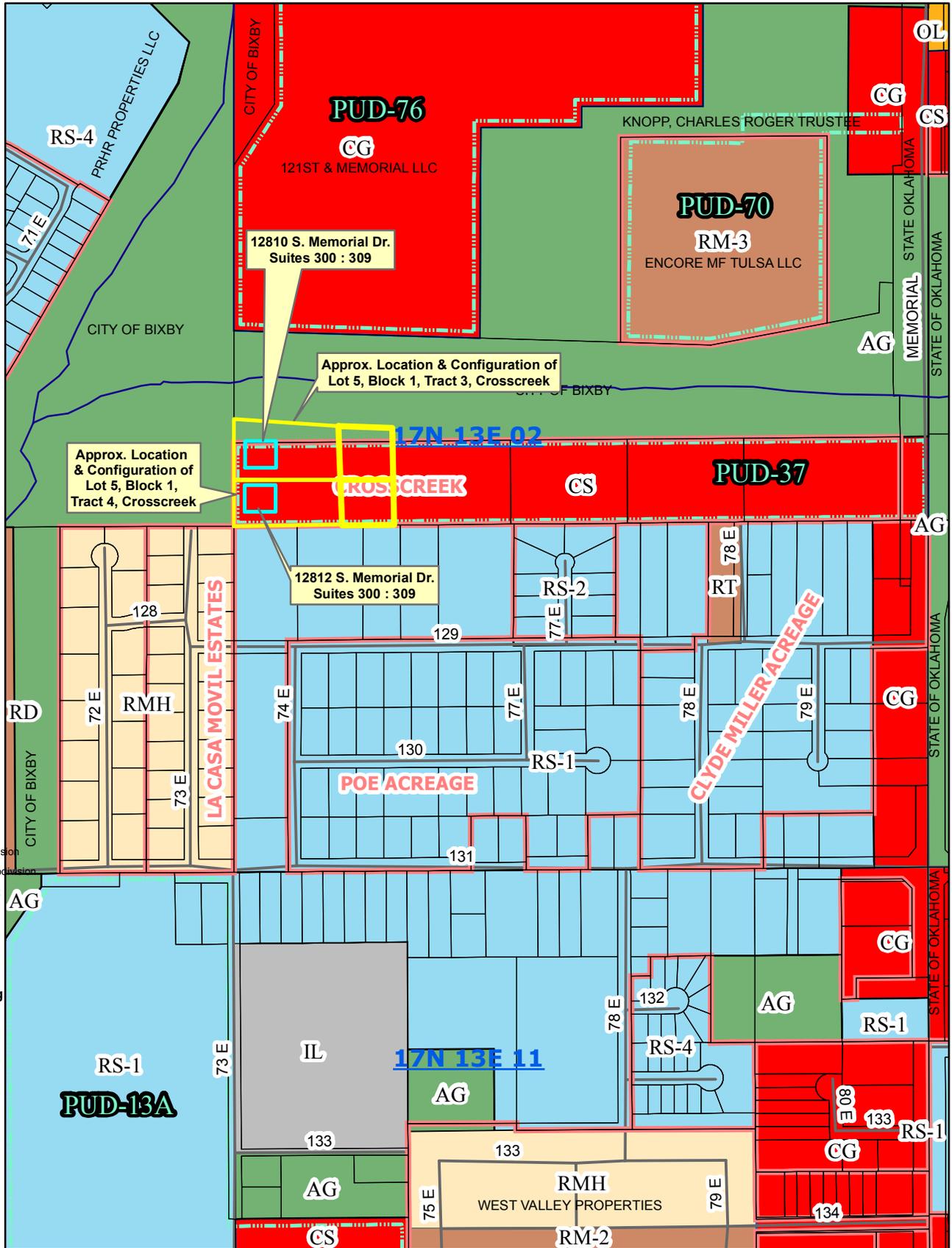


NOTE: AS MANY TREES ALONG SOUTH MEMORIAL DRIVE TO REMAIN AS POSSIBLE.

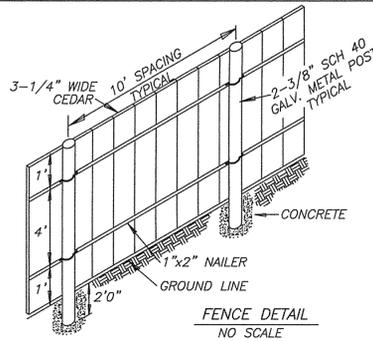
-  EXISTING TREES
-  PROPOSED TREES

LANDSCAPE PLAN  
EXHIBIT G

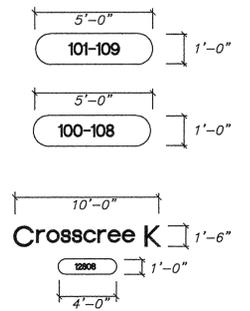
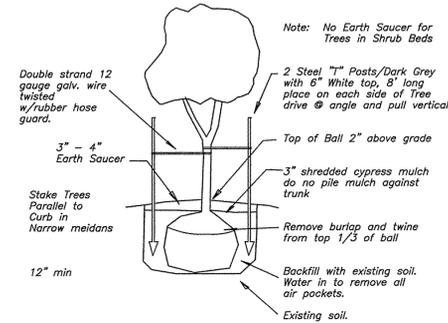
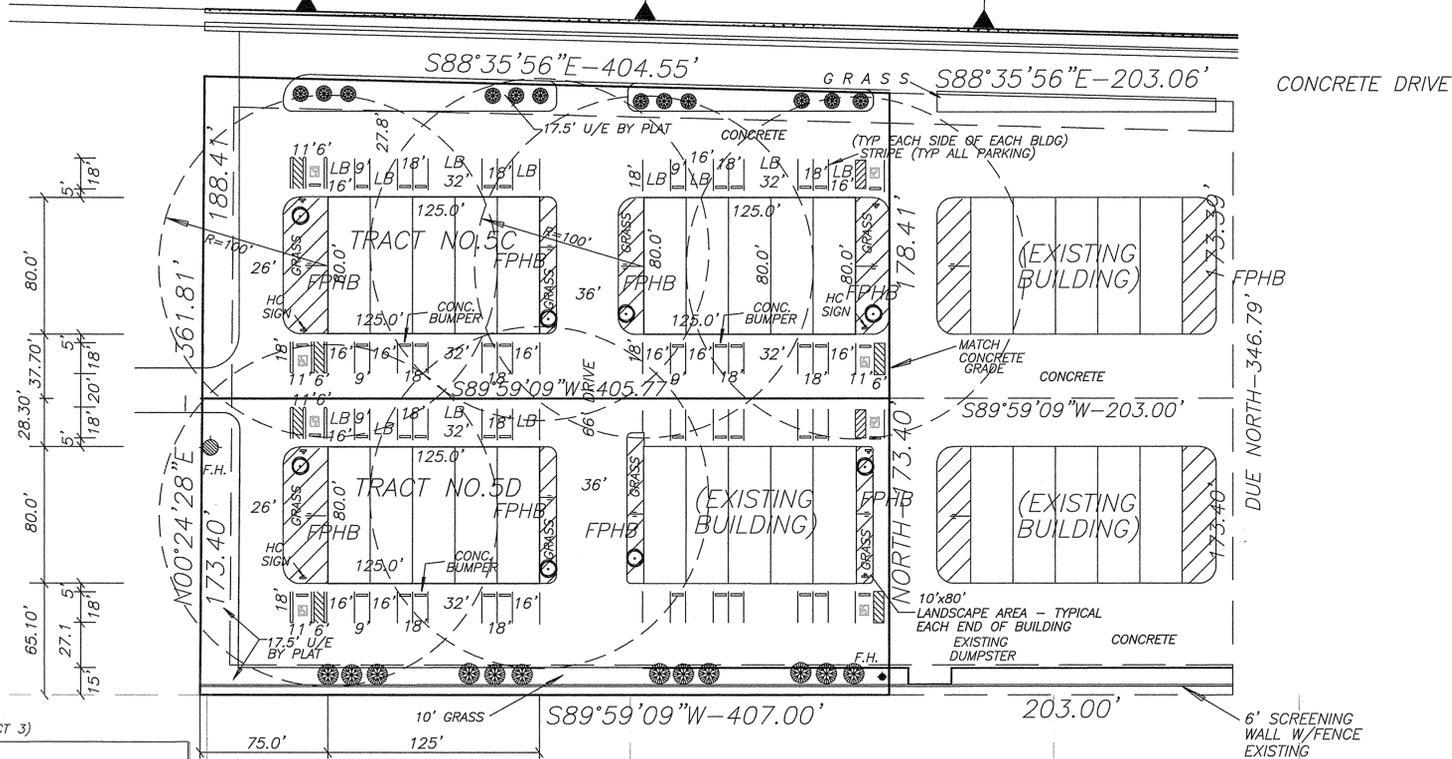
**BSP 2013-04 – “Crosscreek Lot 5, Block 1, Tracts 3 & 4, 12810 & 12812 S. Memorial Dr., Suites 300-309” – JR Donelson, Inc. (PUD 37)**



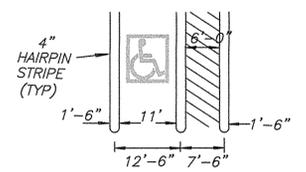




FRY DITCH



THREE SIGNS ON THE EAST END OF EACH BUILDING FOR ADDRESS PURPOSES



HANDICAP PARKING SPACE DETAIL  
Handicap Parking Spaces Provided (Van Accessible)

OWNER: CROSS CREEK PHASE III, L.L.C.  
11063-D SO. MEMORIAL DR. #531  
TULSA, OK. 74133  
918-369-9900  
CONTACT: TIM REMY

CONSTRUCTION SCHEDULE  
1. SET UP SILT FENCE 7/05/12  
2. PAD INSPECTION 7/07/12  
3. FOOTING/FOUNDATION 7/09/12  
4. BUILDING COMPLETE 10/01/12

Tract No. 3 Description  
A part of Lot 5, Block 1, Crosscreek, an addition to the City of Bixby, Tulsa County, State of Oklahoma, according to the recorded plat, thereof, being more particularly described as follows, to-wit:  
Beginning at the Northwest corner of said Lot 5, thence S 88°35'56"E and along the north line of said Lot 5 for 404.55 feet, thence South for 178.41 feet, thence S 89°59'09"W for 405.77 feet to a point on the West lot line of said Lot 5, thence N 00°24'28"E and along the West lot line of said Lot 5 for 188.41 feet to the point of beginning and containing 1.7057 acres more or less.

Tract No. 4 Description  
A part of Lot 5, Block 1, Crosscreek, an addition to the City of Bixby, Tulsa County, State of Oklahoma, according to the recorded plat, thereof, being more particularly described as follows, to-wit:  
Beginning at the Southwest corner of said Lot 5, thence N 00°24'28"E and along the West lot line of said Lot 5 for 173.40 feet, thence N 89°59'09"E for 405.77 feet, thence South for 173.40 feet to a point on the South lot line of said Lot 5, thence S 89°59'09"W and along the South line of said Lot 5 for 407.00 feet to the point of beginning and containing 1.6177 acres more or less.

TRACT 5C (TRACT 3) ADDRESS: 2810 SO. MEMORIAL DR., #300-309  
TRACT 5D (TRACT 4) ADDRESS: 2812 SO. MEMORIAL DR., #300-309

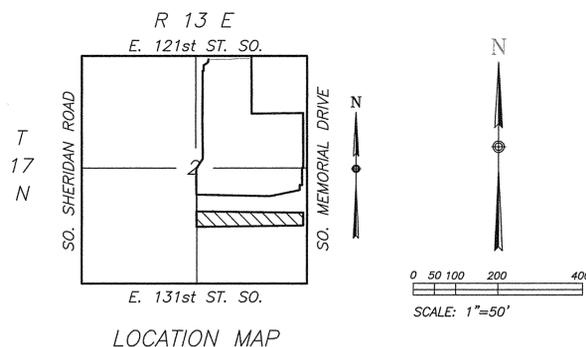


Charles K. Howard 7/2/12  
REGISTERED PROFESSIONAL ENGINEER

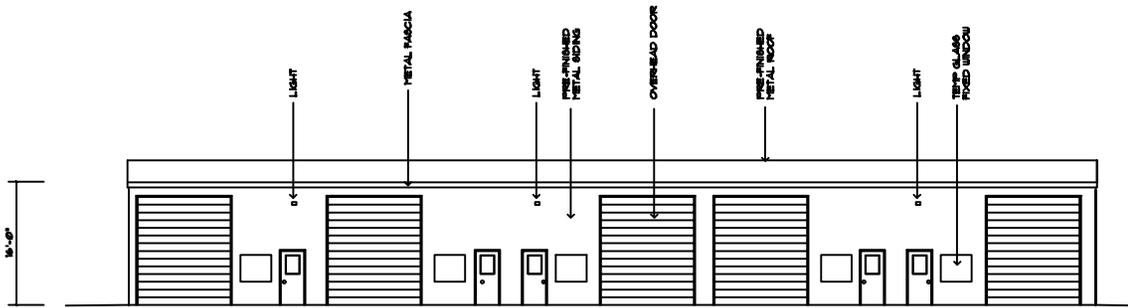
- LANDSCAPING DATA  
TOTAL TRACT 5C (TRACT 3)
- LANDSCAPING IRRIGATED BY HOSE BIB.
  - TOTAL LOT AREA = 1,705.7 ac = 74,300 sf
  - LANDSCAPE AREA = 12,835 SF = 17.3% PER LOT
  - NO STREET YARD.
  - PARKING AREA TREES  
1 TREE REQUIRED/EVERY 10 SPACES  
TOTAL TREES REQUIRED = 16  
TOTAL TREES PROVIDED = 16
  - ORNAMENTAL GRASS WILL BE PLANTED IN THE LANDSCAPING AREAS AT THE ENDS OF THE BUILDING.
  - 10 PARKING SPACES AND 2 HC PER BUILDING



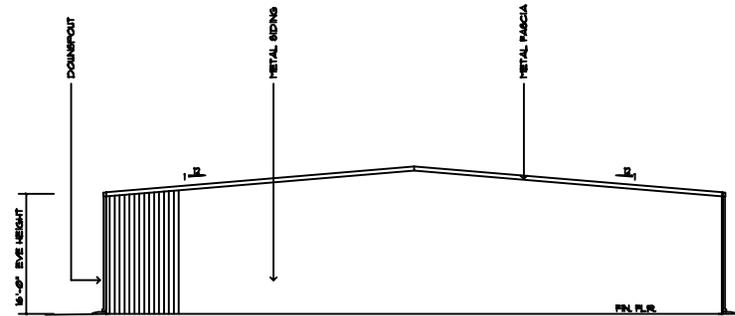
- NOTE:
- ALL STORM SEWER PIPE, WATER LINES AND SANITARY SEWER LINES ARE IN PLACE. WATER LINES ARE PRIVATE.
  - CONCRETE DRIVES TO MATCH EXISTING GRADES.
  - LIGHTING WILL BE WALL PACKS ON EXTERIOR OF THE BUILDING. THERE WILL BE NO POLE LIGHTS.  
LIGHTING WILL BE COOPER LM10C, EXTERIOR WALL PACK CUT OFF, WITH DIRECTIONAL DOWN LIGHTING, MOUNTED AT 14'-0"
  - SIGNAGE WILL ON A TENANT FINISH BASIS. SIGN PERMITS WILL BE ON AN INDIVIDUAL BASIS.
  - LANDSCAPE GRASS WILL BE INSTALLED WHEN THE BUILDINGS ARE COMPLETED.
  - THE BUILDINGS ARE METAL. THE COLOR IS CREAM WITH BLUE TRIM.
  - LANDSCAPING, WATERED BY FROST PROOF HOSE BIB (FPHB).
  - LOADING BERTHS, DESIGNATED (LB) ARE TO BE 16'x23'.
  - THE BUILDINGS WILL USE THE EXISTING DUMPSTERS ON LOT 4.
  - THE 6'-0" WOODEN PRIVACY FENCE IS EXISTING ALONG THE SOUTH PROPERTY LINE.



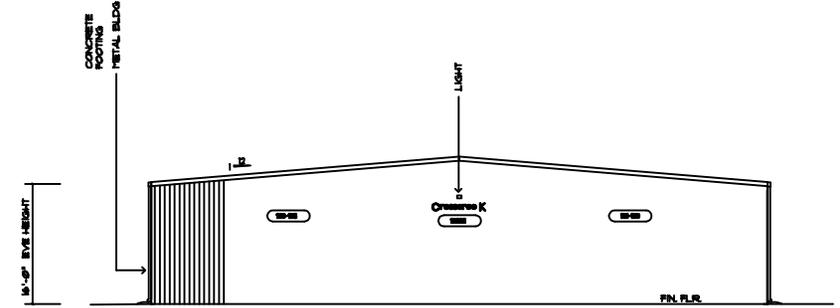
DATE OF PRINTS:		CROSSCREEK LOT 5	
CHK'D FOR CITY BY:		CITY OF BIXBY, OK.	
DESIGNED BY:		PLANS & ESTIMATES PREPARED BY: J.R. DONELSON, INC. C.A. NO. 5611 EXP. DATE: 6/30/13	
CHECKED BY:		12820 SO. MEMORIAL DR., OFFICE 100, BIXBY, OK. 74008 918-394-3030	
DRAWN BY:		REVISION	BY DATE
		PLAN SCALE	APPROVED:
		1" = 50'	LANDSCAPE PLAN
		PROFILE SCALE	RECOMMENDED:
		HORIZONTAL	1" = N/A
		VERTICAL	1" = N/A
			DEVELOPMENT SERVICES MANAGER
			ENGINEERING DEPUTY DIRECTOR
			PUBLIC WORKS DIRECTOR
			DATE: 9/18/2011
			ATLAS PAGE NO. SHEET C-2 OF SHEETS



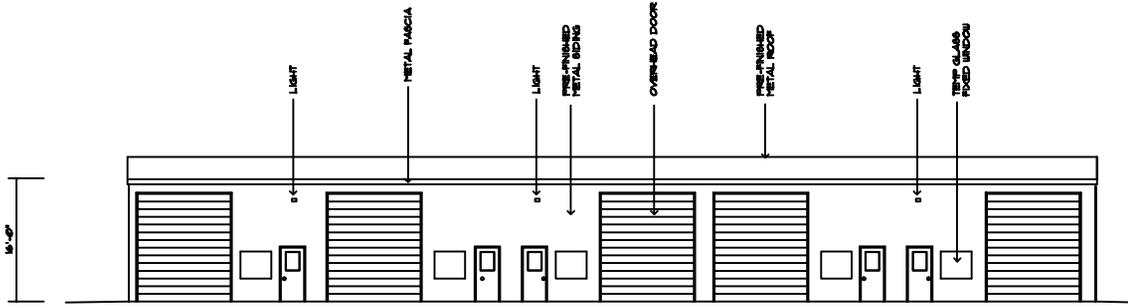
① SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



② WEST ELEVATION  
SCALE: 1/8" = 1'-0"



③ EAST ELEVATION  
SCALE: 1/8" = 1'-0"



① NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT: 2014-2015 2014 CROSSCREEKTEAM.COM		REVIEWED: _____ PROFESSIONAL: _____ ENGINEER: _____ SEAL: _____	
CITY OF BIXBY OK DESIGNED BY: _____ DRAWN BY: _____		CROSSCREEK, BLOCK 5 CITY OF BIXBY, OKLA. PLAN & RETAINED PREPARED BY: _____ JR DONELSON, INC. CA. NO. 8911 EXPIRES 4/30/11 2014-2015 METALLIC CONSTRUCTION SERVICES, LLC. 2014-2015 PLAN SCALE: _____ APPROVED: _____	
REVISION: _____ BY: _____ DATE: _____		ELEVATIONS HORIZONTAL: _____ VERTICAL: _____ FIN. FLR: _____ DRAWING: CROSSBLD03 DATE: 3/14/2011 ATLAS PAGE NO: _____ SHEET: A2 OF _____ SHEETS	

# COOPER LIGHTING - LUMARK®

## DESCRIPTION

Lumark's Cutoff Wally is a cutoff classified wall luminaire. Combining compact and aerodynamic styling with higher wattage performance, it is ideal for areas where spill light and glare control must be managed effectively. U.L. Listed for wet locations.

Category	LM10C	Rev	1.0
Project	IES TESTING VALIDATION	Grade	A
Comments	FOR LP10C (pulse start in place of 1 M, metal halide)	Date	07/14/2011
Report #	VLS- TJR		

## SPECIFICATION FEATURES

### Construction

**HOUSING:** Die-cast aluminum housing finished standard bronze polyester powder coat. **DOOR:** Special one-piece door design held in place with slot-head captive screws, provides lowglare cutoff lighting. Silicone gasketing seals out dirt and contaminants.

### Electrical

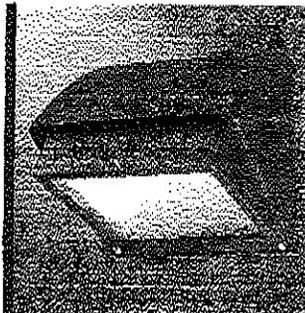
**SOCKET:** HID: 4Kv medium-base socket.

### Optical

**LAMP:** HID: Medium-base lamp included and available, up to 150W High Pressure Sodium or 100W Pulse Start Metal Halide. **LENS:** Patterned tempered glass lens. minimizes direct lamp imaging.

### Mounting

Ships completely prewired and preassembled. Easily mounts to J-box wall for quick installation. (3) 1/2" NPS conduit taps available.



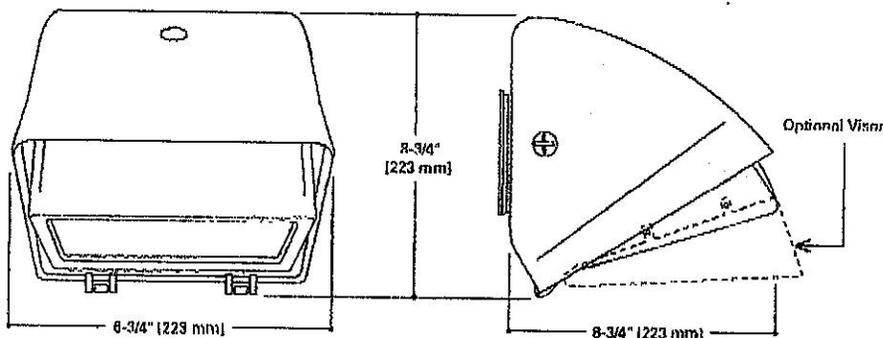
## WALLY CUTOFF

50 - 150W  
High Pressure Sodium  
70 - 100W  
Pulse Start Metal Halide

WALL MOUNT LUMINAIRE

**DARK SKY** COMPLIANT **CO** Optim

## DIMENSIONS



## TECHNICAL DATA

U.L. Wet Location Listed  
CSA Certified

## ENERGY DATA

### Reactor Ballast Input Watts

50W HPS NPF (68 Watts)  
70W HPS NPF (82 Watts)  
100W HPS NPF (118 Watts)  
150W HPS NPF (175 Watts)

### High Reactance Ballast Input Watts

70W MP NPF (82 Watts)  
100W MP NPF (126 Watts)

## SHIPPING DATA

Approximate Net Weight:  
HID: 11 lbs. (6kgs.)

**COOPER** Lighting  
www.cooperlighting.com

ADH082315  
2010-09-18 18:59:03

**ORDERING INFORMATION**

SAMPLE NUMBER: LS80C

Catalog Number	Lamp Type	Lamp Wattage	Ballast Type	Voltage	Net Wt Color
<b>High Pressure Sodium</b>					
LS50C	ED17	50	Reactor/NPF	120V	Bronze
LS70C	ED17	70	Reactor/NPF	120V	Bronze
LS10C	ED17	100	Reactor/NPF	120V	Bronze
LS15C	ED17	150	Reactor/NPF	120V	Bronze
<b>Pulse Start Metal Halide</b>					
LP70C	ED17	70	Hi. React/NPF	120-277V	Bronze
LP10C	ED17	100	Hi. React/NPF	120-277V	Bronze

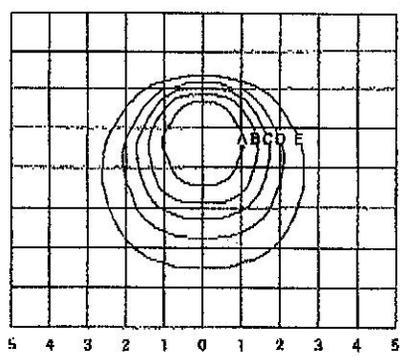
NOTE: Add "W" to the end of catalog number for white finish. Add "WHT" to the end of accessory for white finish (Example: WY/CO-WHT).

Accessories (order separately)

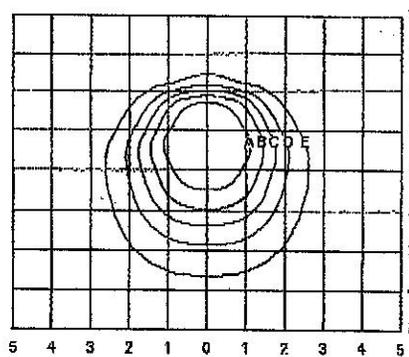
WY/CO=Cutoff Replacement Door (Bronze)

WY/FC/CD=Full Cutoff Visor for Cutoff (Bronze)

**PHOTOMETRICS**



**LP10C**  
100-Watt MP  
9,300-Lumen Clear ED-17 Lamp



**LS15C**  
150-Watt HPS  
16,000-Lumen Clear ED-17 Lamp

**Footcandle Table**

Select mounting height and read across for footcandle values of each Isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
10'	2.00	1.00	0.50	0.20	0.10
12'	1.36	0.69	0.34	0.13	0.06
15'	0.89	0.44	0.22	0.08	0.04

## LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	LM15C file used for LP10C with adjusted lamp lumens	WALLY CUTOFF	100 WATT MP CLEAR ED-17	LM15C.lvs	9000	1.00	150

## LUMINAIRE LOCATIONS

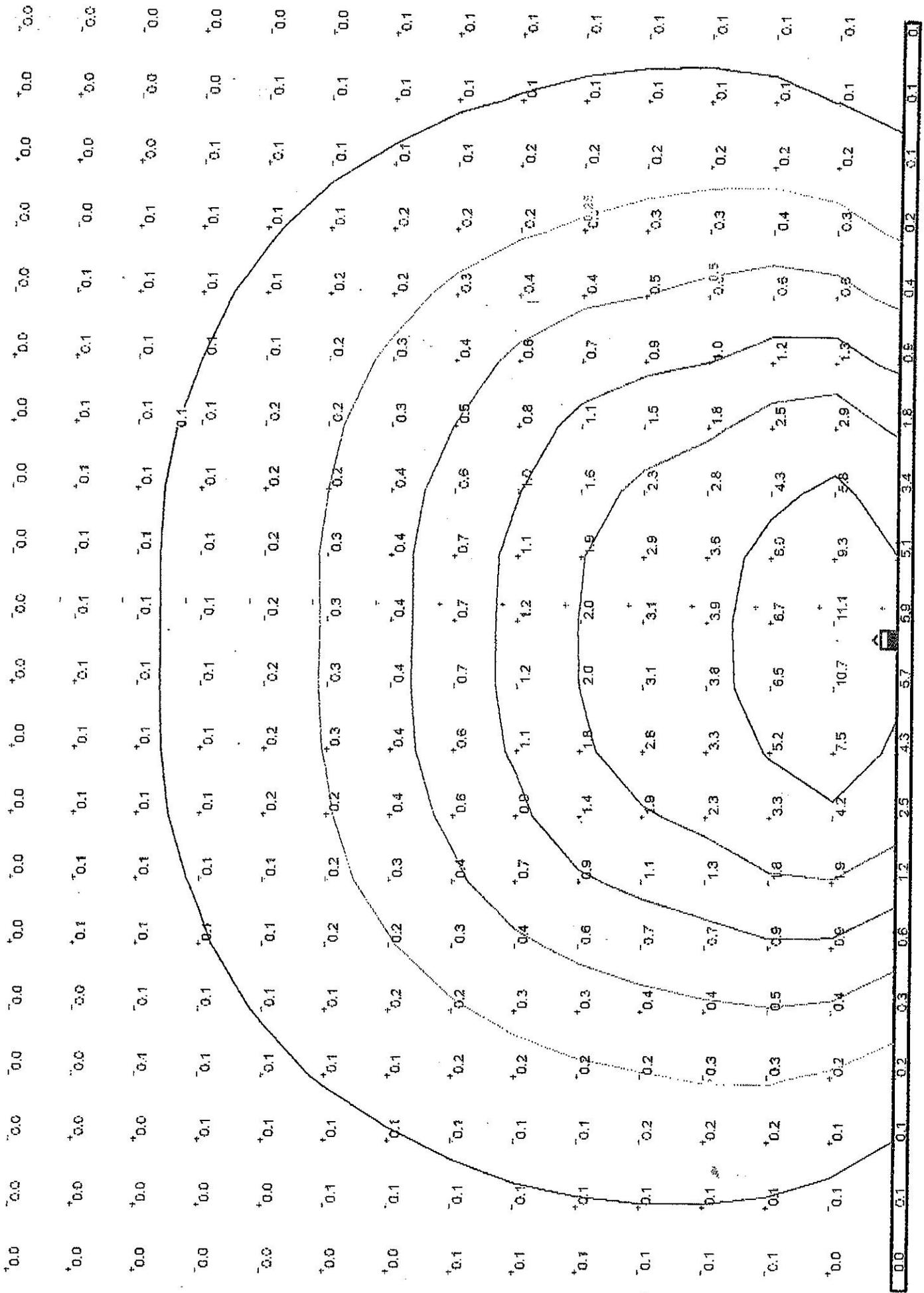
Label	MH	Orientation	Tilt
A	15.0	0.0	0.0

## STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AT GRADE	—	0.8 fc	11.1 fc	0.0 fc	N/A	N/A
MOUNTING WALL	—	0.1 fc	5.2 fc	0.0 fc	N/A	N/A
VERTICAL PERPENDICULAR TO FIXTURE	—	1.1 fc	81.2 fc	0.0 fc	N/A	N/A

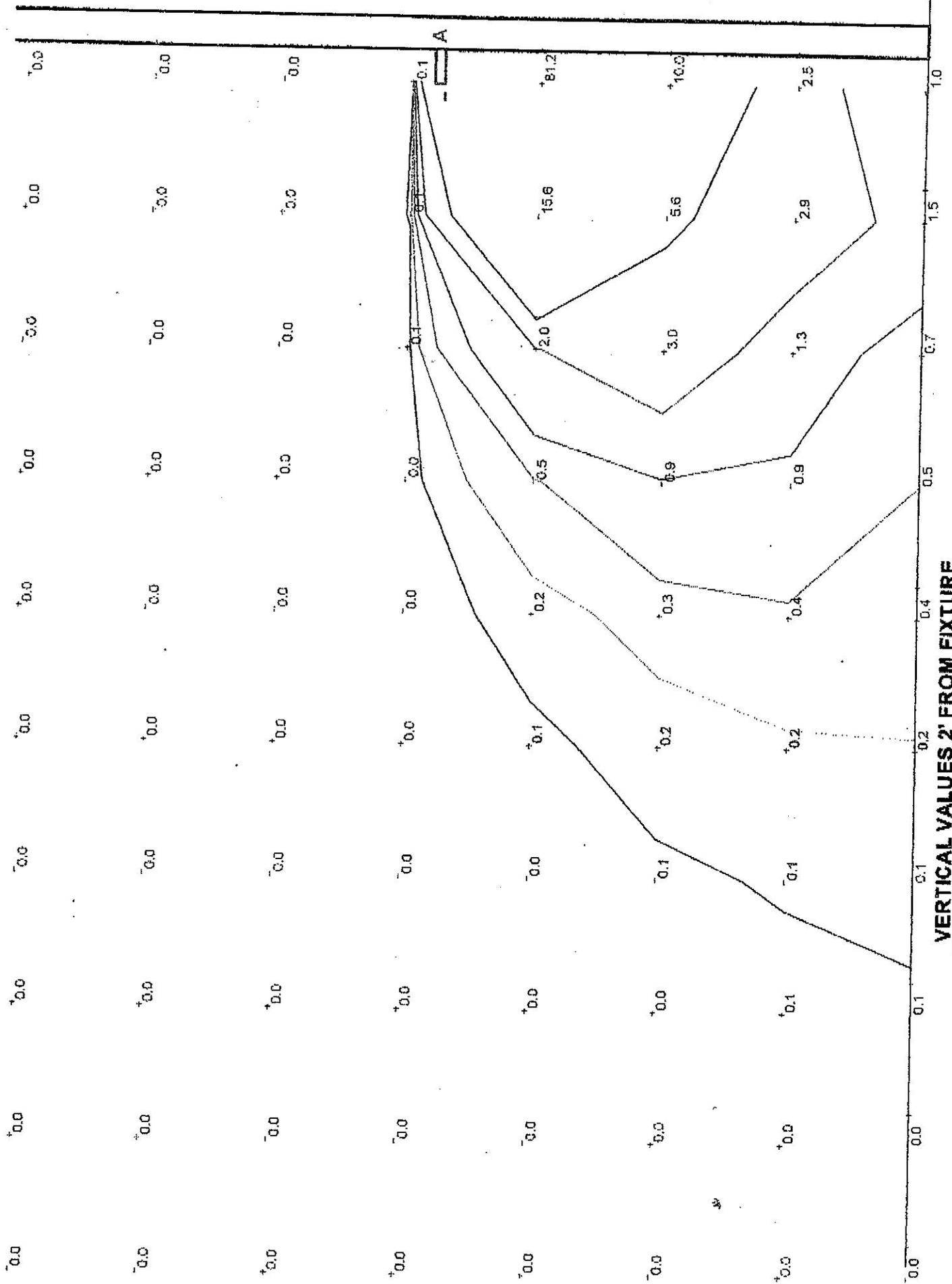
THESE FOUR PAGES OF CALCULATIONS WERE PREPARED WITH IESNA FILES PROVIDED BY COOPER LIGHTING. NO MODIFICATIONS OR TAMPERING OF FILES OTHER THAN ADJUSTMENT OF LAMP LUMENS TO REPLICATE THE LP10C FIXTURE IN QUESTION.

PREPARED BY TOM RORABAUGH OF VISION LIGHTING SALES, JULY 14, 2011.



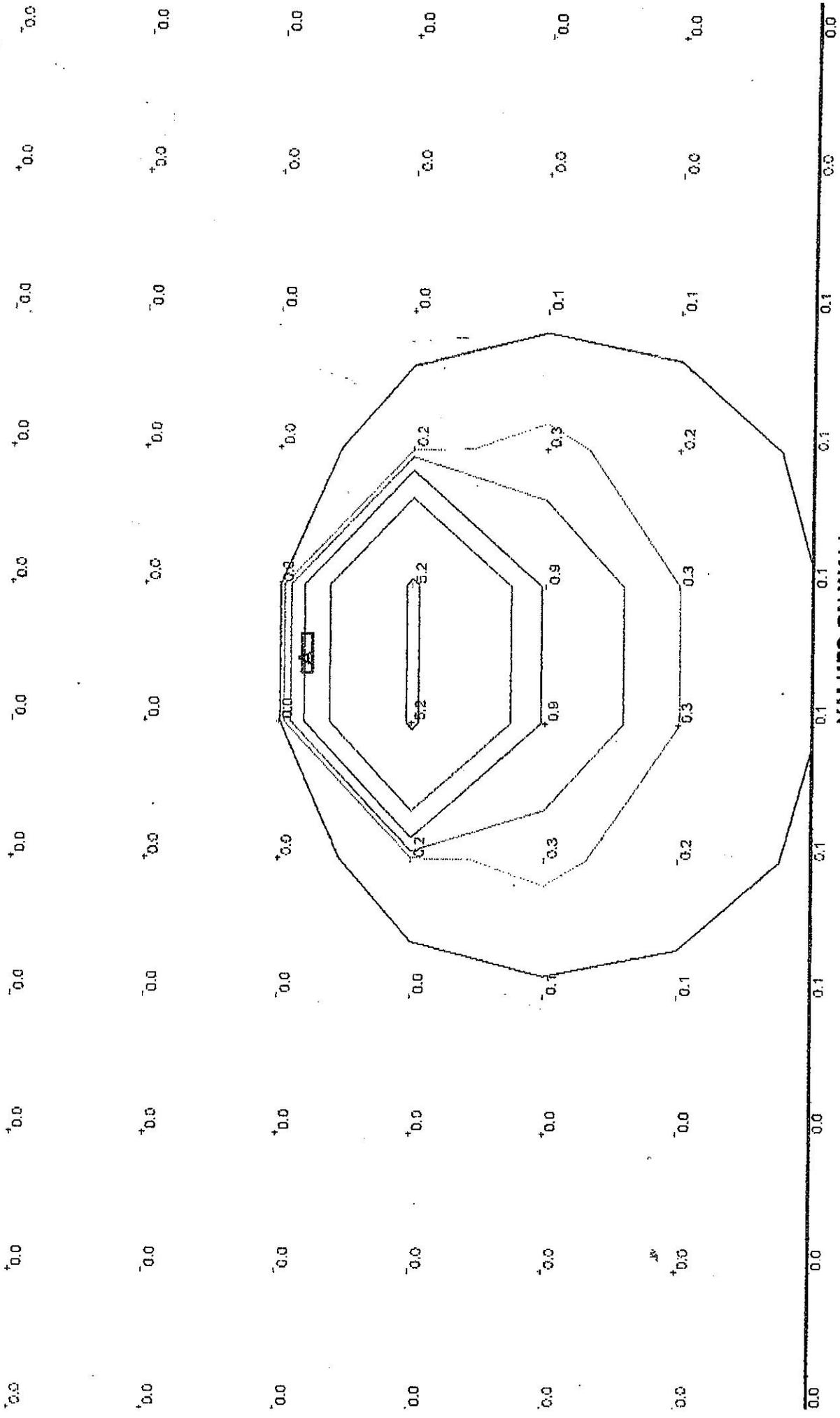
**VALUES AT GRADE**

Scale 1" = 8"



**VERTICAL VALUES 2' FROM FIXTURE**

Scale 1" = 4"



**VALUES ON WALL**

Scale 1"=4'