

Planning Commission Minutes
August 8, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on August 5, 2024)

12. (SPUD-1656) Application by Ascend Development Group, LLC to rezone 9841 SW 44th Street from R-1 Single-Family Residential District to SPUD-1656 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation.

1. Remove the following from the setback requirements: “No structures or impervious pavement shall be located within 100 feet of the floodway of the tributary of Mustang Creek that flows through the site.”

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY LAFORGE

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 8, 2024

Item No. IV. 12.

(SPUD-1656) Application by Ascend Development Group, LLC to rezone 9841 SW 44th Street from R-1 Single-Family Residential District to SPUD-1656 Simplified Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Company	Williams, Box, Forshee & Bullard PC
Phone	405-232-0080
Email	dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow single-family residential development and/or one personal storage building.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Size of Site: 2.89 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	AA	AA	R-1
Land Use	Undeveloped	Residential	Agricultural	Residential	Residential

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all uses permitted within the R-1 District, the following use will also be permitted on this site:

8300.60. Personal Storage*

*The property shall be permitted to be developed with a maximum of one (1) barn structure, for the use of indoor storage (indoor storage structure). The indoor storage structure shall be permitted for storage of recreational vehicles, equipment, boats, tools, and related personal equipment. The indoor storage structure shall be permitted as a principal use, and shall not be considered an accessory use or accessory building. The indoor storage structure shall be the only personal storage use permitted on the property.

2. **Maximum Building Height:**

The indoor storage structure shall have a maximum building height of 25 feet. Development of all other uses shall be per R-1 regulations.

3. **Maximum Building Size:**

The indoor storage structure shall have a maximum square footage of 5,000 square feet. Development of all other uses shall be per R-1 regulations.

4. **Maximum Number of Buildings:**

There shall be a maximum of one (1) indoor storage structure on the property. Development of all other uses shall be per R-1 regulations.

5. **Building Setback Lines**

Front Yard: 25 feet.

Rear Yard: Per R-1 regulations.

Side Yard: 25 feet.

No structures or impervious pavement shall be located within 100 feet of the floodway of the tributary of Mustang Creek that flows through the site.

6. **Sight-proof Screening:**

Site-proof screening shall not be required.

7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Free standing accessory signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs shall not be permitted.

8.4 Electronic Message Display signs

Electronic Message Display signs shall not be permitted.

9. Access:

There shall be one (1) access point permitted from S.W. 44th St.

10. Sidewalks:

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA requirements. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

The indoor storage structure shall be permitted to be developed with metal building materials, including overhead doors.

Development of all other uses shall be as follows: Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Per R-1 regulations.

3. Street Improvements:

Street improvements shall not be required.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The indoor storage structure shall not require paved parking improvements. A carport shall be permitted on the north wall of the indoor storage structure, which shall not exceed 24 feet in width. A graveled roadway shall be permitted to access the carport structure, provided the access approach to S.W. 44th Street is paved. For all other uses, the design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents:

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District:** Mustang
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to Chapter 16 of the Oklahoma City Municipal Code.

- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 8) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 9) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

- 12) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

- 1) An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

Water Availability

- 1) An existing 16-inch water main(s) is located adjacent to the subject site(s).

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- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.

- Developments should be served by urban water and sewer utility systems.

Floodway and 100-year floodplain are present on the subject site. The SPUD regulations prohibit structures and impervious paving within 100 feet of the floodway for Tributary 1 of Mustang Creek. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along the north side of SW 44th Street, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family. *The SPUD is requested to allow one personal storage building with R-1 base zoning. For the proposed structure, the SPUD proposes allowing a maximum building height of 25 feet, a maximum of one building with a maximum size of 5,000 square feet, and side and front yard setbacks being a minimum of 25 feet. All uses permitted within the R-1 District are also allowed on the site. The SPUD regulations, along with limited area for development due to the riparian area on the north portion of the site, would allow development within or below the Urban Low Intensity LUTA FAR and density ranges.*

Automobile Connectivity:

- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.

The subject site does not currently have improved access. The SPUD proposes one access point along SW 44th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site but are required by the SPUD regulations.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Agricultural or Low Intensity Residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building's orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested to allow one personal storage building with R-1 base zoning. For the proposed structure, the SPUD proposes allowing a maximum building height of 25 feet, a maximum of one building with a maximum size of 5,000 square feet, and side and front yard setbacks being a minimum of 25 feet. All uses permitted within the R-1 District are also allowed on the site. The SPUD primarily utilizes the base R-1 District regulations for development other than the personal storage structure. No other issues requiring mitigation measures relating to building scale and site design were identified.*

3) Service Efficiency:

- Water: *Served – Close to Service*
- Sewer: *Served – Open Sewer Sheds*
- Fire Service: *Urban Response*

4) Environmentally Sensitive Areas: The following apply to the proposed development site:

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Tributary 1 of Mustang Creek runs through the northern portion of the site. Floodway, 100- and 500-year floodplain are located on the subject site. The SPUD regulations prohibit structures and impervious paving within 100 feet of the floodway for Tributary 1 of Mustang Creek.*
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site is located along the north side of SW 44th Street, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

b. Plan Conformance Considerations

The subject site is located along the north side of SW 44th Street, west of South Morgan Road, in an area generally located north and east of Interstate 344 (John Kilpatrick Turnpike). Tributary 1 of Mustang Creek runs through the northern portion of the site. Floodway, 100- and 500-year floodplain are located on the subject site. The site is undeveloped and zoned R-1. North and west of the site is zoned R-1 and is undergoing construction as single-family residential. The property abutting the site to the east is undeveloped and zoned AA. Across SW 44th Street, to the south, are single-family residences on 5-acre parcels zoned AA.

The SPUD is requested to allow single-family residential development, specifically one personal storage building with R-1 base zoning. The SPUD proposes the development of one barn structure for the indoor storage of recreational vehicles, tools, equipment and personal items. For the proposed structure, the SPUD proposes allowing a maximum building height of 25 feet, a maximum of one building with a maximum size of 5,000 square feet, and side and front yard setbacks being a minimum of 25 feet.

Other future development would be regulated by base zoning. The SPUD would permit a carport on the north side of the proposed structure and a gravel roadway with a concrete approach. The SPUD proposes constructing a sidewalk along SW 44th Street, would prohibit non-accessory and electronic message display signage, and would prohibit structures and impervious paving within 100 feet of the floodway of Mustang Creek. No conformance issues were identified.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Division's review of construction plans and prior to City Council approval.

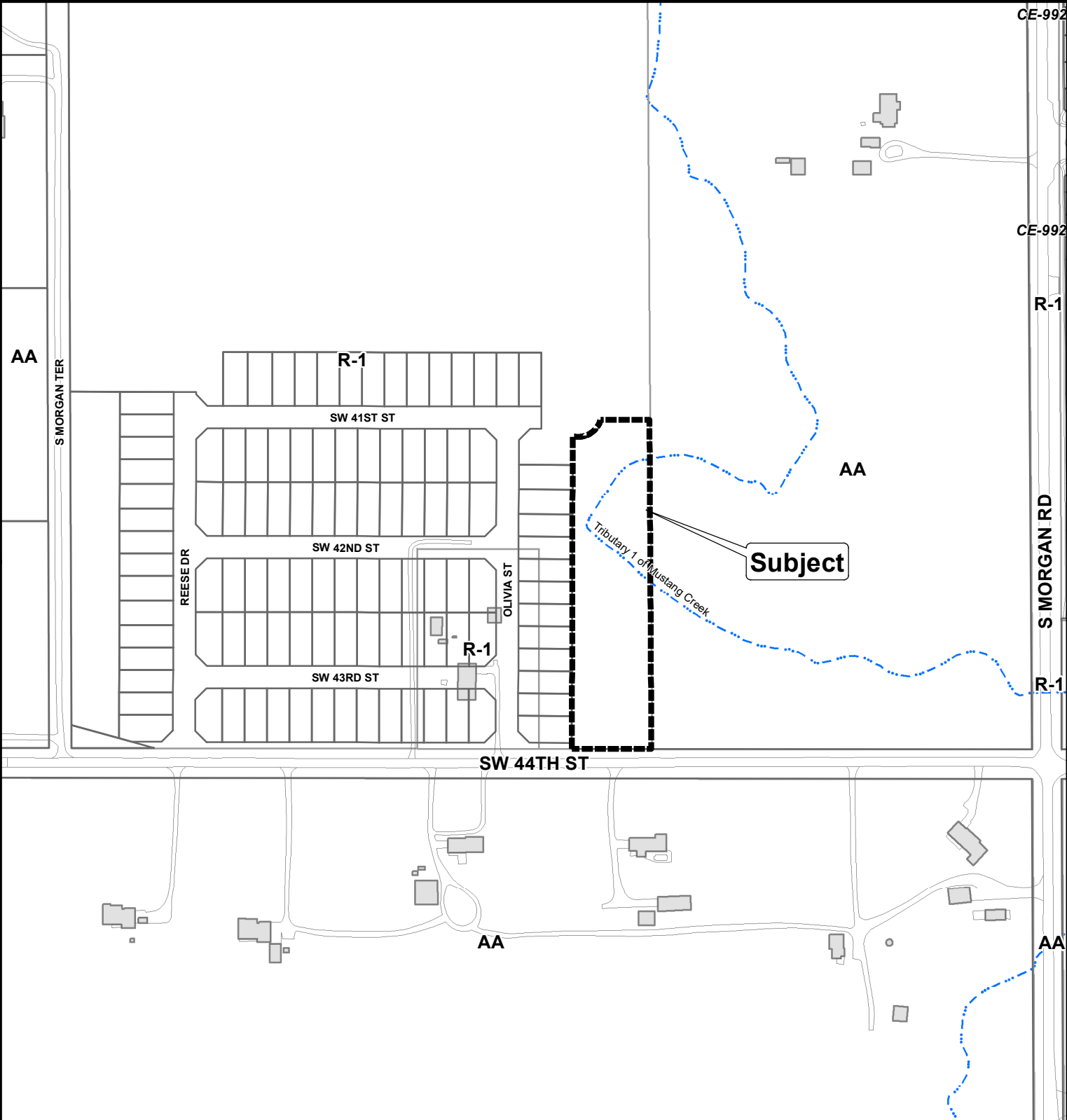
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Case No: SPUD-1656

Applicant: Ascend Development Group, LLC

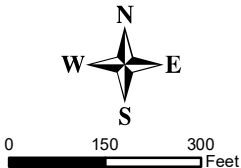
Existing Zoning: R-1

Location: 9841 SW 44th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk, the Face/Corner of the Building(s), or the Center/End of Strips.
- All radii shall be four (4) feet at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutters shall be 24" wide per detail sheet.
- All Pavement Markings shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc., shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the architectural drawings for building floor plans and dimensions, wall sections, door openings, building utility entrance points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plan's Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the Handicap Striping Detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the Pavement Section Detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per the A.D.A., city standards, and the detail sheet.

Proposed Features:

Feature	Description
---	Property Line
---	Onsite Property Line
---	Right-Of-Way Line
---	Setback Line
---	Easement Line
---	Street / Drive Centerline
---	Edge of Pavement
---	Edge Of Gravel
---	Parking Counter
---	See Utility Plan For Line Sizes
---	Water Line
---	Gas, Cross, Bend, Gate Valve
---	Sanitary Sewer
---	Fire Hydrant & Assembly
---	Sanitary Sewer Service

- Note:**
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
 - See Survey For Existing Features Legend.
 - See Cover Sheet For Abbreviation List.

Utility Notes:

GENERAL:

- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 72 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. Contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 24" vertical separation and 10'4" of horizontal separation from the sanitary sewer lines.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes.
- Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spill sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility companies for routing, adjustment, or relocation of gas, telephone, cable, and electricity.
- Any manholes, valve boxes, and meter boxes in the pavement area shall be traffic rated and installed with a concrete apron in accordance with the detail sheet.
- Contractor shall provide conduits with nylon pull cords for electrical/telecommunications utilities and irrigation lines prior to subgrade preparation and paving.
- Water and Sewer Service Lines and appurtenances shall be installed in accordance with all applicable plumbing codes and regulations.
- Sand Backfill shall be placed in all utility trenches up to ground level where lines cross under proposed or existing paving.
- Refer to building plans for site lighting and electrical plans.
- All underground lines shall be installed, inspected, and approved prior to backfilling.
- All trenching, pipe laying, and backfilling shall be in accordance with Federal and OSHA regulations.



Know what's below.
Call before you dig.

Site Information:

Parking Required: 1 Parking Space/Outlet Unit = 0 Spaces
Parking Provided: 2 parking spaces (Total)
Building Size: Warehouse: 5000SQFT
Zoning: SPUD (R-1)

Site Plan Notes:

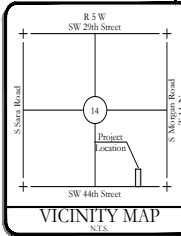
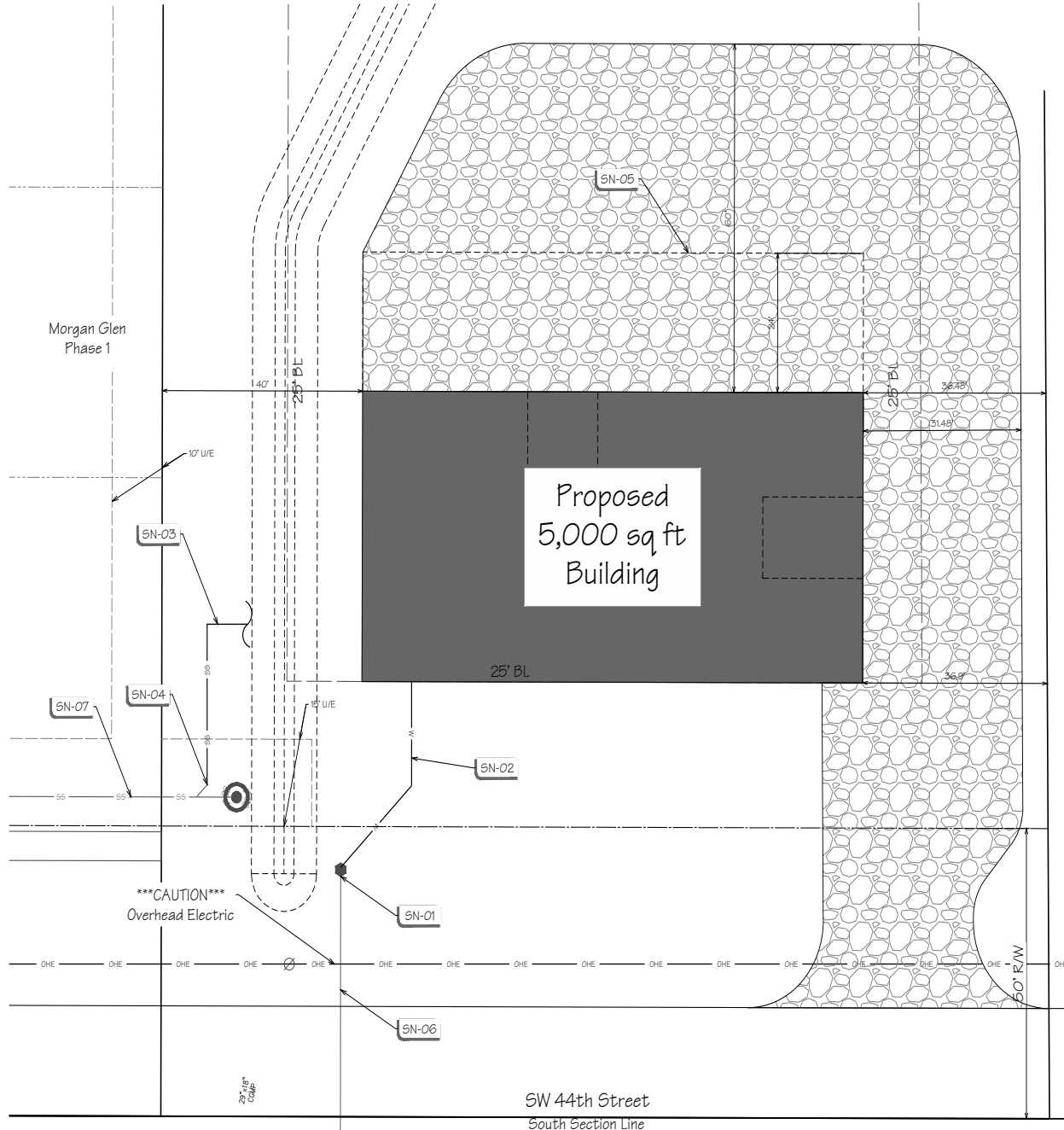
- Existing Water Service (per Morgan Glen Phase 1 Waterline Plans)
- Proposed Water Service Line (per local plumbing code)
- Proposed 4" Sanitary Sewer Service (per local plumbing code)
- Ex. 4" Sanitary Sewer Service (per Morgan Glen Phase 1 Sanitary Sewer Plans)
- Proposed 24" V/S Car Port
- Existing Waterline (per Morgan Glen Phase 1 Waterline Plans)
- Existing Sanitary Sewer (per Morgan Glen Phase 1 Sanitary Sewer Plans)

Exhibit B



GRAPHIC SCALE

1 inch = 10 ft



VICINITY MAP

Detailed Site Plan

Development Plans For:
Denton - 3 Acre Tract
SW 44th Street & S Morgan Road
Oklahoma City, OK

BLEW
Surveying | Engineering
Environmental
13900 Wireless Way
Oklahoma City, OK 73134
Office: (405) 213-1124
www.BLEWINC.com

DATE	20/24-08-02	REVISION	24-1219
DESIGNED BY	V. Finnigan	APPROVED BY	J. Spencer
PROJECT NUMBER	24-4515 Civil 001.dwg		

C2-1

Case No: SPUD-1656 Applicant: Ascend Development Group, LLC
Existing Zoning: R-1
Location: 9841 SW 44th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

