

Planning Commission Minutes
November 10, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:45 p.m. on November 04, 2022)

13. (SPUD-1461) Application by John R. and Francis M. Kouba., to rezone 12852 NW 10th Street from the AA Agricultural Districts to the SPUD-1461 Simplified Planned Unit Development District. Ward 3.

Applicant was present. No protestors were present.

RECOMMENDED APPROVAL.

MOVED BY FRALEY, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, PRIVETT, HINKLE, GOVIN, PENNINGTON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 10, 2022

Item No. IV. 13.

(SPUD-1461) Application by John R. and Francis M. Kouba., to rezone 12852 NW 10th Street from the AA Agricultural Districts to the SPUD-1461 Simplified Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Bryan Burger
Company Burger Engineering
Phone 972-630-3360
Email bburger@burgerengineering.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit an autobody repair shop (Caliber Collision Repair).

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: 2.23 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	Yukon	AA	AA	AA/C-3
Land Use	Undeveloped	Commercial	Undeveloped	Undeveloped	Commercial

4. Development Context: The subject site is located on the south side of NW 10th Street, east of N Cemetery Road. The site is zoned AA and undeveloped. Abutting the site on the west are commercial businesses zoned C-3 (restaurants, gas station) and across N Cemetery Road are a grocery store, and auto repair.

Land to the north is within the City of Yukon and developed with regional retail/commercial uses. To the east are PUD-1806 (2021) and PUD-1857 (2022) which were zoned for an auto dealership. Access to Interstate 40 is available to the north and east. The SPUD requests a C-3 base, with *Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)* and *Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)* as the only permitted uses, to allow a new Caliber Collision facility.

II. SUMMARY OF PUD APPLICATION

This site will be developed in accordance with the regulation of the **C-3 District** (OKC Zoning Ordinance, 2020 as amended).), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Automotive and Equipment Heavy Repairs, Heavy Equipment (8300.15)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment. (8300.14)

1. Maximum Building Height: 35' & 1 story.
2. Maximum Building Size: 16,125 S.F.
3. Maximum Number of Buildings: 1
4. Building Setback Lines
 - Front: 25'
 - Rear: None
 - Sides: None
5. Sight-proof Screening: Not required.
6. Landscaping: As required by current code.
7. Signs: As required by current code.
8. Access: Existing 36' common access drive from N.W. 10th Street.

I. Other Development Regulations:

1. Architecture: See attached building elevations.

2. Open Space: Not required.
3. Street Improvements: Not required.
4. Other: Not required.

II. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Zoning Exhibit
- Exhibit C: Conceptual Site Plan
- Exhibit D: Conceptual Landscape Plan
- Exhibit E: Conceptual Grading Plan
- Exhibit F: Conceptual Drainage Plan
- Exhibit G: Conceptual Water & Sewer Plan
- Exhibit H: Conceptual Building Elevations

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 be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
No objection
- 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) 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) Add the statement: All drainage design for this development shall be in accordance with the applicable requirements of chapter 16 of the Oklahoma City Municipal Code that are in effect at the time the plans are submitted for review.

a. Stormwater Quality Management

b. Traffic Management

8. Utilities

a. Engineering

Paving

- 1) Sight triangles are required at all intersections and minimum right of way standard widths must be granted.
- 2) Sidewalk shall be installed for all new construction on lots/ parcel having frontage on public streets. Additional easements must be granted if they are place beyond the current right of way.
- 3) (Section 9.9) Concrete approaches are required in the right of way vehicular access point. Paving and striping may be required for any working within the right of way.
- 4) (Section 9.10.5)Any placement of arches or other private structure placed in public easements must are subject to Revocable Permit approval.

Wastewater Availability

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 3) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) 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 and fire protection systems which require water pressure in excess of 25 psi.
- 4) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 5) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).
- 6) The developer will be required to extend a minimum 12-inch water main (or larger as recommended by the approved current water master plan) along section line streets.
- 7) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection.
- 8) Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 9) A separate service connection and meter is required for each building unit and/or structure(s).

- 10) No water service is available for proposed improvements, private on-site water systems is required. The developer will provide an internal (on-site) private water distribution system capable of supply water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.

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 has access to NW 10th Street, an arterial street.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The SPUD allows development within this 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.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

Access to the site will be from N.W. 10th Street via a common access drive.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are available along NW 10th Street.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The SPUD is requested for a new collision center near restaurants and a planned auto dealership. No compatibility issues were identified.
- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Rural Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5) **Transportation System:** This site is located off NW 10th Street, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.
- 6) **Other Development Related Policies**
 - Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access pints immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
 - 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)
- 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 on the south side of NW 10th Street, east of N Cemetery Road, within the Urban Low LUTA. The site is zoned AA and undeveloped. The SPUD requests a C-3 base, with *Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)* and *Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)* as the only permitted uses. The SPUD is requested for a new Caliber Collision facility near restaurants and a planned auto dealership. No new compatibility issues were identified.

V. STAFF RECOMMENDATION

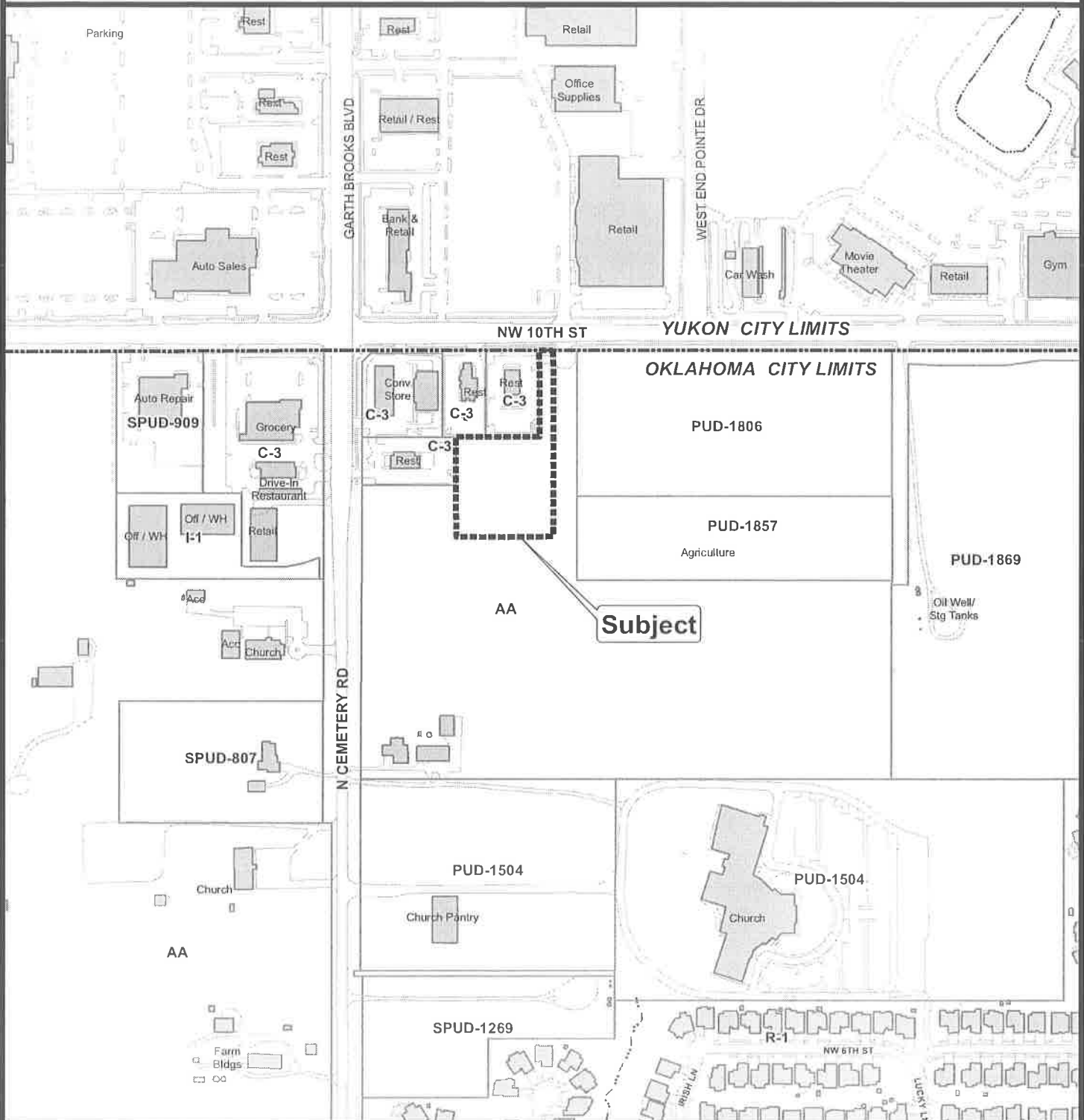
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning 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-1461 Applicant: John Robert & Frances M. Kouba
Existing Zoning: AA
Location: 12852 NW 10th St.

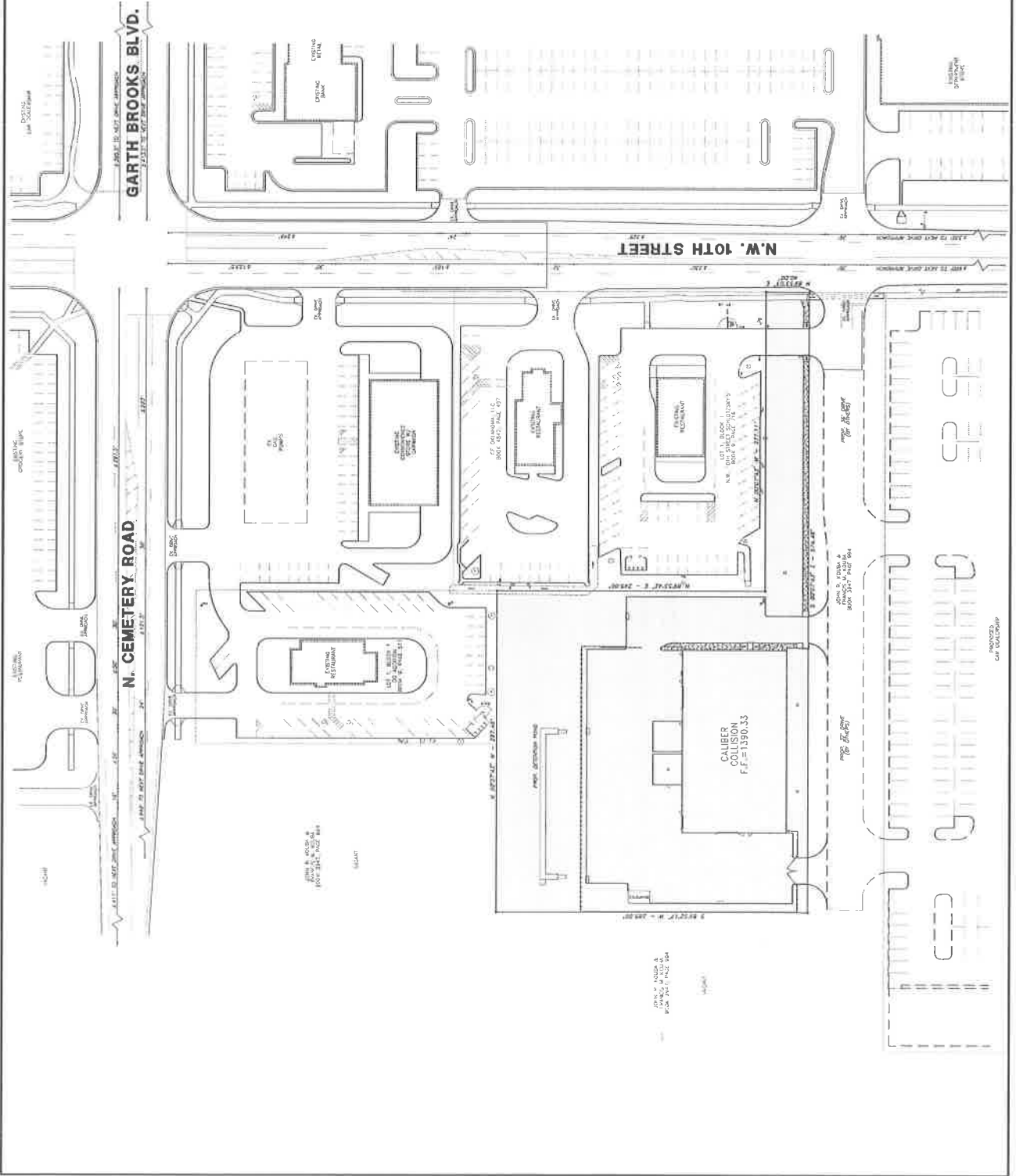


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



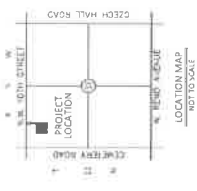
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OWNER/APPLICANT:
CROSS DEVELOPMENT
4335 MARSH RIDGE
CARROLLTON, TEXAS 75010
PHONE: (214) 614-8252
CONTACT: MICK FORE
EMAIL: NFORE@CROSSDEVELOPMENT.NET

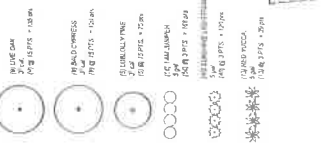
ENGINEER:
BURGER ENGINEERING, LLC
TAFE 7-1297
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE (972) 630-3360
CONTACT: BRIAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

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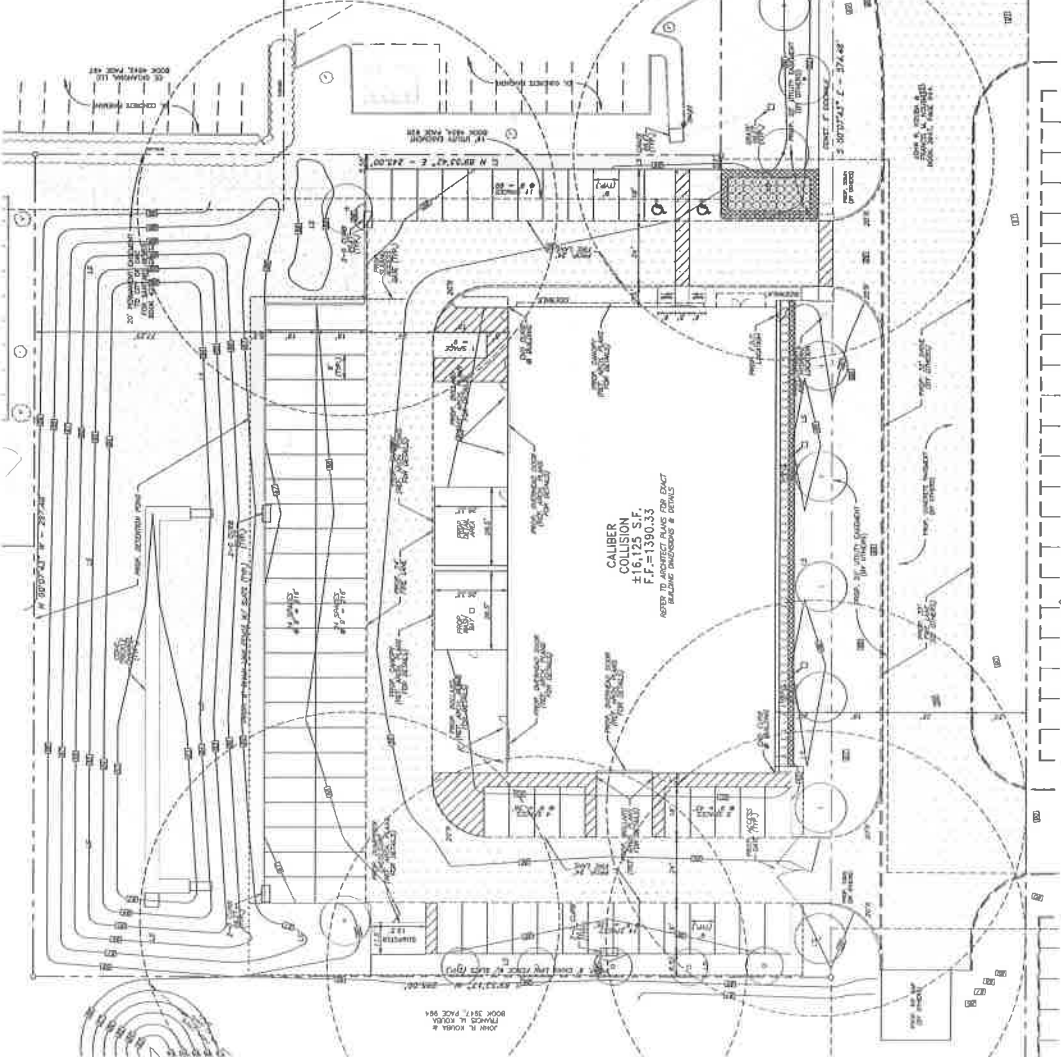


- MAINTENANCE NOTES**
1. All plants shall be installed in a timely manner and in accordance with the approved plan. The contractor shall be responsible for the maintenance of the plants throughout the life of the project.
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PLANT LEGEND AND QUANTITIES



REQUIREMENTS	QUANTITIES
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 F.F. = 1390.33
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 40% MAXIMUM DISTURBANCE

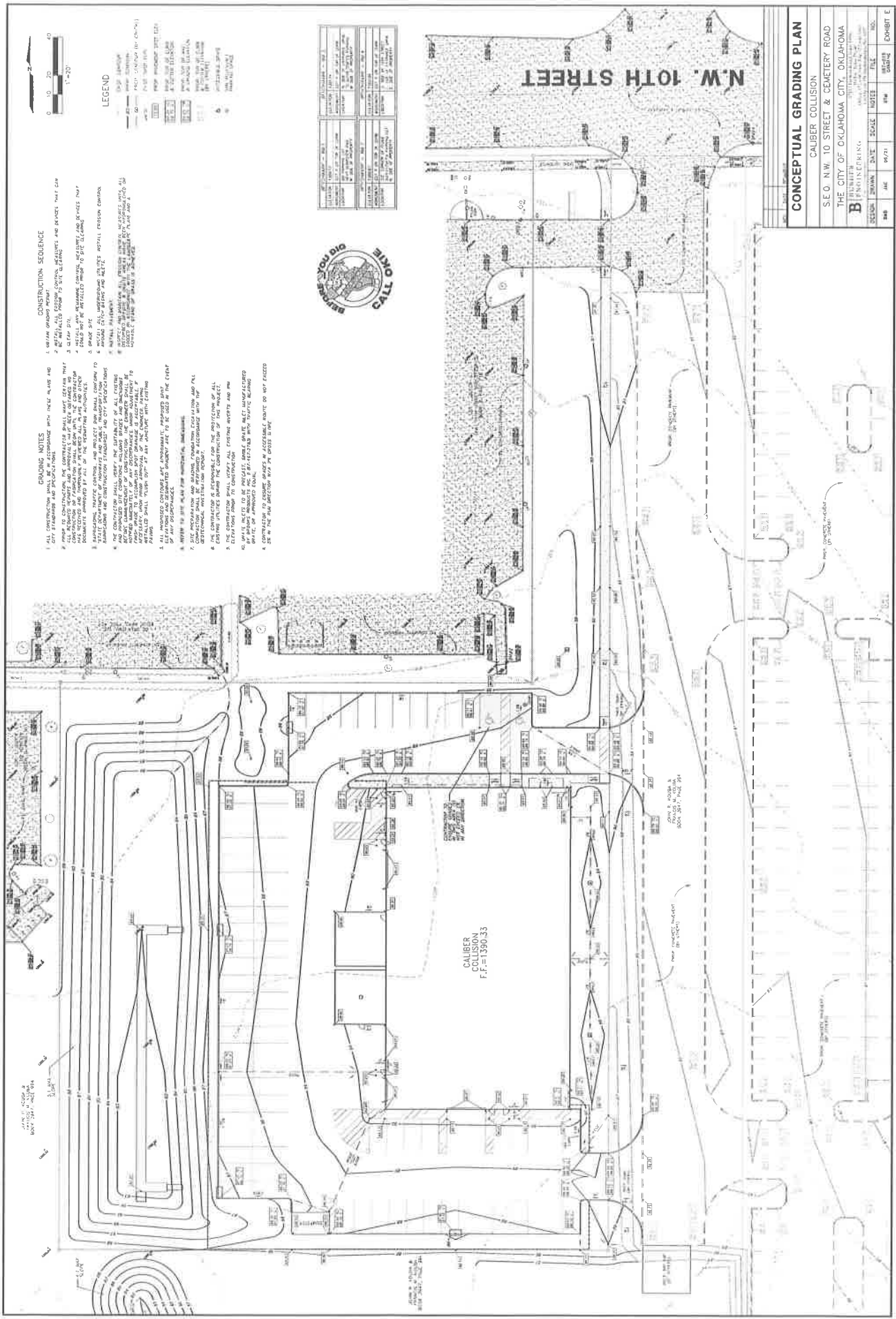
N.W. 10TH STREET

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01 LANDSCAPE PLAN
 SCALE 1"=20'
 S.M.R.
 S.M.R. ENGINEERING, INC.
 1111 N. 10TH STREET
 SUITE 100
 OKLAHOMA CITY, OK 73102
 (405) 241-1111
 WWW.SMR-ENGINEERING.COM



1	01/11/2011	ISSUED FOR PERMIT	10/01/2011	REVISIONS
2	01/11/2011	REVISIONS	10/01/2011	REVISIONS
3	01/11/2011	REVISIONS	10/01/2011	REVISIONS
4	01/11/2011	REVISIONS	10/01/2011	REVISIONS
5	01/11/2011	REVISIONS	10/01/2011	REVISIONS
6	01/11/2011	REVISIONS	10/01/2011	REVISIONS
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100	01/11/2011	REVISIONS	10/01/2011	REVISIONS



- DRAWING NOTES**
1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE CITY STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
 3. THE CONTRACTOR SHALL MAINTAIN EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.
 4. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING DRIVEWAYS.
 5. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING DRIVEWAYS.
 6. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING DRIVEWAYS.
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 9. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING DRIVEWAYS.
 10. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING DRIVEWAYS.
- CONSTRUCTION SEQUENCE**
1. REMOVE EXISTING DRIVEWAY AND SIDEWALK.
 2. EXISTING DRIVEWAY SHALL BE MAINTAINED.
 3. EXISTING DRIVEWAY SHALL BE MAINTAINED.
 4. EXISTING DRIVEWAY SHALL BE MAINTAINED.
 5. EXISTING DRIVEWAY SHALL BE MAINTAINED.
 6. EXISTING DRIVEWAY SHALL BE MAINTAINED.
 7. EXISTING DRIVEWAY SHALL BE MAINTAINED.
 8. EXISTING DRIVEWAY SHALL BE MAINTAINED.
 9. EXISTING DRIVEWAY SHALL BE MAINTAINED.
 10. EXISTING DRIVEWAY SHALL BE MAINTAINED.



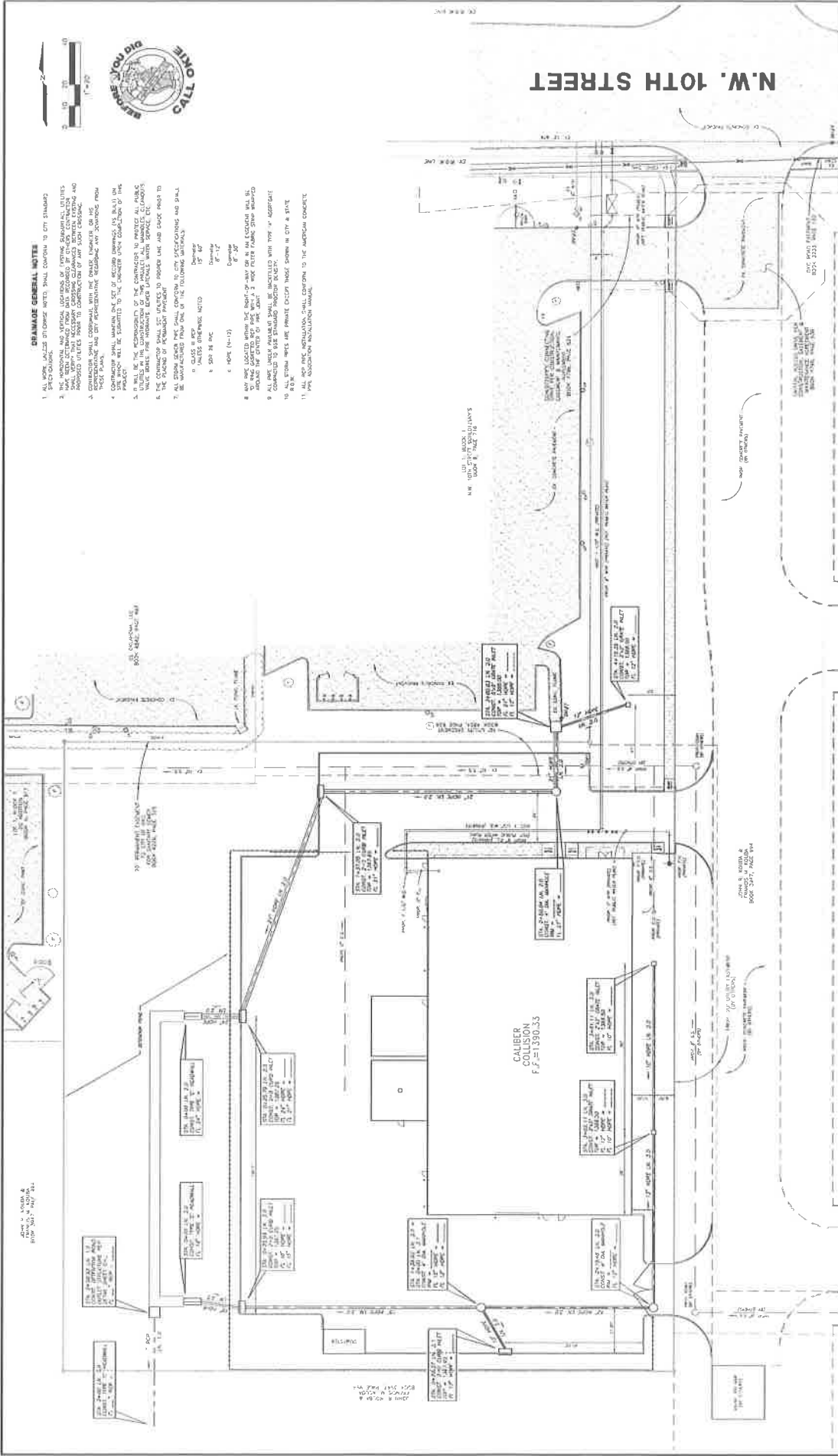
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2	CONCEPTUAL GRADING PLAN	10/1/2020
3	CONCEPTUAL GRADING PLAN	10/1/2020
4	CONCEPTUAL GRADING PLAN	10/1/2020
5	CONCEPTUAL GRADING PLAN	10/1/2020
6	CONCEPTUAL GRADING PLAN	10/1/2020
7	CONCEPTUAL GRADING PLAN	10/1/2020
8	CONCEPTUAL GRADING PLAN	10/1/2020
9	CONCEPTUAL GRADING PLAN	10/1/2020
10	CONCEPTUAL GRADING PLAN	10/1/2020

N.W. 10TH STREET

NO.	DESCRIPTION	DATE
1	CONCEPTUAL GRADING PLAN	10/1/2020
2	CONCEPTUAL GRADING PLAN	10/1/2020
3	CONCEPTUAL GRADING PLAN	10/1/2020
4	CONCEPTUAL GRADING PLAN	10/1/2020
5	CONCEPTUAL GRADING PLAN	10/1/2020
6	CONCEPTUAL GRADING PLAN	10/1/2020
7	CONCEPTUAL GRADING PLAN	10/1/2020
8	CONCEPTUAL GRADING PLAN	10/1/2020
9	CONCEPTUAL GRADING PLAN	10/1/2020
10	CONCEPTUAL GRADING PLAN	10/1/2020

CONCEPTUAL GRADING PLAN
CALIBER COLLISION
S.E.O. NW 10 STREET & CEMETERY ROAD
THE CITY OF OKLAHOMA CITY, OKLAHOMA
B ENGINEERING
10111 N. MAYA AVE. SUITE 100
OKLAHOMA CITY, OK 73122
PHONE: (405) 261-1111
FAX: (405) 261-1112
WWW.BENGINEERING.COM

NO.	DESCRIPTION	DATE
1	CONCEPTUAL GRADING PLAN	10/1/2020
2	CONCEPTUAL GRADING PLAN	10/1/2020
3	CONCEPTUAL GRADING PLAN	10/1/2020
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7	CONCEPTUAL GRADING PLAN	10/1/2020
8	CONCEPTUAL GRADING PLAN	10/1/2020
9	CONCEPTUAL GRADING PLAN	10/1/2020
10	CONCEPTUAL GRADING PLAN	10/1/2020



DRAINAGE GENERAL NOTES

1. ALL DRAINAGE SHALL BE DESIGNED TO CITY STANDARDS.
2. THE PROPOSED DRAINAGE SYSTEM SHALL BE DESIGNED TO PROTECT THE BUILDING AND ITS CONTENTS FROM FLOODING DURING EXTREME WEATHER CONDITIONS.
3. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO PROTECT THE BUILDING AND ITS CONTENTS FROM FLOODING DURING EXTREME WEATHER CONDITIONS.
4. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO PROTECT THE BUILDING AND ITS CONTENTS FROM FLOODING DURING EXTREME WEATHER CONDITIONS.
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11. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO PROTECT THE BUILDING AND ITS CONTENTS FROM FLOODING DURING EXTREME WEATHER CONDITIONS.

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	08/21/2018	J. L. BROWN	M. J. BROWN
2	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN
3	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN
4	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN
5	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN
6	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN
7	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN
8	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN
9	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN
10	REVISED FOR COMMENTS	09/10/2018	J. L. BROWN	M. J. BROWN

IMPORTANT:
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF OKLAHOMA AND THE STATE OF OKLAHOMA BEFORE BEGINNING CONSTRUCTION.

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATING SERVICE PRIOR TO CONSTRUCTION.

CONCEPTUAL DRAINAGE PLAN

CALIBER COLLISION

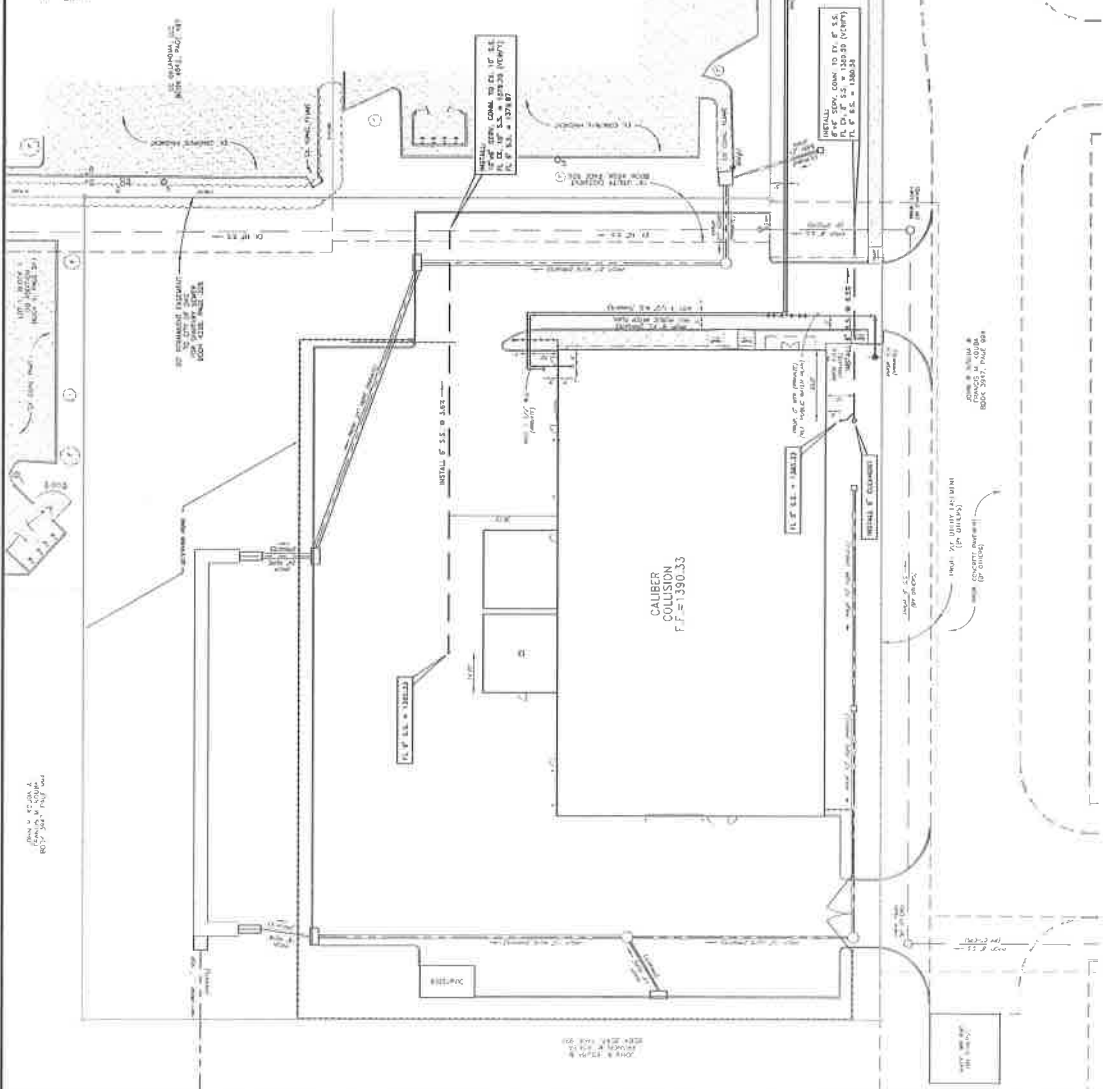
SEQ. N.W. 10 STREET & CEMETERY ROAD

THE CITY OF OKLAHOMA CITY, OKLAHOMA

B. J. BROWN

DESIGN: B. J. BROWN
DATE: 08/21/2018
SCALE: 1" = 20' (PLAN)
FILE: 18-000-0000
SHEET: 1 OF 1
EXHIBIT: F

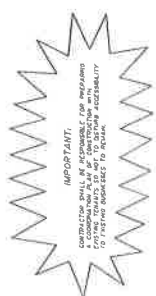
Plan 1000, 1000' x 1000'
80' x 80' x 100' x 100'



- WATER LINE GENERAL NOTES**
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF OKLAHOMA, 2019 EDITION.
 2. ALL 8" AND 12" WATER MAINS SHALL BE 15' MIN. COVER OR 14' (CLASS 200) FOR 8" AND 12" WATER MAINS. ALL 12" WATER MAINS SHALL BE 15' MIN. COVER OR 14' (CLASS 200) FOR 12" WATER MAINS. ALL 12" WATER MAINS SHALL BE 15' MIN. COVER OR 14' (CLASS 200) FOR 12" WATER MAINS.
 3. ALL WATER MAINS SHALL HAVE MINIMUM COVER AS OUTLINED IN 2. IF 12" AND 15" WATER MAINS ARE TO BE INSTALLED IN A TRENCH, THE TRENCH SHALL BE 18" DEEPER THAN THE MINIMUM COVER REQUIRED FOR THE MAIN.
 4. THE WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF OKLAHOMA, 2019 EDITION.
 5. THE CONTRACTOR SHALL FURNISH A MAINTENANCE ROAD TO THE CITY TO RUN PARALLEL TO THE MAINS. THE MAINTENANCE ROAD SHALL BE 12' WIDE AND 18" DEEP. THE CONTRACTOR SHALL FURNISH A MAINTENANCE ROAD TO THE CITY TO RUN PARALLEL TO THE MAINS. THE MAINTENANCE ROAD SHALL BE 12' WIDE AND 18" DEEP.
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 12. THE CONTRACTOR SHALL FURNISH A MAINTENANCE ROAD TO THE CITY TO RUN PARALLEL TO THE MAINS. THE MAINTENANCE ROAD SHALL BE 12' WIDE AND 18" DEEP.
 13. ALL WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF OKLAHOMA, 2019 EDITION.
 14. ALL WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF OKLAHOMA, 2019 EDITION.
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 16. ALL WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF OKLAHOMA, 2019 EDITION.

- SEWER LINE GENERAL NOTES**
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF OKLAHOMA, 2019 EDITION.
 2. ALL 8" AND 12" SEWER MAINS SHALL BE 15' MIN. COVER OR 14' (CLASS 200) FOR 8" AND 12" SEWER MAINS. ALL 12" SEWER MAINS SHALL BE 15' MIN. COVER OR 14' (CLASS 200) FOR 12" SEWER MAINS.
 3. ALL SEWER MAINS SHALL HAVE MINIMUM COVER AS OUTLINED IN 2. IF 12" AND 15" SEWER MAINS ARE TO BE INSTALLED IN A TRENCH, THE TRENCH SHALL BE 18" DEEPER THAN THE MINIMUM COVER REQUIRED FOR THE MAIN.
 4. THE SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF OKLAHOMA, 2019 EDITION.
 5. THE CONTRACTOR SHALL FURNISH A MAINTENANCE ROAD TO THE CITY TO RUN PARALLEL TO THE MAINS. THE MAINTENANCE ROAD SHALL BE 12' WIDE AND 18" DEEP.
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N.W. 10TH STREET



NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO EXISTING UTILITIES AND STRUCTURES.

NO.	REVISION	DATE	BY	CHKD.
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9	ISSUED FOR PERMIT	10/1/2022	WJ	WJ
10	ISSUED FOR PERMIT	10/1/2022	WJ	WJ

CONCEPTUAL WATER & SEWER PLAN

SEQ. NW 10 STREET & CEMETERY ROAD

THE CITY OF OKLAHOMA CITY, OKLAHOMA

B ENGINEER

DESIGN: [blank] DRAWN: [blank] DATE: [blank] SCALE: [blank] TITLE: [blank] NO.: [blank]

WF-2022- [blank]

EXHIBIT G



Case No: SPUD-1461 Applicant: John Robert & Frances M. Kouba
Existing Zoning: AA
Location: 12852 NW 10th St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

