

Planning Commission Minutes
October 24, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on October 21, 2024)

14. (SPUD-1672) Application by James Investment Properties, LLC to rezone 217 NW 150th Street from PUD-1136 Planned Unit Development District to SPUD-1672 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY LAFORGE

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

ABSENT: NEWMAN, PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 24, 2024

Item No. IV. 14.

(SPUD-1672) Application by James Investment Properties, LLC to rezone 217 NW 150th Street from PUD-1136 Planned Unit Development District to SPUD-1672 Simplified Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name David M. Box
Company Williams, Box, Forshee, and Bullard P.C.
Phone (405) 232-0080
Email dmbox@wbfbllaw.com

B. Case History

This application was deferred from the October 10, 2024, Planning Commission hearing date.

C. Reason for Request

The purpose of this application is to allow office, personal storage, automobile storage, and dent repair.

D. Existing Conditions

- 1. Size of Site:** 0.6 Acres
- 2. Zoning and Land Use**

	Subject Site	North	East	South	West
Zoning	PUD-1136	PUD-1136	PUD-1136	PUD-1136	PUD-1136
Land Use	Undeveloped	Residential	Residential	Office	Residential

3. 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.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulations of the **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to the uses permitted in the O-2 District, the following uses shall also be permitted on this site:

- | | |
|---------|--|
| 8300.14 | Automotive and Equipment: Cleaning and Repairs, Light Equipment [limited to paintless dent repair and excluding all other uses contemplated under this use unit] |
| 8300.21 | Automotive and Equipment: Storage, limited to indoor storage only. Any garage doors or service areas shall face southwest. |
| 8300.60 | Personal Storage [living quarters for caretakers and/or security personnel shall not be permitted] |

*No hazardous chemicals or materials may be stored on-site.

2. **Maximum Building Height:**
The maximum building height shall be 20 feet and one story.
3. **Maximum Building Size:**
The maximum building size shall be 4,500 square feet.
4. **Maximum Number of Buildings:**
The maximum number of buildings shall be in accordance with the base zoning district.
5. **Building Setback Lines**

Northwest:	15 feet
East:	15 feet
Southwest:	25 feet
6. **Sight-Proof Screening:**
The existing screening shall be permitted to remain and deemed to conform to applicable regulations.
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. The existing tree line along the east SPUD boundary line shall remain undisturbed.

8. Signs:

8.1 Freestanding 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 / Off-Premise Signs

Non-accessory / Off-premise signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

Access shall be taken from the existing private access easement off of NW 150th St.

10. Sidewalks:

N/A.

I. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

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 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, except there shall be a maximum of six (6) parking spaces.

7. Maintenance:

Maintenance of the common areas 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.

9. Hours of Operation:

The use unit 8300.14 Automotive and Equipment: Cleaning and Repairs, Light Equipment [limited to paintless dent repair and excluding all other uses contemplated under this use unit] shall only operation during the following days/times:

Monday through Saturday from 8:00 a.m. to 5:00 p.m.

II. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan
- Exhibit C: Topographic Survey

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 (OCCHD)

2. **Oklahoma City Urban Renewal Authority (OCURA)**
3. **Oklahoma Gas and Electric (OGE)**
4. **Oklahoma Natural Gas (ONG)**
5. **Oklahoma Water Resources Board (OWRB)**
6. **School District: Edmond**
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

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) 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.

- 5) 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.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) 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.
- 8) Sidewalk 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.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Section I.10 Sidewalks: Add "Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD."
- 12) Section I.7 Maintenance: Amend to "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."

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Services *

8. Utilities

a. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

b. Water/Wastewater Quality

Water Availability

1. An existing 12-inch water main(s) is located adjacent to the subject site(s).

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. Private easement agreement will be required for water service.

Wastewater Availability

1. An existing 15-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee 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.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. 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 off NW 150th 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. *The subject site is currently undeveloped. The SPUD regulations could provide for a FAR within the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- 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.
- Provide vehicular connectivity between adjacent developments.

The subject site is located north and east of available parking for the salon and offices to the southwest, which take access from NW 150th Street. The development will use the existing private access easement for access from NW 150th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

Sidewalks are available along NW 150th Street. The Master Design Statement does not address sidewalks.

- 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 Low Intensity Residential or Office uses, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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. *No issues requiring mitigation measures were identified.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located north and east of available parking for the salon and offices to the southwest, which take access from NW 150th Street. No issues requiring mitigation measures related to traffic were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The SPUD is requested to allow automotive repair and automobile storage, which would typically allow outdoor storage. The uses trigger potential operational impacts near residences to the northwest and across the pond to the east. The SPUD has been modified since first submitted to address potential operational impacts by limiting the auto repair to dent repair only, specifying that any auto storage use must be located indoors with any garage doors or service areas facing south, and limits hours of operation.*

- 3) Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Rural 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. *planokc identifies riparian area in the southern portion of the subject site. Floodplain is not present. The site is configured in a way water is directed east to the abutting detention pond. The conceptual plan indicates the proposed building would be located near the western boundary of the site, away from the detention area. The site is within The Lakes at Traditions (C-5677) subdivision which maintains a 15-foot building line and utility easement east of the proposed building near the detention pond.*
- Upland Forests: N/A
- Vulnerable Aquifers: N/A

5) Transportation System: This site is located off NW 150th Street, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located along the north side of NW 150th Street, west of North Santa Fe Avenue. The site is currently undeveloped and was rezoned as part of a multi-tract PUD-1136 in 2006 that spanned roughly 122 acres. The subject site, along with abutting land to the south and southwest, is within Tract D of PUD-1136. Tract D allows all the base O-2 uses and allows a telecommunication tower, which is located west of the subject site, and outdoor storage of landscaping material and equipment. The surrounding land would remain zoned as part of PUD-1136. The subject site is platted and takes access from a common access easement onto NW 150th Street. Abutting the site to the northwest, and across the detention pond to the east, are single-family residences accessed via private streets. Land to the southwest is developed with a salon and offices.

The SPUD would allow all O-2 uses and requests to add three new uses: *Automotive and Equipment: Cleaning and Repairs, Light Equipment; Automotive and Equipment: Storage; and Personal Storage.* The added uses trigger potential operational impacts near residences to the northwest and across the pond to the east. The SPUD was modified since first submitted to address concerns by limiting the auto repair to dent

repair only, specifying that any auto storage use must be located indoors, and requiring any garage doors or service areas to face south. The SPUD has been modified again to further clarify and restrict the dent repair use, establish hours of operation, and prohibit the storage of hazardous materials.

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 Divisions review of construction plans and prior to City Council approval.

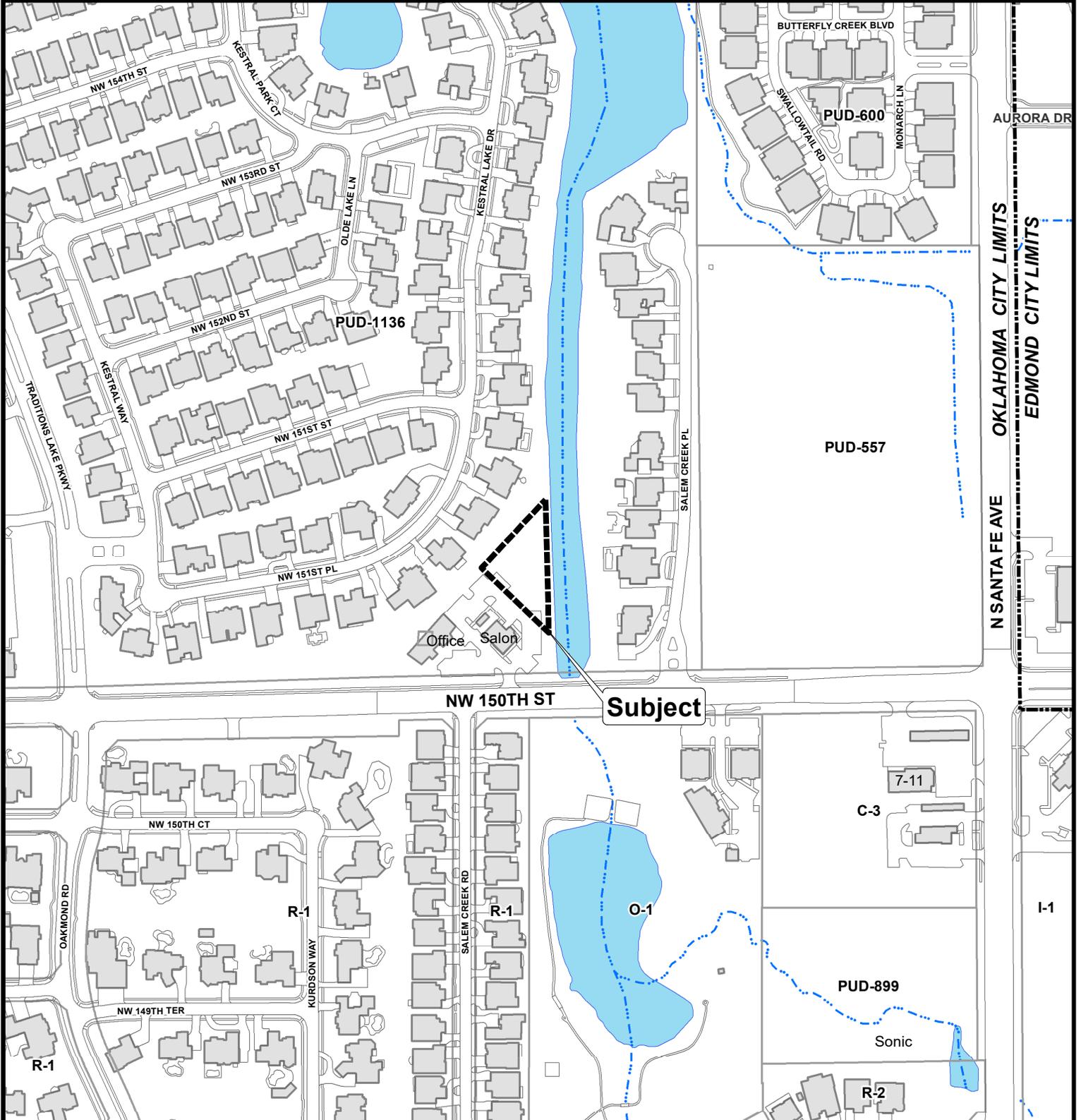
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Case No: SPUD-1672

Applicant: James Investment Properties, LLC

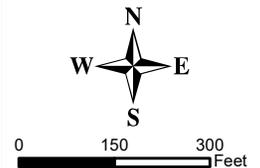
Existing Zoning: PUD-1136

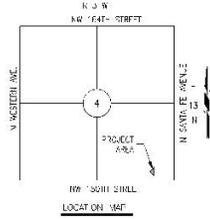
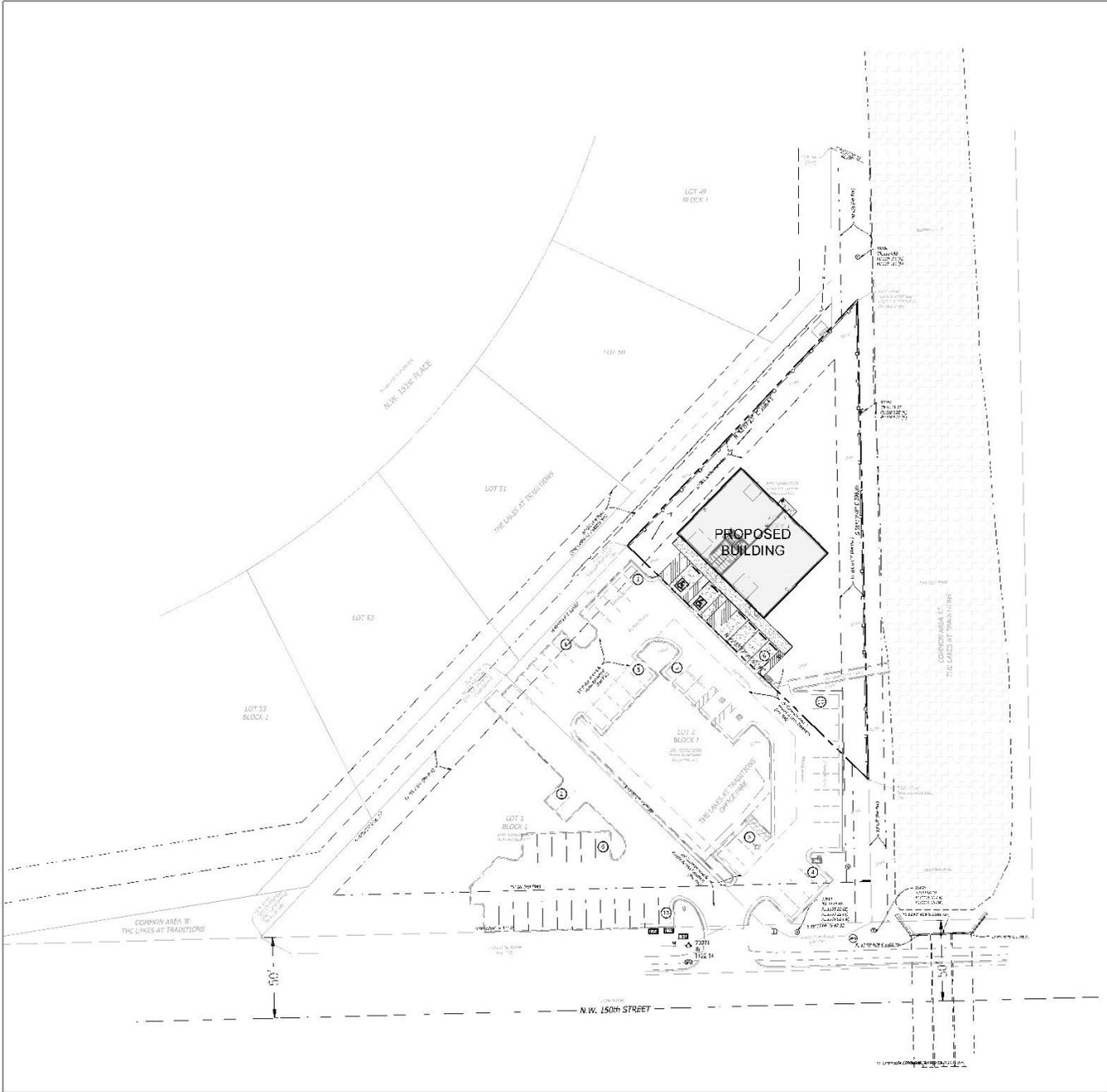
Location: 217 NW 150th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





PRAIRIE
CONSTRUCTION

12 E. 2nd St.
Oklahoma City, OK 73104
P: 405.234.4777
F: 405.234.4865
S-W: 1001 N. 10th St., OKC, OK

CONTRACTOR/OWNER
James Investment Properties, Inc.
1100 N. 10th St., Oklahoma City, OK 73104
P: 405.234.4777

DATE
Submittal Date: 11/11/2024
Revision: 11/13/2024
P: 405.234.4777

SUBJECT
Project Name: JAMES INVESTMENT PROPERTIES OFFICE RETAIL
405.234.4777
P: 405.234.4777

PARKING TABLE

STANDARD PARKING SPACE 9'x18'	60
ADA PARKING SPACE 11'x18'	5
TOTAL	65

JAMES INVESTMENT PROPERTIES OFFICE RETAIL
Oklahoma City, Oklahoma

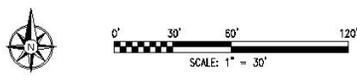
Project Number: 23075.0

Scale:

Drawn By: Ryan A. McCallister
Date: 11/12/2024

Revisions:

Exhibit B



UTILITY WARNING:
THE UNDERSIGNED OPERATES SI OWN UNDERGROUND UTILITY RECORDS (UR) WITH BLOCKS OF UTILITY RECORDS OF FIELD LOCATIONS BY THE OPERATOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR PART-OR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR HAS CONDUCTED "AS-BUILT" RECORDS AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

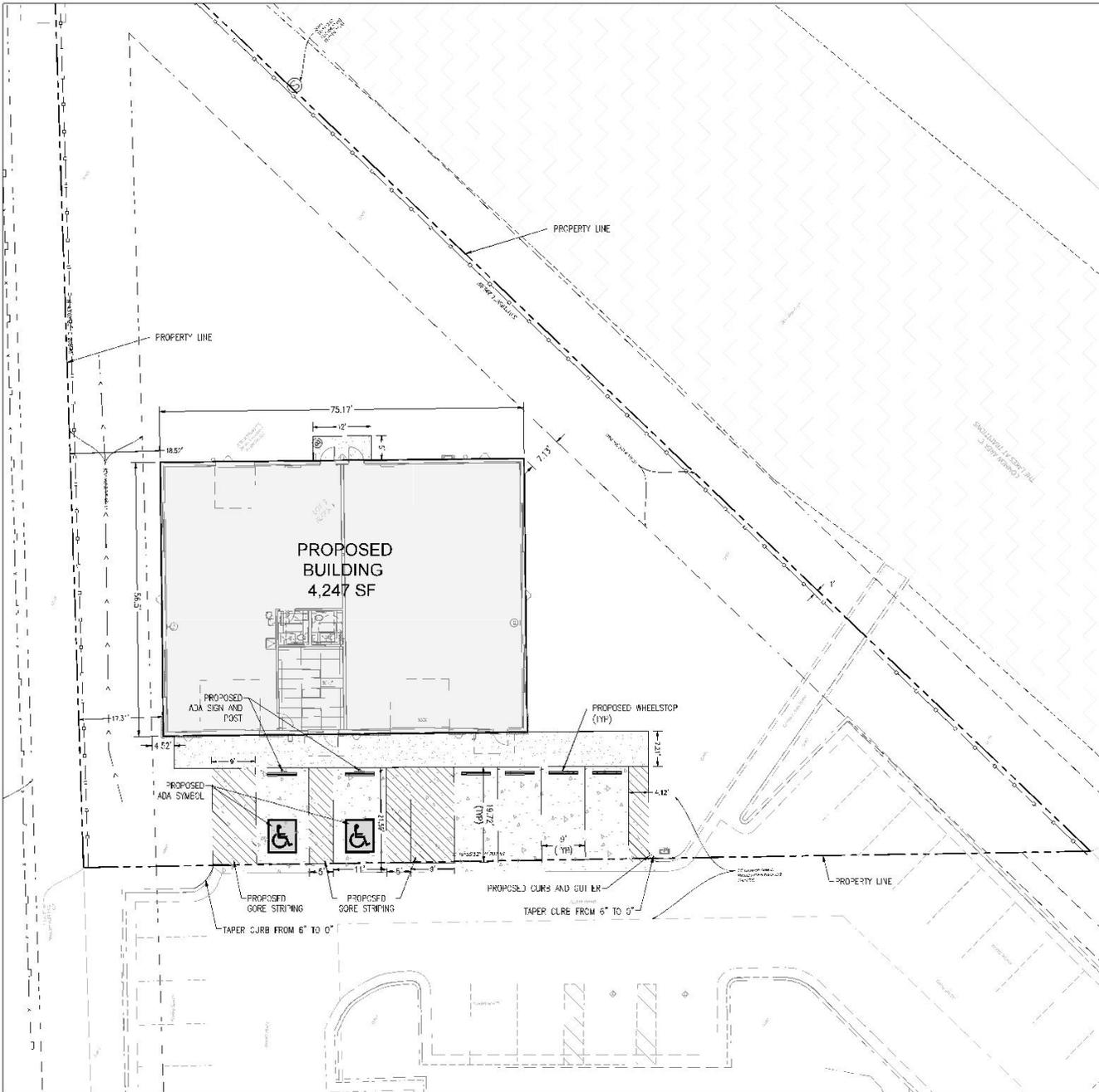
UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSURE THE UTILITY, FITTINGS AND LINE SIZES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY DEPTHS, L.S. AND SIZES USING THE LEGAL MEANS PROVIDED BY THE SURVEYOR OR OTHERWISE. ANY DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.



OVERALL SITE PLAN

Scale: **C1.0**

©2024 pgs 2024



GENERAL CONSTRUCTION NOTES

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY TO THE CITY OF OKLAHOMA CITY REQUIREMENTS AND SPECIFICATIONS AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES 14 DAYS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND GOVERNMENTAL AGENCIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITIES, AND SHALL REPAIR ANY DAMAGES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
4. ALL STAKES, FOR ALL WORK, SHALL BE SET BY THE CONTRACTOR. STAKES SHALL BE SET FROM THE EXISTING CORNER MARKS TO THE CENTERLINE AND TO THE PROPERTY LINE.
5. ALL PAVEMENT STRIPING SHALL BE APPLIED IN TWO COATS, FOUR (4) INCHES WIDE, WHITE COLOR UNLESS SHOWN OTHERWISE ON THE PLANS.
6. IN CURB AND PARKING AREAS WHERE NEW CONCRETE PAVING IS TO ADJUT EXISTING PAVING, THE CONTRACTOR SHALL CONSTRUCT A 10' TAPERED EDGE IN THE CONCRETE.
7. ALL CURB AND PARKING STRIPING SHALL BE SET FROM THE EXISTING CORNER MARKS TO THE PROPERTY LINE AND TO THE CENTERLINE OF THE ROAD. STRIPING SHALL BE SET FROM THE EXISTING CORNER MARKS TO THE PROPERTY LINE AND TO THE CENTERLINE OF THE ROAD.
8. THE CONTRACTOR SHALL TAKE A NOTICE OF VIOLATION WITH THE OKLAHOMA DEPARTMENT OF TRANSPORTATION QUALITY FOR THE CITY OF OKLAHOMA CITY, PRIOR TO COMMENCING CONSTRUCTION, CALLING FOR CONSTRUCTION OPERATIONS.
9. REFER TO ARCHITECTURAL PLANS AND SPECS FOR CONSTRUCTION NOTATION AND DETAILS FOR MATERIALS AND FINISHES.
10. ALL CURB AND PARKING STRIPING SHALL BE SET FROM THE EXISTING CORNER MARKS TO THE PROPERTY LINE AND TO THE CENTERLINE OF THE ROAD. STRIPING SHALL BE SET FROM THE EXISTING CORNER MARKS TO THE PROPERTY LINE AND TO THE CENTERLINE OF THE ROAD.
11. THE CONTRACTOR SHALL VERIFY ALL COORDINATES WITH THE ARCHITECT, AND ALL ANGLE POINTS AND BEARING POINTS SHALL BE SET FROM THE EXISTING CORNER MARKS TO THE PROPERTY LINE AND TO THE CENTERLINE OF THE ROAD.
12. THE CONTRACTOR SHALL VERIFY ALL COORDINATES WITH THE ARCHITECT, AND ALL ANGLE POINTS AND BEARING POINTS SHALL BE SET FROM THE EXISTING CORNER MARKS TO THE PROPERTY LINE AND TO THE CENTERLINE OF THE ROAD.
13. THE CONTRACTOR SHALL OBTAIN A COPY OF THE OAK APPROVED DEDICATION AND DEDICATION PLANS FOR CONSTRUCTION OF ALL WORK WITHIN THE PROJECT AREA FROM THE CITY OF OKLAHOMA CITY.
14. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WITH EXISTING BUILDING FOOTING.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED WHEELSTOP

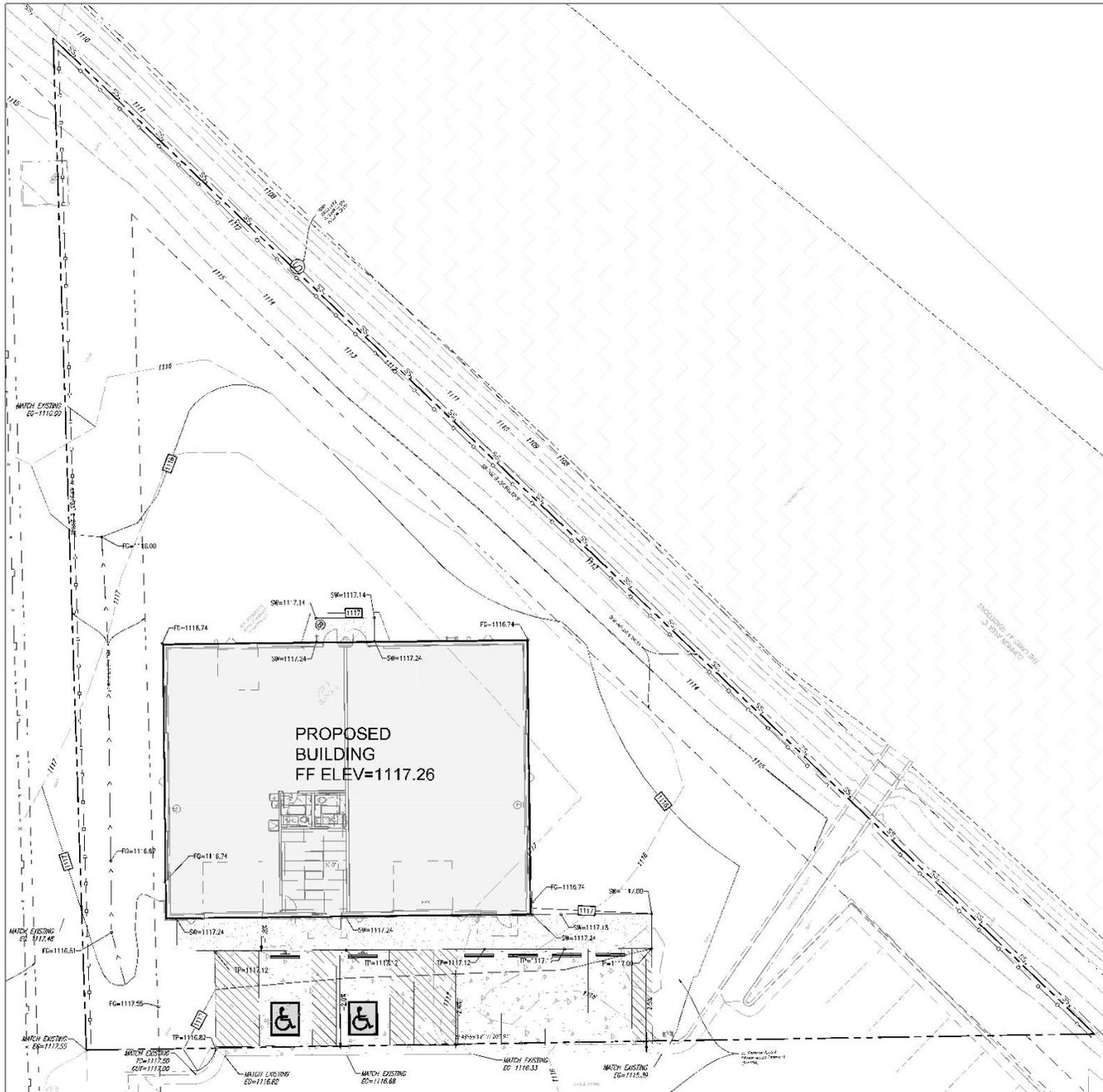


UTILITY WARNING:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATIONS BY THE OFFICER. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA EITHER IN LOCATION OR DEPTH. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR HAS MADE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITIES, AND SHALL REPAIR ANY DAMAGES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED IN THE ADJACENT FIELD OFFICES. PRIOR TO CONSTRUCTION, THE UTILITY ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY EXISTING ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR PROPERTY. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE SURVEYOR'S AND SUPERVISOR'S ATTENTION.



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GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILTY COMPANIES AND GOVERNMENT AGENCIES AND OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
3. PRIOR TO PLACEMENT OF FILL, THE GROUND SHALL BE STRIPPED OF ALL VEGETATION, STUMPS AND ROCKS. FILL SHALL BE LAYERED IN MAXIMUM 5' LIFTS AND COMPACTED TO AN LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST (ASTM D 1557). THE CONTRACTOR SHALL REFER TO THE GEOLOGICAL REPORT AND CONSULT WITH THE GEOLOGICAL ENGINEER FOR ALL SOIL AND PLACEMENT RECOMMENDATIONS.
4. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES TO BE PROVIDED TO PREVENT EROSION FOR THE DURATION OF THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING THE EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING THE EXISTING UTILITIES AND STRUCTURES TO REMAIN.
7. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BROTTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN TO THEIR ORIGINAL ELEVATION AND CONDITION.
8. MAINTENANCE OF SEWER AND STORM DRAINAGE SHALL INCLUDE ALL NECESSARY ESTIMATION AND WATERING UNTIL SUCH TIME AS PROPER VEGETATION AND ROOT GROWTH IS ESTABLISHED.
9. ALL NEW ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE ADA AND ALL ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE ADA AND ALL ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE ADA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

LEGEND

---	GENERAL CONTOUR (1' INTERVAL)
---	"FACTORED" CONTOUR (1' INTERVAL)
---	SHOWN FROM AIR PHOTO
GUT	GUTTER
C	TOP OF CURB
SW	TOP OF SIDEWALK
TW	TOP OF WALL
HW	TOP OF HIGH WALL
FL	FINISH LINE ELEVATION
IG	TOP OF GRAVE
ES	EXISTING GRADE
FG	FINISH GRADE

UTILITY WARNING

ALL UTILITIES SHOWN HEREIN ARE OWNERS RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PRAIRIE
DESIGN GROUP

1200 E. 10th St.
Oklahoma City, OK 73104
Tel: (405) 241-1111
Fax: (405) 241-1112

CONTRACTOR'S SIGNATURE

Name: _____
Title: _____

DATE

Month: _____
Year: _____

SCALE
AS SHOWN

JAMES INVESTMENT PROPERTIES OFFICE RETAIL
Oklahoma City, Oklahoma

Project Number: 25079.0

Scale: 1" = 10'

DATE: 07/12/2024

Author: _____

Checker: _____

Designer: _____

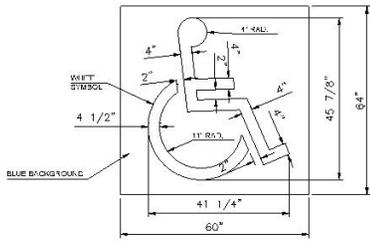
Plotter: _____

GRADING PLAN

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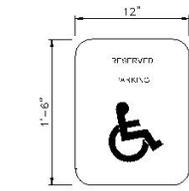




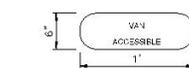
1 TYPICAL HANDICAP PARKING STRIP
NOTE: ALL ADA MARKINGS SHALL MEET CURRENT FEDERAL AND LOCAL GUIDELINES

THE CONTRACTOR SHALL OBTAIN CURRENT CITY OF OKLAHOMA CITY STANDARD DRAWING DETAILS FOR THE FOLLOWING ITEMS:

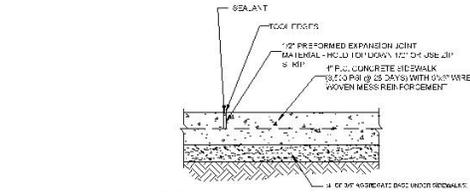
- WATER SERVICE LINE KETER AND DETAILS
- SANITARY SEWER LINE AND DETAILS
- CURBSIDE JOINT DETAILS
- ADA RAMP AND SURFACE MATERIALS
- SANITARY UNDERWAY DETAILS
- CONTRACTOR SHALL PROVIDE PAVEMENT JOINT LAYOUT TO PREVENT TRAFFIC FROM APPEARING



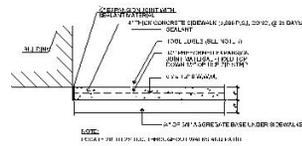
2 ADA PARKING SPACE SIGN
NOTE: ALL ADA SIGNAGE SHALL MEET CURRENT FEDERAL AND LOCAL GUIDELINES



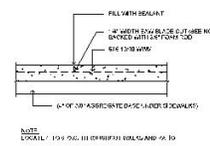
3 ADA PARKING SPACE SIGN
NOTE: ALL ADA SIGNAGE SHALL MEET CURRENT FEDERAL AND LOCAL GUIDELINES



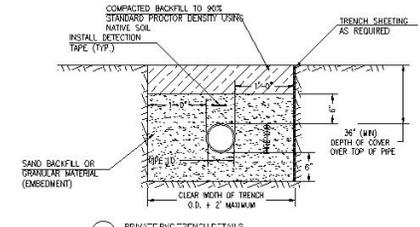
4 SECTION A-A DETAIL
NOTE:
1. SEE CITY STANDARDS FOR ADA RAMPS AND TACTILE SURFING DETAILS.
2. EXPANSION JOINTS TO BE LOCATED 90 TO 120 ON CENTER. JOINTS SHALL BE 45 AND 90 DEG.



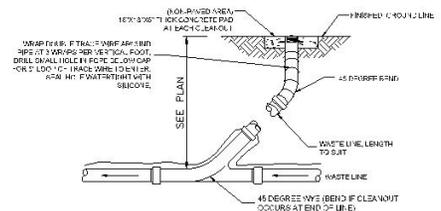
5 SIDEWALK EXPANSION JOINT
NOTE: ALL ADA SIGNAGE SHALL MEET CURRENT FEDERAL AND LOCAL GUIDELINES



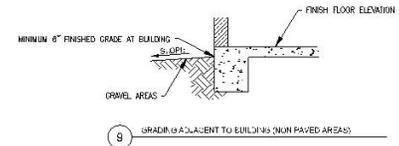
6 SIDEWALK EXPANSION JOINT
NOTE: ALL ADA SIGNAGE SHALL MEET CURRENT FEDERAL AND LOCAL GUIDELINES



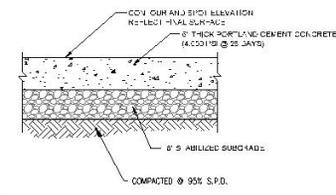
7 PRIVATE PROPERTY DETAIL
PVC PIPE NOTES:
1. Pipe - PVC pressure pipe shall be 4\"/>



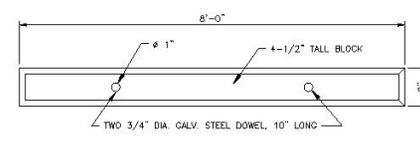
8 SANITARY SEWER CLEANOUT DETAIL
NOTE:
1. LIDS IN TRAFFIC AREAS SHALL BE H-20 RATED



9 GRADING ADJACENT TO BUILDING ON PAVED AREAS



10 LIGHT DUTY CONCRETE
NOTE:
1. ALL PAVEMENT AND SUBGRADE RECOMMENDATIONS TO BE USED ARE FROM THE CITY TECHNICAL MANUAL TO BE USED FOR ALL PROJECTS.
2. THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN TO THE ENGINEER TO REVIEW AND APPROVE.



11 PRECAST CONCRETE WHEEL STOP
NOTE:

PRAIRIE
DESIGN GROUP

NO. 501 N.W. 45th St.
Oklahoma City, OK 73107
Tel: (405) 521-1111
Fax: (405) 521-1112

CONTRACT INFORMATION
Project Name: JAMES INVESTMENT PROPERTIES OFFICE RETAIL
Project No.: 2305.0
Date: 11/28/2024

DESIGN INFORMATION
Scale: AS SHOWN
Drawing No.: 23079
Revision: 01/12/2024

STRUCTURAL
Design Engineer: BRUCE W. RICHARDS, P.E.
Professional Engineer No. 11213
Exp. Date: 11/28/2024

JAMES INVESTMENT PROPERTIES OFFICE RETAIL
Oklahoma City, Oklahoma

Project Number: 2305.0
Scale: AS SHOWN
Drawing No.: 23079
Revision: 01/12/2024

Sheet Title: CIVIL DETAILS
Sheet Number: C6.0
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Case No: SPUD-1672

Applicant: James Investment Properties, LLC

Existing Zoning: PUD-1136

Location: 217 NW 150th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

