



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
217 NW150th St.

Project Name

217 NW 150th St.

Address / Location of Property (Provide County name & parcel no. if unknown)

Office/commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only	Case No.: SPUD - 1672
File Date:	8-29-24
Ward No.:	W7
Nbhd. Assoc.:	The Lakes at Traditions
School District:	Edmond
Extg Zoning:	PUD-1136
Overlay:	

.6 acres MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant
Williams, Box, Forshee & Bullard, P.C. on behalf of the Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbfbllaw.com; kturner@wbfbllaw.com;

esulbarg@wbfbllaw.com

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

**(Limited Liability Company Form)
WARRANTY DEED
(Oklahoma Statutory Form)**

20200504010616430
DEED 05/04/2020
03:48:16 PM Book:14333
Page:488 PageCount:2
Filing Fee:\$20.00
Doc. Tax:\$127.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten



KNOW ALL MEN BY THESE PRESENTS:

THAT **BSW Properties, LLC, an Oklahoma limited liability company**, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **James Investment Properties, LLC, an Oklahoma limited liability company**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 208261020

Lot Three (3), in Block One (1), of THE LAKES AT TRADITIONS OFFICE PARK, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered May 1, 2020.

BSW Properties, LLC, an Oklahoma limited liability company

BY: Brian Webb

Brian Webb
Manager

Return to:
Chicago Title Oklahoma
210 Park Ave., Suite 210
Oklahoma City, OK 73102
File # 7107020003105

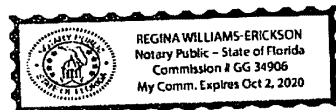
The State of FLORIDA

LLC ACKNOWLEDGMENT

County of LEE

Before me, the undersigned, a Notary Public, in and for said County and State, on this 1 day of May, 2020, personally appeared Brian Webb, Manager of BSW Properties, LLC, an Oklahoma limited liability company, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Regina Williams-Erickson
Notary Public in and for the State of FLORIDA
Notary's Printed Name: REGINA WILLIAMS-ERICKSON
Notary's Commission Expires: 10.02.2020

(Limited Liability Company Form)
WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

Mail Deed and Tax Statements To:
James Investment Properties, LLC, an Oklahoma
limited liability company

15209 Fairview Farm Rd
Edmond, OK 73013

Presented for filing by and return to:

Chicago Title Oklahoma Co.
210 Park Ave, Ste 210
Oklahoma City, OK 73102
File No.: 710702000365
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

Lot Three (3), Block One (1) of THE LAKES AT TRADITIONS-OFFICE PARK, being a part of the SE ¼ of section 14, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma, according to the recorded Plat thereof. Recorded in Document No. 2007104787; Book 65, Pages 30-31, Official office of the Oklahoma County Clerk, State of Oklahoma.

Containing 21,664+/- Sq. Ft. or 0.4973+/- Acres or less.

LETTER OF AUTHORIZATION

James Investment Properties, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____
217 NW 150th St Edmond, OK 73013

By: 

Title: Manager

Date: 8-16-2024

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: August 20, 2024 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2890121-OK99

OWNERSHIP REPORT
ORDER 2890121-OK99

DATE PREPARED: AUGUST 26, 2024
EFFECTIVE DATE: AUGUST 20, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3614	R208261020	JAMES INVESTMENT PROPERTIES LLC		15209 FAIRVIEW FARM RD	EDMOND	OK	73013	THE LAKES AT TRADITIONS OFFICE PARK	1	3	THE LAKES AT TRADITIONS OFFICE PARK 001 003 (SUBJECT PROPERTY)	UNKNOWN OKLAHOMA COUNTY
3614	R208261005	4HILLS HOLDINGS LLC		8700 E COVELL RD	ARCADIA	OK	73007	THE LAKES AT TRADITIONS OFFICE PARK	1	1	THE LAKES AT TRADITIONS OFFICE PARK 001 001	301 NW 150TH ST OKLAHOMA CITY
3614	R208261010	JAMES INVESTMENT PROPERTIES LLC		15209 FAIRVIEW FARM RD	EDMOND	OK	73013	THE LAKES AT TRADITIONS OFFICE PARK	1	2	THE LAKES AT TRADITIONS OFFICE PARK 001 002	225 NW 150TH ST OKLAHOMA CITY
3614	R208521800	THE LAKES AT TRADITIONS HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	THE LAKES AT TRADITIONS SEC 1	0	0	THE LAKES AT TRADITIONS SEC 1 000 000 COMMON AREA B C D E F G H L & PRIVATE STREETS	205 NW 153RD ST OKLAHOMA CITY
3614	R208521450	SINGH ANIL	KUMARI KSHAMA	15204 KESTRAL LAKE DR	EDMOND	OK	73013-9696	THE LAKES AT TRADITIONS SEC 1	1	46	THE LAKES AT TRADITIONS SEC 1 001 046	15204 KESTRAL LAKE DR OKLAHOMA CITY
3614	R208521460	FURNISH RYAN	FURNISH LAURA	15200 KESTREL LAKE DR	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 1	1	47	THE LAKES AT TRADITIONS SEC 1 001 047	15200 KESTREL LAKE DR OKLAHOMA CITY
3614	R208521470	HACKLER LAURA		200 NW 151ST PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 1	1	48	THE LAKES AT TRADITIONS SEC 1 001 048	200 NW 151ST PL OKLAHOMA CITY
3614	R208521480	NAYAB MOHAMMED M & SHABANA M		11705 MAHER LN	HUNTERSVILLE	NC	28078	THE LAKES AT TRADITIONS SEC 1	1	49	THE LAKES AT TRADITIONS SEC 1 001 049	204 NW 151ST PL OKLAHOMA CITY
3614	R208521490	MOON JOONSHIK	CHEONG HEYCHEON	208 NW 151ST PL	EDMOND	OK	73013-1163	THE LAKES AT TRADITIONS SEC 1	1	50	THE LAKES AT TRADITIONS SEC 1 001 050	208 NW 151ST PL OKLAHOMA CITY
3614	R208521500	WOLFE MICHAEL & MEREDITH		212 NW 151ST PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 1	1	51	THE LAKES AT TRADITIONS SEC 1 001 051	212 NW 151ST PL OKLAHOMA CITY
3614	R208521510	KHAN TAHA JAWAID	JAWAID TAHIR	216 NW 151ST PL	OKLAHOMA CITY	OK	73013-1163	THE LAKES AT TRADITIONS SEC 1	1	52	THE LAKES AT TRADITIONS SEC 1 001 052	216 NW 151ST PL OKLAHOMA CITY
3614	R208521520	MYERS MISTY TRS	MYERS MISTY TRUST	300 NW 151ST PL	EDMOND	OK	73013-1164	THE LAKES AT TRADITIONS SEC 1	1	53	THE LAKES AT TRADITIONS SEC 1 001 053	300 NW 151ST PL OKLAHOMA CITY
3614	R208521630	WELCH MICHAEL B & CANDICE JO LOVE		301 NW 151ST PL	EDMOND	OK	73013-1162	THE LAKES AT TRADITIONS SEC 1	2	5	THE LAKES AT TRADITIONS SEC 1 002 005	301 NW 151ST PL OKLAHOMA CITY

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DATE PREPARED: AUGUST 26, 2024
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3614	R208521640	LEGATE THOMAS JAMES & HALEY KATHERINE		209 NW 151ST PL	EDMOND	OK	73013- 1161	THE LAKES AT TRADITIONS SEC 1	2	6	THE LAKES AT TRADITIONS SEC 1 002 006	209 NW 151ST PL OKLAHOMA CITY
3614	R208521650	LONG BRADLEY THOMAS		201 NW 151ST PL	EDMOND	OK	73013- 1161	THE LAKES AT TRADITIONS SEC 1	2	7	THE LAKES AT TRADITIONS SEC 1 002 007	201 NW 151ST PL OKLAHOMA CITY
3614	R212021140	THE LAKES AT TRADITIONS HOMEOWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	THE LAKES AT TRADITIONS SEC 3	0	0	THE LAKES AT TRADITIONS SEC 3 000 000 COMMON AREAS A B & C PLUS PRIVATE STREET	0 UNKNOWN OKLAHOMA CITY
3614	R212021050	ZAFAR SAMEER	SHARIF HAJRA	15209 SALEM CREEK PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 3	1	0	THE LAKES AT TRADITIONS SEC 3 BLK 001 LOT 000 LOT 6 & S/2 OF LOT 7	15209 SALEM CREEK PL OKLAHOMA CITY
3614	R212021000	DOCKINS LANCE C & KATHRYN M TRS	DOCKINS LANCE & KATHRYN LIV TRUST	15101 SALEM CREEK PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 3	1	1	THE LAKES AT TRADITIONS SEC 3 001 000 LOT 1 & S/2 OF LOT 2	15101 SALEM CREEK PL OKLAHOMA CITY
3614	R212021020	WANG ZHUO		15113 SALEM CREEK PL	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 3	1	3	THE LAKES AT TRADITIONS SEC 3 001 000 N/2 OF LOT 2 & ALL OF LOT 3	15113 SALEM CREEK PL OKLAHOMA CITY
3614	R212021030	PAPPAS GEORGE M & LINDA BETH		15201 SALEM CREEK PL	EDMOND	OK	73013- 5870	THE LAKES AT TRADITIONS SEC 3	1	4	THE LAKES AT TRADITIONS SEC 3 001 004	15201 SALEM CREEK PL OKLAHOMA CITY
3614	R212021040	WIGGINS CHRISTI S	WIGGINS JEREMY	15205 SALEM CREEK PL	EDMOND	OK	73013- 5870	THE LAKES AT TRADITIONS SEC 3	1	5	THE LAKES AT TRADITIONS SEC 3 001 005	15205 SALEM CREEK PL OKLAHOMA CITY
3614	R212021070	LANG JARON & JENNIFER		15217 SALEM CREEK PL	EDMOND	OK	73013- 5870	THE LAKES AT TRADITIONS SEC 3	1	8	THE LAKES AT TRADITIONS SEC 3 BLK 001 LOT 000 LOT 8 & N/2 OF LOT 7	15217 SALEM CREEK PL OKLAHOMA CITY
3614	R212021080	WILLETS LANDON		15301 SALEM CREEK PL	EDMOND	OK	73013- 5869	THE LAKES AT TRADITIONS SEC 3	1	9	THE LAKES AT TRADITIONS SEC 3 001 009	15301 SALEM CREEK PL OKLAHOMA CITY
3614	R211861740	AHMAD NAZIR	JAVED ISMA NUSRAT	208 NW 151ST ST	EDMOND	OK	73013- 2133	THE LAKES AT TRADITIONS SEC 4	9	6	THE LAKES AT TRADITIONS SEC 4 009 006	208 NW 151ST ST OKLAHOMA CITY
3614	R211861750	MEHAFFEY EVAN	MEHAFFEY BRITTANY	204 NW 151ST ST	EDMOND	OK	73013	THE LAKES AT TRADITIONS SEC 4	9	7	THE LAKES AT TRADITIONS SEC 4 009 007	204 NW 151ST ST OKLAHOMA CITY

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3633	R202251320	COLLINS FAMILY REV LIV TRUST		15020 SALEM CREEK RD	EDMOND	OK	73013- 2454	MESA POINTE SEC 1	2	1	MESA POINTE SEC 1 002 001	15020 SALEM CREEK RD OKLAHOMA CITY
3633	R202251330	PICKETT WAYMOND & TERESA		15016 SALEM CREEK RD	EDMOND	OK	73013- 2454	MESA POINTE SEC 1	2	2	MESA POINTE SEC 1 002 002	15016 SALEM CREEK RD OKLAHOMA CITY
3633	R140564515	MESA POINTE HOMEOWNERS	ASSICIATION INC	PO BOX 5186	EDMOND	OK	73083- 5186	UNPLTD PT SEC 09 13N 3W	0	0	UNPLTD PT SEC 09 13N 3W 000 000 PT NE4 SEC 9 13N 3W BEG 704.70FT W OF NE/C NE4 TH S210.25FT SELY188.69FT E85FT S558.35FT SWLY211.67FT W328.99FT N1025.02FT E336.15FT TO BEG CONT 10.60ACRS MORE OR LESS	UNKNOWN

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

217 NW 150th St.

August 28, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbfbllaw.com

SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation 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
8300.21	Automotive and Equipment: Storage
8300.60	Personal Storage

2. **Maximum Building Height:**
The maximum building height shall be in accordance with the base zoning district.
3. **Maximum Building Size:**
The maximum building size shall be 5,000 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:

Sight-proof screening shall be in accordance with the base zoning district.

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 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 Signs

Non-accessory 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 access drive off of NW 150th St.

10. Sidewalks

The existing sidewalk along NW 150th St. shall be permitted to remain and deemed to conform to applicable regulations.

II. 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.

III. Supporting Documents

Exhibit A: Legal Description

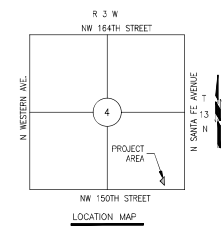
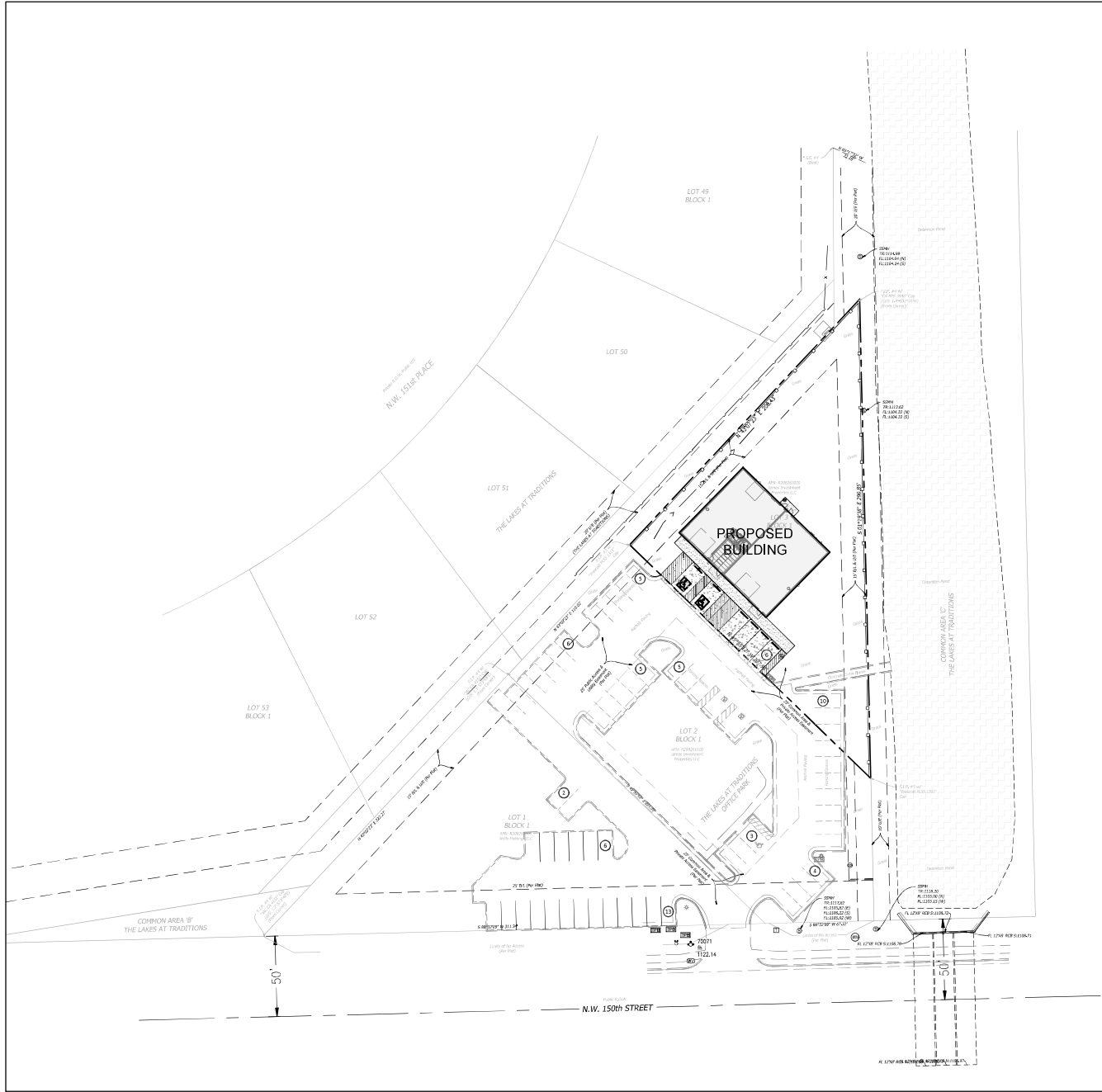
Exhibit B: Conceptual Site Plan

Exhibit C: Topographic Survey

Exhibit A
Legal Description

Lot Three (3), Block One (1) of THE LAKES AT TRADITIONS-OFFICE PARK, being a part of the SE $\frac{1}{4}$ of section 14, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma, according to the recorded Plat thereof. Recorded in Document No. 2007104787; Book 65, Pages 30-31, Official office of the Oklahoma County Clerk, State of Oklahoma.

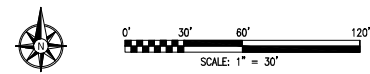
Containing 21,664+/- Sq. Ft. or 0.4973+/- Acres or less.



PARKING TABLE

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

Exhibit B



UTILITY WARNING:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATIONS BY THE OPERATOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED 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 EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.



PG Box 21553
Oklahoma City,
OK 73156
P: 405.538.1672
F: 405.538.5552
www.prairiedesigngroup.com

CONTRACT MANAGER
P&R Contracting, Inc.
Attn: Mr. Rick P
Oklahoma City, Oklahoma 73107
P: 405.751.0007

OWNER
JAMES INVESTMENT
PROPERTIES OFFICE RETAIL
Oklahoma City, Oklahoma

Project Number:
23005.0

Seal

BRYAN W. RICHARDS, P.E.
EXPIRES: 11/28/2024
Date: 11/28/2024

07/12/2024

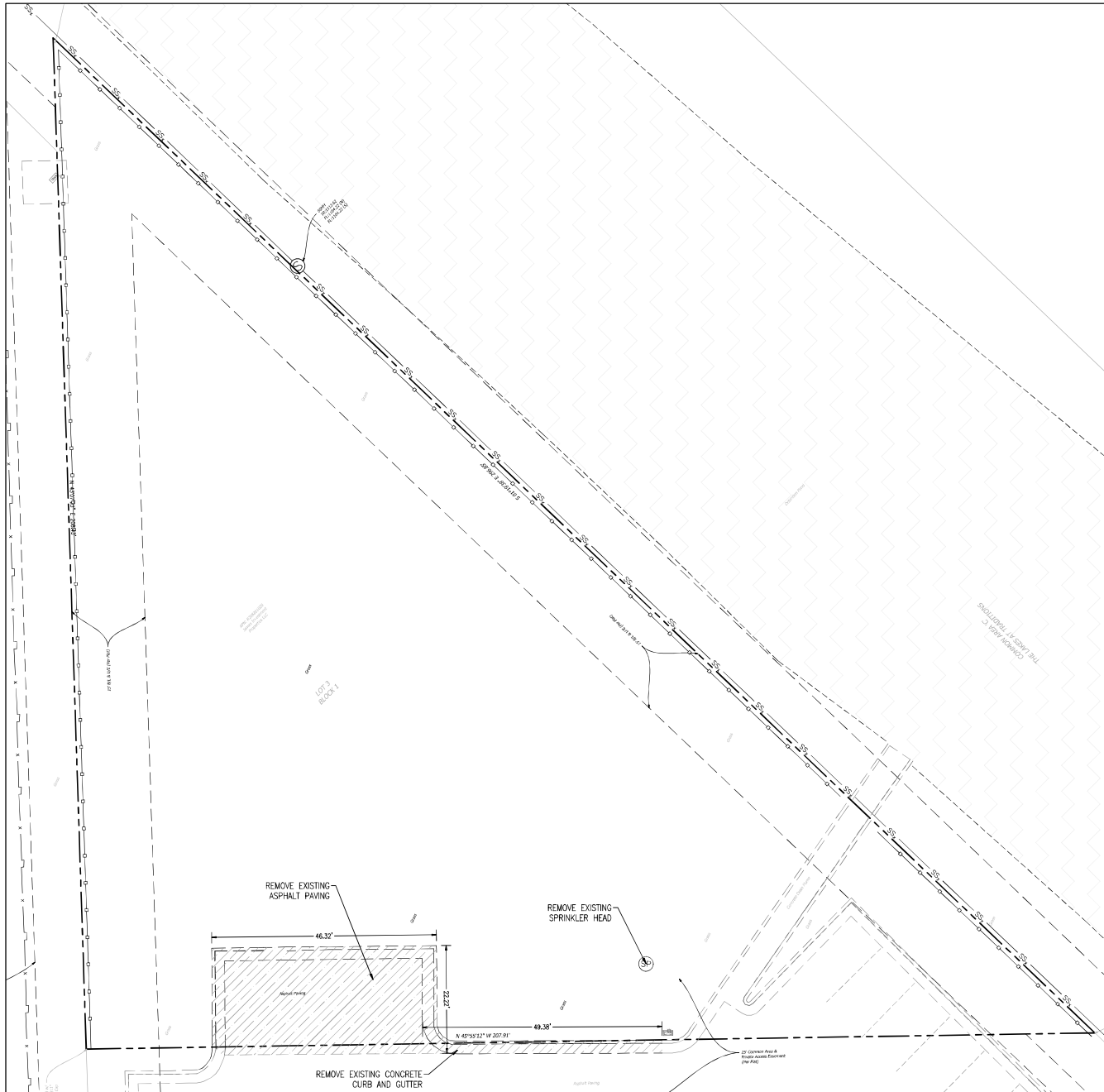
Revisions:

Sheet Title:
OVERALL SITE PLAN

Sheet Number:
C1.0

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Copyright 2023

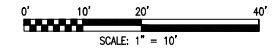


GENERAL DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR RESTRICTING ACCESS TO THE CONSTRUCTION AREAS AT ALL TIMES.
2. CONTRACTOR MUST COORDINATE AND MAINTAIN PUBLIC ACCESS TO ADJACENT BUSINESSES ALONG SHARED DRIVEWAYS.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL REMOVED CONCRETE, ASPHALT, PAVING, AND OTHER DEBRIS.
4. REMOVAL OF TREES INCLUDE COMPLETE REMOVAL OF TREE & STUMP.
5. CONTRACTOR SHALL NOT DISTURB EXISTING UTILITIES NOT MARKED FOR REMOVAL OR ABANDONMENT.
6. REMOVAL OF NECESSARY POWER POLES SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.
7. FENCE REMOVAL SHALL INCLUDE FENCE, POST, GATES, AND POST FOOTINGS UNLESS OTHERWISE NOTED.
8. UTILITY REMOVAL INCLUDES BURIED LINES AND COORDINATION WITH UTILITY COMPANIES.
9. PAVEMENT REMOVAL SHALL INCLUDE SAW CUTTING NEAT LINE AND FULL DEPTH REMOVAL OF PAVEMENT AND SUBGRADE MATERIALS.
10. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS AND DEPTHS PRIOR TO CONSTRUCTION ACTIVITY. THE SURVEY INFORMATION SHOWN WAS NOT COLLECTED BY BMR DESIGN GROUP, LLC.
11. NO FILL EMBANKMENT MATERIAL OR MATERIAL STORAGE SHALL BE PERMITTED WITHIN THE FEMA FLOOD PLAIN LIMITS.
12. PRIVATE UTILITY REMOVAL AND RELOCATION SHALL BE COORDINATED WITH THE UTILITY PROVIDER. CONTRACTOR SHALL CONTACT AND COORDINATE.
13. SEE UTILITY PLANS FOR ADDITIONAL REMOVAL REQUIRED FOR INTERCONNECTIONS.

LEGEND

 REMOVE PAVEMENT/SIDEWALK/SUBGRADE



UTILITY WARNING:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR 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 FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED 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 EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.



PO Box 21555
Oklahoma City,
OK 73156
P: 405.526.1672
F: 405.526.0592
www.prairiedesign.com

CONTRACT MANAGER
P&B Consulting, Inc.
400 W. 6th St.
Oklahoma City, Oklahoma 73107
P: 405.271.6007

Civil
BMR Design Group, LLC
PO Box 21725
Oklahoma City, Oklahoma 73107
P: 405.526.1672

STRUCTURAL
BMR Design Group, LLC
PO Box 21725
Oklahoma City, Oklahoma 73107
P: 405.526.1672

**JAMES INVESTMENT
PROPERTIES OFFICE RETAIL**
Oklahoma City, Oklahoma

Owner:

Project Number:
23005.0
Seal:



BRYAN W. RICHARDS, P.E.
Expiring: 11/28/2024
Civil - Retail

07/12/2024

Revisions:

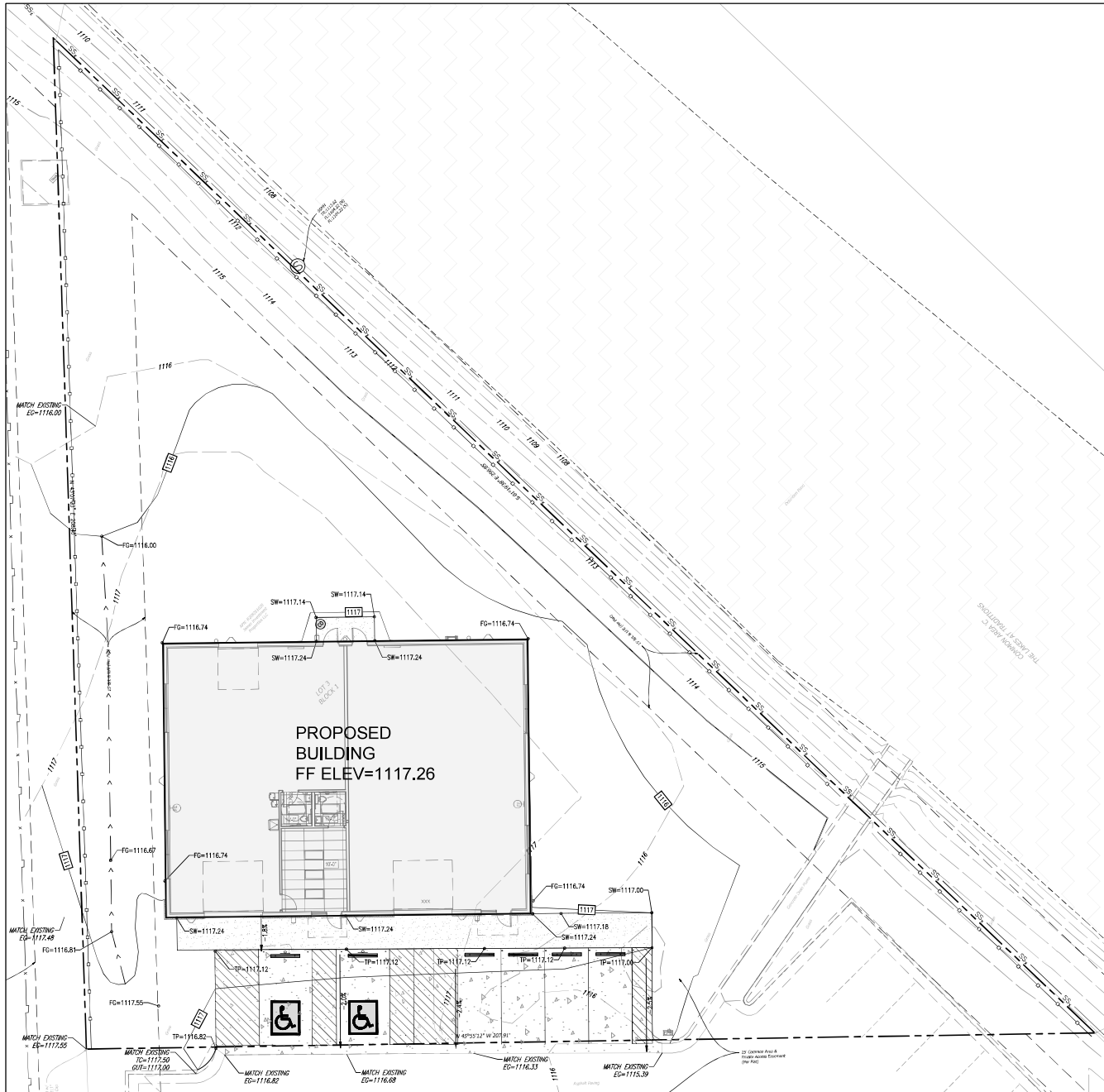
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DEMO PLAN

Sheet Number:

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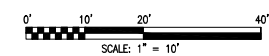


GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES WHO USE THE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO OBTAIN COMPLIANCE WITH THE PROJECT SCHEDULES. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
3. PRIOR TO PLACEMENT OF FILL, THE GROUND SHALL BE STRIPPED (6" THICK) OF VEGETATION, SCARIFIED AND RECOMPACTED. FILL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 90% 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 STRUCTURAL ENGINEER FOR ALL SOIL AND PLACEMENT NEAR OR UNDER BUILDING SLAB.
4. UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE PROJECT ENGINEER FOR HIS REVIEW AND APPROVAL.
5. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF OKLAHOMA CITY, PRIOR TO COMMENCING EXISTING, CLEARING OR DEMOLITION OPERATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING THE SILT FENCE BARRIER AROUND THE LIMITS OF CONSTRUCTION AND AS SHOWN ON THE EROSION PLAN. DURING CONSTRUCTION, UNTIL ALL WORK IS COMPLETE AND VEGETATION IS REESTABLISHED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SUBJECT TO FREQUENT INSPECTION OF ALL METHODS AND MATERIALS FOR EROSION PROTECTION.
7. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL EROSION, BEING CURBS AND ALL OTHER AREAS TO BE LANDSCAPED, WITH A MINIMUM 4" TOPSOIL. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR SEEDING AND/OR SLAB SEEDING AS DIRECTED BY THE OWNER.
8. MAINTENANCE OF SEEDING AND SOODED AREAS SHALL INCLUDE ALL NECESSARY FERTILIZATION AND WATERING UNTIL SUCH TIME AS PROPER VEGETATION AND ROOT GROWTH IS ESTABLISHED.
9. ALL ADA ACCESSIBLE PARKING SPALL AREAS (INCLUDING THE PARKING SPALL AND CONE MARKINGS) SHALL BE CONSTRUCTED TO NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION. ALL ACCESSIBLE SIDEWALKS SHALL BE CONSTRUCTED TO NOT EXCEED A 2% CROSS SLOPE AND 0% LONGITUDINAL SLOPE. ALL ADA CURB RAMP SHALL NOT EXCEED A 3% LONGITUDINAL SLOPE AND A MAXIMUM 6-INCH ELEVATION RISE. IN THE EVENT THAT ANY FIELD CONDITIONS WILL DEVIATE FROM THESE MAXIMUM ALLOWABLE SLOPES / CRITERIA, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY.
10. SOLID SLAB SDO ALL DISTURBED AREAS.
11. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECTURAL PLANS FOR FINAL SITE GRADING, PLANTING, SOIL, ROCK DRAINAGE AREAS, SITE VEGETATION AND GROUND COVER DETAILS.
12. MAXIMUM GRADE SLOPE SHALL BE 3:1.
13. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING ELEVATIONS ALONG ALL PROPERTY LINE TO ENSURE THE PROPOSED GRADING WILL NOT OBSTRUCT THE HISTORIC FLOW OR RUNOFF OR CREATE PONDING AREAS ON ADJACENT PROPERTIES.

LEGEND

- EXISTING CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- < DRAINAGE FLOW ARROW
- GUTTER
- TC TOP OF CURB
- SW TOP OF SIDEWALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- FL FLOW LINE ELEVATION
- TG TOP OF GRATE
- EG EXISTING GRADE
- FG FINISH GRADE



UTILITY WARNING:
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PO Box 23095
Oklahoma City, OK 73158
P: 405.526.1672
F: 405.526.0552
www.prairiedesigngroup.com

CONTRACTOR MANAGER
PRAIRIE DESIGN GROUP, LLC
400 N. 10th St.
Oklahoma City, Oklahoma 73102
P: 405.275.0002
STRUCTURAL
PRAIRIE DESIGN GROUP, LLC
2121 S. 10th Street, Suite 100
Oklahoma City, Oklahoma 73102
P: 405.412.2884

**JAMES INVESTMENT
PROPERTIES OFFICE RETAIL**
Oklahoma City, Oklahoma

Owner:

Project Number:
23095.0
Seal:



BRYAN W. RICHARDS, P.E.
License: 11/28/2024
Civil - Review

07/12/2024

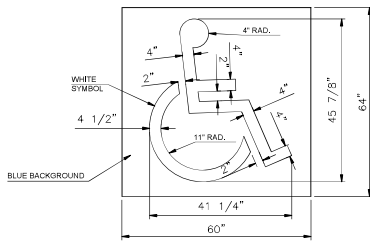
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C5.0

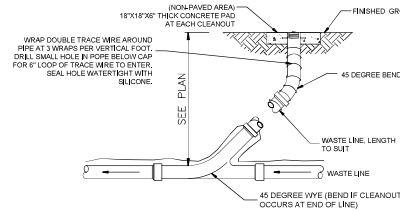
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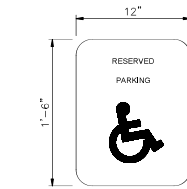
1 TYPICAL HANDICAP PARKING STRIPING
NOTE: ALL ADA MARKINGS SHALL MEET CURRENT FEDERAL AND LOCAL GUIDELINES

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

- WATER SERVICE LINE, METER AND DETAILS
- SANITARY SEWER LINE AND DETAILS
- CONCRETE JOINT DETAILS
- ADA RAMP AND SURFACE MATERIALS
- STANDARD DRIVEWAY DETAILS
- CONTRACTOR SHALL PROVIDE PAVEMENT JOINT LAY OUT TO ENGINEER FOR REVIEW AND APPROVAL



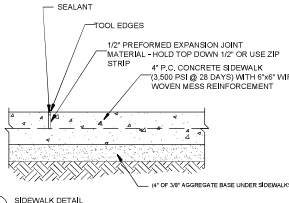
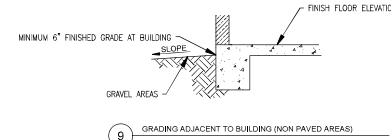
8 SANITARY SEWER CLEAN OUT DETAIL
NOTE:
1. LIDS IN TRAFFIC AREAS SHALL BE H-20 RATED



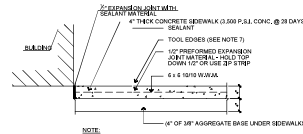
2 ADA PARKING SPACE SIGN
NOTE: ALL ADA SIGNAGE SHALL MEET CURRENT FEDERAL AND LOCAL GUIDELINES



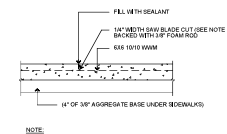
3 ADA PARKING SPACE SIGN
NOTE: ALL ADA SIGNAGE SHALL MEET CURRENT FEDERAL AND LOCAL GUIDELINES



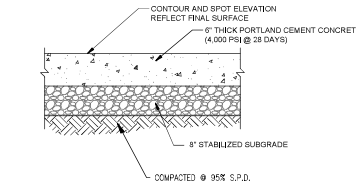
4 SIDEWALK DETAIL
NOTE:
1. SEE CITY STANDARDS FOR ADA RAMPS AND TACTILE SURFACING DETAILS.
2. EXPANSION JOINTS TO BE LOCATED 20 TO 25 ON CENTER THROUGHOUT WALKS AND PATIO.



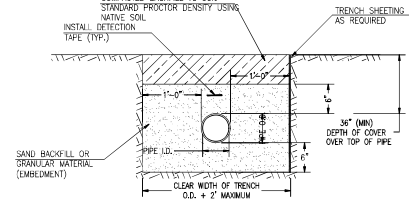
5 SIDEWALK EXPANSION JOINT
P.C. CONCRETE NOTES:
1. 1/2\"/>



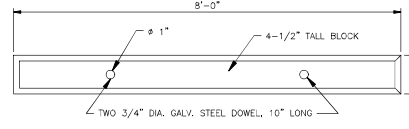
6 SIDEWALK SAW CONTROL JOINT



10 LIGHT DUTY CONCRETE
NOTE:
1. ALL PAVEMENT AND SUBGRADE RECOMMENDATIONS PROVIDED ARE FROM THE GEOTECHNICAL ENGINEERS REPORT PROVIDED.
2. THE CONTRACTOR SHALL SUBMIT A JOINT LAYOUT PLAN TO THE ENGINEER TO REVIEW AND APPROVE.



7 PRIVATE PVC TRENCH DETAILS
PVC Pipe notes:
1. Pipe - PVC pressure pipe shall be AWWA C-900, Pressure Class 200 and with a minimum dimension ratio of fourteen (DR-14).
2. Fittings - Fittings shall be mechanical joint type as specified under ductile iron fittings. All fittings shall have polyethylene encasement tubing with a thickness of 8 mil.
3. Tracer Wire (Conductor) - install one (1) strand of number twelve (12) gauge copper tracer wire along top of all PVC piping. Bring to top of ground and anchor all valves, fire hydrants, and other appurtenances.
4. Joint Restraints - block or mechanical joint restraint for AWWA C-900. Joint restraints shall be manufactured by Ekena Iron Sales, Inc. or Uni-Straps by The Fort Meter Box Co., Inc. or approved equal.
5. Water Service Connections shall use saddle and gasket.
6. All bands require concrete thrust block or approved restrained joint pipe.



11 PRECAST CONCRETE WHEEL STOP
N.T.S.

