

**AGENDA**  
**TECHNICAL ADVISORY COMMITTEE**  
**CONFERENCE ROOM**  
**DAWES BUILDING CITY OFFICES**  
**113 WEST DAWES AVE**  
**BIXBY, OK 74008**  
**April 01, 2015 – 10:00 AM**

1. Call to Order
2. **PUD 87 – “Shadow Valley” – Khoury Engineering, Inc.** Discussion and comment on a rezoning request for approval of Planned Unit Development (PUD) # 87 for approximately 21.1 acres consisting of all of *Shadow Valley Mobile Home Park* and part of the W/2 of the NE/4 of the NW/4 and part of the W/2 of the E/2 of the NE/4 of the NW/4, with proposed underlying zoning RM-3 Residential Multi-Family District.  
Property Located: 7500 E. 151<sup>st</sup> St. S.
3. **PUD 49-A – Bixby Crossing – Ted Sack of Sack & Associates, Inc. for J & S Acquisitions, LLC.** Discussion and comment on a rezoning request for approval of Major Amendment # 1 to Planned Unit Development (PUD) # 49 for approximately 12.6 acres consisting of Lots 1 and 3, Block 1, *Bixby Crossing*, with underlying zoning CS Commercial, OM Office, RM-2 Residential Multi-Family, RD Residential Duplex, which amendment proposes to allow additional Use Unit 16 ministorage use and make certain other amendments.  
Property Located: 13455 S. Memorial Dr. & the 13500-block of S. Memorial Dr.
4. **Preliminary Plat & Final Plat – “Bixby Memory Care” – Cedar Creek Consulting (PUD 45).** Discussion and review of a Preliminary Plat, a Final Plat, and certain Modifications/Waivers for “Bixby Memory Care,” approximately 8.6512 acres in part of the NE/4 of the NE/4 of Section 25, T18N, R13E.  
Property Located: Southwest corner of 101<sup>st</sup> St. S. and Mingo Rd.
5. **BSP 2015-04 – “Chateau Villas” – Larry Kester of Architects Collective (PUD 81).** Discussion and possible action to approve a PUD Detailed Site Plan and building plans for “Chateau Villas,” a Use Unit 8 multifamily residential and commercial development for approximately 23 in part of the NW/4 NW/4 of Section 01, T17N, R13E.  
Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121<sup>st</sup> St. S.
6. Old Business
7. New Business
8. Adjournment

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

# Shadow Valley

## Planned Unit Development

PUD No. -

Submitted to:

City of Bixby, Tulsa County, Oklahoma

March 20, 2015

*Property Owner:*

*Shadow Valley Bixby, LLC  
4105 S. Rockford Avenue  
Tulsa, OK 74105*

*Prepared By:*



***Khoury Engineering, Inc.***

*1435 East 41<sup>st</sup> Street, Tulsa, OK 74105  
Tel (918) 712-8768 • Fax (918) 712-1069*

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**DEVELOPMENT CONCEPT & CHARACTER**

*Shadow Valley* is a proposed multifamily residential use, submitted as a Planned Unit Development pursuant to the provisions of the City of Bixby Zoning Code. The PUD consists of one Development Area. Development Area “A”, being the multifamily site, contains 21.10 acres of land. The project consists of residential dwelling units in the form of low-rise apartments contained in multiple buildings, and encompasses approximately 21.1 acres of land. In addition to the apartment buildings a leasing office and clubhouse will be constructed on this site. This project is located approximately 3,200 feet west of Memorial drive, and 500 feet south of E. 151<sup>st</sup> Street South. This site is currently used as a Mobile home park. The subject property is currently zoned RMH. However, RM-3 zoning is being requested. The North side of the subject tract abuts lands zoned CS, IL and CH. The property abuts AG to the east and west. The adjacent property to the south is zoned RS-3 (PUD-85).

The purpose of a PUD is to permit flexibility within the development to best utilize the unique physical features of this particular site and provide and preserve meaningful open space. The proposed PUD meets and exceeds this requirement and the stated purposes of the Bixby Zoning Code.

**DEVELOPMENT STANDARDS**

This PUD shall be governed by the use and development regulations of Bixby Zoning Code except where provided otherwise as follows:

***Development Area A***

Permitted Use.....	As permitted in RM-3, Multi-Family apartments and customary accessory uses, such as clubhouses, pools, tennis courts, and the like.
Net Development Area.....	21.1 Acres (919,116 S.F.)
Maximum Density/Intensity of Use.....	25 units/ acre
Maximum Floor Area Ratio Per Lot.....	0.50
Minimum Livability Space.....	20% of the total site area
Minimum Building Setback:	
From Easterly side lines.....	20 feet
From Front/ North line .....	20 feet
From Rear/South line .....	20 feet
From Westerly side lines.....	20 feet
Maximum Building Height.....	50 feet (Not to exceed three stories)
Minimum Landscape Buffer .....	20 feet from E. 151st Street South 20 feet from Easterly side Lines 20 feet from Westerly side Lines 20 feet from South Property Line
Minimum Dwelling Unit size .....	600.00 Square feet
Percent of masonry .....	25% Buildings 40% Leasing Office

	0% Carports & Garages
Parking Ratio.....	1.5 space per 1 bedroom unit
	2.0 space per 2 & 3 bedroom units

**PLATTING**

No building permit within *Shadow Valley* shall be issued until a subdivision plat has been approved by the City of Bixby as being in compliance with the planned unit development concept and development standards. A subdivision plat will be submitted to the City of Bixby after approval of the PUD by the City Council. The platted area will establish private covenants which set forth criteria which will establish and maintain a very high quality of development.

**DETAIL SITE PLAN REVIEW**

A Detailed Site Plan shall be submitted to and approved by the City of Bixby prior to the issuance of a Building Permit. The applicant shall submit the Site Plan to the City and supply all information required.

**LANDSCAPING AND SCREENING**

*Shadow Valley* landscaping plan will be submitted to the City of Bixby during the Detailed Site Plan phase. The plan will be designed to enhance the E. 151<sup>st</sup> Street South frontage and to create an attractive view from said street and adjacent properties. The planting theme will highlight the site entries and buildings, and will utilize plant selections indigenous to North East Oklahoma that are durable and require low maintenance. All landscaping shall be provided in accordance with the City of Bixby Zoning Code except as noted herein.

A minimum of fifteen percent (15%) of the land area shall be improved as internal landscape open space.

The frontage along S. 151<sup>st</sup> Street South will have a twenty (20) foot wide landscaped strip along the street right-of-way. This landscape strip will be planted with at least one (1) tree per 500 square feet of street yard and at least one half of the trees shall be evergreen. Shrubs will also be installed to exceed the requirements of the Bixby Zoning Code.

Along the south, east and west sides of the PUD there will be a twenty (20) foot wide landscaped buffer. This landscape buffer will be planted with at least one (1) tree per 1000 square feet of buffer area and at least one half of the trees shall be evergreen.

All trees required by code will be planted at a minimum size of 2” caliper. Shrubs required by code will be planted with a minimum 3 gallon container size. All landscape areas will be irrigated with an underground sprinkler system, and maintained per requirements of the Bixby Zoning Code.

In order to screen the facility from the adjacent properties, we are proposing a 6-foot tall fence along the Eastern, southern, Northern and Western property lines. Details of the type of fence and screening will be provided during the detailed site plan phase.

**GRADING & UTILITY PLANS**

During the design phase, a Site Grading & Utility Plan will be submitted to the City of Bixby for review and approval. All utilities are available to serve this development including water and Sanitary Sewer.

Drainage and Utility plans will be prepared in accordance with the City of Bixby engineering requirements.

The site is fairly flat. Existing topography ranges from elevation 604 at the west side to elevation 600.00 at the east side of the property. A portion of the existing driveway near 151<sup>st</sup> is located within the FEMA 100 year floodplain.

There is a 12-inch water lines located on the north side of E. 151<sup>st</sup> Street, and a 6" water line along the east side of this property.

There is an existing 8" Sanitary Sewer line along the east side of this property. This line is flowing into an existing on-site lift station. A 4" forcemain is conveying waste water from this development into a manhole located within the Bixby Industrial Park located east of this project site. All other utilities and communication services are available along 151<sup>st</sup> street and accessible to serve this project. Fire Hydrant spacing within this development will be 300 feet apart. A fire hydrant layout plan will be submitted to the Fire Marshal for approval. All water mains will be looped outside of paved areas. Laterals sanitary sewer mains will be extended to locations within the development, with manholes located outside of paved areas.

## **ACCESS AND CIRCULATION**

The main Ingress and egress to *Shadow Valley* will be from 151<sup>st</sup> Street South. The existing driveway along the east side will be improved and removed from the 100 yr flood plain by installing drainage structure under the access road. A second access road will eventually be installed to provide a secondary means of access to 151<sup>st</sup> Street. The location of the secondary access will be determined upon acquiring additional property between this development and 151<sup>st</sup> Street. Sidewalks, minimum 4 feet in width, will be installed by the developer along all street frontages in accordance with the Subdivision Regulations. The sidewalks will be ADA compliant to be approved by the City Engineer. The minimum width of the internal drives will be 26 feet and the minimum gate width will be 14 feet. A Knox rapid entry system will be installed. Internal sidewalks will be provided to enhance the quality of the development and to provide a convenient and safe passageway for pedestrians.

## **TRASH ENCLOSURE**

Outside trash enclosures will be located within the development. There will be screened from the view from the residential area and roadways.

## **SIGNS & SITE LIGHTING**

One free standing sign will be installed along the frontage of E. 151<sup>st</sup> Street South. Additional signs will be installed on the buildings. All Signage shall comply with the Bixby Zoning Code.

The site lighting consists of 400 watt metal halide fixtures, aluminum housing, type 3 distribution on 20 feet tall poles. Each building will have wall packs with high pressure sodium bulbs at the end of each building. Additional security lighting will be provided for the safety of the tenants. All outdoor lighting fixtures will be shielded to avoid light spillage onto adjacent properties. A photometric plan will be submitted to the City of Bixby for approval during the design phase of the project.

## **SOIL ANALYSIS**

A complete soil investigation study will be provided by a qualified geotechnical engineering firm during the design phase of the project. For the purpose of this PUD, we have attached in Exhibit D a soil analysis from Tulsa County Soil Conservation services.

## **SCHEDULED DEVELOPMENT**

Construction of *Shadow Valley* project will commence in late winter of 2016.

## **LEGAL DESCRIPTION**

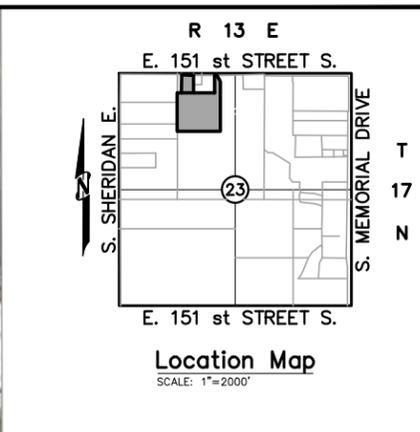
A tract of land located in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Seventeen (17) North, Range Thirteen (13) East, Tulsa County, State of Oklahoma, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter (NW/4) of section Twenty-three (23), thence N 89° 56' 0" W, a distance of 330.62 feet, thence S 0° 04' 40" W, a distance of 1319.96 feet to the Point of Beginning; thence N 89° 57' 0" W, a distance of 990.44 feet, thence N 0° 11' 40" E, a distance of 880 feet, thence S 89° 56' 0" E, a distance of 850.35 feet, thence N 0° 04' 40" E, a distance of 390.25 feet, thence S 89° 56' 00" E, a distance of 59', thence S 28° 29' 32" E, a distance of 165.81 feet, thence S 0° 04' 40" W, a distance of 1124.32 to the Point of Beginning;

Having an area of 21.10 acres more or less.

**EXHIBIT A**

**AERIAL PLAN**



**Khoury Engineering, Inc.**  
Civil Engineering - Land Development  
1435 East 41st Street  
Tulsa, OK 74105  
CA #3751, Renewal 06-30-15  
Tel: 918.712.8768  
Fax: 918.712.1069

**SHADOW VALLEY MOBILE HOME**  
**7500 E. 151st STREET S**  
**CITY OF BIXBY, OKLAHOMA**

**AERIAL PLAN**

DATE: 03/20/15

**EXHIBIT A**

SHADOW VALLEY  
MOBILE HOME PARK  
PLAT #68030

**7500 E 151st St S**

**AERIAL PLAN**  
SCALE: 1"=150'

UNPLATTED  
ZONING: RS-8  
PUD-85

UNPLATTED  
ZONING: AG

UNPLATTED  
ZONING: AG

UNPLATTED  
ZONING: RMH

UNPLATTED  
ZONING: AG

ZONING: CS

ZONING: IL

ZONING: CH

POTENTIAL ACCESS

ACCESS

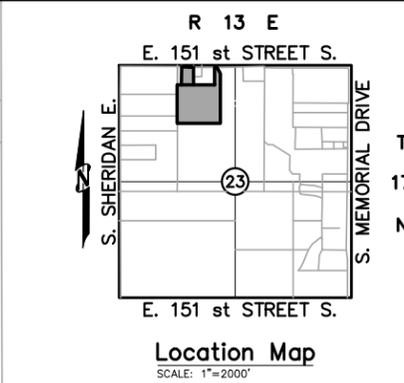
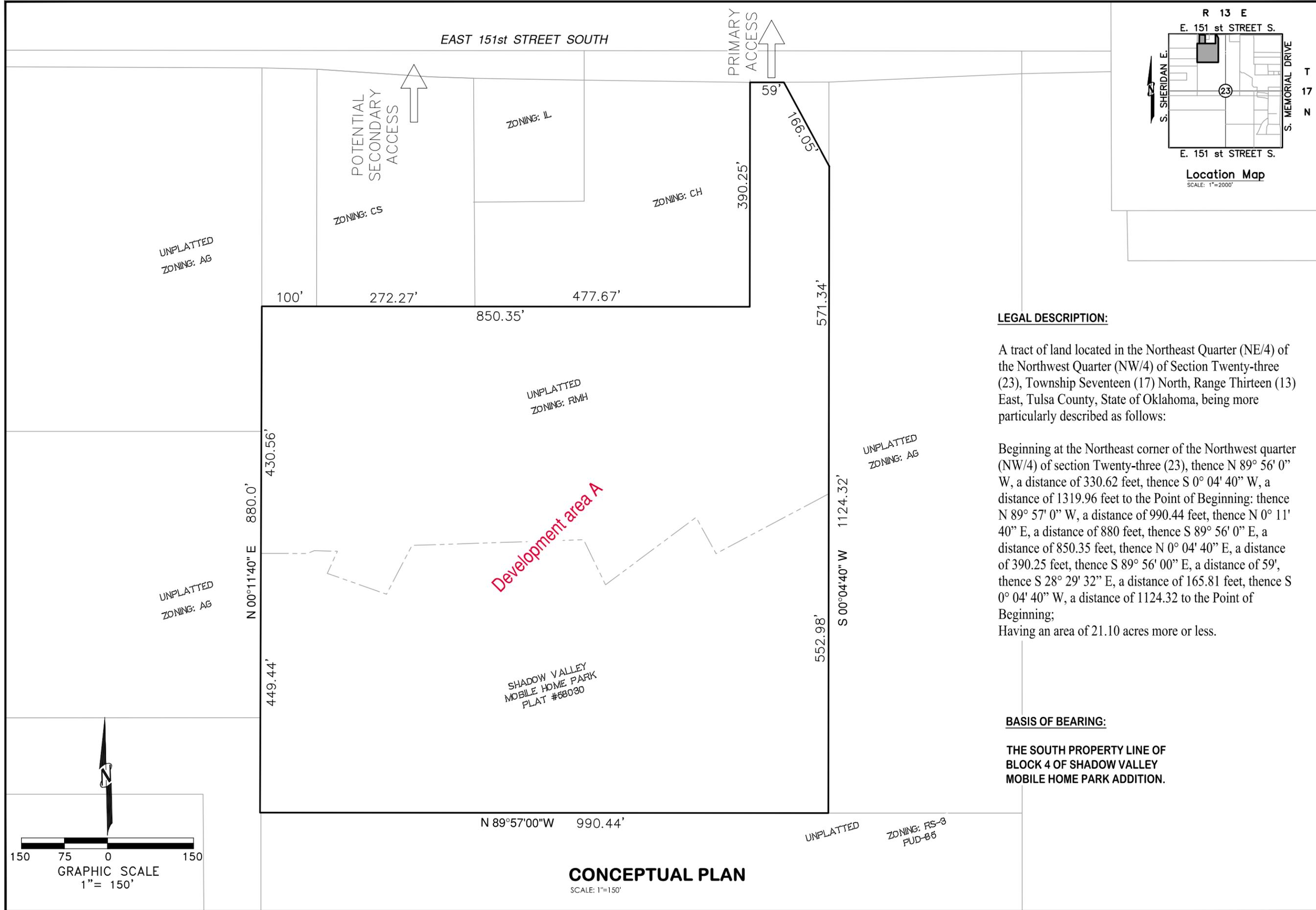
EAST 151st STREET SOUTH

R 13 E  
E. 151st STREET S.  
S. SHERIDAN E.  
S. MEMORIAL DRIVE  
T 17 N  
E. 151st STREET S.  
Location Map  
SCALE: 1"=2000'

150 75 0 150  
GRAPHIC SCALE  
1"= 150'

**EXHIBIT B**

**PUD PLAN**



**LEGAL DESCRIPTION:**

A tract of land located in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Seventeen (17) North, Range Thirteen (13) East, Tulsa County, State of Oklahoma, being more particularly described as follows:

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 Having an area of 21.10 acres more or less.

**BASIS OF BEARING:**

THE SOUTH PROPERTY LINE OF BLOCK 4 OF SHADOW VALLEY MOBILE HOME PARK ADDITION.

**Khoury Engineering, Inc.**  
 Civil Engineering - Land Development  
 1435 East 41st Street  
 Tulsa, OK 74105  
 CA #3751, Renewal 06-30-15  
 Tel: 918.712.8768  
 Fax: 918.712.1069

**SHADOW VALLEY MOBILE HOME  
 7500 E. 151ST STREET S  
 CITY OF BIXBY, OKLAHOMA**

**PUD PLAN**

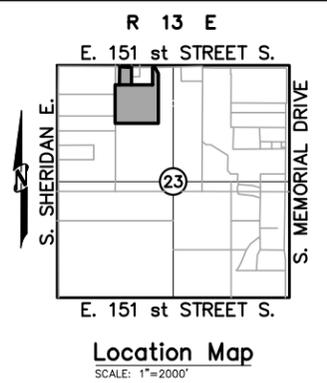
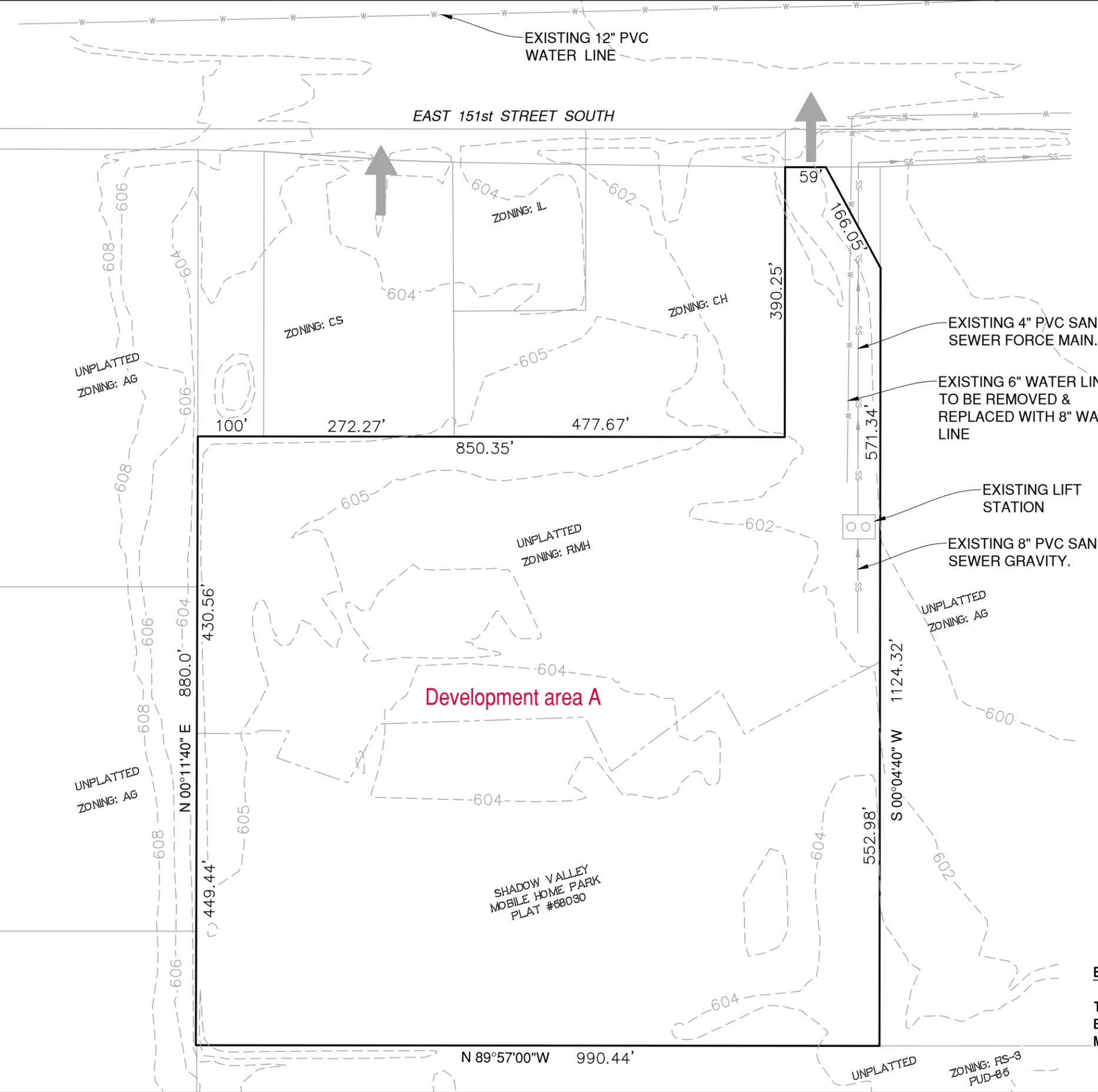
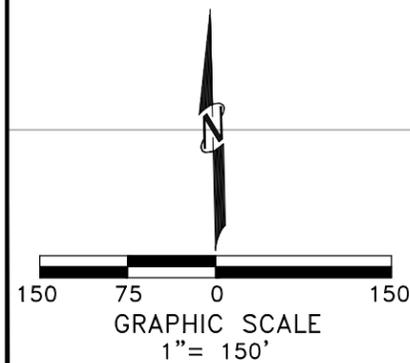
DATE: 03/20/15

**EXHIBIT  
 B**

**CONCEPTUAL PLAN**  
 SCALE: 1"=150'

**EXHIBIT C**

**EXISTING CONTOURS & UTILITIES**



**Khoury Engineering, Inc.**  
 Civil Engineering - Land Development  
 1435 East 41st Street  
 Tulsa, OK 74105  
 CA #3751, Renewal 06-30-15  
 Tel: 918.712.8768  
 Fax: 918.712.1069

**EXISTING CONTOUR AND UTILITIES**  
**SHADOW VALLEY MOBILE HOME**  
**7500 E. 151st STREET S**  
**CITY OF BIXBY, OKLAHOMA**

**BASIS OF BEARING:**  
 THE SOUTH PROPERTY LINE OF  
 BLOCK 4 OF SHADOW VALLEY  
 MOBILE HOME PARK ADDITION.

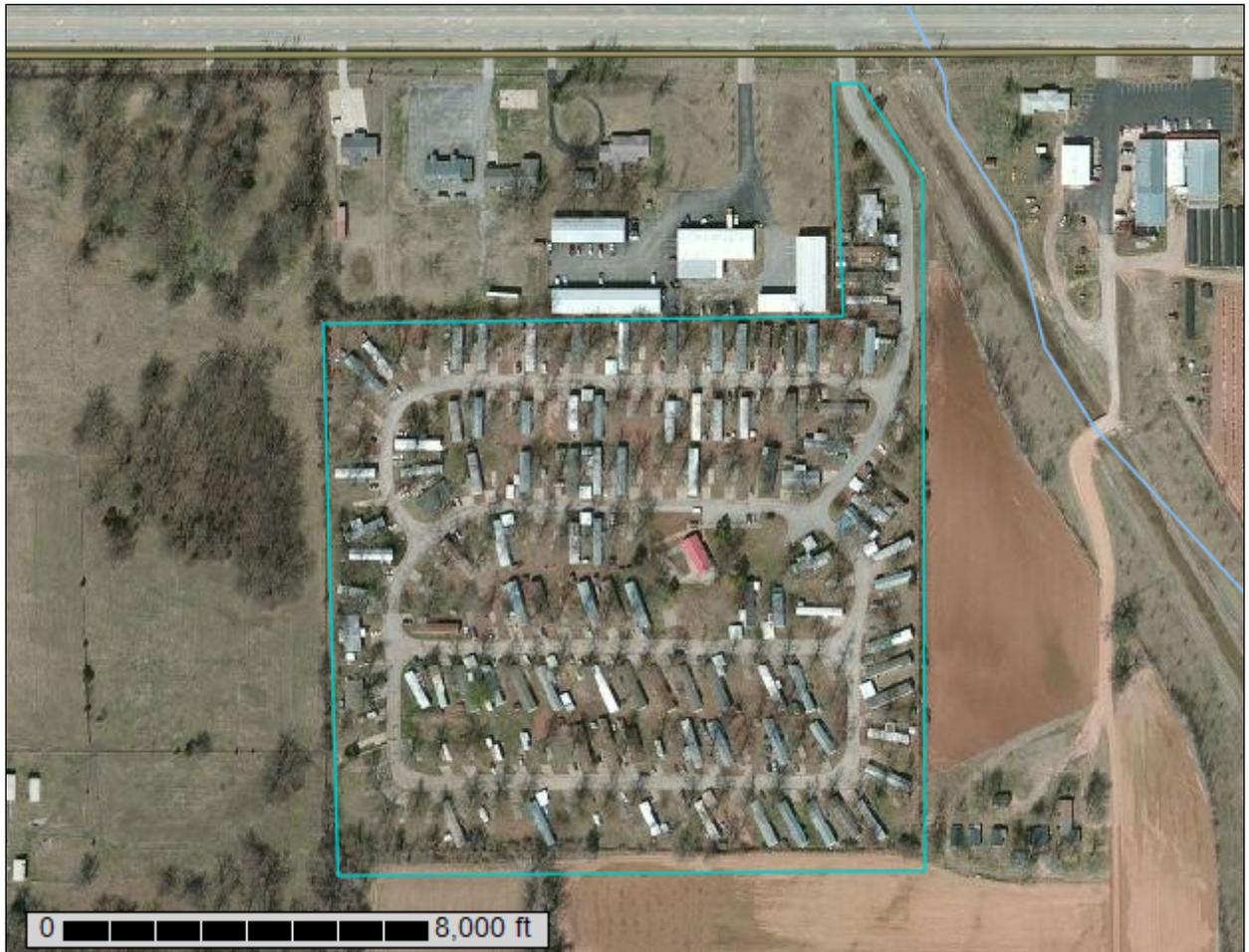
DATE: 03/20/15  
 EXHIBIT  
**C**

**EXHIBIT D**

**SOIL ANALYSIS**

# Custom Soil Resource Report for Tulsa County, Oklahoma

## Shadow Valley



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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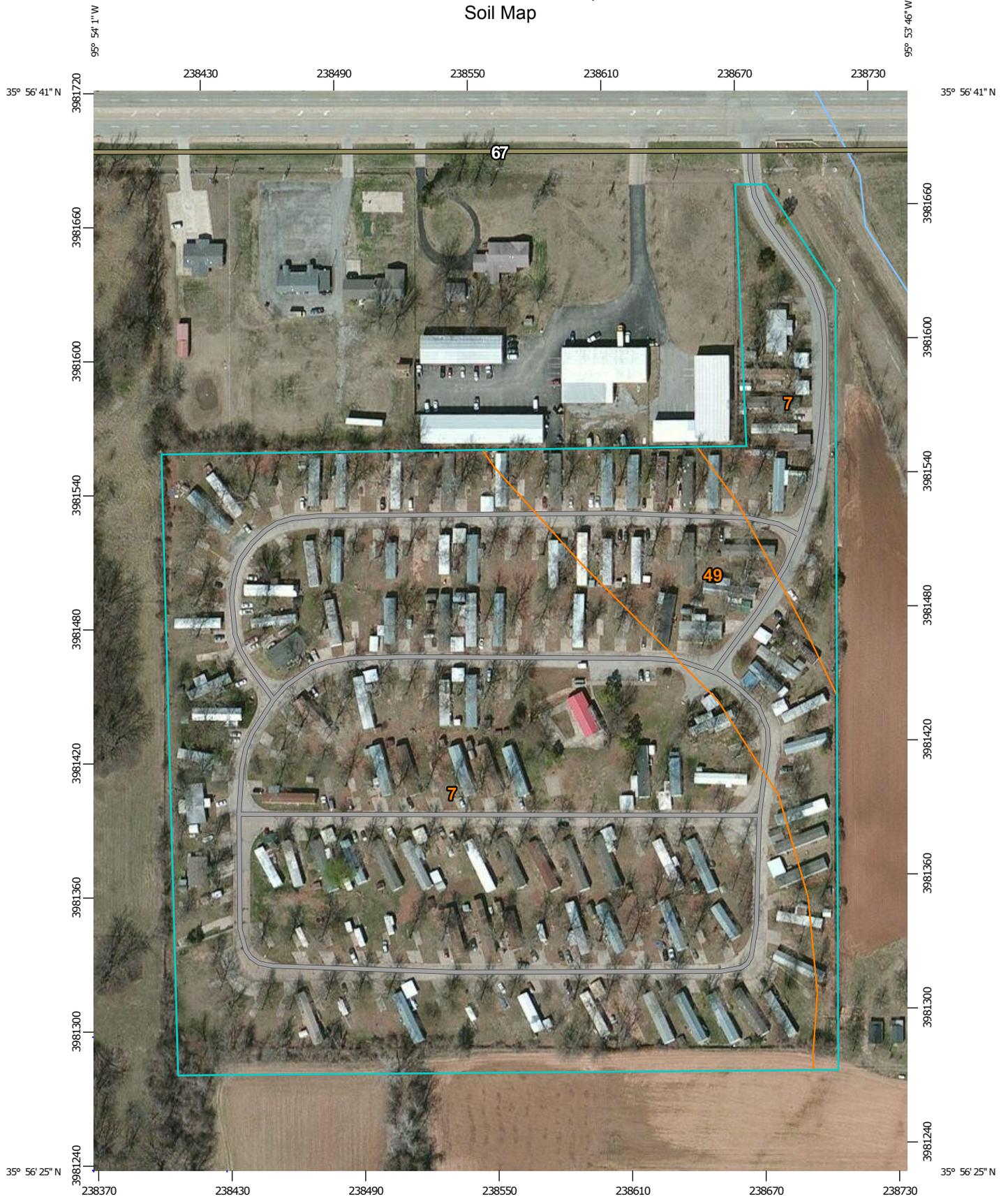
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Tulsa County, Oklahoma.....	10
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49—Severn very fine sandy loam, 0 to 3 percent slopes, rarely flooded....	11

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Map Scale: 1:2,360 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tulsa County, Oklahoma  
 Survey Area Data: Version 9, Sep 18, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 23, 2010—Jun 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Tulsa County, Oklahoma (OK143)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded	18.7	85.7%
49	Severn very fine sandy loam, 0 to 3 percent slopes, rarely flooded	3.1	14.3%
<b>Totals for Area of Interest</b>		<b>21.8</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments

## Custom Soil Resource Report

on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Tulsa County, Oklahoma

### 7—Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded

#### Map Unit Setting

*National map unit symbol:* 3I27  
*Elevation:* 10 to 1,000 feet  
*Mean annual precipitation:* 36 to 60 inches  
*Mean annual air temperature:* 50 to 70 degrees F  
*Frost-free period:* 200 to 300 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Choska and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Choska

##### Setting

*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex

##### Typical profile

*A - 0 to 14 inches:* very fine sandy loam  
*C - 14 to 35 inches:* very fine sandy loam  
*2C - 35 to 48 inches:* silt loam  
*3C - 48 to 80 inches:* stratified loamy fine sand to silt loam

##### Properties and qualities

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* Rare  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 10.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 1  
*Hydrologic Soil Group:* B  
*Ecological site:* Loamy bottomland pe 62-80 (R112XY050OK)  
*Other vegetative classification:* Unnamed (G112XY020OK)

#### Minor Components

##### Severn

*Percent of map unit:* 10 percent  
*Landform:* Flood plains  
*Down-slope shape:* Linear

## Custom Soil Resource Report

*Across-slope shape:* Linear  
*Other vegetative classification:* Unnamed (G118BY034OK)

### **Latanier**

*Percent of map unit:* 5 percent  
*Landform:* Plains on paleoterraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Unnamed (G118AY126OK)

## **49—Severn very fine sandy loam, 0 to 3 percent slopes, rarely flooded**

### **Map Unit Setting**

*National map unit symbol:* 311z  
*Elevation:* 10 to 1,000 feet  
*Mean annual precipitation:* 36 to 60 inches  
*Mean annual air temperature:* 50 to 70 degrees F  
*Frost-free period:* 200 to 300 days  
*Farmland classification:* All areas are prime farmland

### **Map Unit Composition**

*Severn and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Severn**

#### **Setting**

*Landform:* Flood plains  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Calcareous loamy and silty alluvium

#### **Typical profile**

*Ap - 0 to 8 inches:* very fine sandy loam  
*C1 - 8 to 28 inches:* stratified loamy very fine sand to silty clay loam  
*C2 - 28 to 48 inches:* very fine sandy loam  
*C3 - 48 to 80 inches:* stratified loamy very fine sand to silty clay loam

#### **Properties and qualities**

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* Rare  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 2 percent  
*Available water storage in profile:* High (about 10.4 inches)

## Custom Soil Resource Report

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* B  
*Ecological site:* Loamy bottomland pe 62-80 (R112XY050OK)  
*Other vegetative classification:* Unnamed (G118BY034OK)

### Minor Components

#### Choska

*Percent of map unit:* 10 percent  
*Landform:* Flood plains  
*Down-slope shape:* Linear  
*Across-slope shape:* Convex  
*Ecological site:* Loamy bottomland pe 62-80 (R112XY050OK)  
*Other vegetative classification:* Unnamed (G112XY020OK)

#### Latanier

*Percent of map unit:* 5 percent  
*Landform:* Plains on paleoterraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Unnamed (G118AY126OK)

**END OF PUD**

# *Bixby Crossing*

*City of Bixby, Tulsa County, Oklahoma  
Planned Unit Development Number 49-A*

*March, 2015*

Bixby Crossing  
City of Bixby  
Planned Unit Development No. 49-A

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    Exhibit B - Aerial Photo - Land Uses

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    Exhibit C - Site Map, Topography, Existing Utilities,  
                    and FEMA Floodplain Map  
    Exhibit D - Drainage Concept  
    Exhibit E - Area Zoning Map

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Schedule of Development ..... 8

Bixby Crossing  
City of Bixby  
Planned Unit Development No. 49-A

Development Concept

Bixby Crossing was submitted as Planned Unit Development No. 49 and was recommended by the Bixby Planning Commission on March 20, 2006 and approved by the Bixby City Council on April 10, 2006.

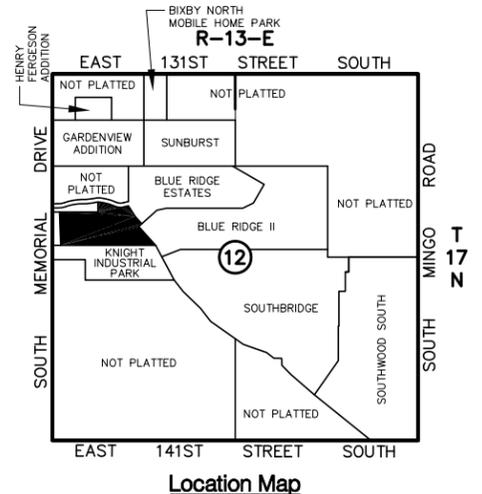
Approximately 8.4 acres is within the CS Commercial Shopping District which would permit a maximum of approximately 183,500 square feet of building floor area. Development Standards applicable to PUD No. 49 were approved for 150,000 square feet of commercial, office or mini-storage use.

Bixby Crossing, as set forth within PUD No. 49, was platted by Plat Number 6089 filed on February 22, 2007 and construction to this point is comprised of approximately 5,000 square feet of commercial office use and 90,000 square feet of mini-storage use.

Within Bixby Crossing there is an existing vacant lot (76,647 square feet) fronting Memorial Drive which the Developer has endeavored for nine years to sell for retail commercial use, but has been unsuccessful and has a waiting list for mini-storage units.

This amendment, Planned Unit Development No. 49-A, in substance, is a request by the Developer to use the vacant lot for the extension of the existing mini-storage from 90,000 square feet to 120,000 square feet.

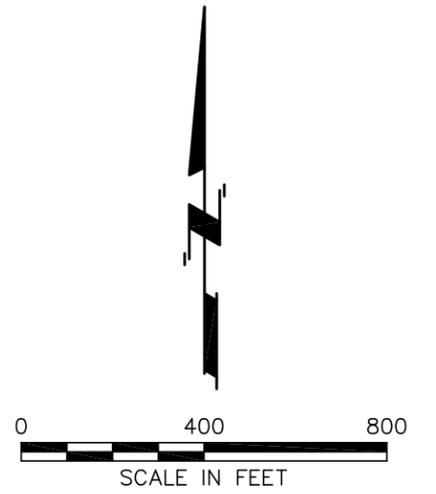
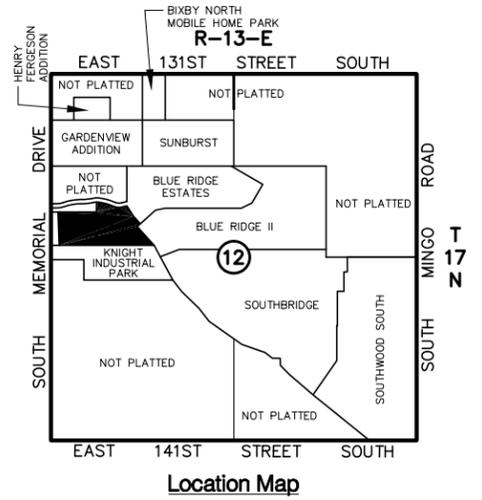
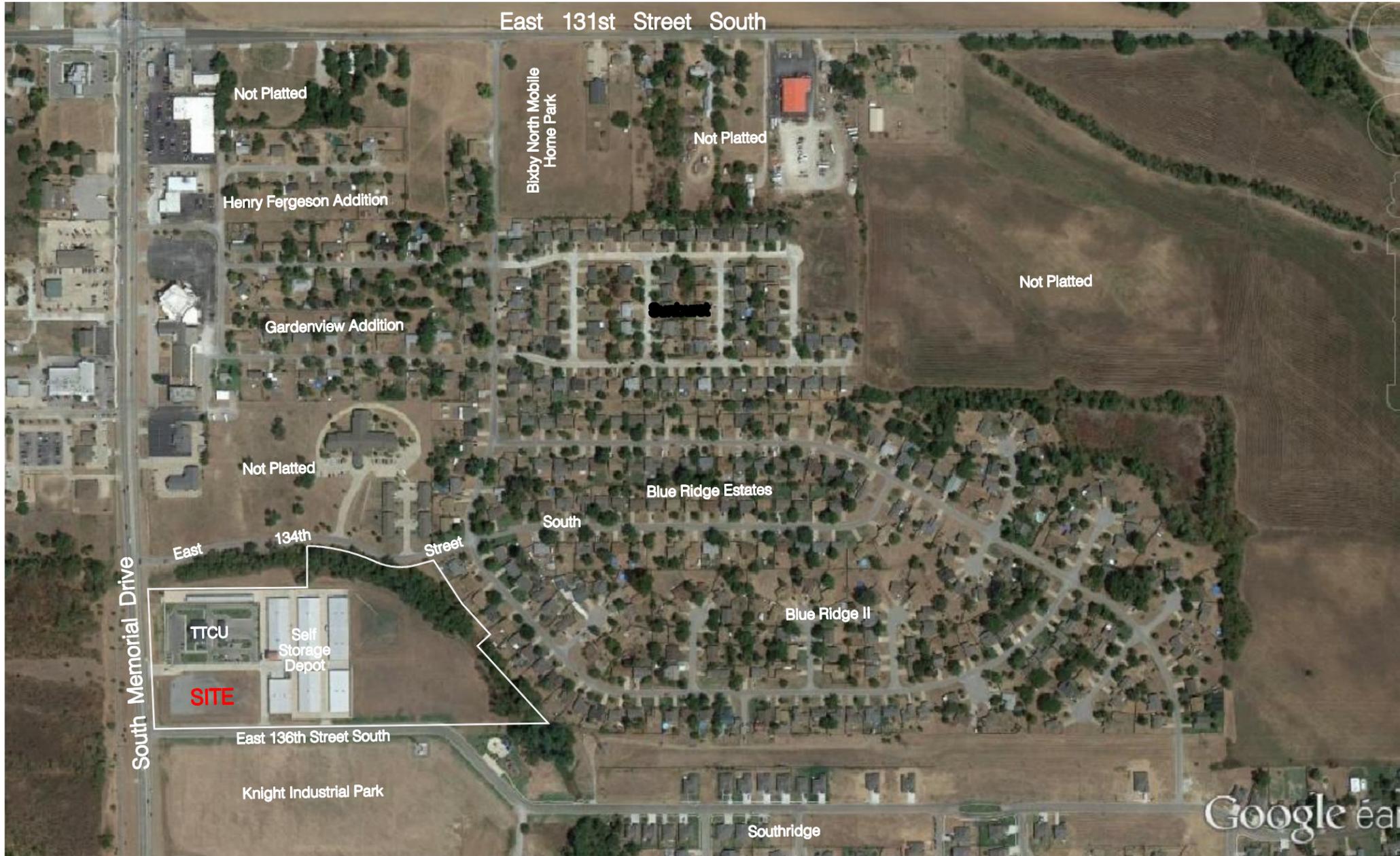
SOUTH MEMORIAL DRIVE



# Bixby Crossing

## Concept Illustration EXHIBIT 'A'

Planned Unit Development Number 49-A



# *Bixby Crossing*

Aerial Photo - Land Uses  
**EXHIBIT 'B'**  
 Planned Unit Development Number 49-A

Bixby Crossing  
City of Bixby  
Planned Unit Development No. 49-A

Development Standards

LAND AREA: 14.34 Acres 624,843 SF

PERMITTED USES:

Those uses permitted as a matter of right in the CS–Commercial Shopping district and use Unit 16, mini-storage only, and uses customarily accessory to permitted uses.

MAXIMUM BUILDING FLOOR AREA:

Commercial/Office	30,000 SF
Mini-Storage	120,000 SF

MINIMUM LOT FRONTAGE:

Mini-Storage lot frontage on South Memorial Drive	50 FT
Other lots	150 FT

MAXIMUM BUILDING HEIGHT:

Commercial/Office	42 FT
Mini-Storage Buildings	15 FT
Mini-Storage Office	35 FT

Architectural elements and business logos may exceed the maximum building height with detail site plan approval.

OFF-STREET PARKING:

As required by the applicable use unit of the City of Bixby Zoning Code.

MINIMUM BUILDING SETBACKS:

From the South Memorial Drive Right-of-Way	50 FT
From the East 136th Street Right-of-Way	25 FT
From the north boundary	15 FT
From the east boundary	250 FT
Internal setbacks to be established at Detail Site Plan Review.	

LANDSCAPED AREA:

A minimum of 15% of the net land area shall be improved as internal landscaped open space in accord with the Landscape Chapter of the Zoning Code of the City of Bixby. At least 10% of the net land area of each lot shall be improved as internal landscaped open space.

SIGNAGE:

- 1) One center identification ground sign not exceeding 25 feet in height and 250 square feet in display surface area shall be permitted along the South Memorial Drive frontage.
- 2) One ground sign shall be permitted for each lot with frontage on South Memorial Drive or East 136<sup>th</sup> Street with a maximum of 160 square feet of display surface area and 25 feet in height.
- 3) Wall signs shall be permitted to exceed 2.0 square feet of display surface area per lineal foot of building wall to which attached. The length of a tenant wall sign shall not exceed seventy-five percent of the frontage of the tenant space.

LIGHTING:

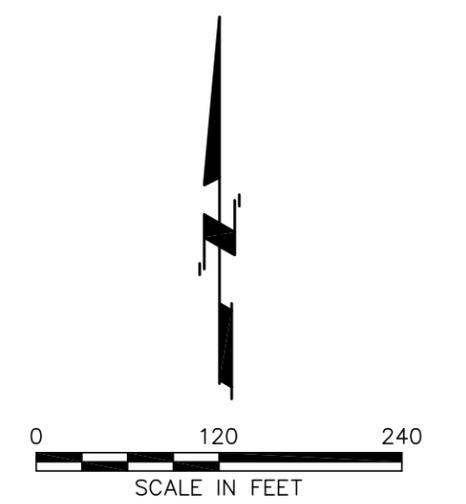
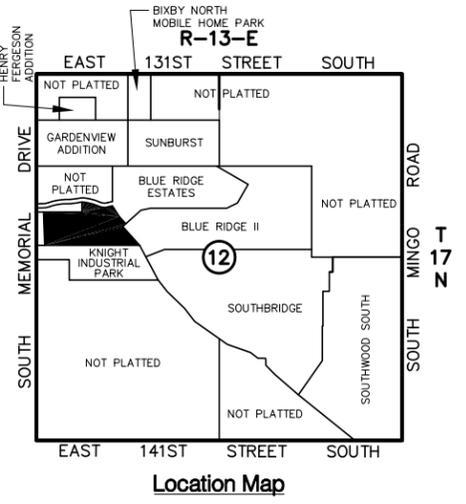
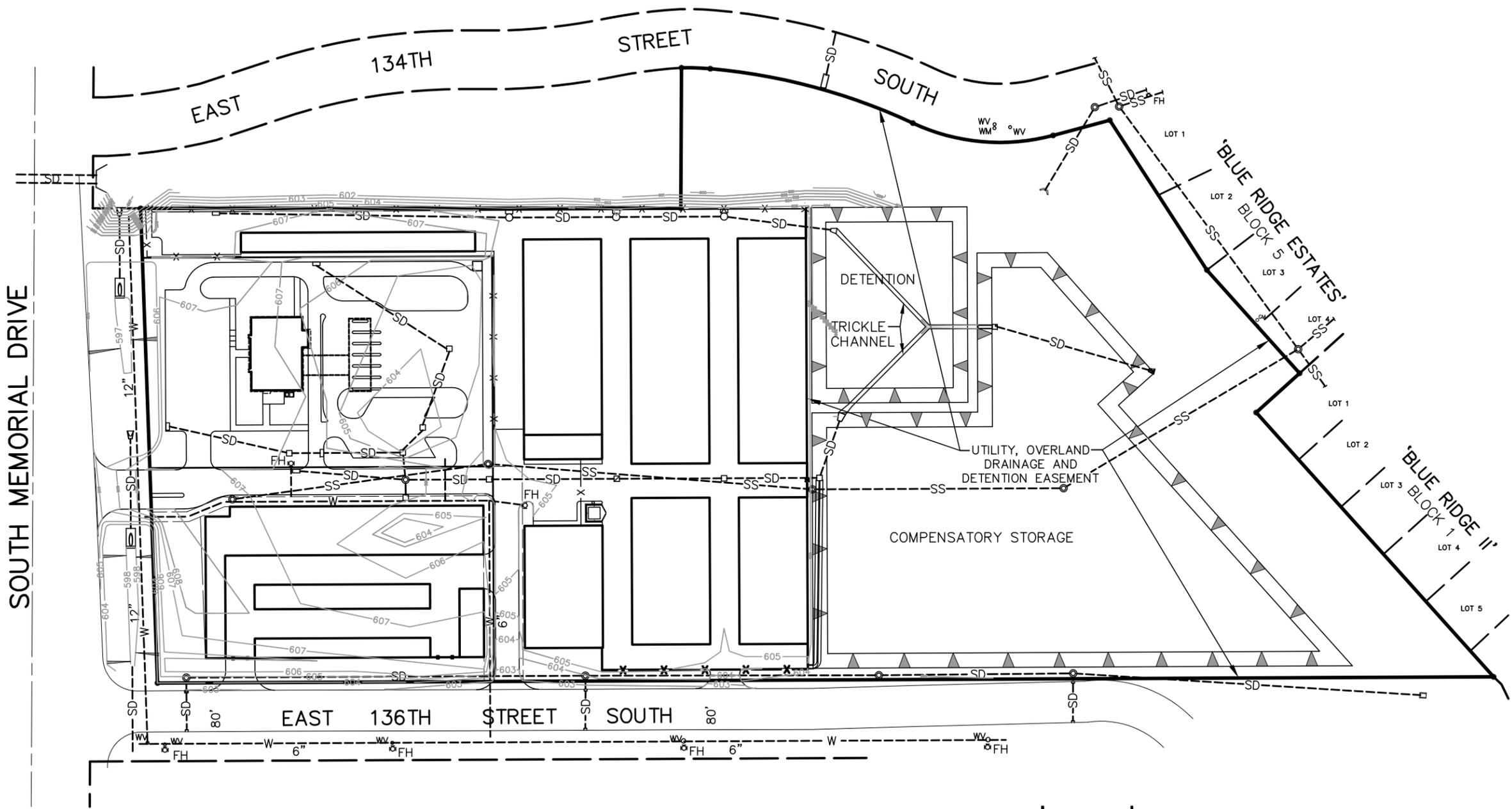
Light standards within Bixby Crossing shall not exceed 35 feet in height and shall be hooded and directed downward and away from the east and south boundaries.

FENCING:

6' Ornamental fencing shall be permitted along south and west side of buildings.

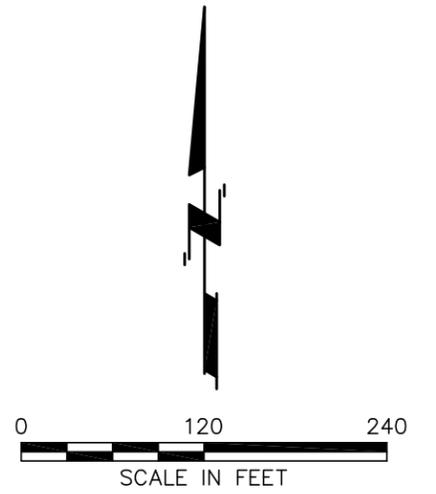
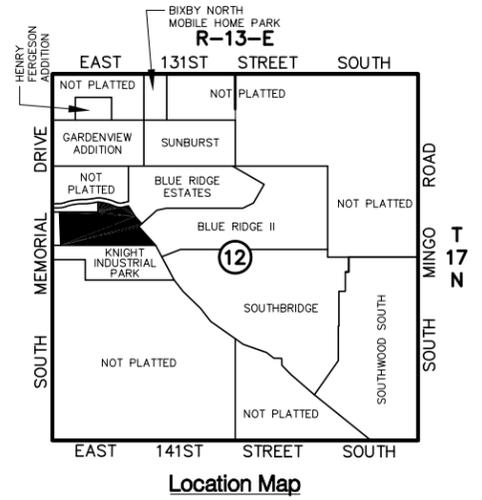
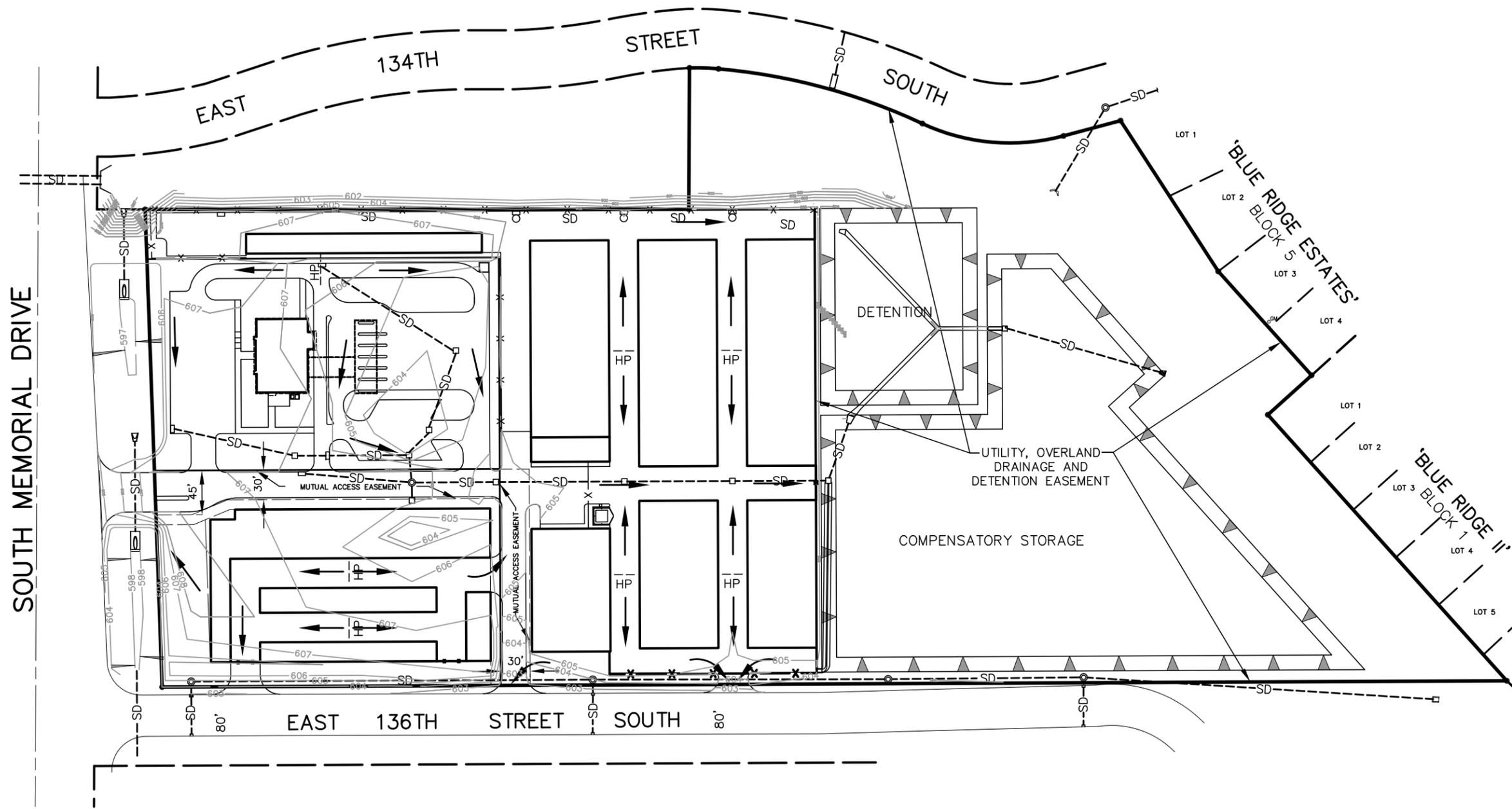
WALLS:

Exterior building walls adjacent to South Memorial and East 136th Street South shall be fiber cement brick panels as manufactured by the Nichiha Company as used on the existing self storage office. Metal or standard (smooth) concrete block exterior walls are not permitted on such exterior walls.



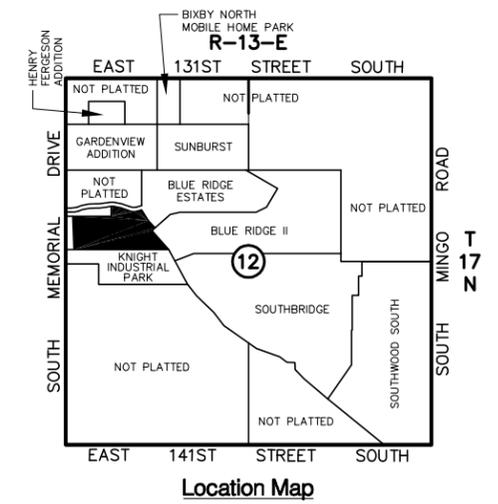
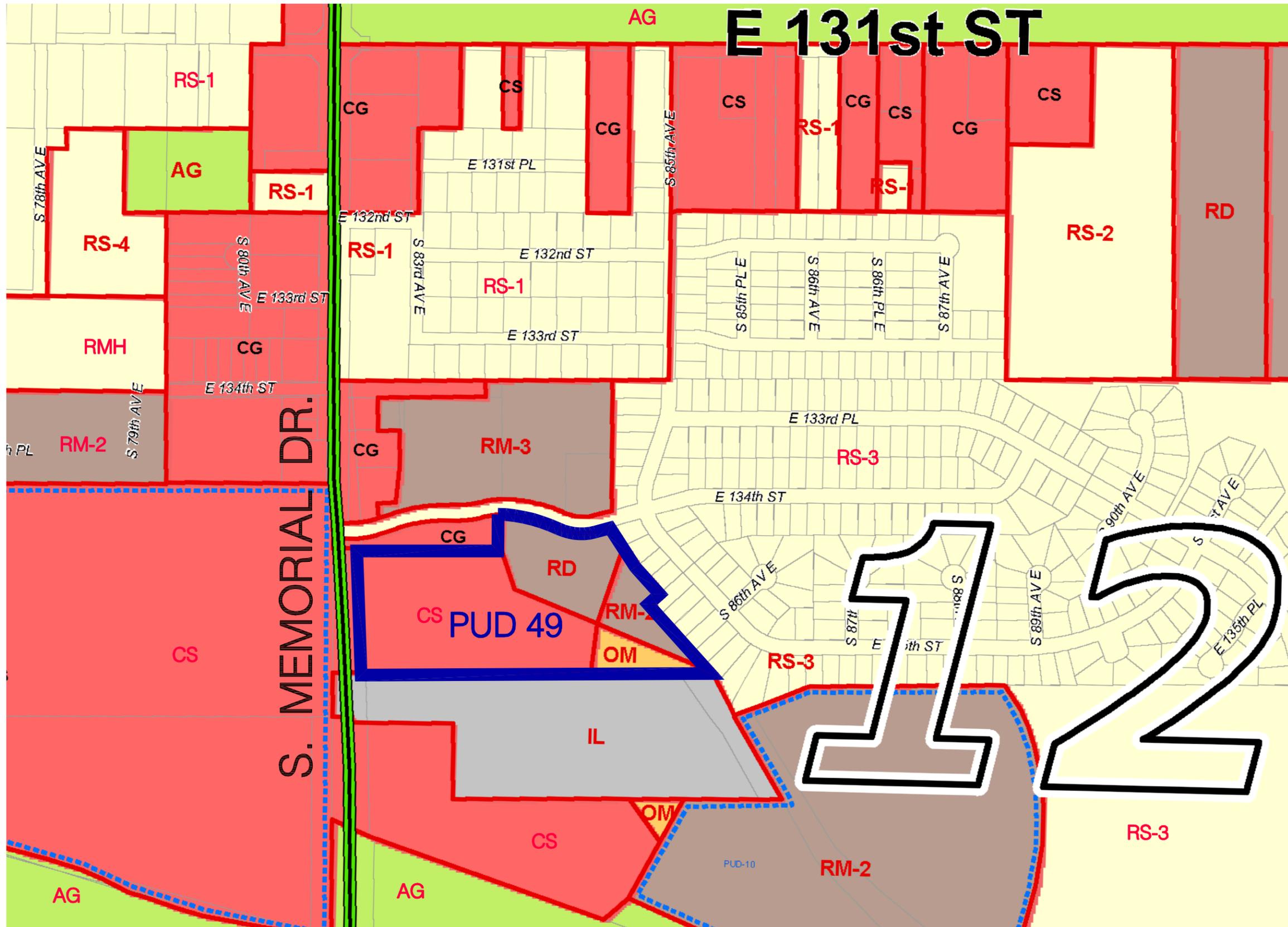
**Legend**

- RWE = RESTRICTED WATERLINE EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- FH = FIRE HYDRANT
- W--- EXISTING WATERLINE
- SS--- EXISTING SANITARY SEWER
- SD--- EXISTING STORM SEWER



**Legend**

- SD--- EXISTING STORM SEWER
- DRAINAGE FLOW



*Bixby Crossing*

Area Zoning Map  
**EXHIBIT 'E'**  
 Planned Unit Development Number 49-A

Bixby Crossing  
City of Bixby  
Planned Unit Development No. 49-A

Environmental Analysis

The 14.3 acre Bixby Crossing site is located on the east side of South Memorial Drive between East 134<sup>th</sup> Street and East 136<sup>th</sup> Street. The project Site Map, Topography, Existing and Proposed Utilities and FEMA Floodplain Map are shown on Exhibit C.

**TOPOGRAPHY:**

The highest point on the site is at an elevation of approximately 603 feet above MSL (Mean Sea Level) along South Memorial Drive at the northwest corner; the lowest point is at an elevation of approximately 594 feet above MSL at the southeast corner of the property. The FEMA mapped 100-year floodplain currently covers the entire property; however, at a very shallow elevation.

**DRAINAGE:**

In order to make the site suitable for development, fill will be placed on the western portion of the site to raise the area above the FEMA floodplain elevation (as denoted on Firm Map Number 40143C0434 L revised October 16, 2012.) Compensatory storage will be provided in the Utility, Overland Drainage, and Detention Easement, as shown on Exhibit D, Drainage Concept.

The Army Corp of Engineers has submitted a LOMR (Letter of Map Revision) for the Tulsa Corridor Study to FEMA for review and approval. The LOMR shows the western portion of the site being mapped out of the floodplain. A CLOMR-F (Conditional Letter of Map Revision based on Fill) will be submitted to FEMA for approval of the fill being placed within the floodplain on this property. After grading is completed and the Tulsa Corridor LOMR is approved a LOMR-F will be submitted to FEMA to remove the filled property out of the FEMA 100-year floodplain.

Most of Bixby Crossing drains to a creek that runs along the north and east property boundaries. The creek acts as a buffer between Bixby Crossing and the abutting residential properties and will be left in a natural condition. A small portion of the site drains to the bar ditch along South Memorial Drive. A detention facility will be constructed in the Utility, Overland Drainage, and Detention Easement, as shown on Exhibit D, to store the increase in stormwater runoff from the development. An

onsite storm sewer system will convey runoff to the detention pond. The Drainage Concept is shown on Exhibit D.

#### UTILITIES:

A 12 inch waterline extends along the east side of South Memorial Drive. A 6 inch waterline is located on the south side of East 136<sup>th</sup> Street South and a 10 inch waterline is located on the north side of East 134<sup>th</sup> Street South. A 6 inch waterline connects to a 6 inch line along East 136<sup>th</sup> Street South and extends north between the office and the mini-storage lot, then west between the two commercial lots to connect to the 12 inch line along South Memorial Drive.

An 8 inch sanitary sewer main flows southeasterly along the southwest boundary of Blue Ridge Estates and Blue Ridge Estates II and will be extended from the southwest corner of Blue Ridge Estates to serve Bixby Crossing. The water, sanitary sewer, and storm sewer lines to serve the development are shown on Exhibit C.

Other utilities such as natural gas, electric, telephone and cable television are available in the area and will be extended to serve Bixby Crossing.

Area land uses are shown by Exhibit B, Aerial Photo – Land Uses.

The Area Zoning Map is shown on Exhibit E.

Bixby Crossing  
City of Bixby  
Planned Unit Development No. 49-A

Site Plan Review

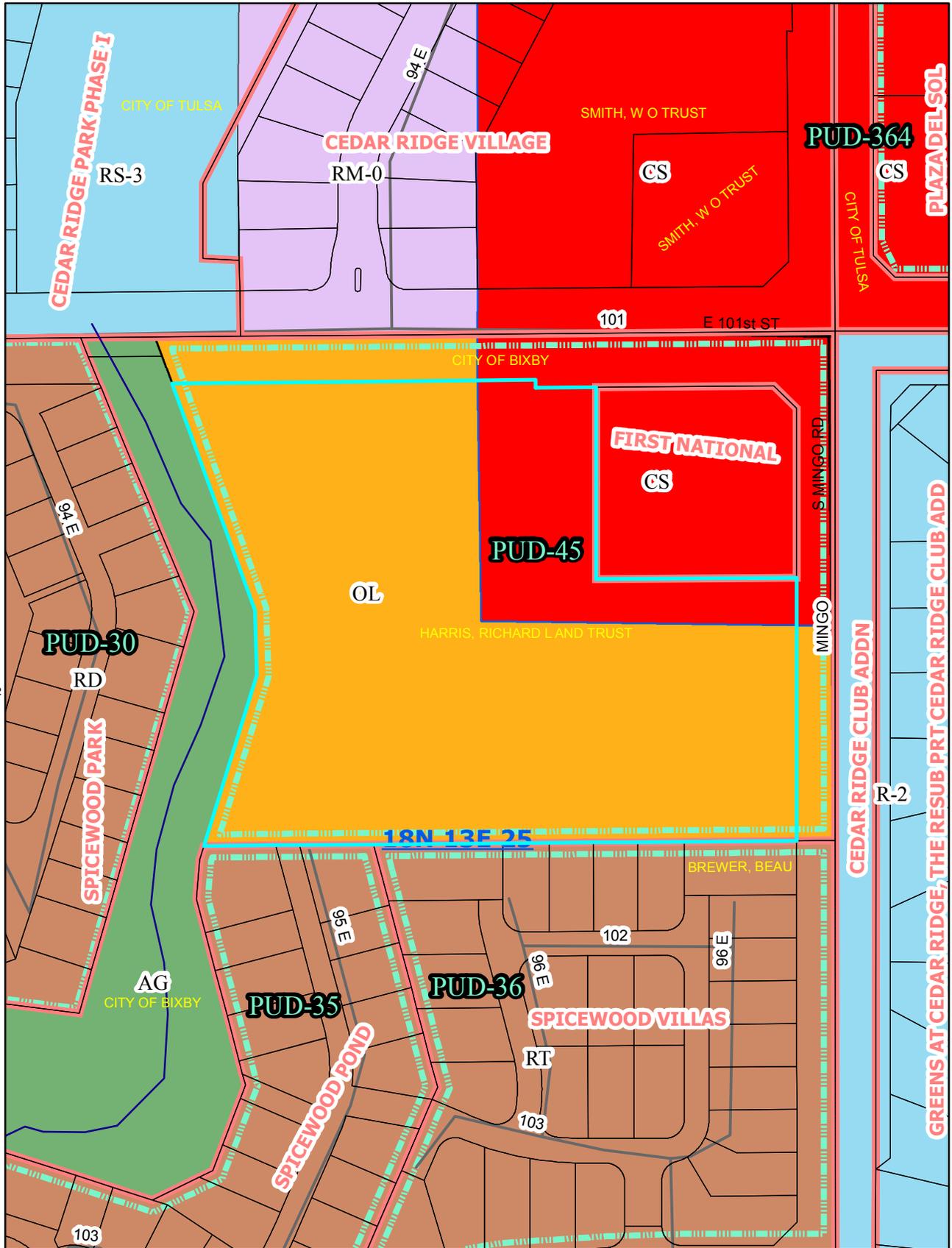
No building permit shall be issued for any building within Bixby Crossing until a planned unit development detail site plan and detail landscape plan for each lot has been submitted to the Bixby Planning Commission and approved as being in compliance with the Bixby Crossing planned unit development standards and the Bixby Corridor Appearance District Guidelines, provided partial detail site and landscape plans for a lot may be submitted. Construction of buildings may proceed separately within a lot after approval of a partial detail site and landscape plan.

No signage shall be constructed within Bixby Crossing until a planned unit development detail sign plan has been submitted to the Bixby Planning Commission and approved as being in compliance with the Bixby Crossing signage standards.

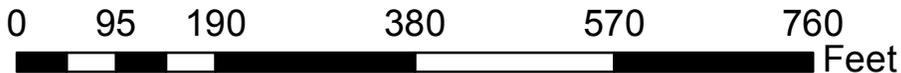
Schedule of Development

The new mini-storage development within Bixby Crossing will begin in the summer of 2015.

# Preliminary Plat & Final Plat – “Bixby Memory Care” Cedar Creek Consulting (PUD 45)



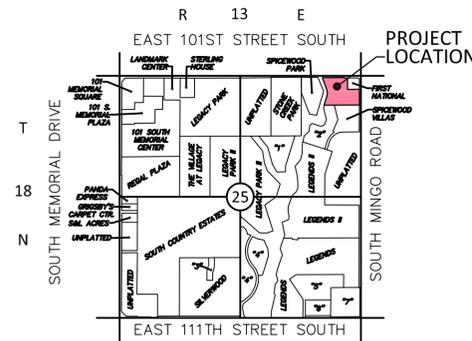
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- bixby\_streams
- ▭ Tulsa Parcels 01/15
- ▭ WagParcels 01/15
- ▭ TulsaSubdivisions
- ▭ WagSubdivision
- WagRoads\_Aug2012
- E911Streets
- ▭ PUD
- ▭ <all other values>
- ZONE\_TYPE**
- ▭ Agricultural
- ▭ Commercial
- ▭ Flood
- ▭ Industrial
- ▭ Office
- ▭ Residential SF
- ▭ Residential Multi
- ▭ Residential Manuf.
- ▭ <all other values>
- ZONE\_TYPE**
- ▭ Agricultural
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- ▭ Industrial
- ▭ Office
- ▭ Residential SF
- ▭ Residential Multi
- ▭ Residential Manuf.
- ▭ bixby\_s-t-r
- ▭ county





# PRELIMINARY PLAT BIXBY MEMORY CARE

A PART OF THE NE/4 OF THE NE/4 OF  
SECTION 25, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE I.M.,  
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



**LOCATION MAP**  
NOT TO SCALE

1. THE ESTATES AT STONE CREEK
2. SPICEWOOD POND
3. SILVERWOOD AMENDED
4. THE ENCLAVE AT LEGACY
5. VILLAGES AT THE LEGENDS
6. TRINITY PRESBYTERIAN CHURCH
7. UNPLATTED

SUBDIVISION CONTAINS  
THREE (3) LOTS IN ONE (1) BLOCK

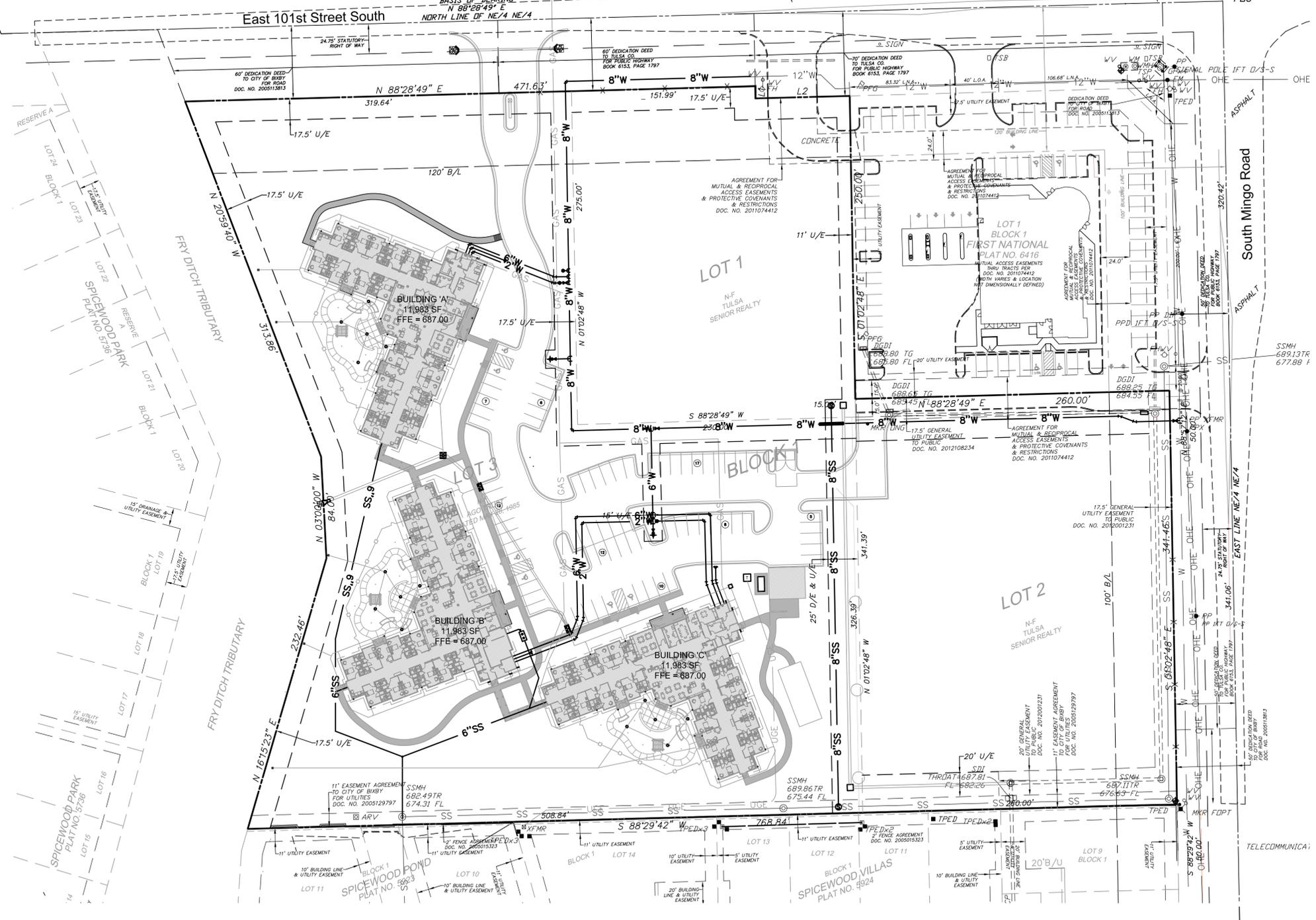
AREAS		
	SQ. FT.	ACRES
GROSS	376,846	8.6512
LOT 1	62,468	1.4341
LOT 2	88,768	2.0378
LOT 3	225,610	5.1793

**ADDRESSES**

LOT 1 9600 EAST 101ST STREET SOUTH  
LOT 2 10200 SOUTH MINGO ROAD  
LOT 3 9500 EAST 101ST STREET SOUTH  
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 A LEGAL DESCRIPTION.

N.W. CORNER, N.E. QUARTER  
SECTION 25, T. 18 N., R. 13 E., I.M.  
FND. 5/8" I.P.  
PER OCCR BY RANDY L. MARQUARDT, PLS 1432  
DATED: DECEMBER 12, 2005  
N 88°28'49" E  
2640.67'

N.E. CORNER, N.E. QUARTER  
SECTION 25, T. 18 N., R. 13 E., I.M.  
END. 5/8" I.P. W/ YELLOW CAP  
PER OCCR BY RANDY L. MARQUARDT, PLS 1432  
DATED: DECEMBER 12, 2005



VERTICAL DATUM: NAVD 88

BENCHMARK - BM 1	
ELEVATION	694.26
MONUMENT	CUT SQUARE
LOCATION	S.W. COR. OF WATER VAULT APPROX. 25.5' W. OF EASTERLY COR. OF TRAFFIC CONTROL BOX

BENCHMARK - BM 2	
ELEVATION	689.48
MONUMENT	TOP NUT OF FIRE HYDRANT
LOCATION	2.8' N. OF N. EDGE OF CONC. STUCCO WALL & 47.6' W. OF C.L. OF S. MINGO ROAD

**LEGEND**

P.O.B.	- POINT OF BEGINNING
R.O.W.	- RIGHT OF WAY
I.P.	- IRON PIN
U/E	- UTILITY EASEMENT
D/E	- DRAINAGE EASEMENT
B/L	- BUILDING LINE SETBACK
~ ??? ~	- ADDRESS

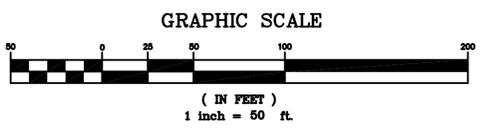
**Line Table**

Line #	Direction	Length
L1	S 01°02'48" E	10.00
L2	N 88°28'49" E	78.01

**BASIS OF BEARING:**  
The bearing of North 88°28'49" East, along the north line of the Northeast Quarter of Section 25, Township 18 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma and as shown on the plat of FIRST NATIONAL recorded as Plat No. 6416 was used as the basis of bearing for this survey.

**NOTES:**  
1. Easements shown hereon by specific recording information are shown for information purposes only and are not dedicated as a part of the is plat.

**MONUMENTATION NOTE**  
FND. 3/8" I.P. W/ PLS 1435 CAP  
AT ALL PROPERTY CORNERS  
UNLESS OTHERWISE NOTED.



S.E. CORNER, N.E. QUARTER  
SECTION 25, T. 18 N., R. 13 E., I.M.  
FND. 5/8" I.P.  
PER OCCR BY CHARLES W. CHASTAIN, PLS 1356  
DATED: OCTOBER 10, 2007

**OWNERS**  
LOTS 1 & 2  
AGO TRUST, DATED MAY 28, 1985  
RICHARD L. HARRIS, CO-TRUSTEE  
ALLEN G. OLIPHANT, CO-TRUSTEE  
1924 SOUTH UTICA, SUITE 100  
TULSA, OKLAHOMA 74114  
CONTACT: RICHARD L. HARRIS  
RLH@JONESCTY.COM

LOT 3  
TULSA SENIOR REALTY LLC  
15050 ANTIOCH ROAD, SUITE 101  
OVERLAND PARK, KANSAS 66221  
CONTACT: KIP PAMMENTER  
KPAMMENTER@SRILIVINGSERVICES.COM

DATE OF PREPARATION: MARCH 9, 2015

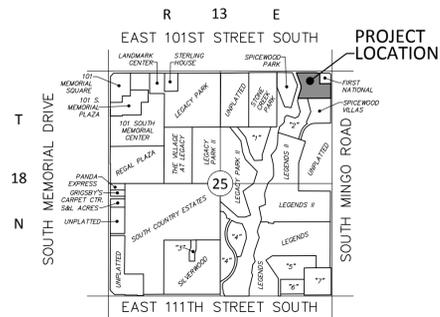
**ENGINEERING • PLANNING • CONSULTING**  
P.O. Box 702525 Tulsa, OK 74170-2525  
918-619-2113  
www.cedarcreekinc.com  
CERTIFICATE OF AUTHORIZATION NO. 5864  
EXPIRES: JUNE 30, 2016  
ENGINEER: JASON MOHLER, P.E.

**SURVEYOR: RANDALL A. MANSFIELD, P.L.S.**  
**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-801-7402 email: randym@dtm-ok.com  
Oklahoma City, OK 73105 Fax: 405-801-7421  
Surveying - Engineering - Planning  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016



# FINAL PLAT BIXBY MEMORY CARE

A PART OF THE NE/4 OF THE NE/4 OF  
SECTION 25, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE I.M.,  
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



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NOT TO SCALE

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2. SPICEWOOD POND
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4. THE ENCLAVE AT LEGACY
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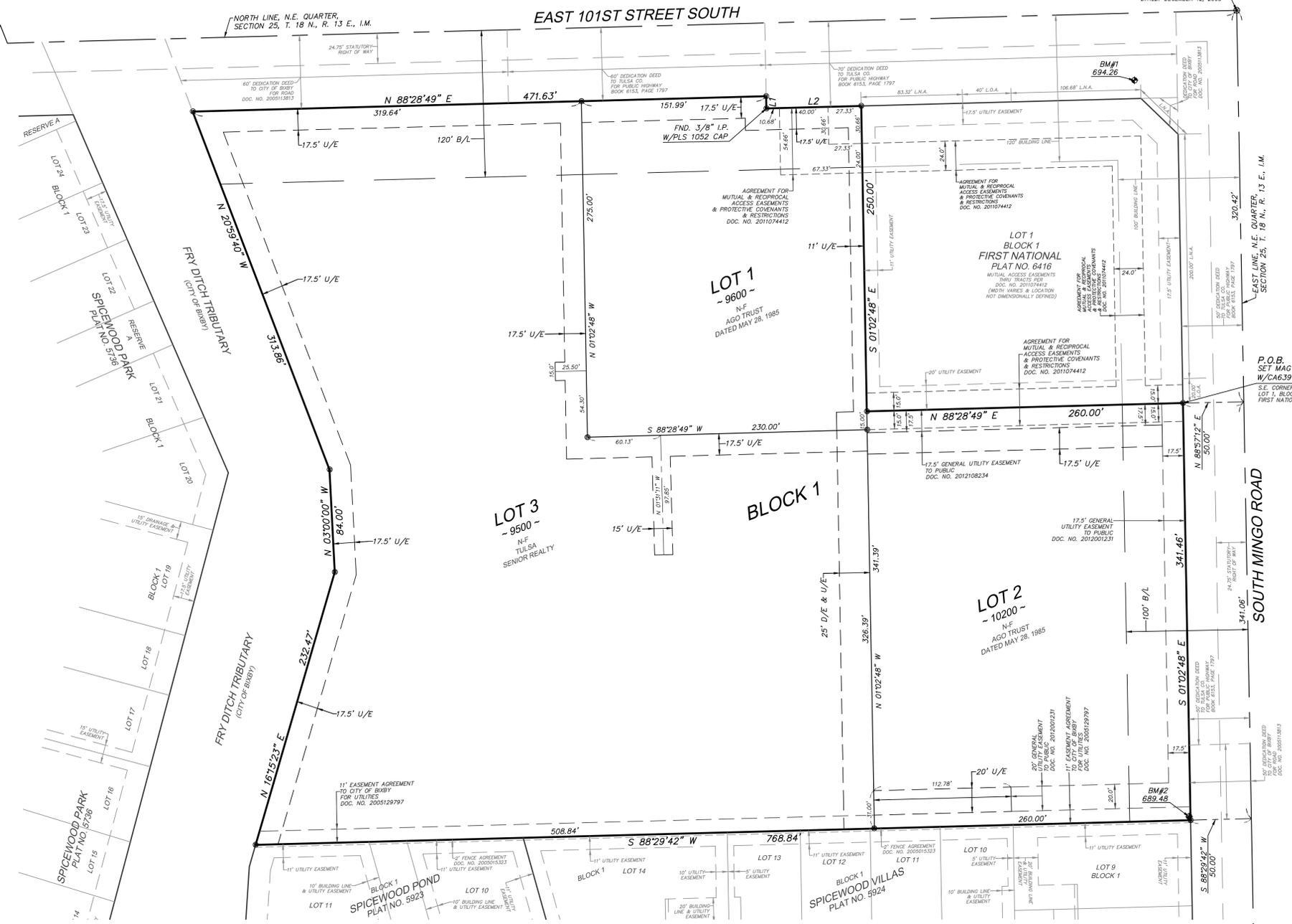
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N.W. CORNER, N.E. QUARTER  
SECTION 25, T. 18 N., R. 13 E., I.M.  
FND. 5/8" I.P.  
PER OCCR BY RANDY L. MARIQUARDT, PLS 1432  
DATED: DECEMBER 12, 2009  
N 88°28'49" E  
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**VERTICAL DATUM: NAVD 88**

BENCHMARK - BM 1	
ELEVATION	694.26
MONUMENT	CUT SQUARE
LOCATION	S.W. COR. OF WATER VAULT, APPROX. 25.5' W. OF EASTERLY COR. OF TRAFFIC CONTROL BOX

BENCHMARK - BM 2	
ELEVATION	689.48
MONUMENT	TOP NUT OF FIRE HYDRANT
LOCATION	2.8' N. OF N. EDGE OF CONC. STUCCO WALL & 47.6' W. OF C.L. OF S. MINGO ROAD

**OWNERS**  
LOTS 1 & 2  
AGO TRUST, DATED MAY 28, 1985  
RICHARD L. HARRIS, CO-TRUSTEE  
ALLEN G. OLPHANT, CO-TRUSTEE  
1924 SOUTH UTICA, SUITE 100  
TULSA, OKLAHOMA 74114  
CONTACT: RICHARD L. HARRIS  
RLH@JONESCTY.COM

LOT 3  
TULSA SENIOR REALTY LLC  
15050 ANTOICH ROAD, SUITE 101  
OVERLAND PARK, KANSAS 66221  
CONTACT: KIP PAMMENTER  
KPAMMENTER@SRILVINGSERVICES.COM

**LEGEND**

P.O.B.	- POINT OF BEGINNING
R.O.W.	- RIGHT OF WAY
I.P.	- IRON PIN
U/E	- UTILITY EASEMENT
D/E	- DRAINAGE EASEMENT
B/L	- BUILDING LINE SETBACK
~ ???? ~	- ADDRESS

**Line Table**

Line #	Direction	Length
L1	S 01°02'48" E	10.00
L2	N 88°28'49" E	78.01

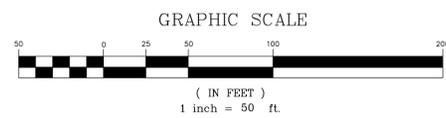
**BASIS OF BEARING:**

The bearing of North 88°28'49" East, along the north line of the Northeast Quarter of Section 25, Township 18 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma and as shown on the plat of FIRST NATIONAL recorded as Plat No. 6416 was used as the basis of bearing for this survey.

**NOTES:**

- Easements shown hereon by specific recording information are shown for information purposes only and are not dedicated as a part of the plat.

**MONUMENTATION NOTE**  
FND. 3/8" I.P. W/PLS 1435 CAP  
AT ALL PROPERTY CORNERS  
UNLESS OTHERWISE NOTED.



S.E. CORNER, N.E. QUARTER  
SECTION 25, T. 18 N., R. 13 E., I.M.  
FND. 5/8" I.P.  
PER OCCR BY CHARLES W. CHASTAIN, PLS 1352  
DATED: OCTOBER 10, 2007

DATE OF PREPARATION: MARCH 4, 2015



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jennett@cedarcreekinc.com Phone 405-466-4622  
CERTIFICATE OF AUTHORIZATION NO. 3864  
EXPIRES: JUNE 30, 2016

ENGINEER: JASON A. EMMETT, P.E.

SURVEYOR: RANDALL A. MANSFIELD, P.L.S.

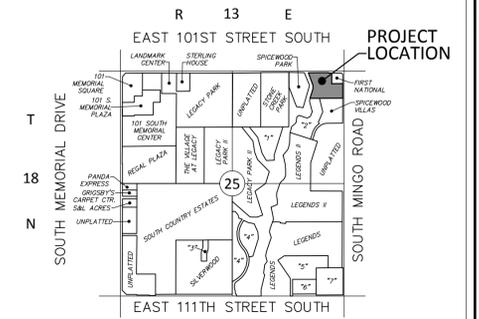


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CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016



**FINAL PLAT**  
**BIXBY MEMORY CARE**  
 A PART OF THE NE/4 OF THE NE/4 OF  
 SECTION 25, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE I.M.,  
 AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



**LOCATION MAP**  
 NOT TO SCALE

1. THE ESTATES AT STONE CREEK
2. SPICEWOOD POND
3. SUIPERWOOD AMENDED
4. THE ENCLAVE AT LEGACY VILLAGES AT THE LEGENDS
5. TRINITY PRESBYTERIAN CHURCH
6. UNPLATTED

**DEED OF DEDICATION AND RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA SENIOR REALTY LLC, AND AGO TRUST, DATED MAY 28, 1985 HEREINAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER", ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), "FIRST NATIONAL" AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6416);

THENCE SOUTH 01°02'48" EAST AND PARALLEL WITH THE EAST LINE OF SAID NE/4 NE/4, FOR A DISTANCE OF 341.46 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF BLOCK ONE (1) "SPICEWOOD VILLAS", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORD PLAT THEREOF (PLAT NO. 5924);

THENCE SOUTH 88°28'42" WEST, AND ALONG THE NORTH LINE OF SAID BLOCK ONE (1) "SPICEWOOD VILLAS", AND THE NORTH LINE OF BLOCK ONE (1) "SPICEWOOD POND", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORD PLAT THEREOF (PLAT NO. 5923), FOR A DISTANCE OF 768.84 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID "SPICEWOOD POND";

THENCE NORTH 16°15'23" EAST FOR A DISTANCE OF 232.47 FEET TO A POINT;

THENCE NORTH 03°00'00" WEST FOR A DISTANCE OF 84.00 FEET TO A POINT;

THENCE NORTH 20°59'40" WEST FOR A DISTANCE OF 313.86 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST 101ST STREET SOUTH;

THENCE NORTH 88°28'49" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 471.63 FEET TO A POINT;

THENCE SOUTH 01°02'48" EAST AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 10.00 FEET TO A POINT;

THENCE NORTH 88°28'49" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 78.01 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, "FIRST NATIONAL";

THENCE SOUTH 01°02'48" EAST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 250.00 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 88°28'49" EAST AND ALONG THE SOUTH LINE OF SAID LOT 1, FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 376,846 SQUARE FEET OR 8.6512 ACRES, MORE OR LESS.

THE OWNER/DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO THREE (3) LOTS IN ONE (1) BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "BIXBY MEMORY CARE", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "BIXBY MEMORY CARE").

**SECTION I: EASEMENTS AND UTILITIES**

**A. PUBLIC UTILITY EASEMENTS**

1. THE OWNER/DEVELOPER 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/DEVELOPER 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/DEVELOPER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITH THE UTILITY EASEMENTS, PARKING AREAS, LANDSCAPING, SCREENING FENCES, AND WALLS AND OTHER NONOBSTRUCTING IMPROVEMENTS.

**B. WATER AND SEWER SERVICE**

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND 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 THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER AND 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 OR SEWER MAIN, ALL GROUND LEVEL APERTURE, 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 AND 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 OR 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 ADJACENT TO THE SUBDIVISION. 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 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 UPON 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 AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE 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 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.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

**D. GAS SERVICE:**

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE ON INSTALLING, MAINTAINING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY, WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

**E. PAVING AND LANDSCAPING WITHIN EASEMENTS**

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE 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.

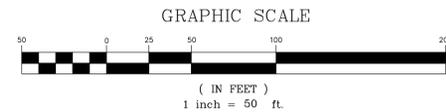
**F. RIGHTS OF INGRESS AND EGRESS**

1. THE OWNER HEREBY RELINQUISHES RIGHTS OF INGRESS AND EGRESS TO AND FROM THE ABOVE-DESCRIBED PROPERTY TO AND FROM EAST 101ST STREET SOUTH AND SOUTH MINGO ROAD WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE PLAT, EXCEPT AS MAY HERINAFTER 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.

**OWNERS**  
 LOTS 1 & 2  
 AGO TRUST, DATED MAY 28, 1985  
 RICHARD L. HARRIS, CO-TRUSTEE  
 ALLEN G. OLIPHANT, CO-TRUSTEE  
 1924 SOUTH UTICA, SUITE 100  
 TULSA, OKLAHOMA 74114  
 CONTACT: RICHARD L. HARRIS  
 RLH@JONESCTY.COM

**LOT 3**  
 TULSA SENIOR REALTY LLC  
 15050 ANTIOCH ROAD, SUITE 101  
 OVERLAND PARK, KANSAS 66221  
 CONTACT: KIP PAMMENTER  
 KPAMMENTER@SRILVINGSERVICES.COM

DATE OF PREPARATION: MARCH 4, 2015



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CERTIFICATE OF AUTHORIZATION NO. 3864  
 EXPIRES: JUNE 30, 2016  
 ENGINEER: JASON A. EMMETT, P.E.

SURVEYOR: RANDALL A. MANSFIELD, P.L.S.



**DODSON - THOMPSON - MANSFIELD, PLLC**

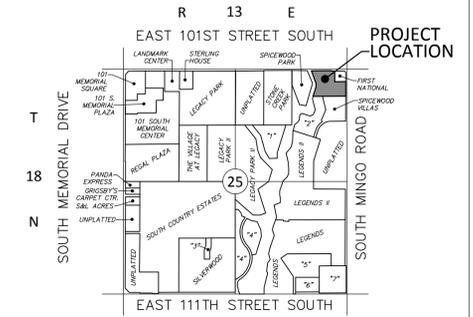
20 NE 38th Street Phone: 405-601-7402 email: randym@dm-ok.com  
 Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Planning  
 CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016



# FINAL PLAT BIXBY MEMORY CARE

A PART OF THE NE/4 OF THE NE/4 OF  
SECTION 25, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE I.M.,  
AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



**LOCATION MAP**  
NOT TO SCALE

1. THE ESTATES AT STONE CREEK
2. SPICEWOOD POND
3. SPICEWOOD AMENDED
4. THE ENCLAVE AT LEGACY
5. VILLAGES AT THE LEGENDS
6. TRINITY PRESBYTERIAN CHURCH
7. UNPLATTED

**SECTION II. PLANNED UNIT DEVELOPMENT**

"BIXBY MEMORY CARE" IS SUBJECT TO PLANNED UNIT DEVELOPMENT (PUD NO. 45) WHICH WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 22, 2005, AND BY THE BIXBY CITY COUNCIL ON OCTOBER 10, 2005.

THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF 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 PUD, AND ANY AMENDMENTS THERETO. THE OWNER/DEVELOPER 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/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

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

DEVELOPMENT STANDARDS

DEVELOPMENT AREA 'B' (LOTS 1)

LAND AREA (GROSS): APPROXIMATELY 70,400 SQUARE FEET

PERMITTED USES:

USES PERMITTED AS A MATTER OF RIGHT OR EXCEPTION IN THE CS, COMMERCIAL SHOPPING, ZONING DISTRICT, EXCLUDING THE FOLLOWING USES: AUTOMOBILE SALES, BOAT SALES (OUTDOOR), CAMPER SALES, DANCE HALL, FUEL OIL, FUNERAL HOME, ICE PLANT, KENNEL (WITH OUTDOOR RUNS), MOBILE HOME SALES, SEXUALLY-ORIENTED BUSINESSES, AND TAVERN

MINIMUM LOT WIDTH: 100 FEET

MAXIMUM FLOOR AREA\*\*: 20,000 SQUARE FEET

FLOOR AREA MAY CONSIST OF 20,000 SQUARE FEET OF COMMERCIAL OR OFFICE USE OR COMBINATION THEREOF. UNUSED COMMERCIAL FLOOR AREA MAY BE TRANSFERRED TO OTHER DEVELOPMENT AREAS.

MINIMUM BUILDING HEIGHT: 50 FEET

OFF-STREET PARKING:

OFF-STREET PARKING SHALL MEET THE REQUIREMENTS OF THE CITY OF BIXBY ZONING CODE AS EXISTED ON THE DATE OF APPROVAL BY THE BIXBY CITY COUNCIL OF THE PLANNED UNIT DEVELOPMENT.

MINIMUM SETBACKS:

FROM CENTERLINE OF 101st STREET 120 FEET

SIGNS:

WITHIN DEVELOPMENT AREA 'B', EACH LOT SHALL BE PERMITTED ONE FREE-STANDING MONUMENT TYPE SIGN NOT TO EXCEED 20 FEET IN HEIGHT AND 150 SQUARE FEET OF DISPLAY SURFACE AREA.

BUILDING SIGNAGE SHALL BE LIMITED TO A MAXIMUM OF TWO (2) SQUARE FEET OF DISPLAY SURFACE AREA PER EACH LINEAR FOOT OF THE BUILDING WALL TO WHICH THE SIGN IS AFFIXED.

OUTDOOR STORAGE:

NO OUTDOOR STORAGE SHALL BE PERMITTED WITHIN THE DEVELOPMENT AREA.

OUTSIDE LIGHTING:

LIGHTING STANDARDS SHALL NOT EXCEED 20 FEET IN HEIGHT AND ALL POLE MOUNTED LIGHTS SHALL BE SHIELDED AND DIRECTED DOWNWARDS AWAY FROM RESIDENTIAL USES.

DEVELOPMENT AREA 'C' (LOTS 2 AND 3)

LAND AREA (GROSS): APPROXIMATELY 348,482 SQUARE FEET

PERMITTED USES:

USES PERMITTED AS A MATTER OF RIGHT OR EXCEPTION IN THE CS, COMMERCIAL SHOPPING, ZONING DISTRICT, EXCLUDING THE FOLLOWING USES: AUTOMOBILE SALES, BOAT SALES (OUTDOOR), CAMPER SALES, DANCE HALL, FUEL OIL, FUNERAL HOME, ICE PLANT, KENNEL (WITH OUTDOOR RUNS), MOBILE HOME SALES, SEXUALLY-ORIENTED BUSINESSES, AND TAVERN.

MINIMUM LOT WIDTH: 100 FEET

MAXIMUM FLOOR AREA\*\*: 75,000 SQUARE FEET

FLOOR AREA MAY CONSIST OF 75,000 SQUARE FEET OF COMMERCIAL OR OFFICE USE OR COMBINATION THEREOF. UNUSED COMMERCIAL FLOOR AREA MAY BE TRANSFERRED TO OTHER DEVELOPMENT AREAS.

MINIMUM BUILDING HEIGHT: 50 FEET

OFF-STREET PARKING:

OFF-STREET PARKING SHALL MEET THE REQUIREMENTS OF THE CITY OF BIXBY ZONING CODE AS EXISTED ON THE DATE OF APPROVAL BY THE BIXBY CITY COUNCIL OF THE PLANNED UNIT DEVELOPMENT.

MINIMUM SETBACKS:

FROM CENTERLINE OF 101st STREET 120 FEET

FROM CENTERLINE OF SOUTH MINGO ROAD 100 FEET

SIGNS:

WITHIN DEVELOPMENT AREA 'C', EACH LOT SHALL BE PERMITTED ONE FREE-STANDING MONUMENT TYPE SIGN PER STREET FRONTAGE. MONUMENT SIGN SHALL NOT TO EXCEED 20 FEET IN HEIGHT AND 150 SQUARE FEET OF DISPLAY SURFACE AREA.

BUILDING SIGNAGE SHALL BE LIMITED TO A MAXIMUM OF TWO (2) SQUARE FEET OF DISPLAY SURFACE AREA PER EACH LINEAR FOOT OF THE BUILDING WALL TO WHICH THE SIGN IS AFFIXED.

OUTDOOR STORAGE:

NO OUTDOOR STORAGE SHALL BE PERMITTED WITHIN THE DEVELOPMENT AREA.

OUTSIDE LIGHTING:

LIGHTING STANDARDS SHALL NOT EXCEED 20 FEET IN HEIGHT AND ALL POLE MOUNTED LIGHTS SHALL BE SHIELDED AND DIRECTED DOWNWARDS AWAY FROM RESIDENTIAL USES.

PERIMETER REQUIREMENTS:

ALONG THE SOUTH BOUNDARY OF DEVELOPMENT AREA 'C', A SIX FEET TALL MASONRY FENCE SHALL BE CONSTRUCTED. WITHIN THE SOUTH FIFTEEN FEET OF DEVELOPMENT AREA 'C' A LANDSCAPE BUFFER SHALL BE ESTABLISHED AND MAINTAINED. THE LANDSCAPE BUFFER SHALL BE PLANTED WITH A MINIMUM OF 2" CALIPER NON DECIDUOUS TREES ON 20' CENTERS.

ALONG THE WEST BOUNDARY OF DEVELOPMENT AREA 'C' MATURE TREES WITHIN THE 25 FEET OF THE DRAINAGE CHANNEL SHALL BE PROTECTED. IN THE EVENT THAT MATURE TREES ARE DISTURBED AS A RESULT OF UTILITY INSTALLATION, THE DEVELOPER SHALL SCREEN THE AREA DISTURBED WITH A COMBINATION OF DECIDUOUS AND NON-DECIDUOUS TREES A MINIMUM OF 2" CALIPER IN SIZE.

**SECTION III: ENFORCEMENT, DURATION, AMENDMENT & SEVERABILITY**

A. ENFORCEMENT:

1. THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, 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

1. 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 HEREINAFTER PROVIDED.

C. AMENDMENT

1. 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 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

1. 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 HAVING CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TULSA SENIOR REALTY LLC

BY: \_\_\_\_\_  
KIP PAMMENTER, MANAGER

STATE OF \_\_\_\_\_ )  
  ) SS)  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY KIP PAMMENTER, AS MANAGER OF TULSA SENIOR REALTY LLC.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

IN WITNESS WHEREOF THE UNDERSIGNED HAVING CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AGO TRUST, DATED MAY 28, 1985

BY: \_\_\_\_\_  
RICHARD L. HARRIS, CO-TRUSTEE

STATE OF \_\_\_\_\_ )  
  ) SS)  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY RICHARD L. HARRIS, AS CO-TRUSTEE OF AGO TRUST, DATED MAY 28, 1985.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

IN WITNESS WHEREOF THE UNDERSIGNED HAVING CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AGO TRUST, DATED MAY 28, 1985

BY: \_\_\_\_\_  
ALLEN G. OLIPHANT, CO-TRUSTEE

STATE OF \_\_\_\_\_ )  
  ) SS)  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ALLEN G. OLIPHANT, AS CO-TRUSTEE OF AGO TRUST, DATED MAY 28, 1985.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF SURVEY:**

I, RANDALL A. MANSFIELD, 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 "BIXBY MEMORY CARE", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
RANDALL A. MANSFIELD, PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1613

STATE OF \_\_\_\_\_ )  
  ) SS)  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED TO ME RANDALL A. MANSFIELD KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

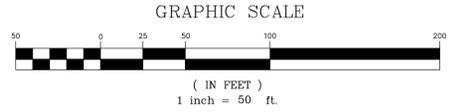
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNERS**  
LOTS 1 & 2  
AGO TRUST, DATED MAY 28, 1985  
RICHARD L. HARRIS, CO-TRUSTEE  
ALLEN G. OLIPHANT, CO-TRUSTEE  
1924 SOUTH UTICA, SUITE 100  
TULSA, OKLAHOMA 74114  
CONTACT: RICHARD L. HARRIS  
RLH@JONESCTY.COM

LOT 3  
TULSA SENIOR REALTY LLC  
15050 ANTOCH ROAD, SUITE 101  
OVERLAND PARK, KANSAS 66221  
CONTACT: KIP PAMMENTER  
KPAMMENTER@SRILVINGSERVICES.COM

DATE OF PREPARATION: MARCH 4, 2015





**CEDAR CREEK**  
CIVIL ENGINEERING • PLANNING • CONSULTING  
P.O. Box 1454 Oklahoma City, OK 73113  
jennett@cedarcreekinc.com Phone 405-406-4622  
EXPIRES: JUNE 30, 2016

ENGINEER: JASON A. EMMETT, P.E.

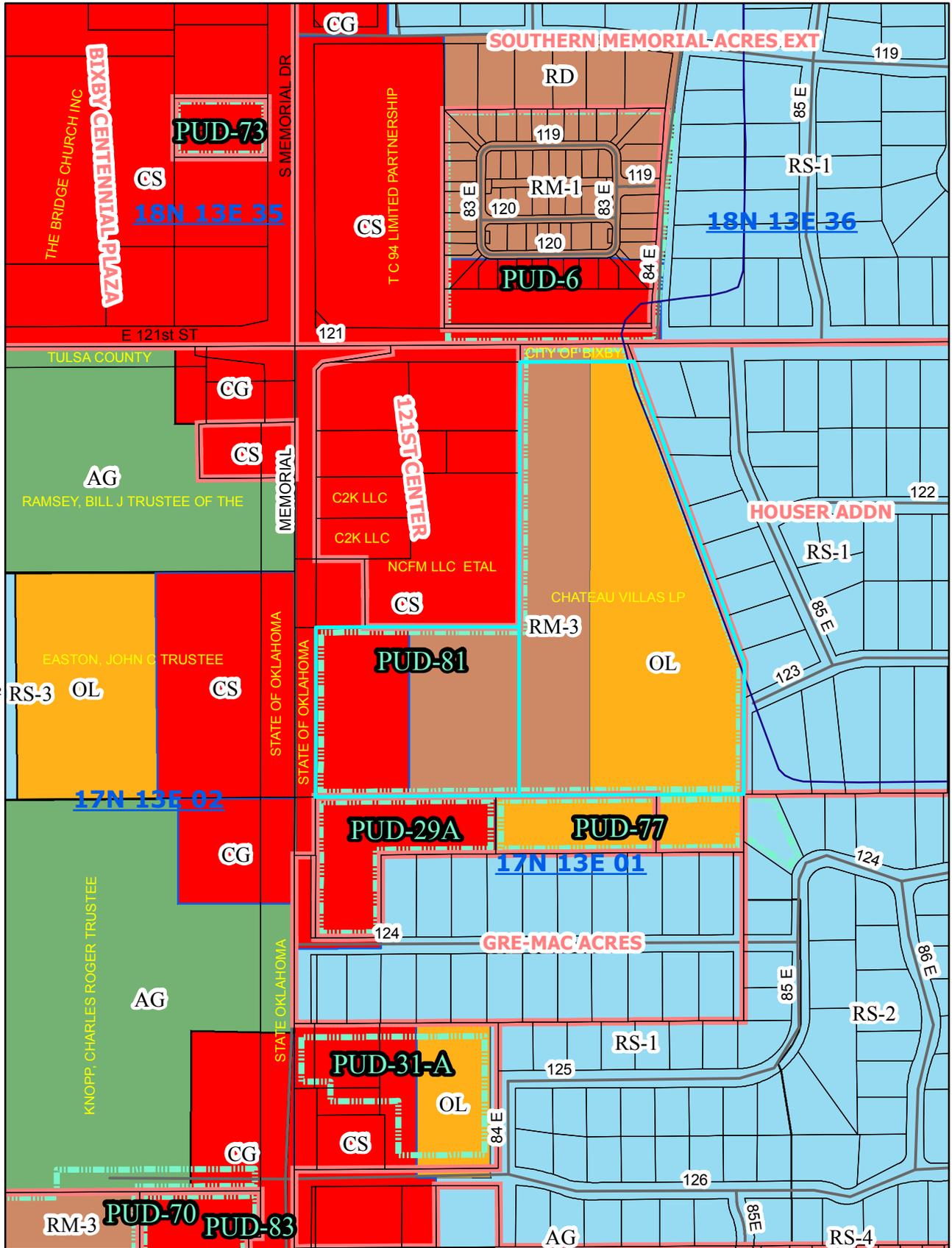
SURVEYOR: RANDALL A. MANSFIELD, P.L.S.



**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 36th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Planning  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016

# BSP 2015-04 – “Chateau Villas” – Larry Kester of Architects Collective (PUD 81)



- bixby\_streams
- Tulsa Parcels 01/15
- WagParcels 01/15
- TulsaSubdivisions
- WagSubdivision
- 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



NORTHERLY LINE OF NW/4 SECTION 1

E. 121st ST. S.

GRATE=607.67  
FL=605.22 18"RCP

26" RCP  
FL=603.30

24" RCP  
FL=604.57

INLET  
GRATE=608.11  
FL=605.49 24"RCP

STMH  
RIM=607.80  
FL=604.41 32"RCP

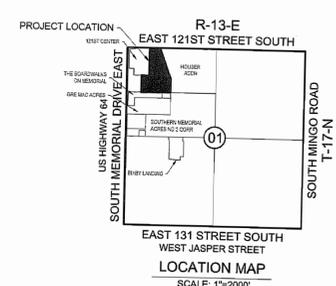
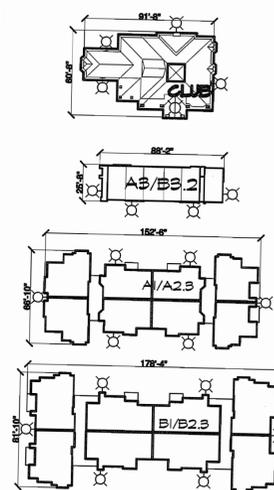
SSMH  
RIM=610.70  
FL=602.20

STMH  
RIM=608.00  
FL=603.65 32"RCP  
FL=604.30 18"RCP  
FL=603.60 32"RCP

STMH  
RIM=608.36  
FL=603.51 32"RCP  
RIM=606.72  
FL=604.22 18"RCP

SSMH  
RIM=611.37  
FL=601.07

BUILDING FOOTPRINTS:



REVISIONS

Chateau Villas

Bixby, OK  
Black Gold Group, LLC

PROJECT:  
LOCATION:  
CLIENT:

SCALE:



NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SECTION 101 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ELEMENTS OF DESIGN, UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORKS OR BUILDINGS REPRESENTED CAN LEGALLY RESULT IN THE SEIZURE OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO ARCHITECTS COLLECTIVE.

Project Data Form

Project:	Chateau Villas Apartments	Date:	2/26/2015
City:	Bixby	State:	Oklahoma
Product Type:	Grandview Heights		
Clubhouse:		Area:	3,950 s.f.
Special Instr. Lot Area =	709,114 s.f.		16.28 acres
Unit Mix:			
76 Unit Type:	A1 one bedroom @	806 S.F.	= 61,256 S.F.
76 Unit Type:	A2 one bedroom @	891 S.F.	= 67,716 S.F.
7 Unit Type:	A3-1 bed (garage) @	814 S.F.	= 5,698 S.F.
92 Unit Type:	B1 two bedroom @	1,081 S.F.	= 99,452 S.F.
92 Unit Type:	B2 two bedroom @	1,135 S.F.	= 104,420 S.F.
7 Unit Type:	B3 2-bed (garage) @	1,119 S.F.	= 7,833 S.F.
12 Unit Type:	C1 three bedroom @	1,216 S.F.	= 14,592 S.F.
12 Unit Type:	C2 three bedroom @	1,420 S.F.	= 17,040 S.F.
374 Total Units			378,007 S.F.
22.97 units/acre (Lot Area)			

668.5 Minimum Parking Required  
 42 Garages (11% of total units)  
 630 Open parking spaces  
 672 Total Parking (open + garages)

A DETAIL SITE PLAN - AREA B



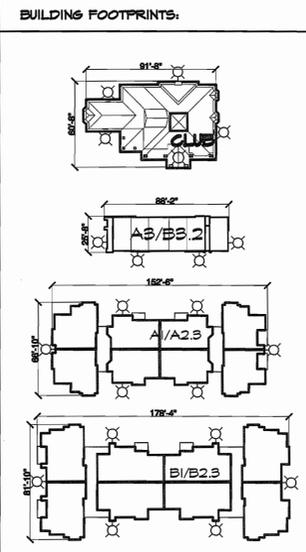
Architects Collective

4200 EAST SKELLY DRIVE SUITE 750  
TULSA, OKLAHOMA 74195  
918/492-2987

PROJECT NUMBER  
DATE: 3/15/15

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
P1



**SITE LIGHTING:**

ALL SITE LIGHTING SHALL BE INSTALLED AT 14' MAX HEIGHT AND SHALL BE PROVIDED BY SHIELDED SOURCE FIXTURES OR 'CUT-OFF' STRUCTURES SHALL BE PROVIDED.

ALL FIXTURES SHALL BE PLACED AND SHIELD SUCH THAT NO LIGHT SHALL SPILL FROM THE SITE TO ADJACENT RESIDENTIAL USES. THE DRAWING SHOWS A GRAPHIC DEPICTION OF THE EXTENT OF LIGHT CAST BY THE PROPOSED 'MAXLITE LED' WALL PACK FIXTURES - THIS IS THE LIMIT OF 0.1 FT-CANDLES.

**A LIGHTING PLAN - AREA B**

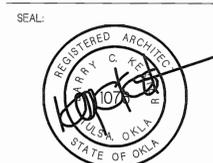


REVISIONS

**Chateau Villas**

Bixby, OK  
Black Gold Group, LLC

PROJECT: \_\_\_\_\_ LOCATION: \_\_\_\_\_ CLIENT: \_\_\_\_\_



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**Architects Collective**

4200 EAST SKELLY DRIVE SUITE 750  
TULSA, OKLAHOMA 74135  
918/492-2987

PROJECT NUMBER: \_\_\_\_\_  
DATE: **3/13/15**

SHEET TITLE:  
**SITE LIGHTING PLAN**

SHEET NUMBER:  
**P1-1**



**NOTICE OF COPYRIGHT**  
 THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED (DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990). THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES OR ELEMENTS OF DESIGN, UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDINGS REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO ARCHITECTS COLLECTIVE.

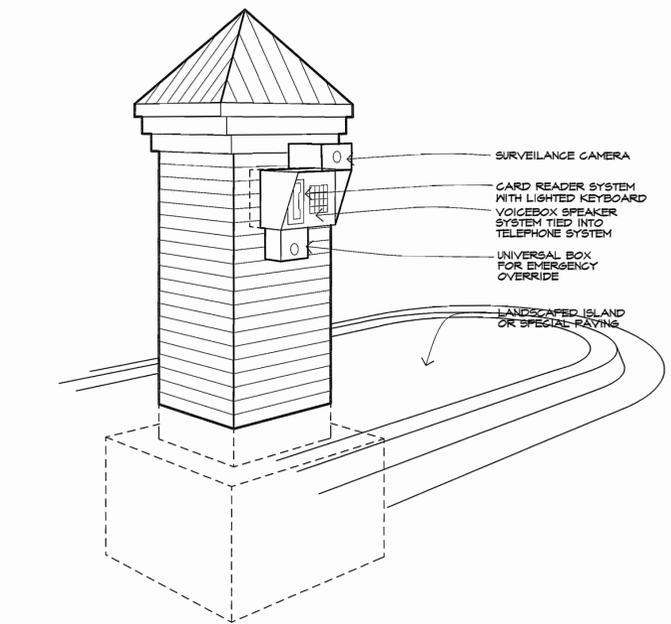


**Architects Collective**  
 4200 EAST SKELLY DRIVE SUITE 750  
 TULSA, OKLAHOMA 74135  
 918/492-2987

PROJECT NUMBER:  
 DATE: **3/13/15**

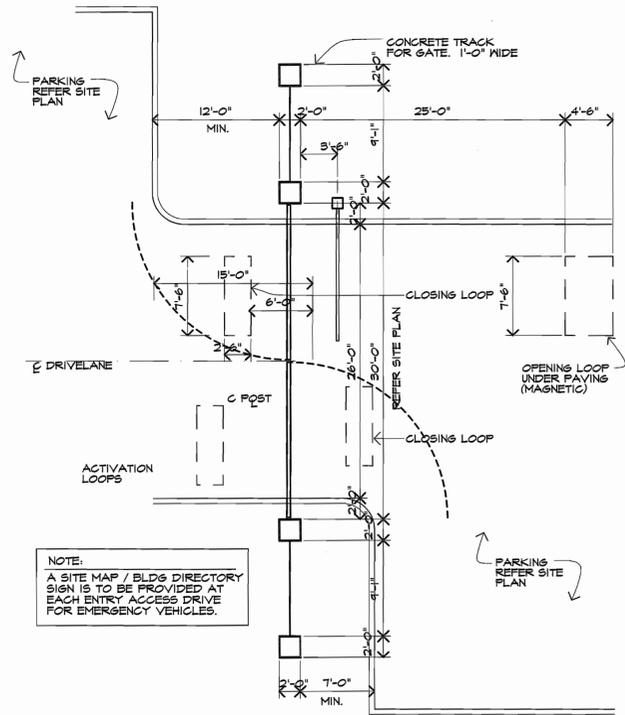
SHEET TITLE:  
**ACCESS GATE**

SHEET NUMBER:  
**P2**



**F ELECTRONIC ACCESS CONTROL BOX**  
 NO SCALE

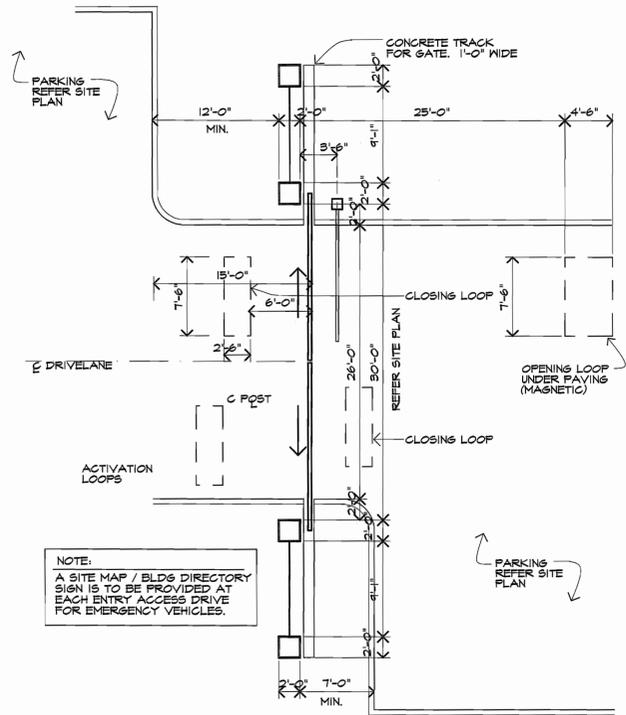
- SURVEILLANCE CAMERA
- CARD READER SYSTEM WITH LIGHTED KEYBOARD
- VOICEBOX SPEAKER SYSTEM TIED INTO TELEPHONE SYSTEM
- UNIVERSAL BOX FOR EMERGENCY OVERRIDE
- LANDSCAPED ISLAND OR SPECIAL PAVING



FOR EXACT CONFIGURATION OF ENTRY AREA, REFER SITE PLAN

**C ENTRY/ EXIT GATE PLAN**  
 1/8" = 1'-0"

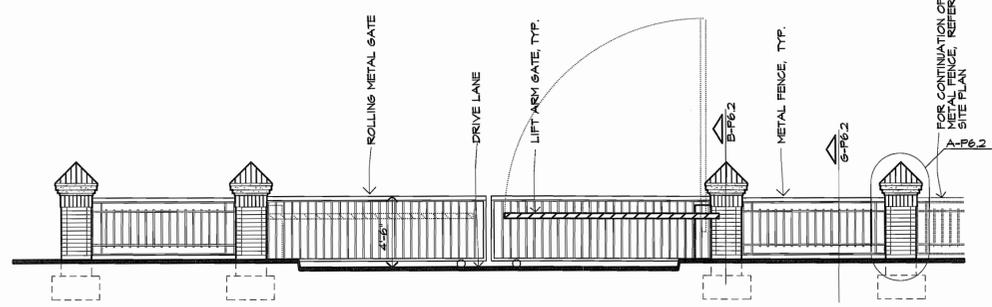
TENANT & GUEST  
 OPTIONAL REMOTE  
 LIFT ARM & SWINGING GATES



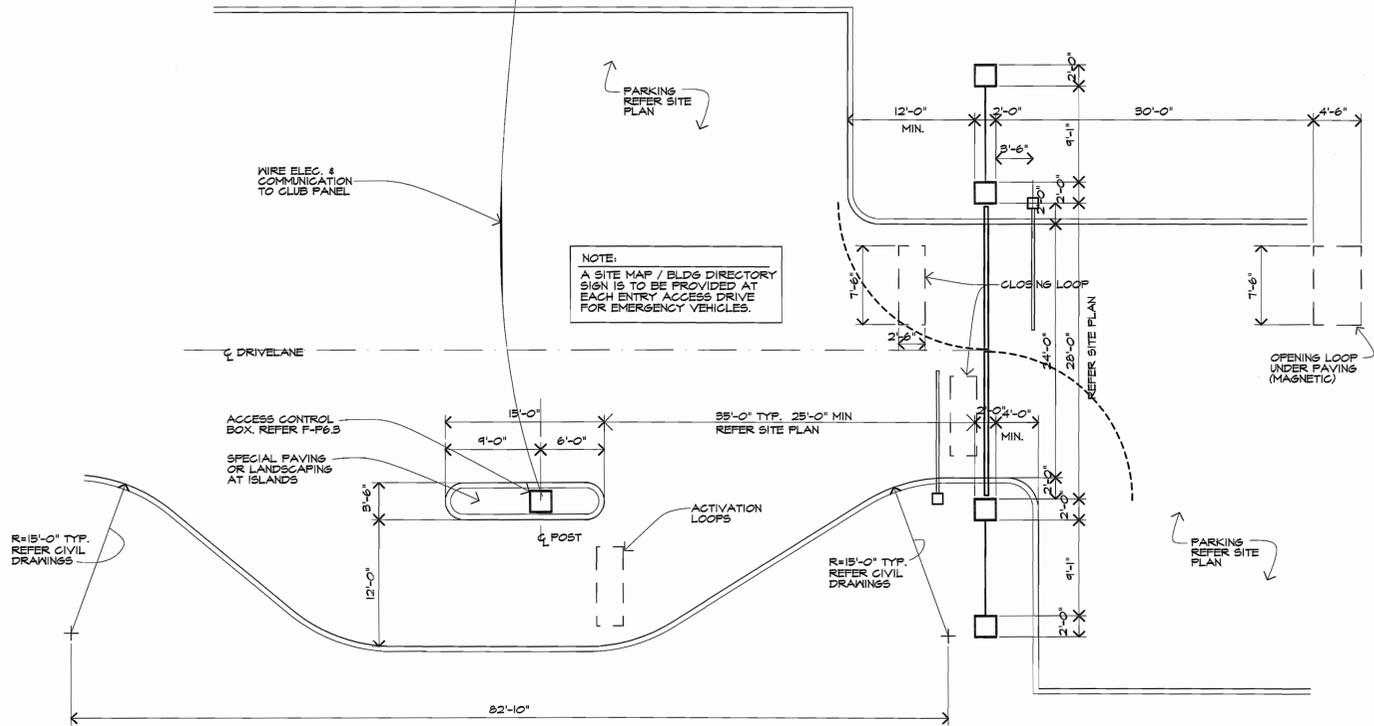
FOR EXACT CONFIGURATION OF ENTRY AREA, REFER SITE PLAN

**B ENTRY/ EXIT GATE PLAN**  
 1/8" = 1'-0"

TENANT & GUEST  
 OPTIONAL REMOTE  
 LIFT ARM & SLIDING GATES



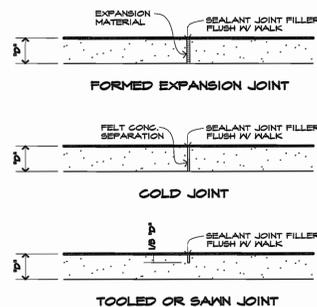
**D MAIN ENTRY/ EXIT GATE PLAN**  
 3/16" = 1'-0"



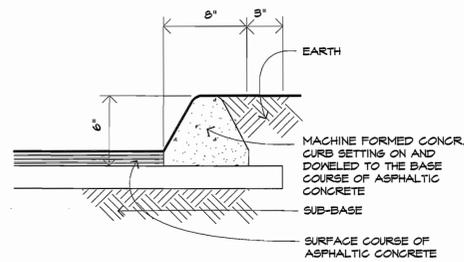
FOR EXACT CONFIGURATION OF ENTRY AREA, REFER SITE PLAN

**A MAIN ENTRY/ EXIT GATE PLAN**  
 1/8" = 1'-0"

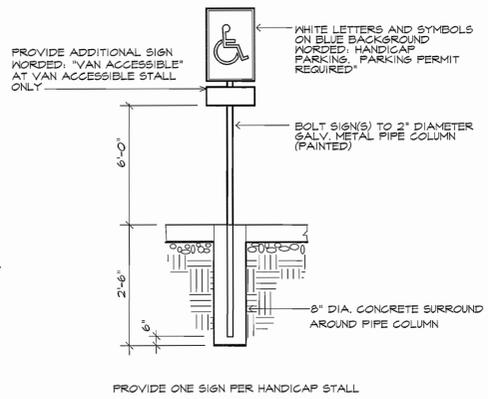
NOTE:  
 PROVIDE KNOX BOX AT ALL ENTRY GATES FOR FIRE DEPT. ACCESS  
 BOTH PANELS TO OPERATE UPON EMERGENCY OVERRIDE AND REMAIN OPEN.



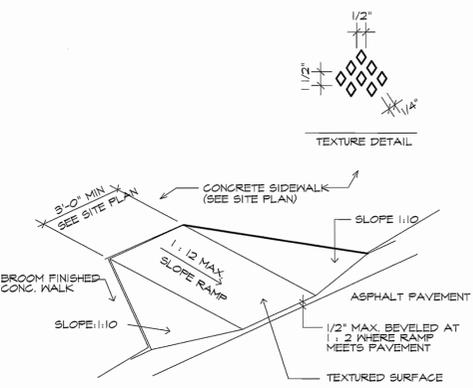
**V SIDENWALK JOINT DETAILS**  
NOT TO SCALE



**R CURB DETAIL**  
3/4"=1'-0"

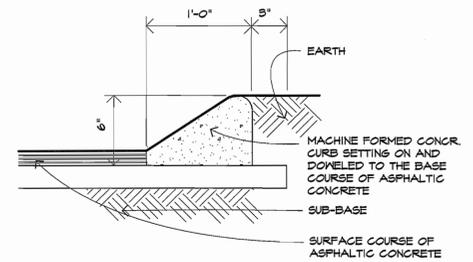


**M HANDICAP SIGN**  
NOT TO SCALE

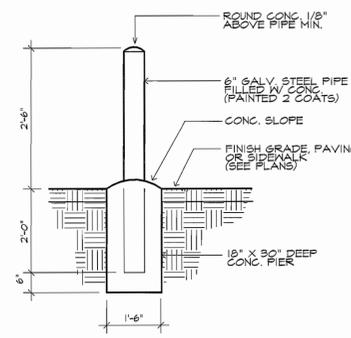


NOTE: RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRID PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN 1/8" DEEP, OR OTHER ADA APPROVED SURFACE TEXTURE

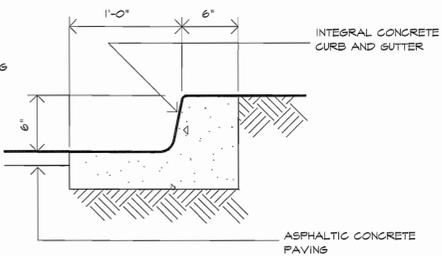
**H HANDICAP CURB CUT**  
NOT TO SCALE



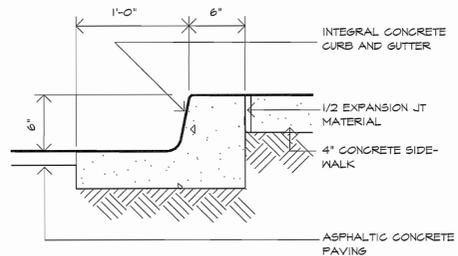
**D CURB DETAIL**  
NOT TO SCALE



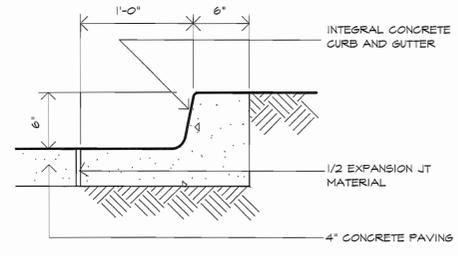
**U BOLLARD DETAIL**  
NOT TO SCALE



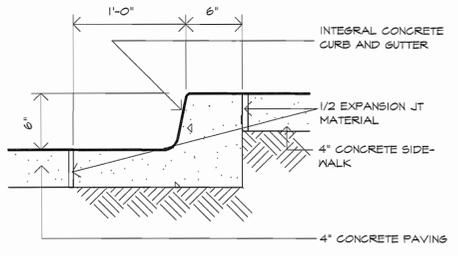
**Q CURB DETAIL**  
NOT TO SCALE



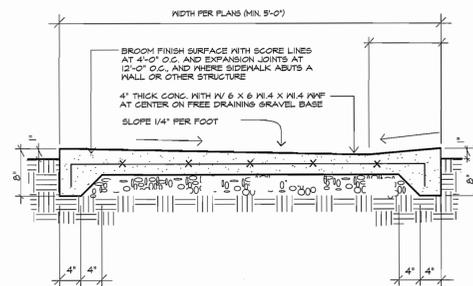
**L CURB DETAIL**  
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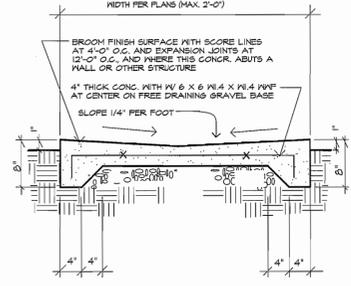
**G CURB DETAIL**  
NOT TO SCALE



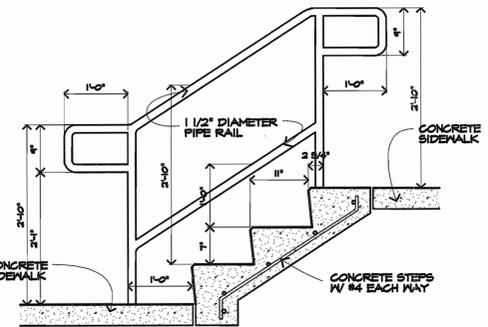
**C CURB DETAIL**  
NOT TO SCALE



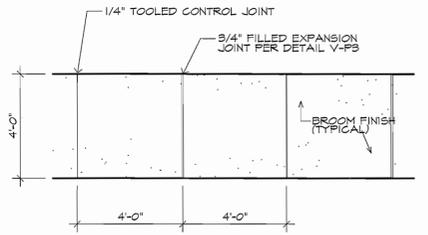
**T SIDEWALK SECTION**  
NOT TO SCALE



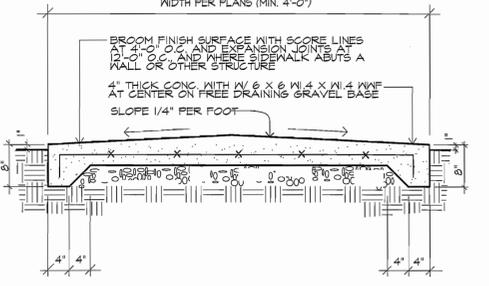
**P DRAINAGE PATH**  
NOT TO SCALE



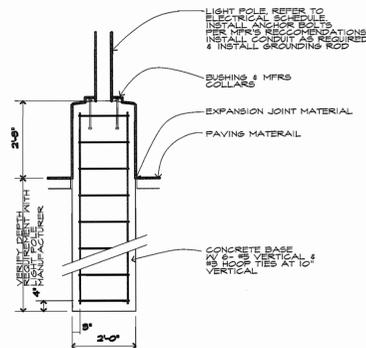
**K EXTERIOR CONCRETE STAIR**  
NOT TO SCALE



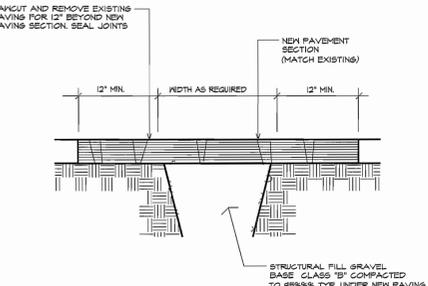
**F CONCRETE SIDEWALK PLAN**  
NOT TO SCALE



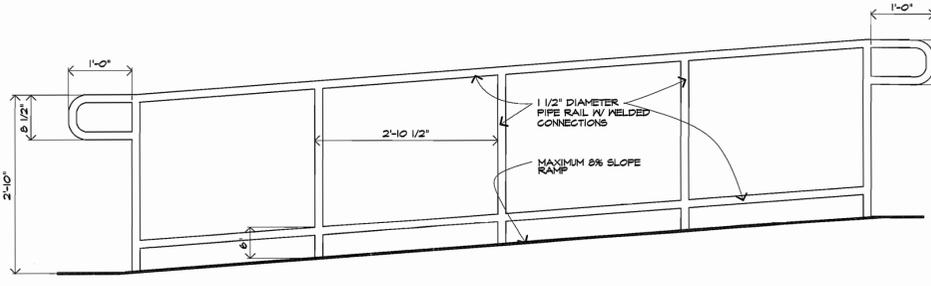
**B SIDEWALK SECTION**  
NOT TO SCALE



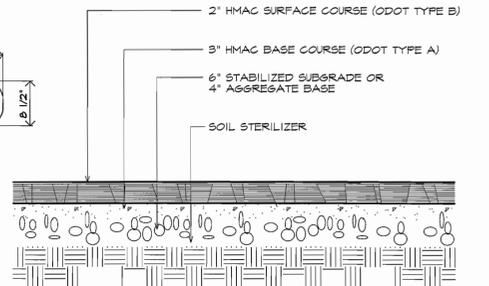
**S LIGHT POLE BASE**  
3/8"=1'-0"



**N PAVEMENT PATCH**  
NOT TO SCALE



**E HANDRAIL DETAIL**  
NOT TO SCALE



NOTE: 1. SEE CIVIL PLANS FOR LOCATIONS OF HEAVY DUTY PAVEMENT SECTION

**A STD PAVEMENT SECTION**  
NOT TO SCALE

Chateau Villas

Bixby, OK  
Black Gold Group, LLC

PROJECT:

LOCATION:  
CLIENT:

SEAL:



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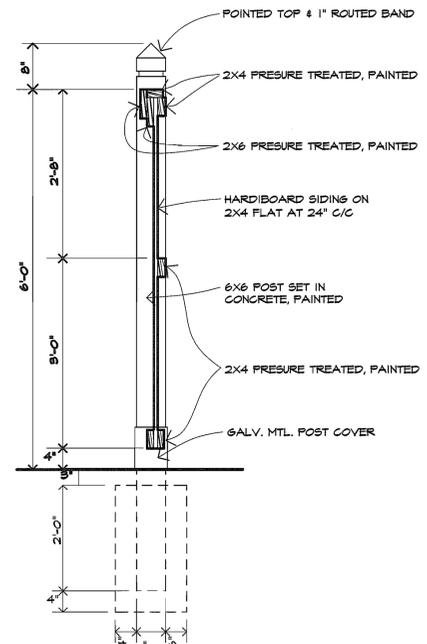
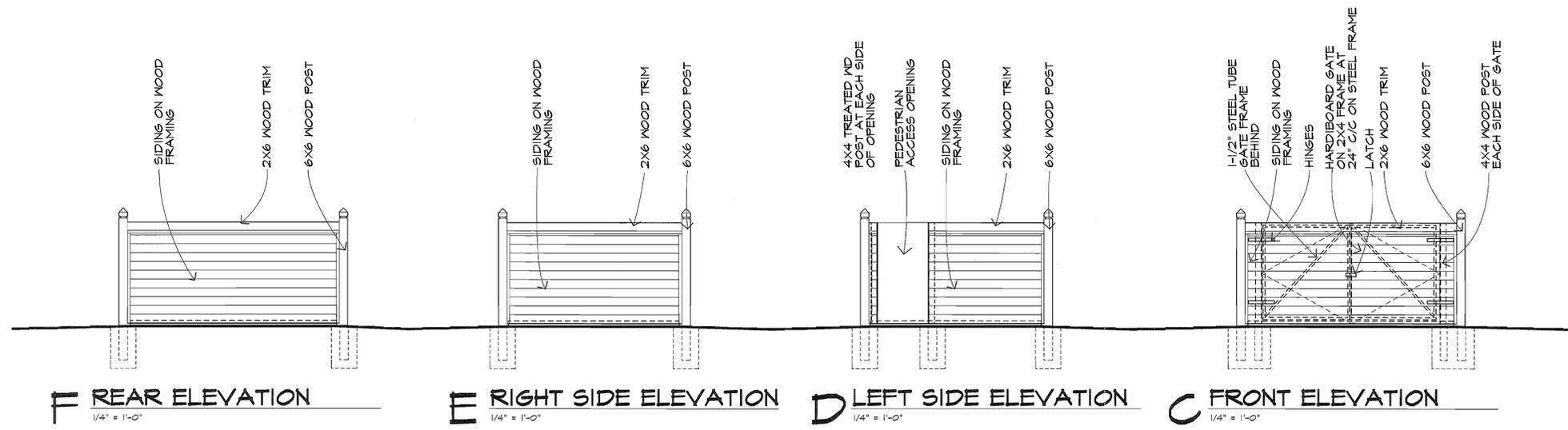
**Architects Collective**  
 4200 EAST SKELLY DRIVE SUITE 750  
 TULSA, OKLAHOMA 74135  
 918/492-2987

PROJECT NUMBER:  
 DATE: **3/13/15**

SHEET TITLE:  
**SITE DETAILS**

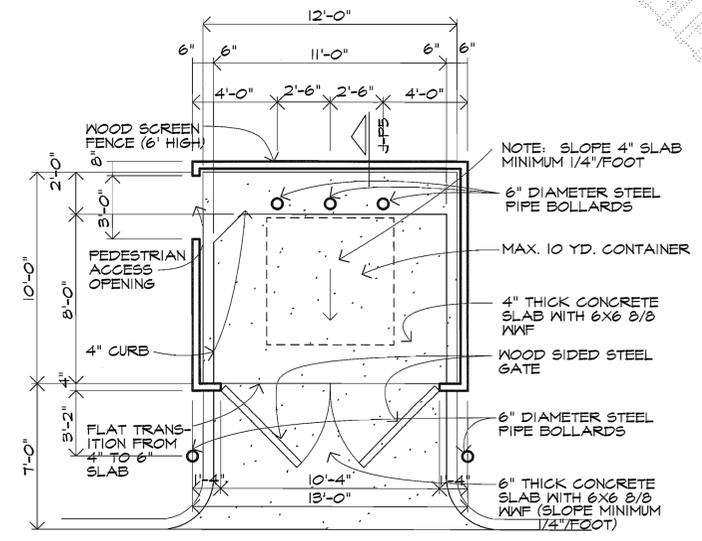
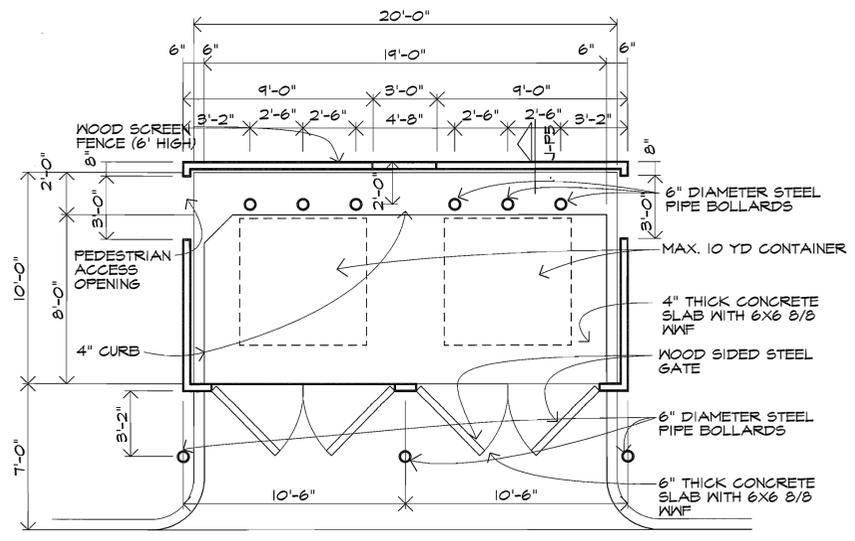
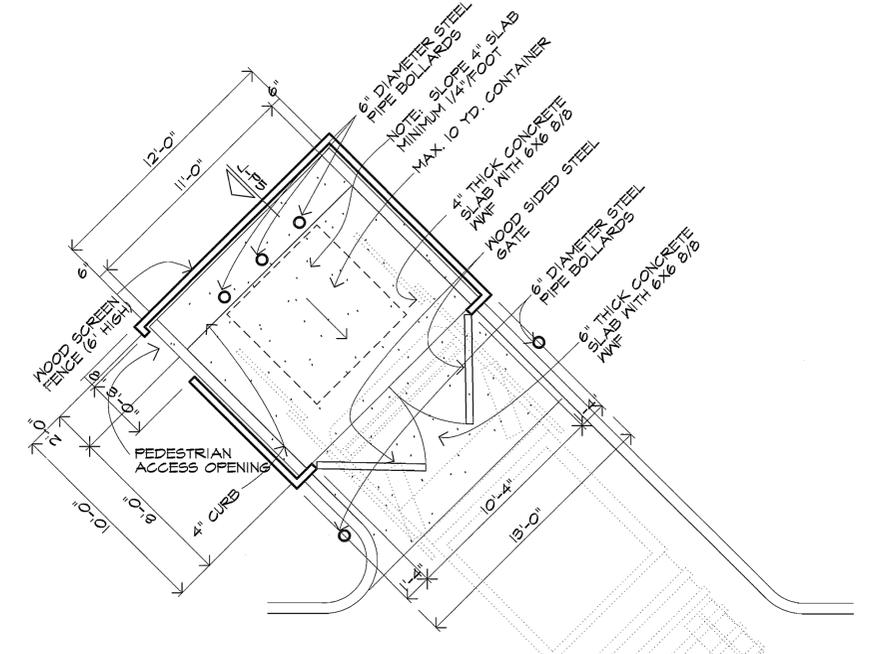
SHEET NUMBER:  
**P3**





**CONTAINERS (BASED UPON BFI)**

CONTAINER DESCRIPTION	CONTAINER DIMENSIONS		
	LENGTH	WIDTH	HEIGHT
TWO YARD	6'-0"	3'-0"	3'-4-1/4"
THREE YARD	6'-0"	3'-6"	4'-0-1/2"
FOUR YARD (TOP LOADING)	6'-0"	4'-6"	4'-0-1/2"
FOUR YARD (APARTMENT)	6'-0"	3'-6"	5'-3"
FIVE YARD (TOP/END LOADING)	6'-0"	4'-6"	5'-0-3/4"
SIX YARD (LOW TOP/END LOADING)	6'-0"	5'-6"	5'-0"
SIX YARD (HIGH TOP/END LOADING)	6'-0"	4'-6"	6'-0-1/2"
EIGHT YARD (TOP/END LOADING)	6'-0"	5'-6"	6'-8"
TEN YARD (TOP/END LOADING)	6'-0"	6'-0"	7'-8"



REVISIONS

Chateau Villas

Bixby, OK  
Black Gold Group, LLC

PROJECT: LOCATION: CLIENT:

SEAL:



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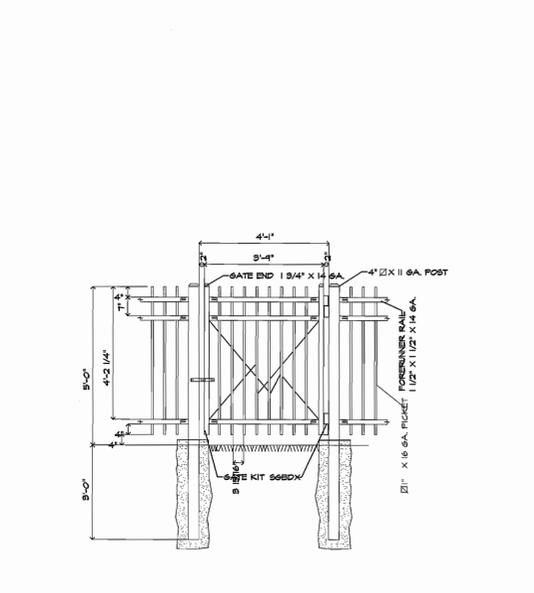
4200 EAST SKELLY DRIVE SUITE 750  
TULSA, OKLAHOMA 74135  
918/492-2987

PROJECT NUMBER:  
DATE: 3/13/15

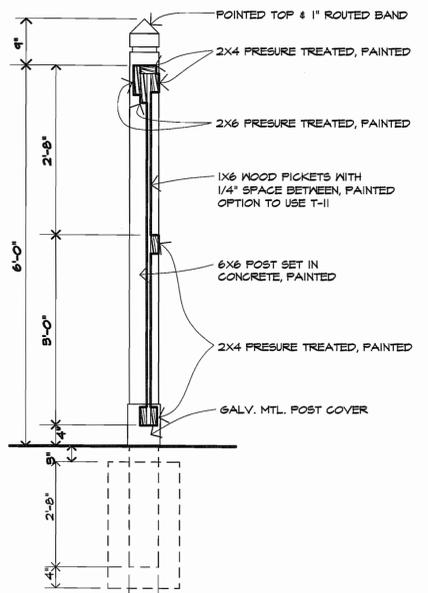
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SHEET NUMBER:

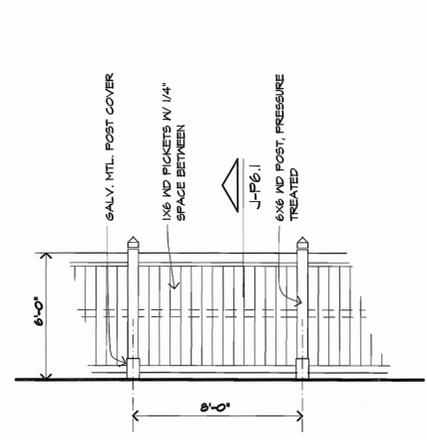
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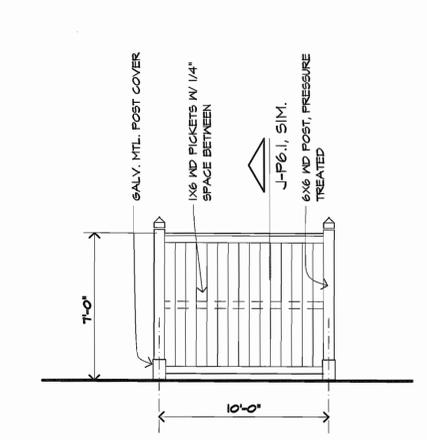
**M METAL FENCE GATE**  
3/8" = 1'-0"



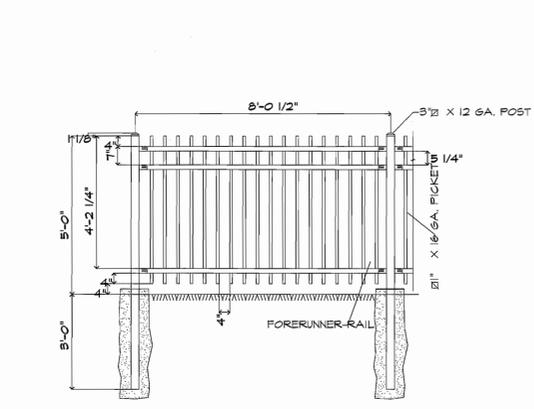
**L WOOD FENCE SECTION**  
3/4" = 1'-0"



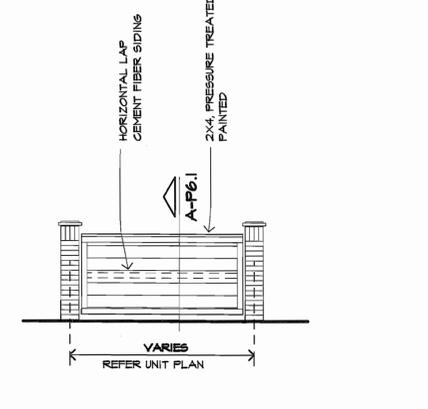
**F WOOD FENCE ELEV.**  
1/4" = 1'-0"



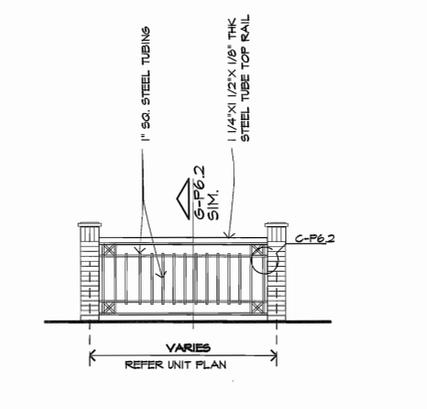
**C METER SCREEN ELEV.**  
1/4" = 1'-0"



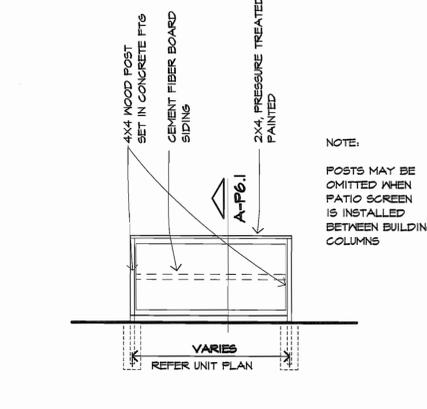
**L METAL FENCE RUN**  
3/8" = 1'-0"



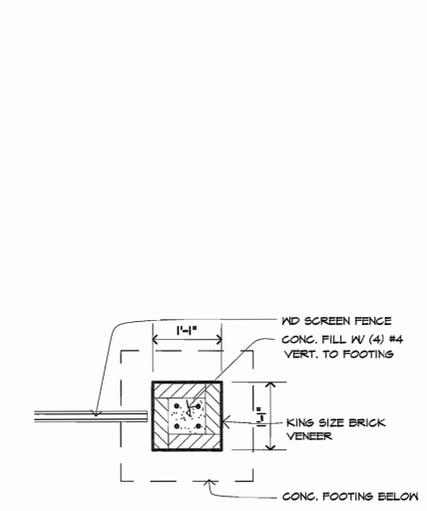
**G PATIO SCREEN ELEV.**  
1/4" = 1'-0"



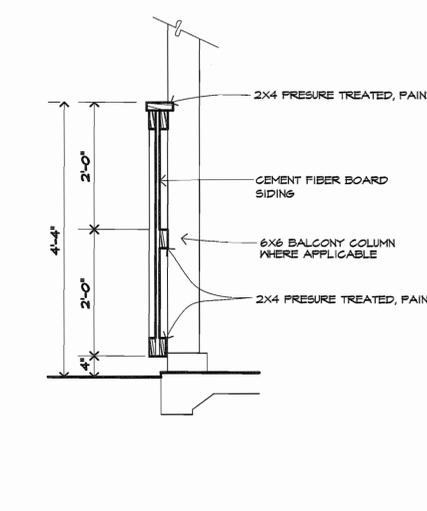
**H PATIO SCREEN OPTION**  
1/4" = 1'-0"



**B PATIO SCREEN ELEV.**  
1/4" = 1'-0"



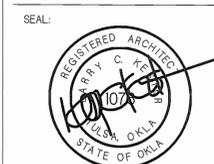
**D COLUMN PLAN**  
3/4" = 1'-0"  
THIS COLUMN TO BE USED AT ALL PATIO SCREENS, UNLESS OTHERWISE NOTED ON SITE PLAN.



**A PATIO SCREEN SECTION**  
3/4" = 1'-0"

- KEYED NOTES:**
- 2 SITE WORK
  - 2.1 NOT USED
  - 2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN
  - 3 CONCRETE
  - 3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
  - 3.2 4" CONCRETE SLAB WITH #6@16, 10'0" WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK
  - 3.3 4" CONCRETE SLAB WITH #6@16, 10'0" WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON 4" SAND CUSHION
  - 3.4 FLOORCEILING ASSEMBLY - REFER ASSEMBLY LEGEND
  - 3.5 BREASTWAY FLOORCEILING ASSEMBLY - REFER ASSEMBLY LEGEND
  - 4 MASONRY
  - 4.1 8" CONCRETE RETAINMENT WALL WITH WATERPROOFING MEMBRANE 1 MILK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" @16" BOARD ON 1/4" FURRING AT 24" O.C. WITH 5/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCEMENT)
  - 4.2 8" CONCRETE STEM WALL, PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING OR FURRING STRIPS FOR ANY AREA TALLER THAN 8' ABOVE GRADE
  - 4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING, BRICK VENEER, REFER BELOW PLANS
  - 4.4 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALL 2400
  - 4.5 BRICK ROWLOCK COURSE
  - 5 METALS
  - 5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD
  - 6 FLOOR AND PLASTER
  - 6.1 TREATED 2X4 SOLID PLATE W/ 1/2" ROUND X 1/2" LONG AIS. AT 48" O.C. OR APPLICABLE CODE APPROVED THE DOWN CLIP, INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO AIS PER SECTION OF WALL
  - 6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS)
  - 6.3 TRUSSED RAFTERS AT 24" O.C.
  - 6.4 1/4" TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
  - 6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACING AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING
  - 6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT), JOIST BRANER
  - 6.7 2X4 DECKING (MOISTURE RESISTANT), 2X6 TRUSSES MAY BE USED AT CONTRACTOR'S OPTION 5/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 5/2" BATT INSULATION DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS INSTALL BRACKETS TO ALL JOISTS OF OPENING AT CONTIGUOUS FLOOR SLABING
  - 6.8 2X4 RAFTER EXTENSIONS
  - 6.9 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, PSI
  - 6.10 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
  - 6.11 1/2" PLYWOOD
  - 6.12 4X4 WOOD POST
  - 6.13 2 X 6 STUDS AT 16" O.C.
  - 6.14 3/4" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM 3/4" PLYWOOD FINE STOP OR 2X BRIDGING
  - 6.20 2 X 12 RM JOIST OR EQUIVALENT
  - 6.21 WOOD CHAIRNAIL AT DRIVING ONLY
  - 6.22 PREPARE WOOD FIREPLACE MANTLE AND SURROUND
  - 6.23 CEMENT FIBERBOARD FROM OVERHANG SUB BACKER SOFFIT, CEMENT FIBERBOARD
  - 6.24 WOOD TRIM
  - 6.25 NOT USED
  - 6.26 2X6 JO. DECKING, ALL 1 PRESURE TREATED
  - 6.27 2X6 JO. DECKING, ALL 2 REFER ASSEMBLY LEGEND, PSI
  - 6.28 PAINTED WOOD SILL OF DEEP AT WINDOW SILL HEIGHT
  - 6.29 CEILING ASSEMBLY - REFER ASSEMBLY LEGEND, PSI
  - 6.30 NOT USED
  - 6.31 2X2 STRINGER
  - 6.32 FUR DOWN SHADED AREA TO 1'-0" ABOVE FINISH FLOOR LEVEL
  - 6.34 SLOPE CEILING WITH 5/12 PITCH TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILING AND BEDROOM CEILING AS SHOWN ON UNIT PLAN
  - 6.40 STAIR CEILING CHANGING
  - 6.42 WALL CABINET AND SHELVES ABOVE
  - 6.43 BASE CABINET AND SHELVES
  - 6.44 DRAWERS) TYPICAL
  - 6.45 8 WOOD SHELVES, 12" DEEP TYPICAL
  - 6.46 NOT USED
  - 6.47 BREASTWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND, PSI
  - 7 THERMAL AND MOISTURE PROTECTION
  - 7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, PSI
  - 7.2 BATT OR BLOWN INSULATION (R-30) TYPICAL ALL ROOF AREAS
  - 7.3 BATT INSULATION (R-11)
  - 7.4 SEALANT
  - 7.5 BATT INSULATION (R-5) TYPICAL ALL EXTERIOR WALLS
  - 7.6 FUR DOWN SHUTTER AND DOWNPOUT WITH SPLASH BLOCK
  - 7.7 EXTERIOR FINISHED TO MATCH SHINGLES
  - 7.8 24 GAUGE PAINTED GALV METAL CAP WITH NERVED EDGES
  - 7.9 26 GAUGE PAINTED GALV METAL STEP FLASHING
  - 7.10 INSULATION TO BE CONTINUOUS AT ALL SIDING ENDS AT CHASE WALL TYPICAL
  - 7.11 POLY VAPOR BARRIER TREATED AT PERIMETERS OF ALL WINDOWS AND DOORS
  - 7.12 WALL TO RECEIVE BATT INSULATION
  - 7.13 SADDLE TYPICAL ALL PLECO CHIMNEYS, FLASHING LET UNDER THRESHOLD
  - 8 DOORS AND WINDOWS
  - 8.1 1'-10" X 2'-6" ATTIC ACCESS, REFER BLOCK PLAN
  - 8.2 DIVIDED LITE THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH
  - 8.3 PAINTED, INSULATED METAL GLAZED PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VENER AND HAVE FOAM CORE
  - 8.4 PAINTED, FILL GLASS W/ DIVIDED LITE METAL GLAZ INSULATED PATIO DOOR, INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED, USE SAFETY GLASS
  - 8.5 DOOR BUG AND TRIP
  - 8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
  - 8.7 THRESHOLD SET IN SEALANT
  - 9 FINISHES
  - 9.1 ONE LAYER OF 1/2" @16" BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS
  - 9.2 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, PSI
  - 9.3 EXTENT OF WALL/PAPER BORDER IN KITCHEN AND BATH ONLY
  - 9.4 5/8" @16" BOARD ON 2X4 STUDS
  - 9.5 5/8" FIBERGLASS @16" BOARD
  - 9.6 1/2" @16" BOARD
  - 9.7 CHANNEL AT CORNER
  - 9.8 CERAMIC TILE AT TUB ENCLOSURE
  - 9.9 CERAMIC TILE ALL 1200
  - 9.10 CANVAS ANNING
  - 9.11 FLASTIC LAMINATE NOSE TOP AND 4" HIGH BACK AND END FLASHES AT WALLS
  - 9.12 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS
  - 9.13 CERAMIC TILE AT HEARTH
  - 9.14 LINE OFF FLOOR MATERIAL CHANGE
  - 9.15 CARPETING FLOORING
  - 9.16 NOT USED
  - 9.17 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN TYP.
  - 10 SPECIALTIES
  - 10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER
  - 10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATOR COVER W/ BACKING GREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS
  - 10.3 MAIL BOX
  - 10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCING FLAT IN WALL
  - 10.5 GRAB BAR AND SOAP HOLDER TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X6 BLOCING FLAT IN WALL 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR
  - 11 EQUIPMENT
  - 11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION
  - 11.2 REFRIGERATOR W/ ICE MAKER
  - 11.3 DISHWASHER
  - 11.4 HOT RANGES
  - 11.5 WASHER (N.G.)
  - 11.6 DRYER (N.G.)
  - 12 MECHANICAL
  - 12.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS
  - 12.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS
  - 12.3 EXHAUST FAN VENT THROUGH ROOF AT TOP FLOOR THROUGH WALL VIA FLOOR FINISH SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER
  - 12.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD, ALL RETURN LINES TO BE COMPLETELY CONCEALED FROM VIEW
  - 12.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER
  - 12.6 ROOF-CUT AND CONDENSATE DRAIN FOR WATER HEATER
  - 12.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
  - 12.8 WATER METERS
  - 12.9 PREINSULATED HANGER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN ALTERNATE STOP VALVE
  - 12.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER
  - 12.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREASTWAY LOCATIONS, REFER FIRE SPRINKLER PLANS
  - 13 ELECTRICAL
  - 13.1 ELECTRICAL METERS, TYPICAL LOCATION
  - 13.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
  - 13.3 JUNCTION BOX FOR DISHWASHER - 120V
  - 13.4 JUNCTION BOX FOR DISPOSAL - 120V
  - 13.5 JUNCTION BOX FOR FURNAKE - 240V
  - 13.6 JUNCTION BOX FOR WATER HEATER - 240V
  - 13.7 LIGHT FIXTURE TYPICAL DESIGNATION
  - 13.8 ELECTRIC FURNACE
  - 13.9 ELECTRIC WATER HEATER

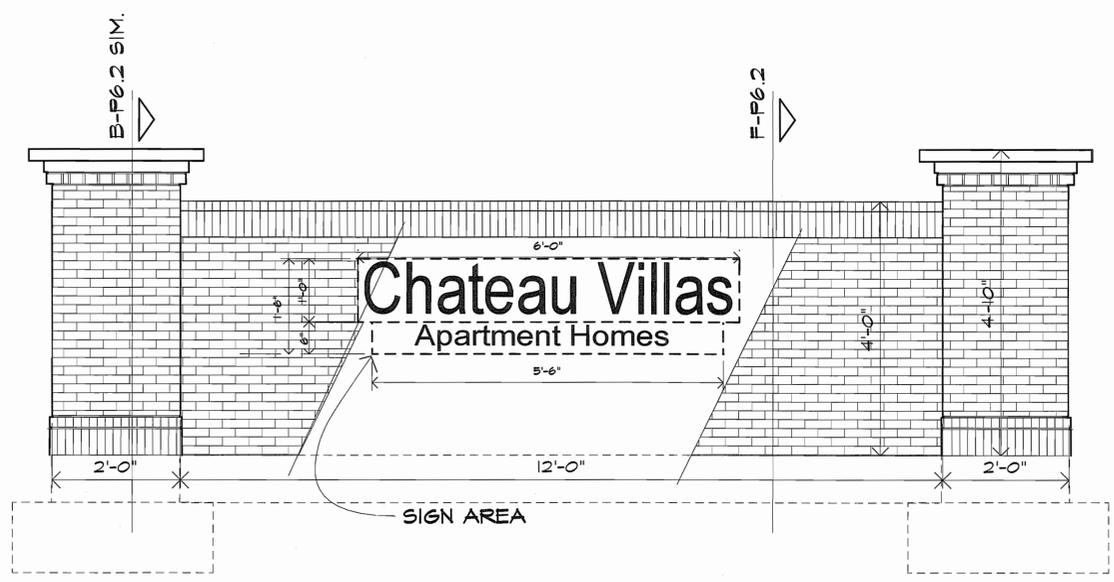
**Chateau Villas**  
PROJECT: LOCATION: CLIENT:  
Bixby, OK Black Gold Group, LLC



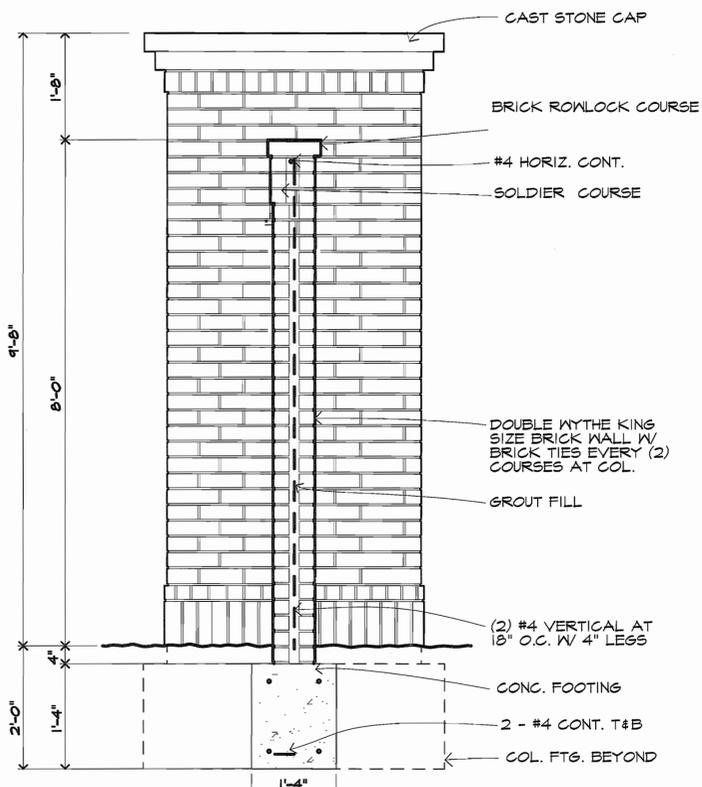
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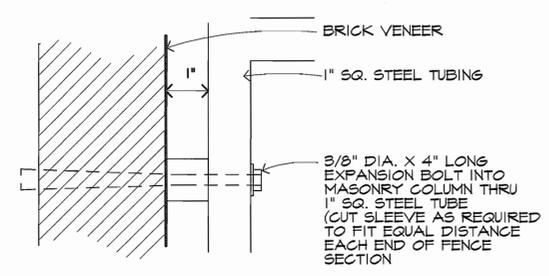
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SHEET TITLE: FENCE DETAILS  
SHEET NUMBER:



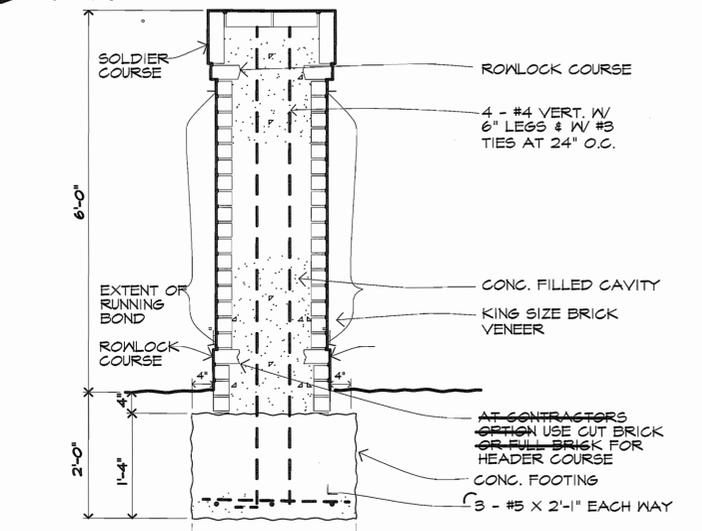
**J MAIN ENTRY SIGN ELEVATION**  
 3/8" = 1'-0"



**I BRICK WALL SECTION**  
 3/4" = 1'-0"

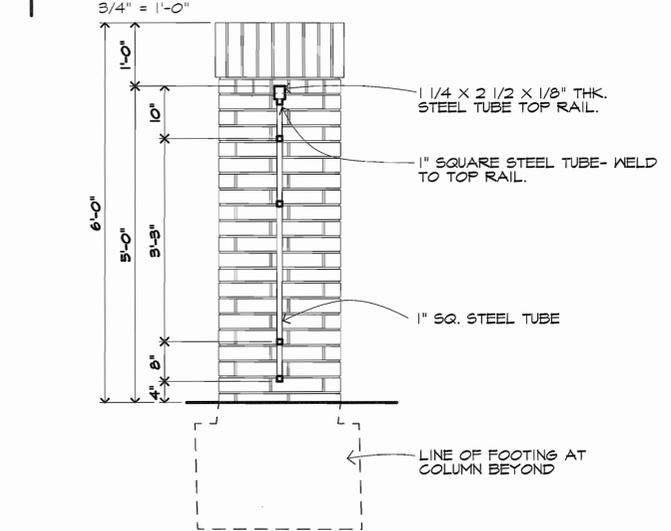


**C FENCE CONNECTION DTL.**  
 6" = 1'-0"

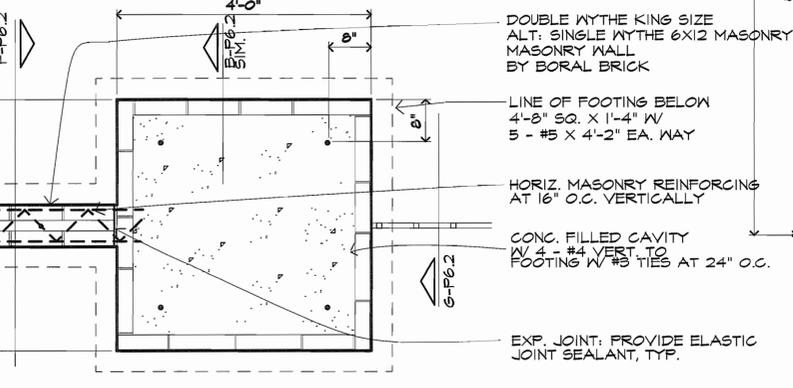


**B COLUMN SECTION**  
 3/4" = 1'-0"

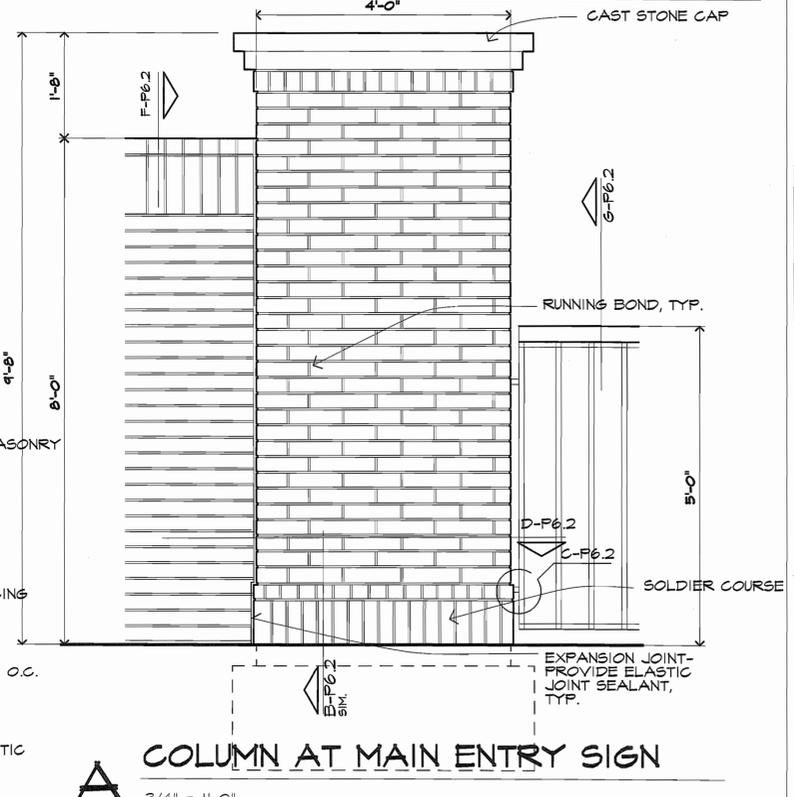
FOR EXACT FOOTING DEPTH, REFER FOUNDATION DETAILS



**G METAL FENCE SECT.**  
 3/4" = 1'-0"

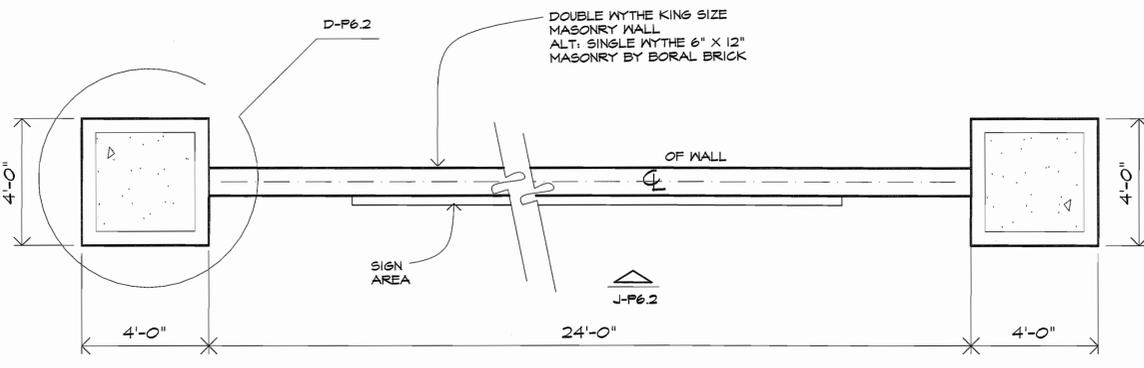


**D COLUMN PLAN AT MAIN ENTRY SIGN**  
 3/4" = 1'-0"

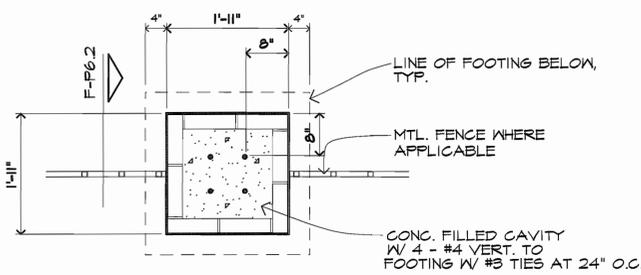


**A COLUMN AT MAIN ENTRY SIGN**  
 3/4" = 1'-0"

NOTE:  
 ALL BRICK IS KING SIZE  
 ACTUAL SIZE: 2 5/8" X 3" X 1 5/8"  
 NOMINAL FACE SIZE: 3" X 10"



**H MAIN ENTRY SIGN PLAN**  
 3/8" = 1'-0"



**F COLUMN PLAN, TYP.**  
 3/4" = 1'-0"

REVISIONS

**Chateau Villas**

**Bixby, OK**  
 Black Gold Group, LLC

PROJECT: LOCATION: CLIENT:

SEAL:

REGISTERED ARCHITECT  
 HARRY C. KAY, JR.  
 TULSA, OKLA.  
 STATE OF OKLA.

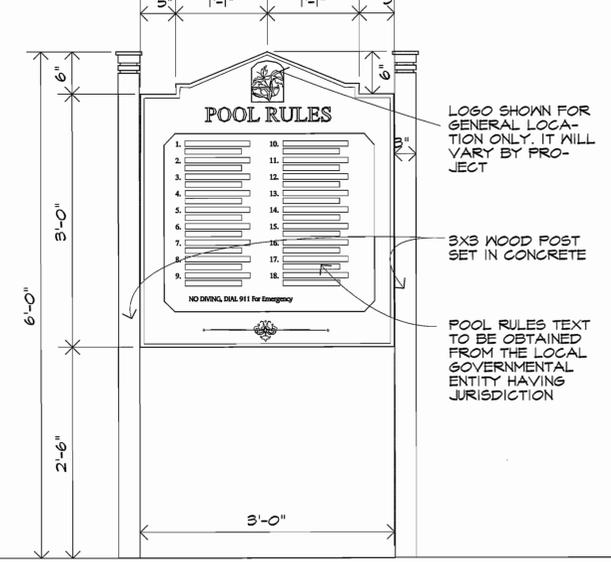
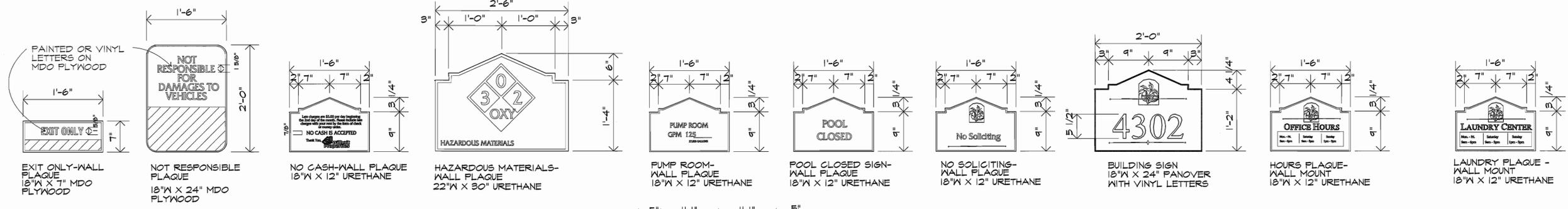
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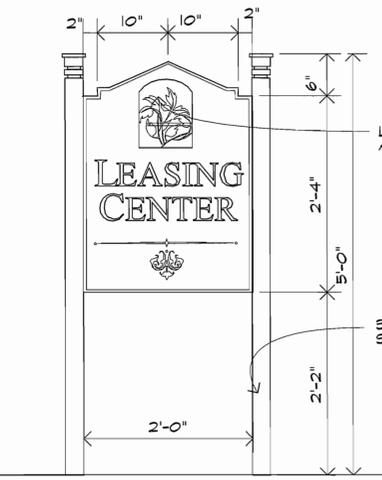
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**FENCE DETAILS**

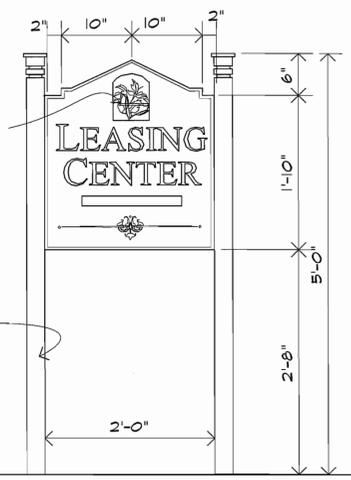
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**P6.2**



**F BLDG. SIGNS**  
N.T.S.



**E LAUNDRY**  
N.T.S.

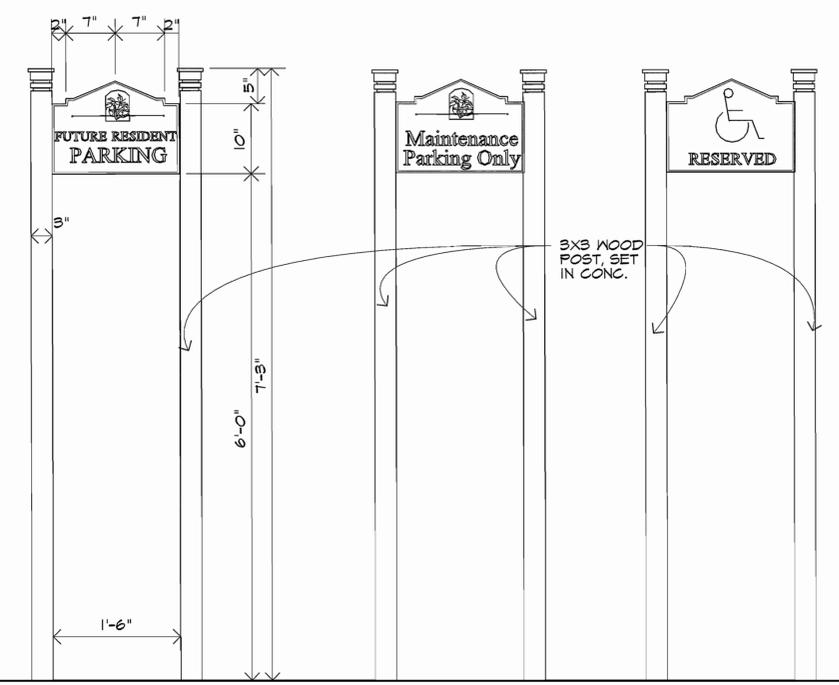
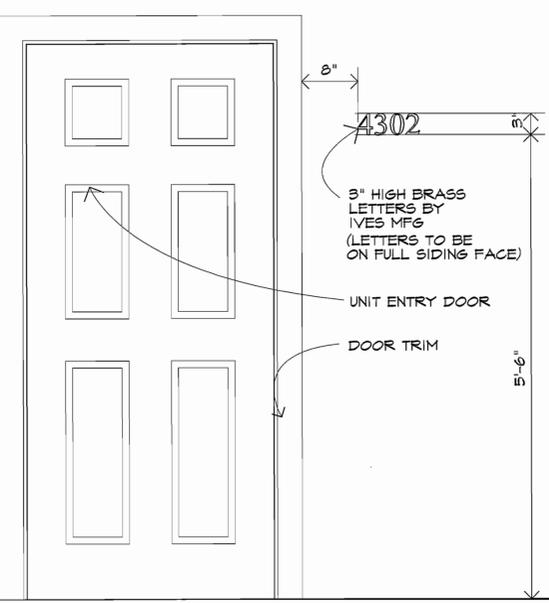
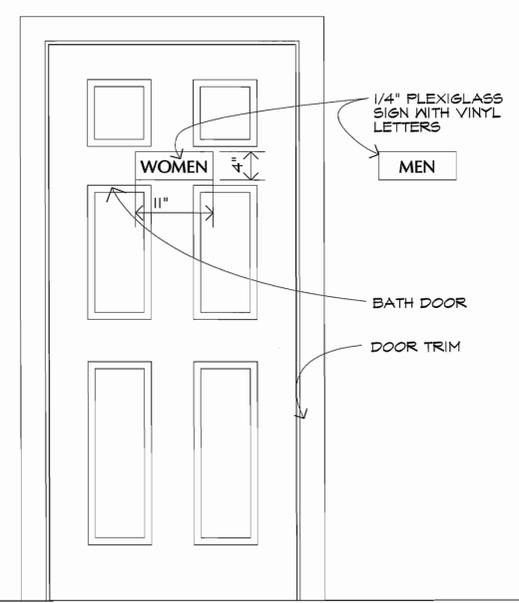


**H POOL**  
N.T.S.

**D LEASING**  
N.T.S.

**C LEASING**  
N.T.S.

**Note:**  
Signage is an example to illustrate character, design, and general size actual signs may vary.



**J TOILET DOOR**  
N.T.S.

**G UNIT ENTRY**  
N.T.S.

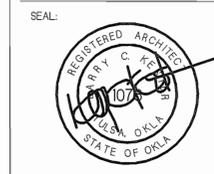
**B MAINTENANCE**  
N.T.S.

**A HANDICAP**  
N.T.S.

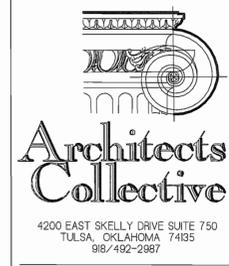
Chateau Villas

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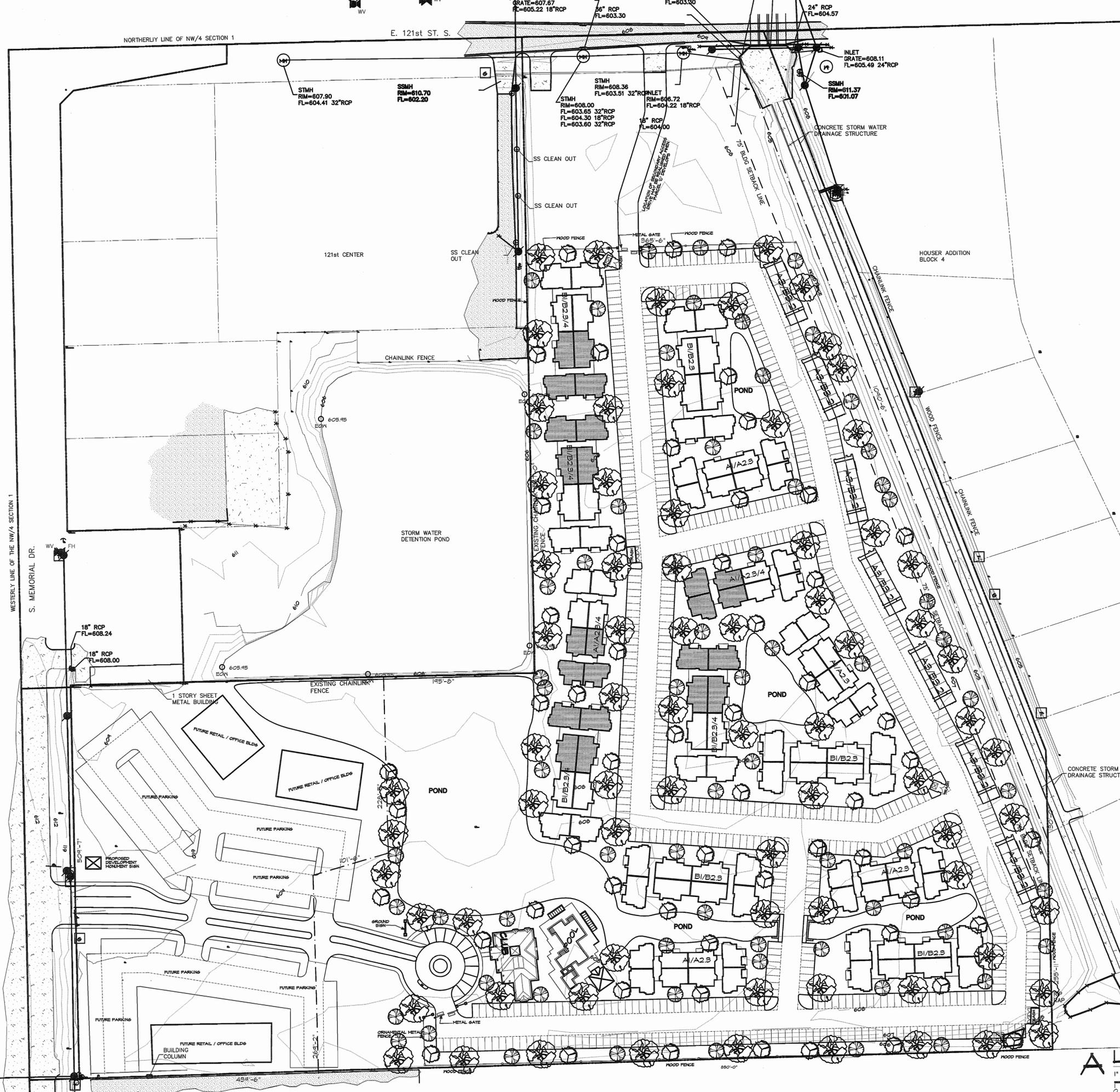


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PROJECT NUMBER:  
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SHEET TITLE:  
**SIGNAGE DTL.S.**

SHEET NUMBER:  
**P6.3**



PERIMETER TREES		SIZE	COMMENT
JUNIPERUS VIRGINIANA	SOUTHERN RED CEDAR	8'-0" HT	B4D
QUERCUS LAURIFOLIA	LAUREL OAK	8'-CAL/2" DBH	1" CLEAR TRUNK
QUERCUS VIRGINIANA	LIVE OAK	8'-CAL/2" DBH	1" CLEAR TRUNK
YARD TREES			
ACER RUBRUM	SWEET GUM	12'-3/4" GAL	B4D
LIRIODENDRON TULIPIFERA	TULIP TREE	12'-4" HT	B4D
QUERCUS BICOLOR	SHARP WHITE OAK	12'-4" HT	B4D
QUERCUS PHellos	PILLOW OAK	14' HT	B4D
QUERCUS NUTTALL	RED OAK	12' HT	B4D
QUERCUS SHAMARDI	SHAMARD OAK	12' HT	B4D
UNDERSTORY TREES			
ACER X FRIEDMANNI CV.	AUTUMN BLAZE MAPLE	8' HT	B4D
TAXODIUM DISTICHUM	BALD CYPRESS	8' HT	B4D
PINUS PAULSTRUB	LONG LEAF PINE	12' HT	B4D, ENTRIES
PINUS TAEDA	LOBLOLLY PINE	8' HT	B4D
ORNAMENTAL TREES 1			
MANGNOLIA GRANDIFLORA 'LITTLE BOB'	DIWARP MAGNOLIA	8'-6"	B4D
ILEX X AETHEASATA	SAVANNAH HOLLY	8'-6"	B4D
BETULA NIGRA	DURA-HEAT RIVER BIRCH	8' HT	B4D
ORNAMENTAL TREES 2			
QUERCUS CANADENSIS	EASTERN REDBUD	8' HT	B4D
QUERCUS CANADENSIS CV.	FOREST PANBY REDBUD	8' HT	B4D
APARTMENT LANDSCAPE			
VIBURNUM OBOVATUM 'DESSA'	DIWARP PALTER'S VIBURNUM		
ILEX VOUGHTORIA 'NANA'	DIWARP YALPON		
JUNIPERUS CHINENSIS CV.	KALLAY'S COMPACT FRITZER JUNIPER		
RAPHIDOLEPIS INDICA	INDIAN HAWTHORN		
ILEX CORNUTA 'BURFORDII' NANA'	COMPACT BURFORD HOLLY		
MULBERRERIA CAPILLARIS	PINK HALEY GRASS		
LIRIOPE MUSCARI CV 'BIG BLUE'	BIG BLUE LIRIOPE		
HYDRICIS GERIFERA 'PUMILA'	DIWARP PAX MYRTLE		
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	4' FTDS	18" O.C.
CLUB/ENTRY LANDSCAPE			
LASERSTROEMIA INDICA 'GATAEVA'	GRAPE MYRTLE 'GATAEVA' PURPLE		
HYDRICIS GERIFERA 'PUMILA'	DIWARP PAX MYRTLE		
RAPHIDOLEPIS INDICA	INDIAN HAWTHORN		
ILEX CORNUTA 'BURFORDII' NANA'	COMPACT BURFORD HOLLY		
SABAL PALMETTO	SABAL PALM	8'-1" CLEAR TRUNK	SMOOTH
MANGNOLIA VIRGINIANA	SHEETBAY MAGNOLIA		
ILEX VOUGHTORIA 'NANA'	DIWARP YALPON		
RHODODENDRON PENTANTHERA	AZALEA		
LIRIOPE MUSCARI CV.	LIRIOPE		
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	4' FTDS	18" O.C.

H: HEIGHT, S: SPREAD, CP: CAPSULE, C: CONTAINER, HT: MULTI-TRUNK  
 O.C.: INDICATES APPROXIMATE SPACING. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.  
 MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR.  
 ALL DIMENSIONS TO BE FURTHER ROUNDED UP TO NEAREST WHOLE NUMBER. QUANTITIES ON PLANT LIST ARE FOR BUILDING AND ARE INTENDED FOR CONVENIENCE ONLY.  
 CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREA DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANT LIST IS TO SUPERSEDE THE PLANT LIST.

- PLANTING NOTES:**
- CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATION.
  - ALL PLANTING BEDS THAT ARE LARGER ARE TO BE BORDERED BY STEEL EDGING.
  - FINISH GRADE FOR DRIVE, GRASS, AND LAWN AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVED AND CURBS UNLESS OTHERWISE NOTED ON DRAWINGS.
  - ALL AREAS DAMAGED BY CONSTRUCTION TO BE SOLED SUCCEED WITH BERMUDA GRASS EXCEPT WHERE NOTED ON DRAWINGS.

**LANDSCAPE STREET YARD AND BUILDING SETBACKS:**

**MEMORIAL FRONTAGE:**  
 35' X 509' = 17,815SF 1 TREE PER 1000SF = 18 TREES

**SOUTH SETBACK:**  
 10' X 880' = 15,400SF 1 TREE PER 1000SF = 16 TREES

**EAST SETBACK:**  
 35' X 870' = 30,450SF 1 TREE PER 1000SF = 31 TREES  
 10' X 255' = 2,550SF 1 TREE PER 1000SF = 3 TREES

**NORTH SETBACK:**  
 10' X 366' = 3660SF 1 TREE PER 1000SF = 4 TREES

**WEST SETBACK:**  
 10' X 547' = 5,470SF 1 TREE PER 1000SF = 6 TREES

**TOTAL REQUIRED PERIMETER YARD TREES = 78 TREES**

**PARKING TREES:**

668 SPACES PROVIDED  
 1 TREE PER 10 SPACES

67 PARKING TREES REQUIRED

**OPEN SPACE:**

**MINIMUM REQUIRED OPEN SPACE:**  
 709,114 SF X 15% REQ. OPEN = 106,367 SF

**PROVIDED OPEN SPACE:**  
 709,114 SF - 347,916 SF IMPERVIOUS = 361,198 SF  
 (building and parking area)

**TREE TYPE LEGEND**

- 74 - SHADE / UNDERSTORY TREE
- 55 - ORNAMENTAL TREE (TYPE 1)
- 65 - ORNAMENTAL TREE (TYPE 2)

194 TOTAL TREES SHOWN

**A LANDSCAPE PLAN - AREA B**

1" = 60'-0"  
 0 15 30 60 120

NORTH

REVISIONS

**Chateau Villas**

**Bixby, OK**  
 Black Gold Group, LLC

PROJECT: LOCATION: CLIENT:

SEAL: REGISTERED ARCHITECT  
 KERRY C. KAY  
 TULSA, OKLA.  
 STATE OF OKLA.

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**Architects Collective**

4200 EAST SKELLY DRIVE SUITE 750  
 TULSA, OKLAHOMA 74135  
 918/492-2987

PROJECT NUMBER:  
 DATE: 3/13/15

SHEET TITLE:  
 LANDSCAPE

SHEET NUMBER:  
 LI



45'

Cement Fiberboard  
Masonry Material Siding

Architectural Asphalt Shingles

Concrete Stone Veneer Masonry

BVB2 3  
NO SCALE

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# Chateau Villas

Bixby Oklahoma





Concrete Stone Masonry

BVB2 3/4  
NO SCALE

Brick Veneer Masonry

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Chateau Villas  
Bixby Oklahoma





Cement Fiberboard Masonry Material Siding

Architectural Asphalt Shingles

45'0"

Concrete Stone Masonry Material

A1A2 3  
NO SCALE

Brick Veneer Masonry

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# Chateau Villas

Bixby Oklahoma





Cement Fiberboard Masonry Material Siding

Architectural Asphalt Shingles

50'

Concrete Stone Masonry Material

A1/A2 3/4  
NO SCALE

Brick Veneer Masonry

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# Chateau Villas

Bixby Oklahoma





Architectural Asphalt Shingles

Cement Fiberboard Masonry Material

Brick Veneer Masonry

Overhead Door

A3 B3 2 BLDG  
NO SCALE

Concrete Stone Masonry Material

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# Chateau Villas

*Bixby* *Oklahoma*





EXTERIOR VIEW

NO SCALE

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*Chateau Villas*  
*Bixby Oklahoma*





# Chateau Villas

Bixby Oklahoma



F10

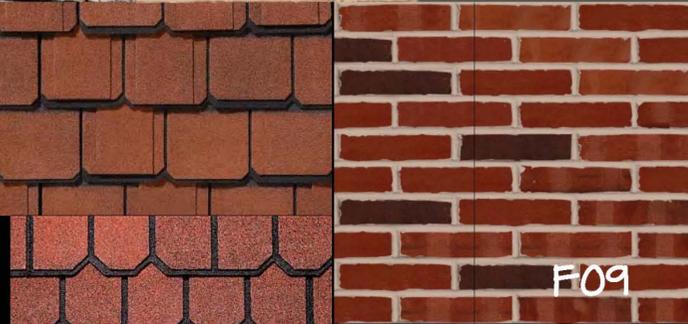
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F10

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F08

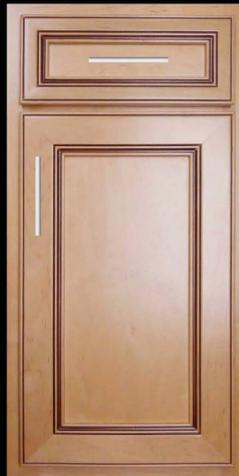


F01



F03

F05



F04



F07



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F02

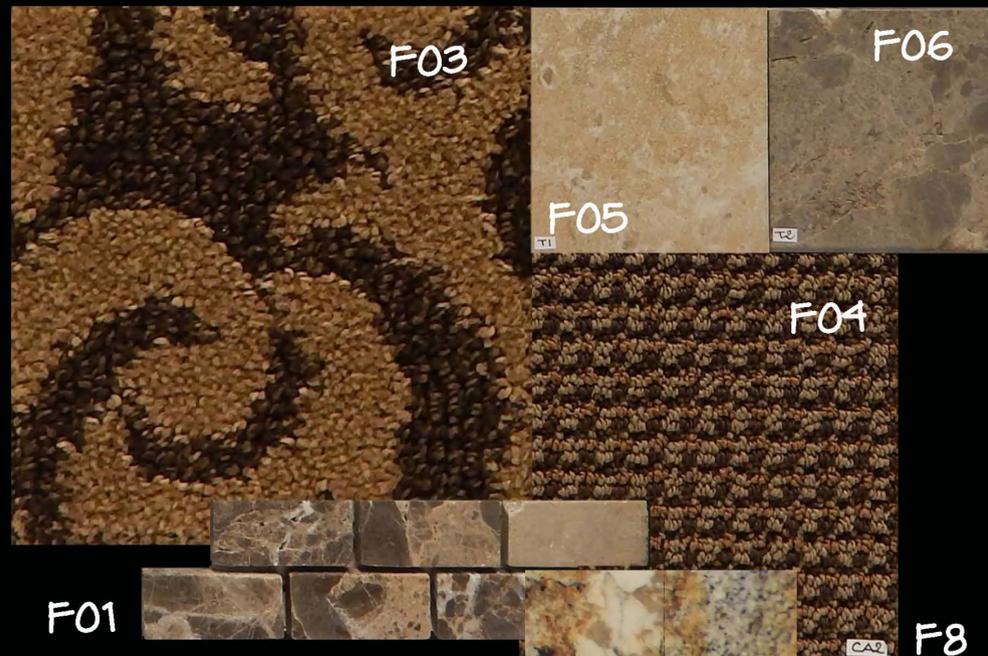
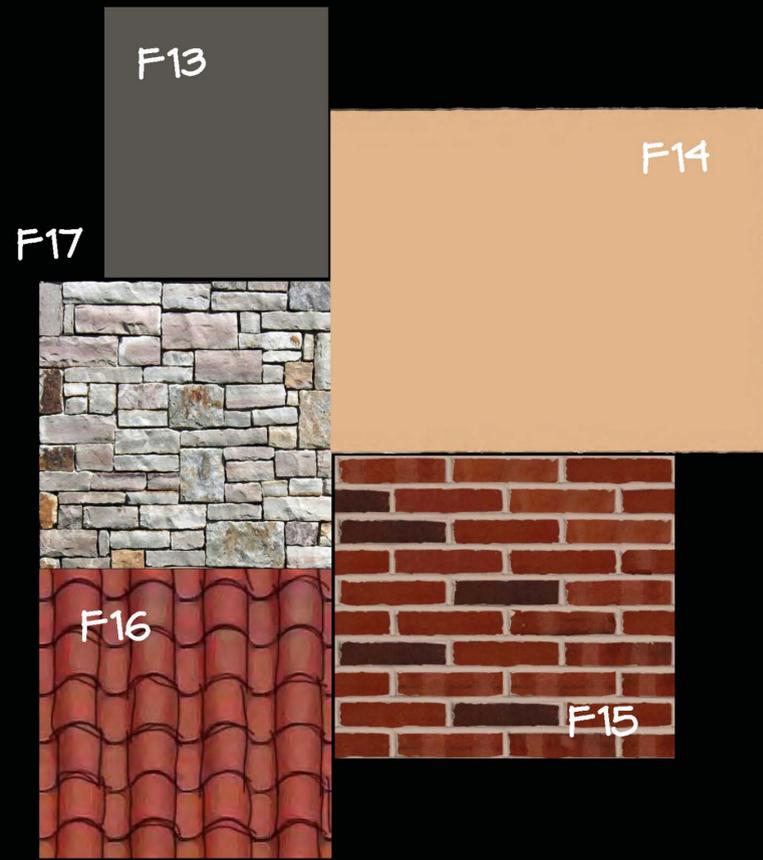
F06





# Chateau Villas

Bixby Oklahoma

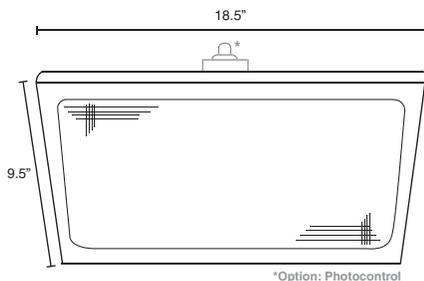


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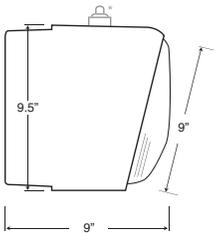


# LED WALLMAX LARGE WALL PACK

## MLLWP40LED50, MLLWP60LED50



\*Option: Photocontrol



### PRODUCT DESCRIPTION:

MaxLite's standard WallMax™ LED Wall Packs with new optics increase light output and efficacy to reduce shadows and create safe, brightly-lit outdoor environments in parking garages and entrances, public areas, schools, hospitals, hotels and outdoor walkways nationwide. These 40- and 60-watt LED fixtures are energy-efficient replacements for 175- and 250-watt metal halide fixtures respectively. The fixtures are rebatable, save energy, lower maintenance costs, and prevent light pollution.

### FEATURES:

- Replaces up to 250 Watt Metal Halide
- Universal 120-277V
- Maintenance free for up to 13 Years
- Heavy-duty cast aluminum housing is polyester powder coated to be rust and corrosion proof
- High-quality shatter-resistant glass
- Sealed fixture is dirt and bug free
- Multiple knockouts for mounting convenience
- Dusk to Dawn sensor compatible
- LM-79/80 data available
- 5 Year Limited Warranty

### CONTROLS:

- **120VAC/208-277VAC Photocontrol:** Voltage-specific photocontrols power the fixture when light levels reach 20 lux or below, and turn it off at 30 lux or higher. Operating temperature of 30°F-120°F. Photocell mounted externally.
- **Motion/Daylight Sensor:** 0-10V microwave-based motion sensor with integral photocontrol, allowing for three output states: 100%; 10/20/30/50% output; or 0% output. Detection area, hold time, daylight threshold, and dimming level all have DIP switches. Operating temperature of -31°F-158°F. At its maximum mounting height of 32 feet, the sensor can detect motion up to 30 feet away. Sensor mounted internally, behind glass.

#### MODEL SELECTION (Full list of order codes on pg. 3)

Typical order example: MLLWP60LED50PC27EM

MLLWP		LED50				
FAMILY	WATTAGE (NOMINAL)	TECH.	COLOR	CONTROLS	VOLTAGE	EMERGENCY BACKUP
MLLWP= Large Wall Pack	40= 40W replaces up to 175W MH 60= 60W replaces up to 250W MH	LED50= LED	(OMIT)= Bronze (Std) W= White <sup>1</sup>	(OMIT)= None PC12= 120V Photocontrol PC27= 277V Photocontrol MS4= Motion/Daylight Sensor (Hi/Low/Off)	(OMIT)= 120-277V (Std) UH= 347-480V	(OMIT)= None EM= Emergency Battery Backup

#### ACCESSORIES

ORDER CODE	MODEL NUMBER	DESCRIPTION	ACCESSORIES IMAGE
71330	MLLWPWG	Large Wall Pack Guard (Black)	

#### NOTES:

- <sup>1</sup> Consult factory for lead time
- In the event of a power failure, the battery backup units switch to emergency mode (700 lumenoutput) and operates the fixture for a minimum of 90 minutes.

**SPECIFICATIONS:**

ITEM	SPECIFICATION	MLLWP40LED50	MLLWP60LED50
		DETAILS	DETAILS
GENERAL PERFORMANCE	Spacing Criteria	Available upon request	
	Power Consumption	36 Watts	51 Watts
	Lumens Delivered	2880	4030
	Efficacy	81 lumens/watt	79 lumens/watt
	Color Temperature	5000K	
	Color Consistency	Proprietary binning for uniform color	
	Lumen Maintenance (L70)	50,000 hours	
ELECTRICAL	Power Factor	Over 98%	
	Input Voltage	120V-277V 50/60 Hz	
PHYSICAL	Weight	10.5 lbs	
	Housing	Aluminum	
	Lens	High quality shatterproof glass	
	Mounting	Can mount to recessed outlet box or direct to surface	
	Operating Temperature	-30°F to 130°F	
	Humidity	20% - 85% RH, non condensing	
CERTIFICATION	Certification	CETL, FCC, LM79, LM80	
	Material Usage	RoHS compliant; no mercury	
	Environment	Indoor / Outdoor	
	LED Class	L70 rated to 50,000 hours	

Lighting layouts and spacing criteria available upon request



**LED WALLMAX LARGE WALL PACK**  
 MLLWP40LED50, MLLWP60LED50

**ORDERING\*:**

ORDER CODE	MODEL NUMBER	OPTIONS	FINISH	VOLTAGE	WATTAGE	CCT	
70723	MLLWP40LED50	None	Bronze	120-277V	40	5000K	
72933	MLLWP40LED50EM	Emergency Battery Backup					
71382	MLLWP40LED50PC12	120V Photocontrol					
73112	MLLWP40LED50PC12EM	120V Photocontrol; Emergency Battery Backup					
71381	MLLWP40LED50PC27	277V Photocontrol					
73113	MLLWP40LED50PC27EM	277V Photocontrol; Emergency Battery Backup					
72907	MLLWP40LED50UH	None					
71128	MLLWP40LED50W	None	White	347-480V	60		
72260	MLLWP40LED50WPC12	120V Photocontrol					
72978	MLLWP40LED50WPC27	277V Photocontrol					
74142	MLLWP40LED50MS4	Motion/Daylight Sensor	Bronze				120-277V
70910	MLLWP60LED50	None					
72835	MLLWP60LED50EM	Emergency Battery Backup					
71384	MLLWP60LED50PC12	120V Photocontrol					
71383	MLLWP60LED50PC27	277V Photocontrol	White	347-480V			
72906	MLLWP60LED50UH	None					
71180	MLLWP60LED50W	None					
73753	MLLWP60LED50WPC12	120V Photocontrol					
73754	MLLWP60LED50WPC27	277V Photocontrol	Bronze	120-277V			
74137	MLLWP60LED50MS4	Motion/Daylight Sensor					

\*Please contact your MaxLite representative to order products that don't have order codes listed here.

**CONSTRUCTION:**

**Fixture:** This rust and corrosion proof fixture is constructed of a heavy-duty cast aluminum one-piece housing, with a polyester powder coat. The fixture is sealed to be dirt and bug proof.

**Lens:** High quality shatter-resistant glass

**LED Module:** Aluminum components in the LED module act as heat sinks to reduce heat and add to life. The module uses directional settings to control the fall of light and the light levels. This makes the fixture an efficient replacement for metal halide and high pressure sodium fixtures, while reducing wattage and extending life.

**Reflector:** Internal polished aluminum reflector maximizes light output.

**LED Driver:** Self contained driver meets UL 1310 UL 48 Class2

**Finish:** Dark Bronze or white finish available; polyester powdercoated.

**Installation:** Can mount to recessed outlet boxes or directly to surfaces

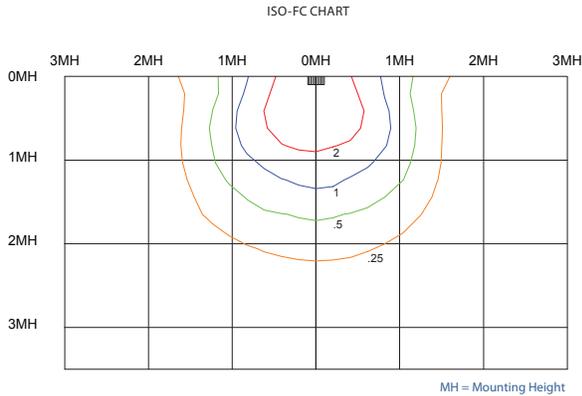
**CALIFORNIA TITLE 24 COMPLIANCE:**

**MLLWP40LED50MS4:** Photocontrol or outdoor astronomical time switch required to power off fixture when daylight is available — section 132(c)  
 At ≤24 ft. mounting height, motion sensor must dim fixture by at least 40-80% — section 132(c)

**MLLWP60LED50MS4:** Photocontrol or outdoor astronomical time switch required to power off fixture when daylight is available — section 132(c)  
 At ≤24 ft. mounting height, motion sensor must dim fixture by at least 40-80% — section 132(c)

PHOTOMETRICS :

MLLWP 40LED50

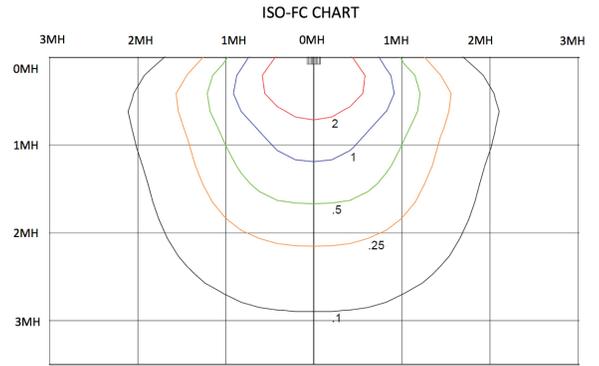


MLLWP40LED50  
 2880 Lumens  
 15' Mounting Height

Foot-candle Correction Factors:

New Height:	10'	12'	15'	18'	20'
Multiply by:	2.3	1.6	1.0	.69	.36

MLLWP 60LED50



MLLWP60LED50  
 3827 Lumens  
 20' Mounting Height

Foot-candle Correction Factors:

New Height:	15'	20'	25'	30'	35'
Multiply by:	1.78	1.0	.64	.44	.33

Lighting layouts and spacing criteria available upon request

LIGHTING FACTS:

MLLWP 40LED50



The U.S. Department of Energy's LED Lighting Facts® Program has verified product performance based on industry-standardized testing.



For details, see: \_\_\_\_\_ Maxlite Inc.

Model # \_\_\_\_\_ MLLWP40LED50

[www.lightingfacts.com/products](http://www.lightingfacts.com/products)

MLLWP 60LED50



The U.S. Department of Energy's LED Lighting Facts® Program has verified product performance based on industry-standardized testing.



For details, see: \_\_\_\_\_ Maxlite

Model # \_\_\_\_\_ MLLWP60LED50

[www.lightingfacts.com/products](http://www.lightingfacts.com/products)