

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
JULY 3RD, 2019 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the regular meeting of the Planning Commission on June 5th, 2019.
- 3)** Citizens' Participation
(A three-minute limit per person)
(A twelve-minute limit per topic)
- 4)** Case #P10-19 – Public hearing and consideration of approval of a rezone request from a PUD (Planned Unit Development) to C-3 (Highway Commercial), located at 3939 North Kickapoo Avenue, Shawnee, Oklahoma, for the purpose of a retail development.
Applicant: Nelmon Brauning
- 5)** Case #S03-19 – Consideration of approval of a preliminary plat for Rolling Hills South Addition, a 3-acre property located on the southeast corner of North Bryan Avenue and East Main Street, Shawnee, Oklahoma, for the purpose of a single-family residential development and for the construction of the Friendship House.
Applicant: Keith Shaw
- 6)** Case #P08-19 – Public hearing and consideration of approval of a rezone request from C-3 (Highway Commercial) to a commercial PUD (Planned Unit Development), Shawnee Retail Development, located at 4900 North Harrison, Shawnee, Oklahoma, for the purpose of commercial development.
Applicant: TLP Associates, Inc.
- 7)** Case #S05-19 – Consideration of approval of a preliminary plat for Shawnee Retail Development, a 4.52-acre property located at 4900 North Harrison, Shawnee, Oklahoma, for the purpose of a commercial development.
Applicant: TLP Associates
- 8)** Planning Director's Report
- 9)** Commissioners Comments and/or New Business
- 10)** Adjournment

PLANNING COMMISSION MINUTES

DATE: JUNE 5TH, 2019

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, June 5th, 2019, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: **Roll Call**

Upon roll call the following members were present:

Present: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

Absent: Walker

Meeting was called to Order.

AGENDA ITEM NO.2: **Consideration of approval of the minutes from the regular meeting of the Planning Commission on May 1st, 2019, and the special called meeting of the Planning Commission on May 22nd, 2019**

Chairman Bergsten asked Commission for any comments, questions, or a vote. Commissioner Deem motioned to approve both sets of minutes; seconded by Commissioner Cowen.

Motion passed:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.3: **Citizens' Participation**

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward.

No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO.4: **Case #P06-19 – Public hearing and consideration of approval rezone from R-1 (Single-Family Residential) to R-2 (Combined Residential) located at 604 East Anna, Shawnee, Oklahoma, also known as Lots 5 & 6, Block 1, Keene's Addition, for the purpose of a duplex**

Applicant: Acock Properties

Planning Director Rebecca Blaine presented staff report. She briefly described the features of the lots and the zoning surrounding the property. She stated the proposed rezone conforms with the City of Shawnee Zoning Code and that staff recommends approval of the rezone.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward.

No one came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any other comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews motioned to approve of the rezone; seconded by Commissioner Kienzle.

Motion passed:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.5:

Case #S01-19 – Consideration of approval of a preliminary plat for Woodsong Addition, Phase III of a 27.99-acre property located east of North Harrison, west of North Bryan, and north of East 45th, Shawnee, Oklahoma, for the purpose of a single-family residential development

Applicant: Crafton Tull

Planning Director Rebecca Blaine presented staff report. She noted that this item is the third phase of an existing development. She presented the concerns of a nearby resident, whose concerns were not represented in the packet due to her communications with Director Blaine being after the packets for the Planning Commission Meeting were sent, that water flow will worsen on her street if this area is developed. Director Blaine stated the applicant is only required to show enough of the drainage and detention calculations and conceptual ideas to make it so that the project is feasible. The majority of the platted lots will drain to a detention pond located in the northwest corner of the plat. She stated that all the lots meet the requirements of the City of Shawnee for the preliminary phase of the plat.

Director Blaine introduced Engineering Director Michael Ludi to go into further detail regarding drainage and detention in the proposed development. Director Ludi stated that the plat drains to the west, and that there will not be additional runoff of storm water.

Commissioner Cowen asked if there has been work on the property already. Director Ludi stated he did not know because he has not visited the property. Commissioner Matthews stated there has been, and that there currently are flood problems in the neighborhood. He stated his concerns are the grade of the property. Director Ludi stated the new design will not be based on the applicant adding dirt. Commissioner Matthews stated he believes the proposal to be a great project. Chairman Bergsten asked if the applicant will be cutting down on the elevations. Director Ludi states they have not received design plans such as that at this point. Commissioner Cowen stated there is not much natural fall on the plat. Commissioner Kienzle asked if Director Ludi relies on the applicant's calculations. Director Ludi stated they do. She asked what would happen if it continued to flood in the neighborhood. Director Ludi stated it is up to the property owners to litigate. Commissioner Matthews who ensures the applicant follows through on what is submitted. Director Ludi stated the project is inspected, but grading plans for individual lots and houses are not submitted.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any comments or questions. Commissioner Kienzle stated she had questions for the project engineer, Joel Harrison of Crafton Tull & Associates. Mr. Harrison presented a map of the drainage system for the proposed development. Commissioner Matthews asked about the drainage that goes into a street that does not exist. Mr. Harrison stated that issues like this are resolved further into the design phase.

Commissioner Deem commented that there have been drainage issues in surrounding areas near the site, and asked if this will worsen the drainage situation in those areas. Mr. Harrison stated it would not. There were no more comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews motioned to approve of the preliminary plat; seconded by Commissioner Deem

Motion passed:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.6:

Case #P08-19 – Public hearing and consideration of approval of a rezone from C-3 (Highway Commercial) to commercial PUD (Planned Unit Development) known as Shawnee Retail Development located at 4900 North Harrison, Shawnee, Oklahoma, for the purpose of a commercial development

Applicant: TLP Associates, Inc.

Planning Director Rebecca Blaine presented staff report. She briefly summarized the current condition of the property, and listed a list of conditions staff has requested be added to the PUD. She noted there will be less impervious surface and additional landscaping. She described the basic characteristics of the proposed PUD. She stated if the conditions were to be met, staff would recommend approval of the PUD.

Chairman Bergsten asked if there has been clarification on what “private entertainment” is defined as in the Design Statement. Director Blaine said she believes it is referring to adult entertainment establishments, and stated she would make it a condition that the applicant clarify that term. Commissioner Kienzle asked if this PUD would be seen by the Planning Commission again. Director Blaine stated it would go on to City Commission unless the Planning Commission requests changes to the PUD. Commissioner Kienzle expressed concerns about how it will affect Shawnee’s image due to the property’s adjacency to Interstate Highway 40. Director Blaine stated there is no a specific use planned for Lot 2 at this moment. Commissioner Kienzle asked who negotiates the PUD with the applicant. Director Blaine stated the City does. Director Blaine noted the increased landscaping is one concession the applicant has made. Commissioner Matthews expressed concern about the fact that the property currently does not conform to the landscaping requirements of the Zoning Code and that the applicant could later renege on this concession. Director Blaine stated staff issues the certificate of occupancy after landscaping has been completed. She noted that much of the delineated current landscaping is now only grass. Commissioner Matthews expressed his concern about the City allowing new projects that do not already meet code. Director Blaine stated requiring the applicant to bring the property up to conforming with the code could be added as a condition of approval. Commissioner Matthews asked why staff did not have a recommendation in the staff report. Director Blaine explained that staff has a multitude of conditional items that prevented them from making a recommendation. Commissioner Kienzle expressed her concern about parking. Director Blaine stated there is currently a large existing parking lot, but without a proposed use for Lot 2, a specific amount of new parking required cannot be provided; however, the property currently meets the Zoning Code’s parking requirements. Commissioner Kienzle expressed her concern that Lot 2 could become only a large parking lot, and would negatively impact the aesthetics nearby Interstate Highway 40. Commissioner Cowen stated these conditions could be added to the motion to approve of the PUD. Director Blaine stated they could have that time to refine the PUD between the Planning Commission Meeting and the City Commission Meeting. Chairman Bergsten stated the Commission may also want to consider the conditions staff listed in the staff report.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. The applicant, Terry Pollock of TLP Associates, came forward. He briefly summarized the history of

how this PUD came to be proposed. He stated the PUD is designed to free up the corner lot for development, and that there is no risk to the City of Shawnee because whatever is developed on the property will have to meet the City Code. Commissioner Kienzle asked Mr. Pollock what would happen if a hypothetical future property owner were to place a parking lot on the east and south side of Lot 2. Mr. Pollock stated City Code does not say that is prohibited. Commissioner Kienzle stated she is uncomfortable that everyone will follow the code in the future. Mr. Pollock stated a PUD is the time to address issues such as what Commissioner Kienzle introduced. Director Blaine stated any development would have to meet City Code, including elements not specifically addressed in a PUD design statement. Commissioner Kienzle asked what City Code says about types of building materials allowed to be used in a commercial development. Director Blaine stated the regulations on materials are the usual standard for highway commercial developments. Chairman Bergsten stated the Code cannot address all aesthetical issues. Director Blaine summarized the standards of Chapter 22, Zoning Code, Section 165, Commercial Uses, Subsection 5, Commercial Building Design Standards. Commissioner Cowen stated that if the City is too restrictive, then the property will remain a vacant lot. Chairman Bergsten stated some of the issues discussed have not been addressed in the PUD documents. Commissioner Matthews asked if there is any flexibility in the enforcement of the PUD's standards of approved. Director Blaine stated if approved, the property would be required to abide by the standards of the PUD design statement unless the PUD is amended. Mr. Pollock stated the hotel lot will be aesthetically improved.

Nelmon Brauning came forward in support of the application. She expressed her desire to beautify the property. Commissioner Deem asked Ms. Brauning about the intended use about the property she applied for a rezone at the previous Planning Commission Meeting. Ms. Brauning stated a Dunkin Donuts is being considered. No one else came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any comments or questions. Commissioner Matthews stated it is important that the City ensures that this property is properly developed. Director Blaine stated C-3 properties are only required to have 60% masonry coverage. She stated she would recommend to the Commission to add 100% masonry coverage as a requirement for the PUD. Commissioner Deem asked if the City could add more specific parking standards. Director Blaine stated the City can do that. Chairman Bergsten summarized the recommended changes to the PUD. Commissioner Matthews asked what would stop the Quality Inn from restricting access to parking in the future. Commissioner Kienzle stated that is part of a development agreement. Chairman Bergsten asked if the preliminary plat involving this application would appear in front of the Planning Commission. Director Blaine confirmed it would. She also stated the preliminary plat is still in the review process. Commissioner Matthews stated the application should be recommended for deferral. There were no more comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews made a motion to defer the PUD for the Shawnee Retail Development; seconded by Commissioner Kienzle.

Motion passed:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Review and discuss current draft of Comprehensive Plan

Amy Haase of RDG Consulting was present to introduce and discuss the current draft of the Comprehensive Plan. She discussed the data and knowledge obtained that guided the creation of this document. Major issues discussed were housing diversity, infill development, preserving drainage ways and flood zones, planning for community amenities, multimodal transportation networks, public safety, and balancing and connecting neighborhoods. She described how the Comprehensive Plan divides different parts of the cities into quadrants, and discussed policy recommendations for many of the quadrants. She presented the land use framework map. She stated the framework map provides a general guidance for the types of uses that should be thought of in each respective area. She presented the planning element pieces' policy recommendations for transportation, community image, downtown, housing and neighborhoods, quality of life, and public services.

Commissioner Kienzle asked about how the process of finalizing the Comprehensive Plan. Director Blaine stated revisions, if any are necessary, will be made after the Planning Commission Meeting. She then summarized the process of enacting the Comprehensive Plan. Commissioner Cowen asked Ms. Haase about by what method of payment the City is using for RDG. Mrs. Haase stated a flat fee is being used for presenting the Comprehensive Plan. Commissioner Deem asked for information on creating public art. Mrs. Haase stated the Comprehensive Plan discusses public art. Commissioner Kienzle expressed her feedback about a large variety of elements in the Comprehensive Plan. Commissioner Deem stated she would like to see code enforcement integrated in all aspects of the Comprehensive Plan. Commissioner Kienzle expressed her concern about illegal signage in Shawnee. Director Blaine stated that the City is in the process of hiring a second code enforcement officer. Commissioner Cowen expressed his concerns about the City's image relating to homelessness. Community image along commercial corridors was also discussed.

Director Blaine asked about the relationship between the local Native American tribes and the City in the Comprehensive Plan. Mrs. Haase stated RDG typically defers to the Native American tribes. Director Blaine stated George Fisher has over 600 employees but is not on the map on major employers, and Wolverine Tubing should be removed because their new ownership employs only 200 people. She also stated sidewalks are not an expectation or requirement at this time. The issue regarding sidewalks was discussed by the Planning Commission. Commissioner Kienzle thanked Ms. Haase for accommodating the requests of the Planning Commission.

AGENDA ITEM NO.8:

Planning Director's Report

Director Blaine stated the Planning Department has been kept busy, which is a positive sign for the City of Shawnee.

AGENDA ITEM NO.9:

Commissioners Comments and/or New Business

Commissioner Cowen announced his resignation. He stated Randall Rogers has applied to replace him. The Commission thanked Commissioner Cowen for his service.

Commissioner Kienzle asked Director Blaine about how implementation will be performed. Director Blaine stated it is too early to give an accurate answer to that question. She stated the City has recently closed the position for a new code enforcement officer. Ms. Haase described the annual review process.

AGENDA ITEM NO.10:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Joseph Barker
Planning Commission Secretary

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # P10-19 PUBLIC HEARING DATE: July 3rd, 2019 CITY COMMISSION DATE: July 15th, 2019	
APPLICANT: Nelmon Brauning		35963 Highway 99A Seminole, Oklahoma, 74868		nbrauning@hotmail.com
PROPERTY ADDRESS/LOCATION: 3939 North Kickapoo, Shawnee, Oklahoma, 74804				
The applicant, Nelmon Brauning, is requesting a rezone from PUD to C-3 at 3939 North Kickapoo. The stated proposed use is for retail.				
EXISTING ZONING: PUD	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: C-1 (Neighborhood Commercial) C-3 (Highway Commercial) PUD (Planned Unit Development)	SUBDIVISION: N/A	PROPERTY SIZE: 0.75 acres

STAFF RECOMMENDATION

The applicant has stated they intend to use the lot for a retail development. The subject site is 0.75 acres in size and abuts the Meadows Amended Plat, Northcreek Plaza, and College View subdivisions. Adjacent properties are zoned C-1 (Neighborhood Commercial), C-3 (Highway Commercial), and PUD (Planned Unit Development). The original PUD documents are unavailable; however, the ordinance for the PUD passed on April 3rd, 1978 provides a list of specific uses allowed in this particular PUD, which are divided into office and retail uses. While the PUD allows for retail, it is limited in its current form in what types of retail uses are allowed. Highway Commercial has become a common use in this area. The 2005 Comprehensive Plan states this area's intended use should be commercial.

The rezone is required to conform to Section 22-165.2 of the Zoning Code, "Uses [in commercial districts]," which assures that the C-3 zoning district is used to provide for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments which serve the entire community. Retail is a permitted use in the proposed district. The rezone is also required to conform to Section 22-165.4 of the Zoning Code, "Dimensional Standards [in commercial districts]." If rezoned to C-3, it would conform to these standards.

The subject request is in conformance with City Zoning Code and the 2005 Comprehensive Plan; therefore, Staff hereby recommends approval of the requested rezone from PUD (Planned Unit Development) to C-3 (Highway Commercial).

APPROVE

APPROVE WITH CONDITIONS

DENY

**ATTACHMENTS:
(CIRCLE)**

SUBMITTED PLANS

**PUBLIC HEARING
PETITION/
APPLICATION
FORM**

LEGAL NOTICE

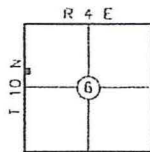
LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

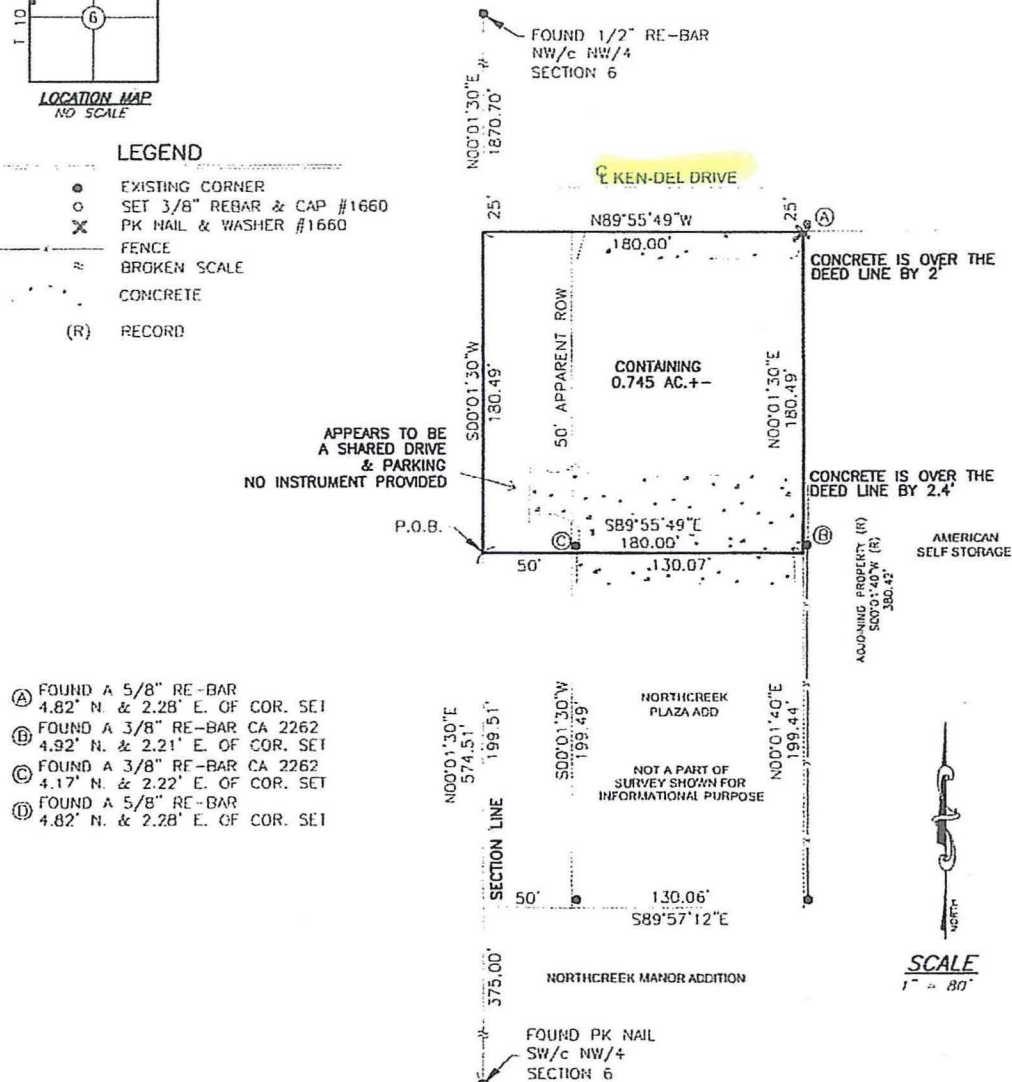
BOUNDARY SURVEY



LOCATION MAP
NO SCALE

LEGEND

- EXISTING CORNER
- SET 3/8" REBAR & CAP #1660
- ✕ PK NAIL & WASHER #1660
- FENCE
- ~ BROKEN SCALE
- ... CONCRETE
- (R) RECORD



- ① FOUND A 5/8" RE-BAR
4.82' N. & 2.28' E. OF COR. SET
- ② FOUND A 3/8" RE-BAR CA 2262
4.92' N. & 2.21' E. OF COR. SET
- ③ FOUND A 3/8" RE-BAR CA 2262
4.17' N. & 2.22' E. OF COR. SET
- ④ FOUND A 5/8" RE-BAR
4.82' N. & 2.28' E. OF COR. SET

CERTIFICATE OF SURVEY DATE OF SURVEY AUGUST 25, 2016

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACTS OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 574.51 FEET NORTH 00°01'30" EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 89°55'49" EAST FOR A DISTANCE OF 180.00 FEET; THENCE NORTH 00°01'30" EAST FOR A DISTANCE OF 180.49 FEET; THENCE NORTH 89°55'49" WEST FOR A DISTANCE OF 180.00 FEET; THENCE SOUTH 00°01'30" WEST FOR A DISTANCE OF 180.49 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING 0.745 ACERS, MORE OR LESS, HAVING A BASIS OF BEARING OF N00°01'30"E, PER DEED PROVIDED, BASELINE BEING THE WEST LINE OF SAID NW/4.

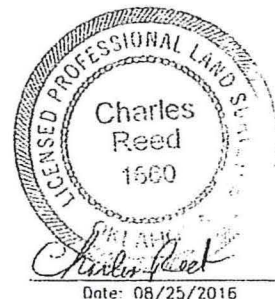
GENERAL NOTES:

1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. THE LAST DAY VISITING SAID SITE 08/25/2016.

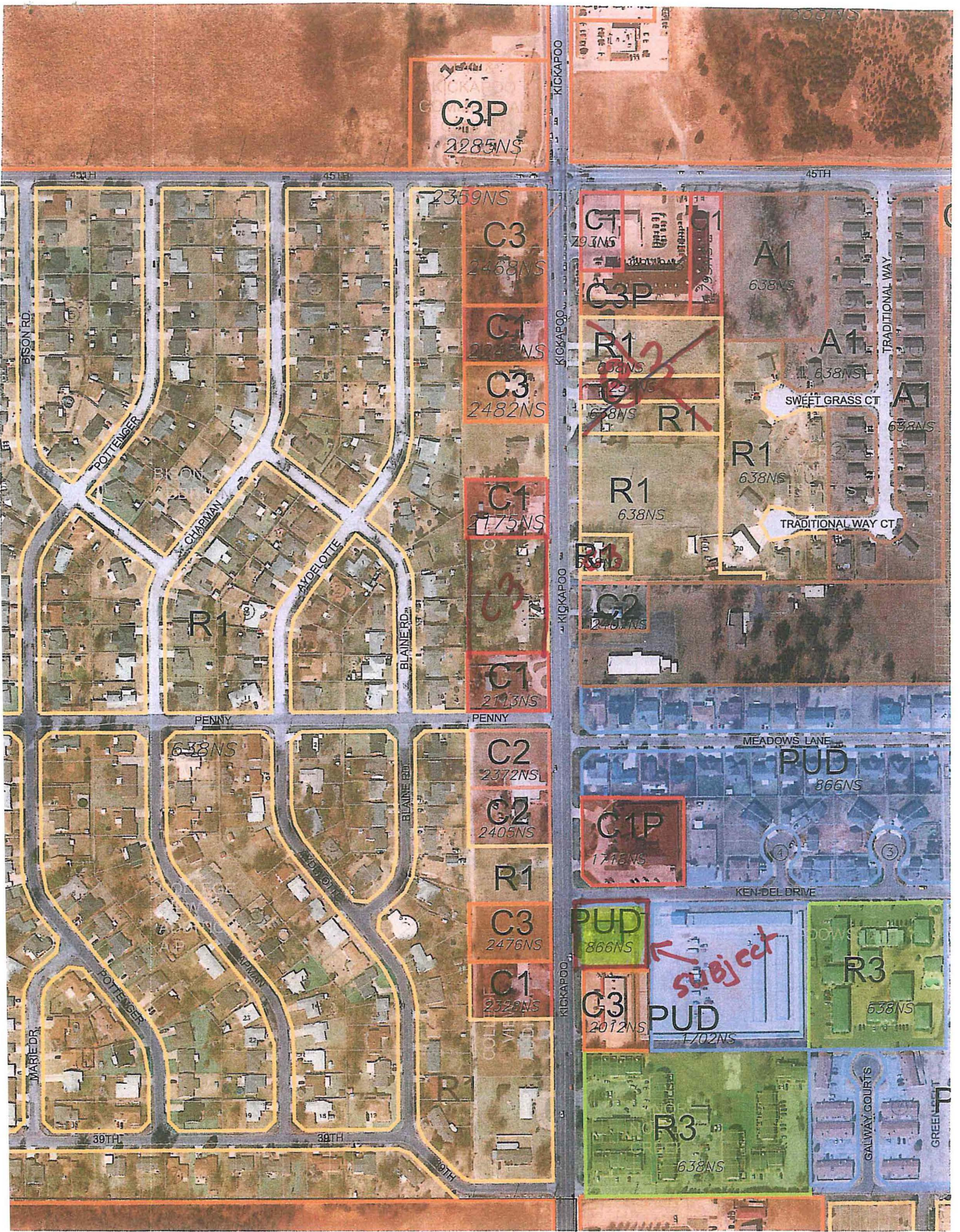
PREPARED BY:
Reed's Surveying PLLC
207 South Broadway
Tulsa, Ok. 74103
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2016
CA # 5262 EXP. June 30, 2017

Page 1 of 1 MODERN OIL CO. 16-209



Date: 08/25/2016



C3P

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C3

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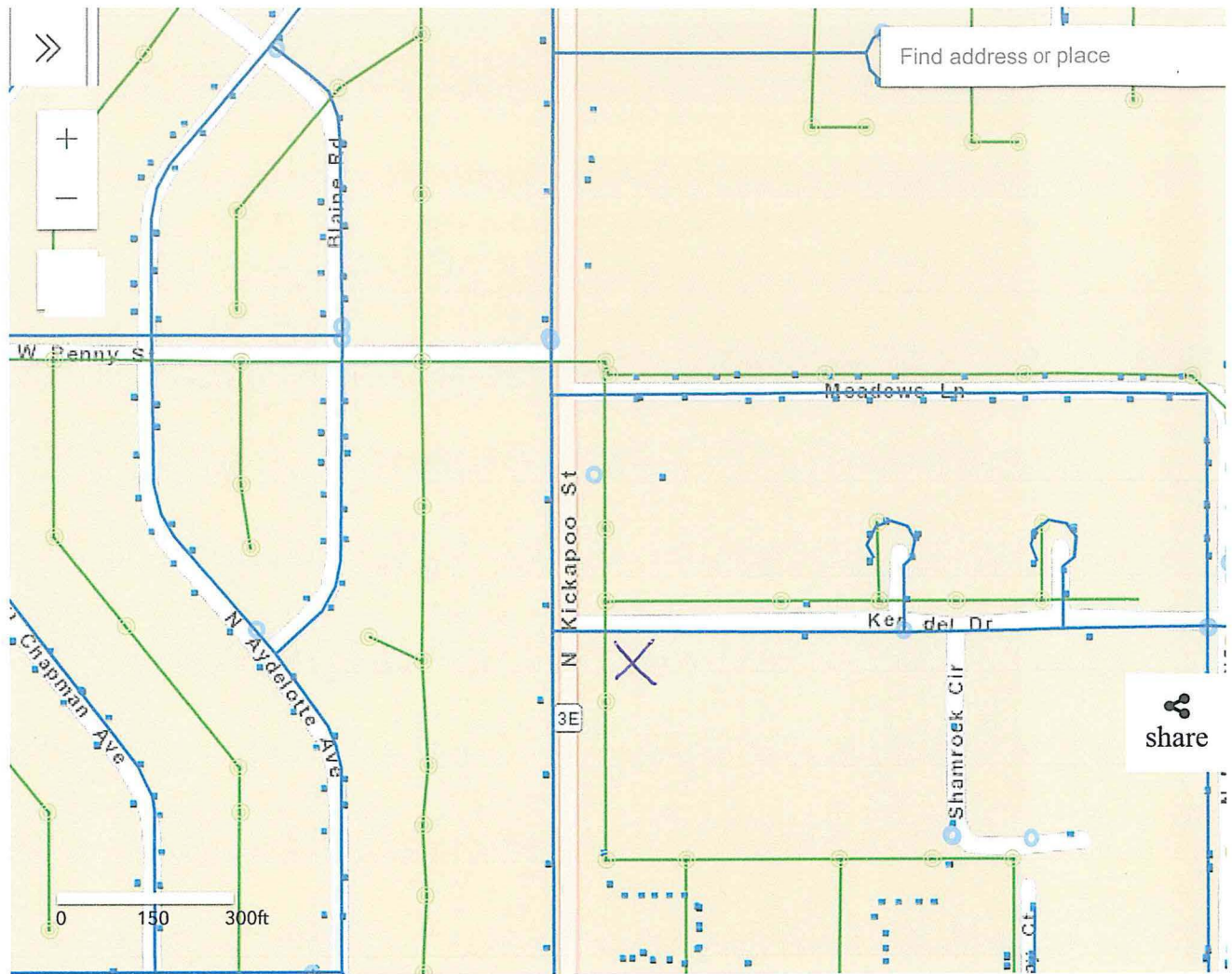
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City of Shawnee Utility system maintained by Shawnee Municipal Authority



Full Viewer Mod

Exhibit A

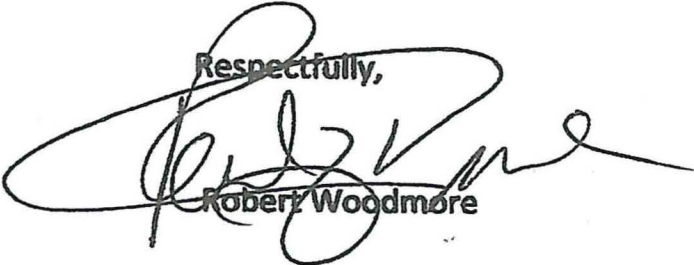


May13, 2019

To whom it may concern:

I, Robert Woodmore (owner) do hereby give Nelmon Brauning with (Nelmon's Real Estate LLC) permission to rezone my property at 3939 N Kickapoo Ave., Shawnee, Ok. The legal to the property is attached to this letter.

Respectfully,



Robert Woodmore

ORDINANCE NO. 866 NS

AN ORDINANCE AMENDING ORDINANCE NO. 638 NS OF THE CITY OF SHAWNEE, OKLAHOMA, REZONING THE FOLLOWING PROPERTY FROM ZONING CLASSIFICATION R-1, SINGLE FAMILY DWELLING AND R-3, MULTIPLE FAMILY DWELLING, TO PUD, PLANNED UNIT DEVELOPMENT SUPPLEMENTAL DISTRICT, TO-WIT: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, LESS A STRIP OF LAND OFF OF THE EAST SIDE BEING 34 FEET WIDE ON THE SOUTH AND RUNNING THROUGH SAID TRACT AND ONLY BEING 2 FEET WIDE ON THE NORTH END, AND LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ABOVE DESCRIBED, THENCE NORTH A DISTANCE OF 375 FEET; THENCE EAST A DISTANCE OF 630 FEET; THENCE SOUTH A DISTANCE OF 375 FEET; THENCE WEST A DISTANCE OF 630 FEET TO THE POINT OF BEGINNING; AND BEGINNING AT A POINT 375 FEET NORTH 0°01'30" EAST AND 630 FEET SOUTH 89°57'12" EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0°01'30" EAST A DISTANCE OF 405 FEET; THENCE SOUTH 89°57'12" EAST A DISTANCE OF 355 FEET; THENCE SOUTH 0°01'30" WEST A DISTANCE OF 405 FEET; THENCE NORTH 89°57'12" WEST A DISTANCE OF 355 FEET TO THE POINT OF BEGINNING, CONTAINING 3.30 ACRES, MORE OR LESS; AND, A STRIP OR PARCEL OF LAND FIFTY (50) FEET IN WIDTH, EXTENDING TWENTY-FIVE (25) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT 805 FEET NORTH 0°01'30" EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION SIX (6) TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST; THENCE SOUTH 89°57'12" EAST A DISTANCE OF 1284.83 FEET TO THE POINT OF ENDING; APPROVING THE OUTLINE DEVELOPMENT PLAN THEREFOR; PROVIDING FOR THE OFFICE USES AND USES IN RETAIL SPACES THEREIN; AMENDING THE OFFICIAL ZONING MAP HERewith; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREIN; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to notice duly given as required by law, a public hearing was conducted by the Board of Commissioners of the City of Shawnee, on the 20th day of February, 1978, and on the 3rd day of April, 1978, upon an application to amend Ordinance 638 NS of the City of Shawnee, to rezone certain property located in the City of Shawnee, Oklahoma, from Zoning Classification R-1, Single Family Dwelling and R-3, Multiple Family Dwelling, to PUD, Planned Unit Development Supplemental District, and

WHEREAS, the Planning Commission of the City of Shawnee has conducted one or more public hearings on said application pursuant to notice as required by law and has submitted its final report and recommendation upon an application to the Board of Commissioners, and

WHEREAS, it appears to be in the best interests of the City of Shawnee and the inhabitants thereof for said property to be rezoned as considered.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1. That the following described property located in the City of Shawnee, Oklahoma, to-wit:

The Southwest Quarter of the Northwest Quarter of Section 6, Township 10 North, Range 4 East of the Indian Meridian, Pottawatomie County, Oklahoma, LESS a strip of land off of the East side being 34 feet wide on the South and running through said tract and only being 2 feet wide on the North End, and LESS AND EXCEPT the following described tracts: Beginning at the Southwest Corner of said Southwest Quarter of the Northwest Quarter, above described, Thence North a distance of 375 feet; Thence East a distance of 630 feet; Thence South a distance of 375 feet; Thence West a distance of 630 feet to the point of beginning; and Beginning at a point 375 feet North 0°01'30" East and 630 feet South 89°57'12" East of the Southwest Corner of said Southwest Quarter of the Northwest Quarter; Thence North 0°01'30" East a distance of 405 feet; Thence South 89°57'12" East a distance of 355 feet; Thence South 0°01'30" West a distance of 405 feet; Thence North 89°57'12" West a distance of 355 feet to the point of beginning, containing 3.30 acres, more or less; and A strip or parcel of land fifty (50) feet in width, extending

twenty-five (25) feet on each side of the following described line; Beginning at a point 805 feet North 0°01'30" East of the Southwest corner of the Northwest Quarter of Section Six (6), Township Ten (10) North, Range Four (4) East; thence South 89°57'12" East a distance of 1284.83 feet to the point of ending.

be and the same is hereby rezoned to PUD, Planned Unit Development Supplemental District, and official zoning map heretofore adopted is hereby amended so as to include said property in District PUD.

SECTION 2. That the Outline Development Plan for said Planned Unit Development is hereby approved and that a copy of said Outline Development Plan is hereto attached and made a part hereof.

SECTION 3. That the following uses for the area designated "Offices" are hereby permitted, to-wit:

- a. Advertising agency.
- b. Addressing, duplicating, mailing, mailing list, stenographic, telephone messages, and similar office services.
- c. Clinic, dental, medical or osteopathic, chiropodist, and planning.
- d. Computing, data processing or similar service.
- e. Drafting service.
- f. Financial institution.
- g. Medical or dental laboratory.
- h. Newsstand.
- i. Office, general.
- j. Offices of non-profit membership associations.
- k. Offices, professional and government.
- l. Optician, optical laboratory or supplies.
- m. Optician or optometrist.
- n. Employment services.

SECTION 4. That the following uses for the areas designated "Retail" are hereby permitted, to-wit:

- a. Barber or beauty shop.
- b. Pharmacy.
- c. Financial institution.
- d. Florist, gifts, novelty, cards, stationary.
- e. Interior decorating shop.
- f. Dry-cleaning, pick-up station only.
- g. Laundry, self-service.
- h. Photofinishing service.
- i. Postal service facilities (substation).
- j. Religious goods store.
- k. Shoe repair.
- l. Baked goods, candy, bread, dairy, and ice cream.
- m. Convenience store (such as 7-11 store, etc.).
- n. Hobbies, arts and crafts.
- o. Delicatessen.

SECTION 5. That all ordinances and parts of ordinances in conflict herewith are specifically repealed.

SECTION 6. That for the preservation of the public peace, health, and safety, an emergency is hereby declared to exist by reason whereof this ordinance shall be in effect immediately from and after its passage and approval.

PASSED AND APPROVED this 3rd day of April, 1978.

Roy H. Ladler
MAYOR

ATTEST:

Bertie Ann Young
CITY CLERK

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	<u>10-19</u>
Project Number:	<u>190437</u>
Date Filed:	<u>5-15-2019</u>
_____ Planning Commission Secretary	

REQUEST:

☒ Rezoning
 ☐ Rezoning w/Conditional Use Permit
☐ Conditional Use Permit
 ☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from PUD District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 3939 N. KICKAPOO, SHAWNEE, OK

LEGAL DESCRIPTION: SEE ATTACHED SURVEY

PROPERTY OWNER (S): ROBERT & ALETHIA WOODMORE

PROPERTY AGENT (APPLICANT): NELMON BRAUNING

APPLICANT'S ADDRESS: 35963 HWY 99A - SEMINOLE, OK 74868

CITY: SEMINOLE STATE: OK ZIP: 74868

EMAIL ADDRESS: nbrauning@hotmail.com

TELEPHONE NUMBER: (405) 370-0394 CONTACT NUMBER: (405) 370-0394

DIMENSIONS OF PROPERTY: AREA: 0.745 WIDTH: 180.49'
LENGTH: 180' FRONTAGE: 180.49'

CURRENT ZONING: PUD CURRENT USE: VACANT Lot

PROPOSED ZONING: C3 PROPOSED USE: RETAIL

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Nelson Brauning
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00
RECEIPT NO. 02294650

PLANNED UNIT DEVELOPMENT FEE \$ 550.00
SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

City of Shawnee OK
405-878-1616

RECH: 02294650 5/15/2019 3:37 PM
OPER: KB TERM: 020
REF#: 4116
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190437 280.00CR
BRAUNING, NELMON
3939 N KICKAPOO AVE
Z-REZONING 280.00CR

TENDERED: 280.00 CHECK
APPLIED: 280.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) §:

Michelle Cook
 Abstractor License No. 3286
 OAB Certificate of Authority # 017
 File No. 2404771-SH99

OWNERSHIP LIST**ORDER NO. 2404771**

DATE PREPARED: May 13, 2019

EFFECTIVE DATE: May 6, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
WOODMORE ROBERT & ALETHIA 1300 INVERNESS CIR SHAWNEE, OK 74801			BEG 574.51'N SW/C NW E180' N180.49' W180' S180.49' POB. I.K.S.#14 (6-10N-4E)
COWDEN G RANDY & JOYE E 1902 KATIE RD SHAWNEE, OK 74804	1	1	NORTHCREEK PLAZA (TAN & TONE)
COWDEN G RANDY & JOYE E 1902 KATIE RD SHAWNEE, OK 74804			BEG 375'N SW/C NW E50' N199.49' TH WESTERLY 50' TO A POINT ON W LINE NW TH S ALG WEST LINE TO POB (6-10N-4E)
AMERICAN SELF STG LL C P O BOX 13540 OKLA CITY, OK 73113			BEG 375'N & 180.07'E SW/C NW E450' N380.24' W450' S380.24' POB (BK 2844 PG 72- 74) (6-10N-4E)
NORTH CREEK MANOR ASSOC P O BOX 23 SHAWNEE, OK 74802	A		NORTHCREEK MANOR
BURK JONATHAN D & AMY L 20262 BILLINGSGATE LN APT.203 HUNTINGTON BEACH, CA 92646	7	1	NORTHCREEK MANOR
HENRY JOSEPH D & CHRISTINA G 1209 MUIRFIELD SHAWNEE, OK 74801	6	1	NORTHCREEK MANOR
FEDERAL NATIONAL MORTGAGE P O BOX 650043 DALLAS, TX 75265	5	1	NORTHCREEK MANOR
STENBERG NATHAN 3901 N KICKAPOO APT 4 SHAWNEE, OK 74804	4	1	NORTHCREEK MANOR
INGRAM JILL M 3901 N KICKAPOO #3 SHAWNEE, OK 74804	3	1	NORTHCREEK MANOR
HENRY JOSEPH & CHRISTINA 1209 MUIRFIELD SHAWNEE, OK 74801	2	1	NORTHCREEK MANOR

SHORT MERRILY & TIMOTHY DOYLE 40500 GARRETTS LAKE RD SHAWNEE, OK 74804	1	1	NORTHCREEK MANOR
MAXWELL JAMES P & LEVOE TR OF JAMES P & EVELYN L REV TRUS 7428 ASCET CT UNIVERSITY PARK, FL 34201	2	1	COLLEGE VIEW
EIGHT EAGLES LLC C/O MIKE MASSEY 2100 E 45TH ST SHAWNEE, OK 74804	3	1	COLLEGE VIEW
BISON CROSSING 2 LLC 2124 NW 26TH ST OKLA CITY, OK 73107	4	1	COLLEGE VIEW
BISON CROSSING LLC 2124 NW 26TH ST OKLA CITY, OK 73107	5	1	COLLEGE VIEW
STONEBRIDGE FARMS LLC 43809 MACARTHUR ST SHAWNEE, OK 74804	6	1	COLLEGE VIEW
KALIES ENTERPRISES LLC 21020 JUDY CIR MCLOUD, OK 74851	7	1	COLLEGE VIEW
THOMPSON TOBY O 4005 BLAINE RD SHAWNEE, OK 74804	6	1	AP COLLEGE VIEW
ASKINS MICHAEL D & KAREN L 4003 BLAINE RD SHAWNEE, OK 74804	7	1	AP COLLEGE VIEW
FLEISCHFRESSER KENNETH L & ROXANE K 3917 N AYDELOTTE SHAWNEE, OK 74804	8 & N35' OF 9	1	AP COLLEGE VIEW
EVANS LARRY W 3915 N AYDELOTTE SHAWNEE, OK 74804	S25' OF 9 & 10, LESS S10'	1	AP COLLEGE VIEW
THOMAS MILLARD JR 3913 N AYDELOTTE SHAWNEE, OK 74804	S10' OF 10, ALL OF 11 & N4.76' OF 12	1	AP COLLEGE VIEW
FARRIS HAROLD D & JUDY M 3911 N AYDELOTTE SHAWNEE, OK 74804	S55' OF 12 & N30' OF 13	1	AP COLLEGE VIEW
HEALTH CARE REIT INC % ALTERRA HEALTHCARE 6737 W WASHINGTON ST STE 2300 MILWAUKEE, WI 53214			363.42' X 227.17' LESS 100' X 227.28'; BLOCK 5, THE MEADOWS AP (2/5)
CONNER ENTERPRISES OF NORMAN LLC 13648 RED BUD RD CHOCTAW, OK 73020			BEG 517.61'S & 313.25'E NW/C SW NW E100' N227.17' W 100' S227.28' POB BLK 5 THE MEADOWS AP (2/5)

<i>HOMEWARD INVESTMENT PROPERTIES LLC 1203 CASTLE CREEK SHAWNEE, OK 74804</i>	<i>1-2</i>	<i>4</i>	<i>THE MEADOWS AP</i>
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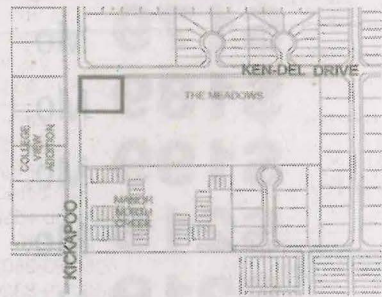
CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P10-19

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed rezone of property located within the City of Shawnee.

The property requesting rezoning is described as follows:

A tract of land described as beginning 574.51 feet N00°01'30"E of the Southwest Corner of the Northwest Quarter (SW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence S89°55'49"E a distance of 180.00 feet; thence N00°01'30"E a distance of 180.49 feet; thence N89°55'49"W a distance of 180.00 feet; thence S00°01'30"W a distance of 180.49 feet to the point of beginning.

General Location Known As:
3939 North Kickapoo, Shawnee, Oklahoma, 74804
Current Zoning Classification:
PUD (Planned Unit Development)
Requested Zoning Classification:
C-3 (Highway Commercial)
Proposed Use of Property: Retail
Applicant: Nelmon Brauning



The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

The public hearing will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

July 3rd, 2019 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
July 15th, 2019 AT 6:00 P.M.: CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 4th day of June,

Affidavit of Publication

The Shawnee News-Star
215 N. Bell
Shawnee OK 74801
(405) 273-4200

State of Oklahoma
County of Pottawatomie

I, Wanda Westerman, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Advertising Account Executive of The Shawnee News-Star, a Daily publication that is a "legal newspaper" as that phrase is defined in 25 O.S. §106 for the City of Shawnee, for the County of Pottawatomie, in the State of Oklahoma, and that the attachment hereto contains a true and correct copy of what was actually published in said legal newspaper in consecutive issues on the following date(s):

Insertion Date(s): June 16th, 2019
Publishing Fee: \$98.45

Wanda Westerman, Account Executive

Signed and sworn to before me this 17th day of June, 2019.

Danielle Shoopman, Notary Public
My Commission Expires: March 5th, 2022
Commission No 18002220





City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S03-19 PUBLIC HEARING DATE: July 3 rd , 2019 CITY COMMISSION DATE: July 15 th , 2019	
APPLICANT: Keith Shaw		1737 West Wrangler Boulevard Seminole, Oklahoma, 74868		Keithshawcms@sbcglobal.net	
PROPERTY ADDRESS/LOCATION: Southeast corner of Bryan and Main Street					
The applicant, CMS Inc., is requesting preliminary plat approval to divide a 3-acre tract of land into 3 lots and a common area. Access would be from East Main Street. The density would be one acre per dwelling unit.					
EXISTING ZONING: R-1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: R-1 (Single-Family Residential)	LOTS: 3	PROPERTY SIZE: 3 acres	

STAFF RECOMMENDATION

Being a development in an R-1 district, the lots to be platted by this proposal are required to abide by the dimensional standards of Table 22-160.4.1, "Density and Dimensional Standards by [Residential] Zone."

Single-Family Lots:

- Minimum lot size for each lot is 6,000 square feet – Each proposed lot meets this requirement;
- Minimum lot width for each lot is 60 feet – Each proposed lot meets this requirement;
- Minimum street frontage is 35 feet – Each proposed lot meets this requirement;
- Front yard setbacks are required to be 25 feet (20 feet if a cul de sac lot) – Each proposed lot meets this requirement;

Preliminary plats are required to abide by the standards of the City of Shawnee Subdivision Regulations. Article VIII, Platting Procedures. Section 2, Preliminary Plat Preparation and Approval Procedure, provides a list of documents and information that must be submitted in order for a preliminary plat to be approved.

Subsection 2, Certification of Design, requires a preliminary plat to be accompanied by a statement signed by the professional engineer preparing the plat that they have, to the best of their ability, designed the subdivision in accordance with the Comprehensive Plan with which they are completely familiar, and in accordance with the ordinances and regulations governing the subdivision of land.

Subsection 3, General Requirements, lists basic requirements of a submitted preliminary plat. The application meets all these requirements.

Subsection 4, Contents of Preliminary Plat, provides a list of information required to be shown on any submitted preliminary plat. The application meets all these requirements.

Subsection 5, Statistical Data, lists required statistical data to be provided by the applicant. The application meets all these requirements.

The 2005 Comprehensive Plan designates the future use of this area to be residential. Thus, the proposed plat aligns with the intentions of the 2005 Comprehensive Plan.

The purpose of the R-1 District is for the development of single-family dwellings and related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. The submitted plat aligns with that purpose.

The Planning Department has received the following feedback from the appropriate agencies:

Engineering/Streets:

No issues.

Shawnee Municipal Authority:

The Shawnee Municipal Authority has approved of the project with the following comments:

- The project is responsible all boring and tapping permits.
- Meter purchase and installation (Neptune Mach 10 r900I ecoder) with approved meter cans.
- SMA approved compression service fittings.
- Blue poly CTS service line from tap to meter.

Fire Department:

No issues.

The proposed preliminary plat meets all the standards of the City of Shawnee. Staff hereby recommends approval upon the following conditions:

1. Final construction documents must be approved by the City Engineer concurrent with final plat approval;
2. Drainage plans must be approved by the City Engineer concurrent with final plat approval; and
3. All other applicable city standards apply.

APPROVE		APPROVE WITH CONDITIONS		DENY	
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM		LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS		RESPONSE TO STANDARDS		

[illegible]

PAVING & DRAINAGE TO SERVE

ROLLING HILLS SOUTH ADDITION

MAIN STREET AND BRYAN AVENUE
SHAWNEE, POTTOWATOMIE COUNTY OKLAHOMA
LANE MILES =0.03

- GENERAL CONSTRUCTION NOTES:
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF SHAWNEE CITY'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS." AND SHALL BE UNDER THE SUPERVISION OF THE CITY ENGINEER OF SHAWNEE OR HIS/HER REPRESENTATIVE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMIT APPLICATION AND COORDINATION WITH THE CITY OF SHAWNEE. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED BY THE CITY.
 3. UNDERGROUND UTILITY LINES DEPICTED ON THESE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION PROVIDED BY THE OWNER AND OTHER SOURCES. NEITHER THE OWNER NOR THE ENGINEER TAKES RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY CONSTRUCTION OR DIGGING OPERATIONS WITHIN THE AREA OF THESE DRAWINGS A FIELD VERIFICATION AND PHYSICAL EXAMINATION OF THE WORK LIMITS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL ASSUME THAT THE LOCATIONS, BOTH HORIZONTAL AND VERTICAL, SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. CONTRACTOR SHALL VERIFY BEFORE BEGINNING ANY CONSTRUCTION OR DIGGING OPERATIONS CONTRACTOR SHALL "CALL OKIE" FOR COORDINATION AND HELP IN LOCATING UNDERGROUND LINES.
 4. THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL EROSION CONTROL DEVICES BEFORE FLUSHING WATER LINE TO MINIMIZE EROSION AND TO REMAIN IN COMPLIANCE WITH LOCAL AND FEDERAL N.P.D.E.S. PERMIT REQUIREMENTS.
 5. CONSTRUCTION TRAFFIC SHALL BE COORDINATED WITH THE CITY OF SHAWNEE TRAFFIC DEPT. PRIOR TO THE WORK. TRAFFIC CONTROL SHALL BE ESTABLISHED WITH THE APPROVAL OF THE CITY. A FORMAL TRAFFIC CONTROL PLAN AND SCHEDULE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE WORK.
 6. QUANTITIES SHOWN ARE FOR REFERENCE ONLY AND HAVE BEEN CALCULATED FOR THE CITY OF SHAWNEE PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS AND SPECIFICATIONS. BID SHALL INCLUDE ALL ITEMS.
 7. ANY CONSTRUCTION ITEMS THAT ARE NOT LISTED IN THE SUMMARY OF QUANTITIES SHALL BE CONSIDERED INCIDENTAL CONSTRUCTION ITEMS AND INCLUDED IN OTHER ITEMS BID.
 8. PAVING SUBGRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY OBTAINED BY THE STANDARD COMPACTION TEST (ASTM D-6980. TEST REPORTS SHALL BE SUBMITTED TO THE SHAWNEE ENGINEERS OFFICE.
 9. REFER TO THE CITY STANDARD TYPICAL 26' WIDE PAVING SECTIONS FOR CONCRETE AND ASPHALT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE CITY OF SHAWNEE AND OTHER UTILITY PROVIDERS AS NEEDED TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
 11. SAND BACKFILL SHALL BE USED FOR ALL TRENCHES UNDER PROPOSED PAVING AND COMPACTED BY WATER FLOODING TO 95% OF THE MAXIMUM DRY DENSITY OBTAINED BY THE STANDARD COMPACTION TEST (ASTM D-698).
 12. PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF SHAWNEE "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS". IN ANY AREAS WHERE GROUND WATER IS ENCOUNTERED, THE PIPE SHALL BE COMPLETELY ENCASED IN CRUSHED ROCK AS DETERMINED BY THE INSPECTOR FOR THE CITY..
 13. THE CONTRACTOR SHALL VERIFY THE INVERT AND FLOW LINE ELEVATIONS OF THE EXISTING STORM SEWER PRIOR TO LAYING ANY NEW PIPE.
 14. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REPLACEMENT AND/OR REPAIR OF TRAFFIC CONTROL DEVICES AND APPURTENANCES DAMAGED OR DISTURBED DUE TO CONSTRUCTION.
 15. THE CONTRACTOR SHALL FURNISH AS BUILT FIELD NOTES AND QUANTITIES TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT.
 16. A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.
 18. CONSTRUCTION ACTIVITIES THAT RESULT IN LAND DISTURBANCE OF EQUAL TO OR GREATER THAN ONE (1) ACRE, OR LESS THAN ONE (1) ACRE IF THEY ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT TOTALS AT LEAST ONE (1) MUST ALSO OBTAIN A PERMIT FROM ODEQ (FORM 605-002A) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
 19. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS AND ACCESSIBLE RAMPS ARE IN COMPLIANCE WITH THE ADAAG (28 CFR PART36) REGULATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER OR ENGINEER'S DESIGNEE OF ANY DISCREPANCIES BETWEEN DESIGN INFORMATION AND THE ADAAG REGULATIONS PRIOR TO CONSTRUCTION.
 20. REINFORCED CONCRETE PIPE WITH "O"-RING TYPE GASKETS SHALL BE INSTALLED UNDER STREETS AND ROADWAYS, NEXT TO CURBS AND BETWEEN STRUCTURES. RCP JOINTS SHALL BE WRAPPED WITH TWO-FOOT WIDE FILTER FABRIC AROUND THE JOINT AND OVERLAPPING TWO FEET.
 21. THE CONTRACTOR SHALL BE REQUIRED TO KEEP A SET OF PLANS ON THE SITE AT ALL TIMES AND SHALL RECORD ALL CHANGES OR ADJUSTMENTS ON SAID SET OF PLANS. FINAL LOCATION AND ELEVATION INFORMATION SHALL BE DETERMINED BY A LAND SURVEYOR AND RECORDED ON THE SAME SET OF OR SIMILAR METHOD OF RECORDATION FOR ALL IMPROVEMENTS.

V E R T I C A L D A T U M

The Elevations Shown Hereon Were Derived From The Existing Bench Marks Set By Red Plains Professional Inc., As Shown On The Final Plot Of Rolling Hills Addition Section With A Designation Of Benchmark # 2 Having An Elevation Of 1080.06 Feet.

Note:

Utility locations are based on information provided by utility companies and their respective representatives and surface appearances found at the time of this survey. The utility lines and underground lines were located by others, Knight Land Surveyors will not be responsible for any underground utilities shown or not shown on this plat.

OKIE One Call Confirmation No.
18211010532071

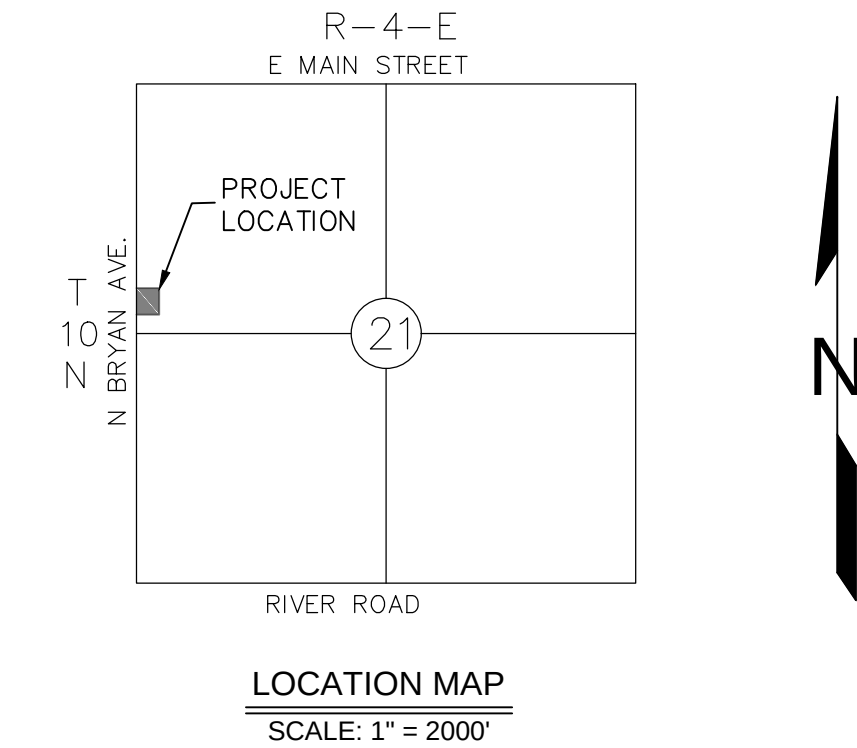
Note:

No investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate title search may disclose, was made.

Environmental and subsurface conditions were not examined as a part of this survey.

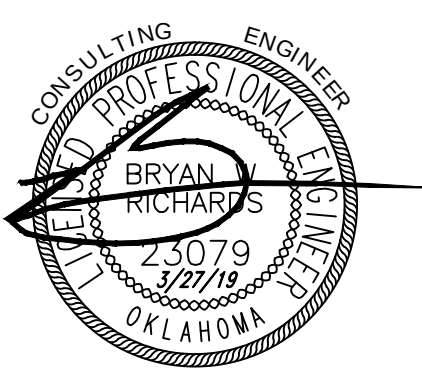


The City of
SHAWNEE, OK



SHEET INDEX	
<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE
2	PRELIMINARY PLAT
3	GENERAL SITE PLAN
4	GRADING PLAN
5	ROADWAY PLAN & PROFILE
6	DETENTION POND PLAN & DETAILS
7	HISTORIC DRAINAGE BASIN MAP
8	DEVELOPED DRAINAGE BASIN MAP
9	EROSION CONTROL PLAN
10	EROSION CONTROL DETAILS
11	TYPICAL SECTIONS & DETAILS
12	CITY STANDARD DETAILS

ONE CALL UTILITY LOCATION NUMBER	
840-5032 1-800-522-6543	This number is to be used for information on the location of all underground utilities. Contact this number and other numbers specified in the plans prior to any excavation.

 BWR DESIGN GROUP BWR Design Group, LLC PO Box 31732, Edmond, OK , 73003 405-761-5517 CA 7227, Exp. 06/30/2020	SUBMITTAL DATES Check Print #1: _____ Date: _____ Check Print #2: _____ Date: _____ Final Plans: _____ Date: _____
PREPARED BY: BRYAN W. RICHARDS (OK P.E. 23079) Date: 3-27-2019	ENGINEERING DIVISION
REGISTERED PROFESSIONAL ENGINEER DATE: 03/27/2019	
	Field Checked by: _____ Date: _____ Checked by: _____ Date: _____ Checked by: _____ Date: _____ Checked by: _____ Date: _____ APPROVED: City Engineer: _____ Date: _____
ROLLING HILLS SOUTH ADDITION	

PRELIMINARY PLAT
ROLLING HILLS SOUTH ADDITION
A PART OF THE SW/4-SW/4-NW/4 OF SECTION 21-T10N-R4E
TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

OWNERS CERTIFICATE AND DEDICATION

The undersigned, THE HOUSING AUTHORITY OF THE ABSENTEE SHAWNEE TRIBE OF OKLAHOMA, does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of ROLLING HILLS SOUTH ADDITION, a subdivision of a part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW/4-SW/4-NW/4) of Section Twenty-One (21), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma and does further certify:

That the owners to the title of said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to, oil, gas and mineral rights which have been, or are hereby reserved in their entirety: rights of oil, gas and minerals lessee's, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lessee agreements easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter's Certificate.

That the area indicated on said plat as Utility and/or Drainage Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.

That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

THE HOUSING AUTHORITY OF THE
ABSENTEE SHAWNEE TRIBE OF OKLAHOMA

Manager

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20____, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Manager and acknowledged to me that they executed the same as the free and voluntary act and deed of said company for the uses and purposes thereon set fourth.

My Commission Expires:

Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, a duly qualified and lawfully Bonded Abstracters of Titles in and for Pottawatomie County, State of Oklahoma, hereby certify that the records of proper officials of said County show title to the land included in the annexed plat of ROLLING HILLS SOUTH ADDITION, a subdivision of a part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW/4-SW/4-NW/4) of Section Twenty-One (21), Township Ten (10) North, Range Four (4) East of the Indian Meridian an addition to the City of Shawnee, Pottawatomie County, Oklahoma, is vested in the HOUSING AUTHORITY OF THE ABSENTEE TRIBE OF OKLAHOMA, and that on this ____ day of _____, 20____, there are no actions pending or judgements of any nature in any court or on file with the Clerk of any court in said County and State against said land owner thereof; that the taxes are paid for the year 20____ and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land owner with the annexed plat.

Except:

Eaements, Rights-of-way and Mortgages of record

Attest:

Secretary

President and/or Vice President

SURVEYOR'S CERTIFICATE

I Billy G. Knight, do hereby certify that I am by profession a Land Surveyor, and that the plat of ROLLING HILLS SOUTH ADDITION to the City of Shawnee, Pottawatomie County, Oklahoma, and consisting of one sheet correctly represents a survey made under my supervision on the ____ day of _____, 20____ and that all monuments shown actually exist and their positions are correctly shown. This Survey meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that the Final Plat complies with the requirements set fourth in Title II Section 41-108 of the Oklahoma State Statutes.

Billy G. Knight
Professional Land Surveyor No. 1244

Date

OWNER'S
NOTARY
SEAL

ABSTRACTER'S
SEAL

ABSTRACTER'S
NOTARY
SEAL

SURVEYOR'S
SEAL

COUNTY
CORPORATE
SEAL

SURVEYOR'S
NOTARY
SEAL

COUNTY
TREASURER'S
SEAL

CITY PLANNING COMMISSION APPROVAL

I, _____, Planning Director of the City of Shawnee do hereby certify that the Shawnee City Planning Commission duly approved this Plat on the ____ day of _____, 20____

Planning Director

ACCEPTANCE OF DEDICATION BY THE CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Shawnee, Oklahoma, that the dedications shown on the annexed plat of ROLLING HILLS SOUTH ADDITION, an addition to the City of Shawnee, Oklahoma are hereby accepted, adopted by the Council of the City of Shawnee, Oklahoma, this ____ day of _____, 20____

ATTEST:

City Clerk

Mayor

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, Oklahoma, hereby certify that I have examined the records of the said City of Shawnee, and find that all deferred payments or unmaturred installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of ROLLING HILLS SOUTH ADDITION, an addition to the City of Shawnee, Oklahoma on this ____ day of _____, 20____

City Clerk

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected qualified and acting County Treasurer of Pottawatomie County, State of Oklahoma, that the tax records of said County show that all taxes are paid for the year 20____ and prior years on the land shown on the annexed plat of ROLLING HILLS SOUTH ADDITION, an addition to the CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Shawnee, Oklahoma, this ____ day of _____, 20____

County Treasurer

LEGAL DESCRIPTION

A tract of land being a part of the Southwest Quarter of the Southwest of the Northwest Quarter (SW/4-SW/4-NW/4) of Section Twenty-One (21), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma and described by deed as follows:

Deed

Commencing at the Southwest Corner of the SW/4-NW/4; thence North a distance of 264.00 feet; thence East a distance of 330.00 feet; thence North a distance of 396.00 feet; thence West for a distance of 330.00 feet; thence South for a distance of 330.00 feet to the Point of Beginning.

The description shown above does not conform to the Oklahoma Minimum Standards for the construction of legal descriptions as set forth in Title II Section 41-108 of the Oklahoma State Statutes and has been corrected to reflect those standards and the field measurements thereof.

Correction

Commencing at the Southwest Corner of said SW/4-SW/4-NW/4; thence N 00°23'20" E along the West line of said SW/4-SW/4-NW/4 for a distance of 264.00 feet to the Point of Beginning; thence continuing N 00°23'20" E along said West line of the SW/4-SW/4-NW/4 for a distance of 396.00 feet to the South Right-of-way line of East Main Street; thence S 89°36'40" E along said South Right-of-way line for a distance of (Deed 330.00); (Measured 329.73) feet; thence S 00°23'20" W for a distance of (Deed 396.00); (Measured 396.00) feet; thence N 89°36'40" W for a distance of (Deed 330.00); (Measured 329.73) feet to the Point of Beginning, containing 130,680.00 square feet or 3.00 acres more or less

The above legal descriptions shown under the heading of Deed and Correction are of the same parcel of land. The legal description under the heading of Deed was written counter clockwise, does not call out the land lines and or rights-of-way that confine the property to it's true position and does not meet the Oklahoma Minimum Standards for construction of legal descriptions.

The legal description shown under Correction was created to confined the property to it's true position, meet the Oklahoma Minimum Standards and to show the field measurements of the existing monuments found at the time of this survey.

This Plat Or Drawing is Not To Be Reproduced, Changed Or Copied in Any Form Or Manner Without First Obtaining The Express Written Permission And Consent Of Knight Land Survey, Nor is it To Be Assigned To Any Third Party Without Obtaining Said Written Permission And Consent. Any Changes Made From This Plat Or Drawing Without The Consent of Knight Land Survey is Unauthorized, And Shall Relieve Knight Land Survey Of Responsibility For All Consequences Arising Out Of Such Changes.

KLS
KNIGHT LAND SURVEY

C.A. 3252 EXP. 6-30-2019
P.O. BOX 231
SHAWNEE, OKLAHOMA 74802
405-273-6223

THE HOUSING AUTHORITY OF
THE ABSENTEE SHAWNEE
TRIBE OF OKLAHOMA

Drawn By: J. Atkinson

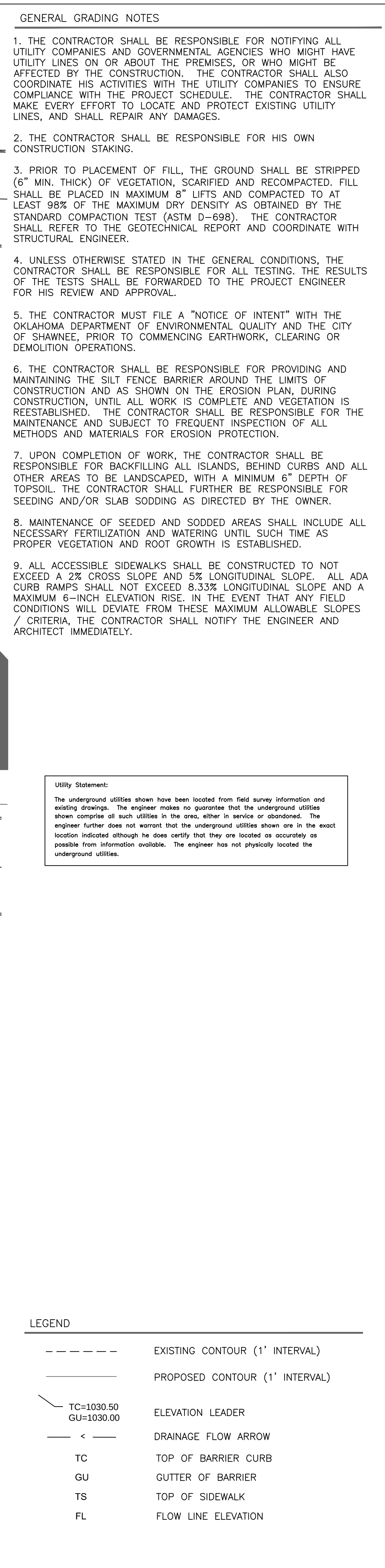
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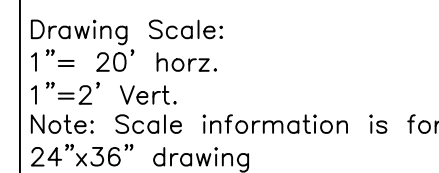
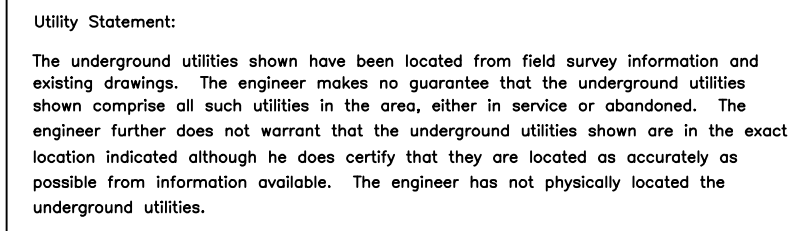
Date: 03/25/2019

Revised:

Checked By: BGK

JN 1639 (B)

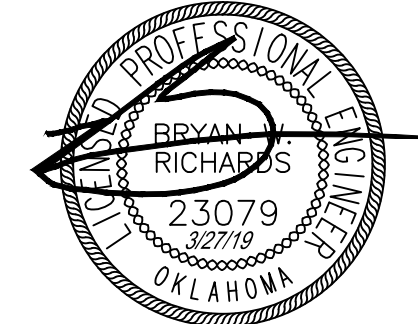




ABSENTEE SHAWNEE HOUSING AUTHORITY
ROLLINGS HILLS SOUTH ADDITION
E. MAIN ST. & N. BRYAN AVENUE
SHAWNEE, OKLAHOMA

Project Number:	Client Number:
N/A	N/A

Seal:



BRYAN W. RICHARDS, P.E.
Expires: 11/30/2020

BwR
DESIGN GROUP

BWR DESIGN GROUP, LLC
PO BOX 31732
EDMOND, OK 73003
405-761-5517
CA 7227, EXP. 06/30/2020

Issue Date:
03/27/2019

Purpose – Issue:	
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FINAL

Revisions:

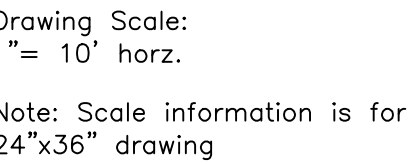
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Sheet Title:

ROADWAY P&P

Sheet Number:

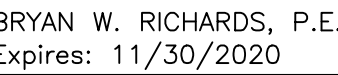
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ABSENTEE SHAWNEE HOUSING AUTHORITY
ROLLINGS HILLS SOUTH ADDITION
E. MAIN ST. & N. BRYAN AVENUE
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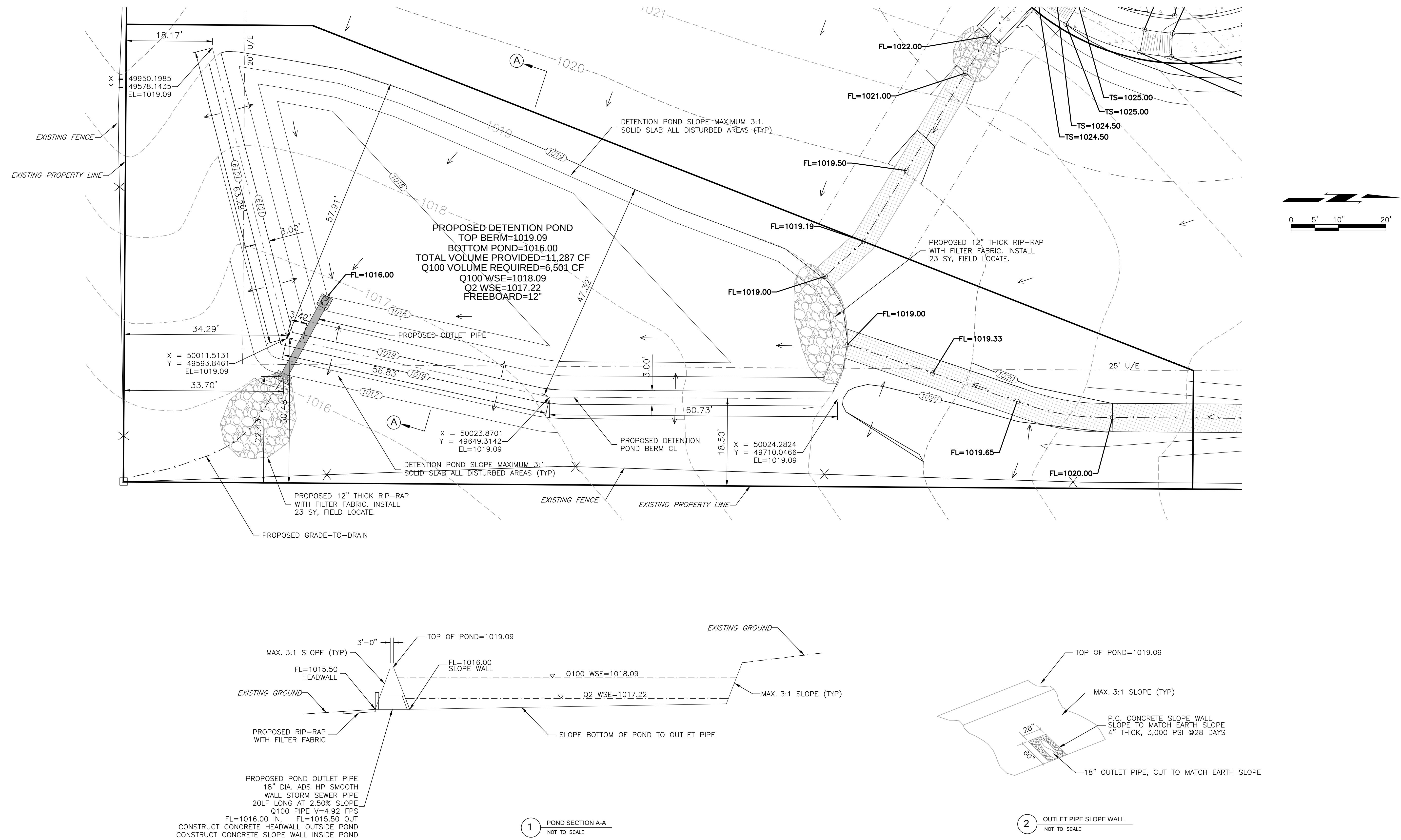
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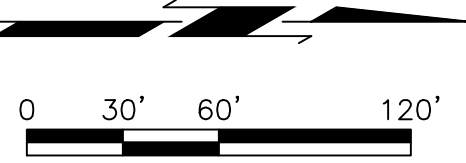
No.	Date	Revision

Sheet Title:

DETENTION POND PLAN & DETAILS

Sheet Number:





Drawing Scale:
1"= 60' horz.
Note: Scale information is for
24"x36" drawing

ABSENTEE SHAWNEE HOUSING AUTHORITY
ROLLINGS HILLS SOUTH ADDITION
E. MAIN ST. & N. BRYAN AVENUE
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Issue Date:
03/27/2019

Purpose - Issue:

FINAL		
Revisions:		
No.	Date	Revision

Sheet Title:

HISTORIC DRAINAGE
BASIN MAP

Sheet Number:

DRAINAGE BASIN TABLE									
BASIN	ACRE	C	Tc	Q100	Q 50	Q 25	Q 10	Q 5	Q 2
X-0	15.75	0.29	15.33	44.77	38.68	31.19	24.47	21.49	17.98
X-1	3.02	0.37	14.91	11.06	9.56	7.70	6.05	5.31	4.45

- NOTES:
1. ODOT ZONE II IDF CURVE DATA WAS USED TO DETERMINE PEAK FLOW RATES.
 2. OFFSITE BASIN X-2 HAS BEEN ALTERED TO MIMIC THE PEAK FLOW RATE FROM THE DETENTION POND CONSTRUCTED IN ROLLING HILLS ADDITION (PEAK PONF RELEASE RATE Q100=44.75 CFS)
 3. PEAK FLOW RATES SHOWN INCLUDE ODOT MULTIPLY RATES (Q25=1.10, Q50=1.20, Q100=1.25)

LEGEND

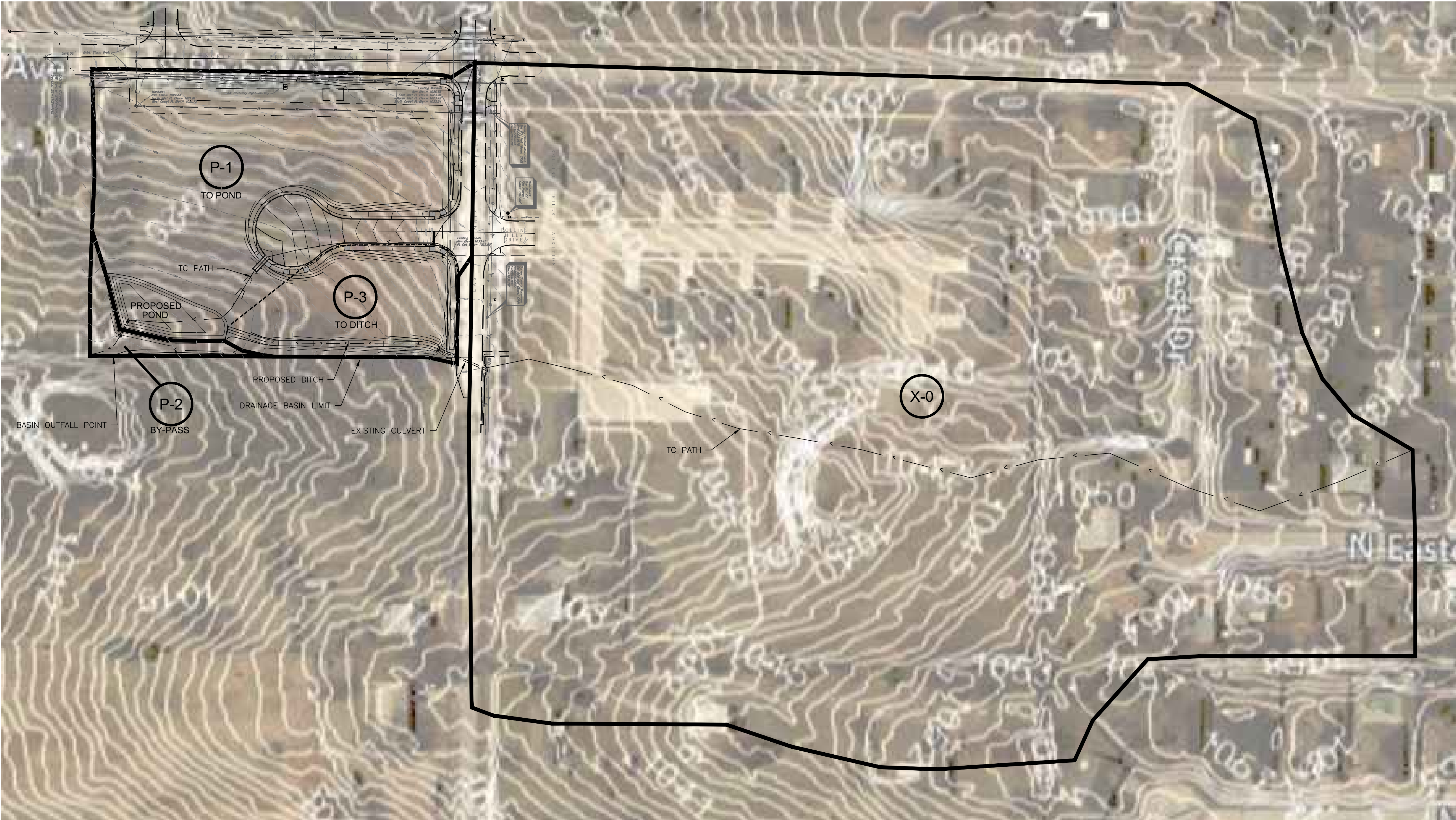
X-1

BASIN NAME

BASIN LIMIT LINE

- - - - -

TC PATH



DRAINAGE BASIN TABLE									
BASIN	ACRE	C	Tc	Q100	Q 50	Q 25	Q 10	Q 5	Q 2
P-1	2.85	0.49	10.78	15.71	13.58	10.95	8.59	7.54	6.44
P-2	0.12	0.35	12.26	0.45	0.39	0.31	0.24	0.21	0.18
P-3	0.60	0.35	5.00	2.87	2.48	2.00	1.57	1.38	1.22

- NOTES:
1. ODOT ZONE II IDF CURVE DATA WAS USED TO DETERMINE PEAK FLOW RATES.
 2. OFFSITE BASIN X-2 HAS BEEN ALTERED TO MIMIC THE PEAK FLOW RATE FROM THE DETENTION POND CONSTRUCTED IN ROLLING HILLS ADDITION (PEAK POND RELEASE RATE Q100=44.75 CFS).
 3. PEAK FLOW RATES SHOWN INCLUDE ODOT MULTIPLY RATES (Q25=1.10, Q50=1.20, Q100=1.25).
 4. BASIN P-1 DRAINS INTO NEW DETENTION POND.
 5. BASIN P-2 IS BY-PASS.
 6. SUB BASIN P-3 WAS CREATED FOR PEAK FLOW RATE DRAINING INTO EARTH DITCH "A". INCLUDED IN THE PEAK FLOW RATE FOR DITCH "A" IS 44.75 CFS FROM OFFSITE PEAK POND FLOW.
 7. THE FUTURE IMPERVIOUS AREA FOR BASIN P-1 HAS BEEN ESTIMATED TO BE 0.64 ACRES.

LEGEND

P-1

BASIN NAME

BASIN LIMIT LINE

TC PATH



Drawing Scale:
1"= 60' horz.
Note: Scale information is for
24"x36" drawing

ABSENTEE SHAWNEE HOUSING AUTHORITY
ROLLINGS HILLS SOUTH ADDITION
E. MAIN ST. & N. BRYAN AVENUE
SHAWNEE, OKLAHOMA

Project Number: N/A
Client Number: N/A

Seal:

BRYAN W. RICHARDS, P.E.
Expires: 11/30/2020

BWR
DESIGN GROUP
BWR DESIGN GROUP, LLC
PO BOX 31732
EDMOND, OK 73003
405-761-5517
CA 7227, EXP. 06/30/2020

Issue Date:
03/27/2019

Purpose - Issue:

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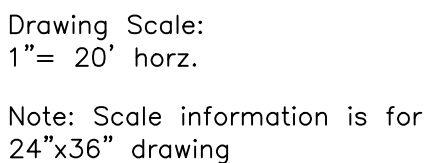
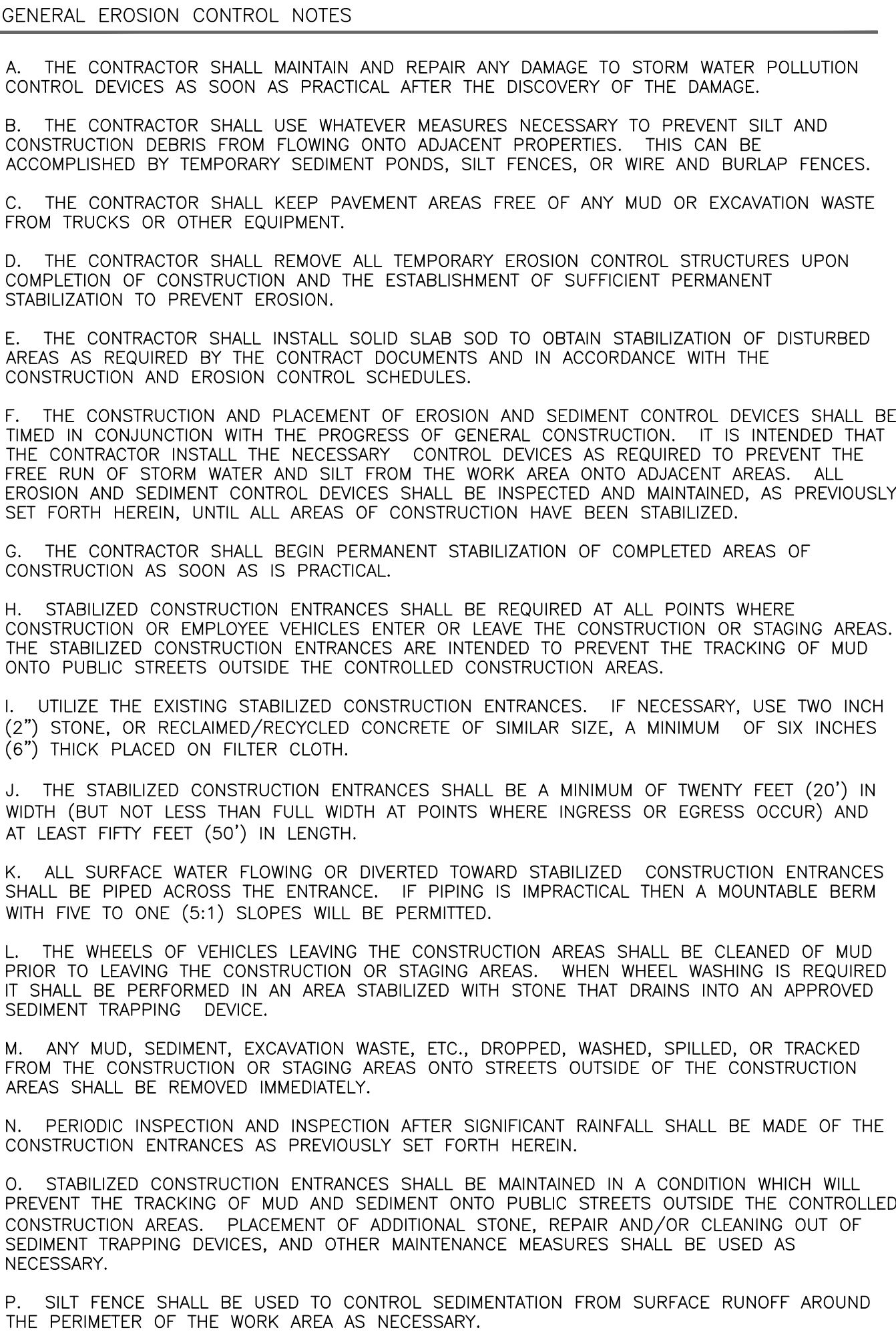
Revisions:

No.	Date	Revision

Sheet Title:

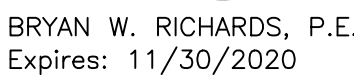
DEVELOPED DRAINAGE
BASIN MAP

Sheet Number:



ABSENTEE SHAWNEE HOUSING AUTHORITY
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Project Number:	Client Number:
N/A	N/A



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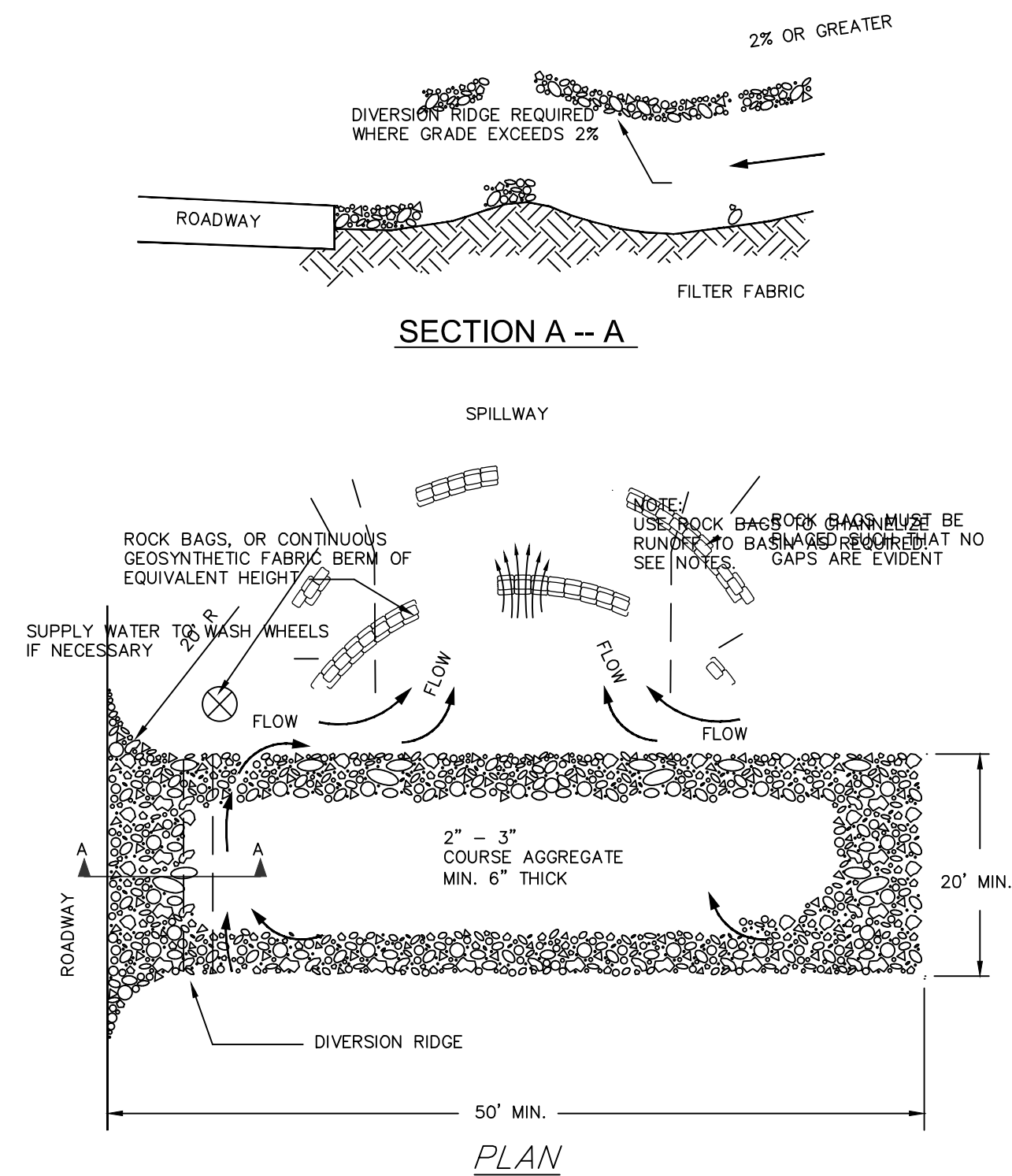
Revisions:

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Sheet Title:

EROSION CONTROL PLAN

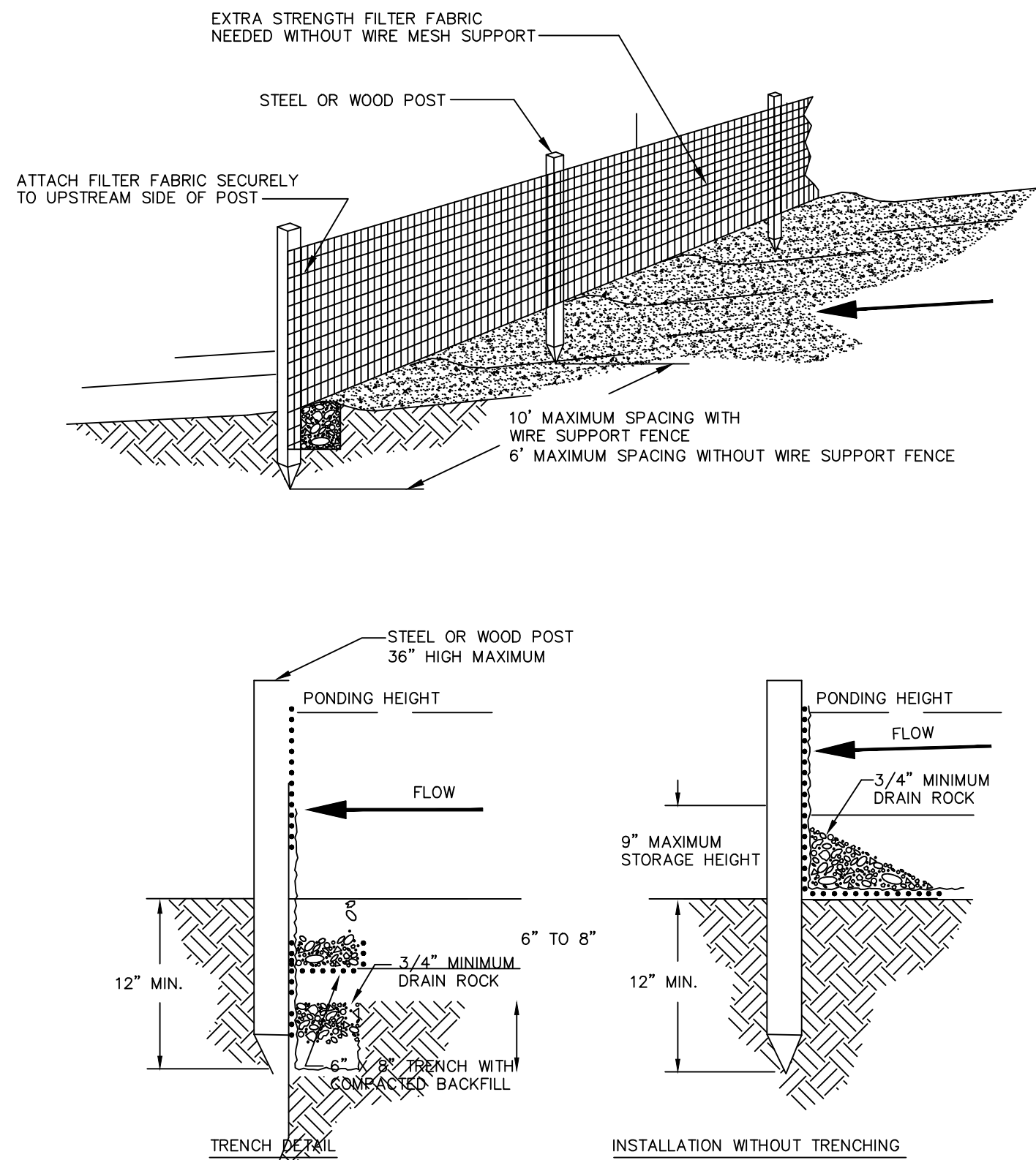
Sheet Number:



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT.

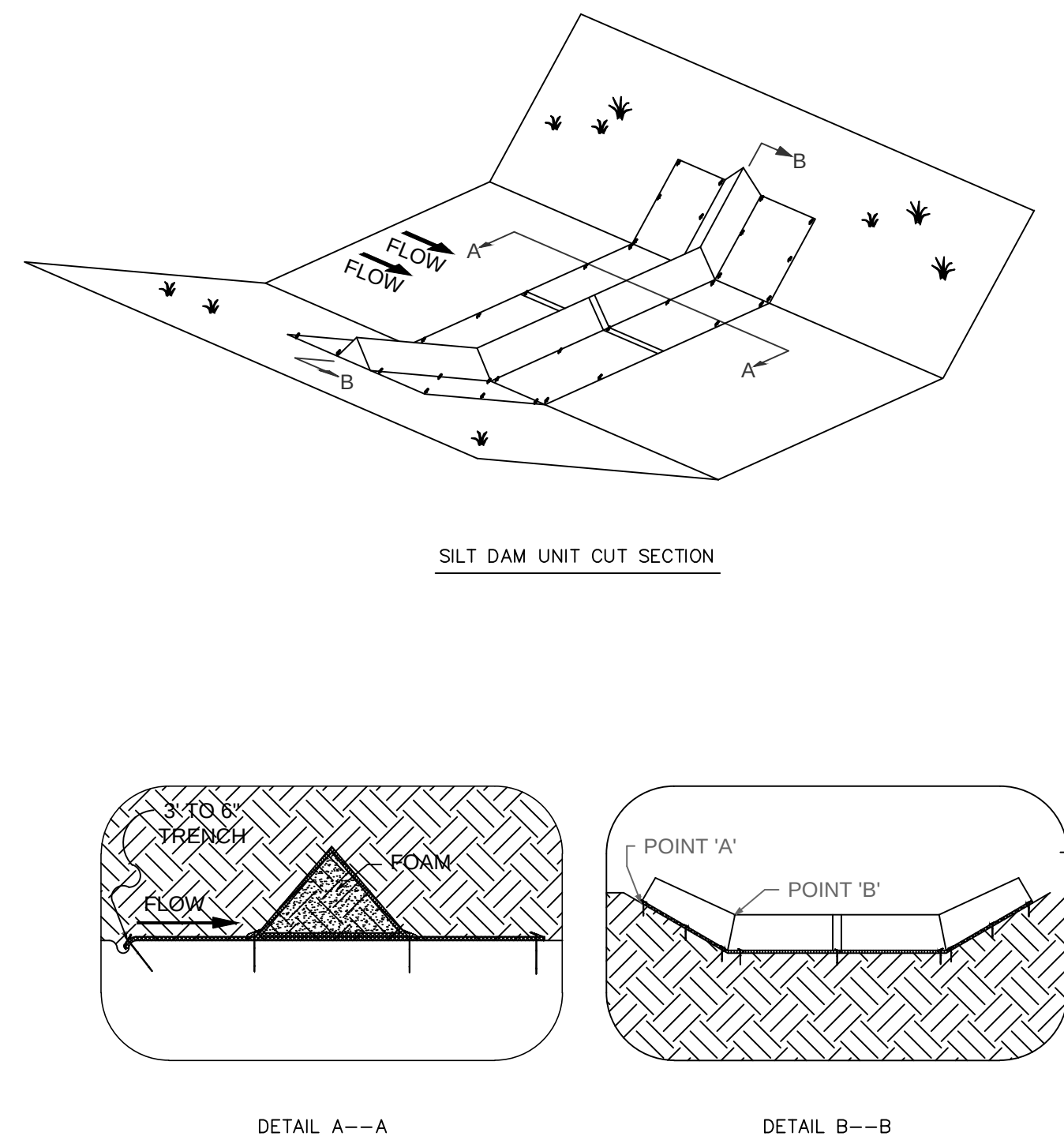
1 GRAVEL DRIVE DETAIL
N.T.S.



NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9\"/>

2 SILT FENCE DETAIL
N.T.S.



NOTES:

1. STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTERS OF THE 7\"/>

3 SILT DIKE DETAIL
N.T.S.



Drawing Scale:
1"= 20' horz.
Note: Scale information is for
24"x36" drawing

ABSENTEE SHAWNEE HOUSING AUTHORITY
ROLLINGS HILLS SOUTH ADDITION
E. MAIN ST. & N. BRYAN AVENUE
SHAWNEE, OKLAHOMA

Project Number: N/A Client Number: N/A

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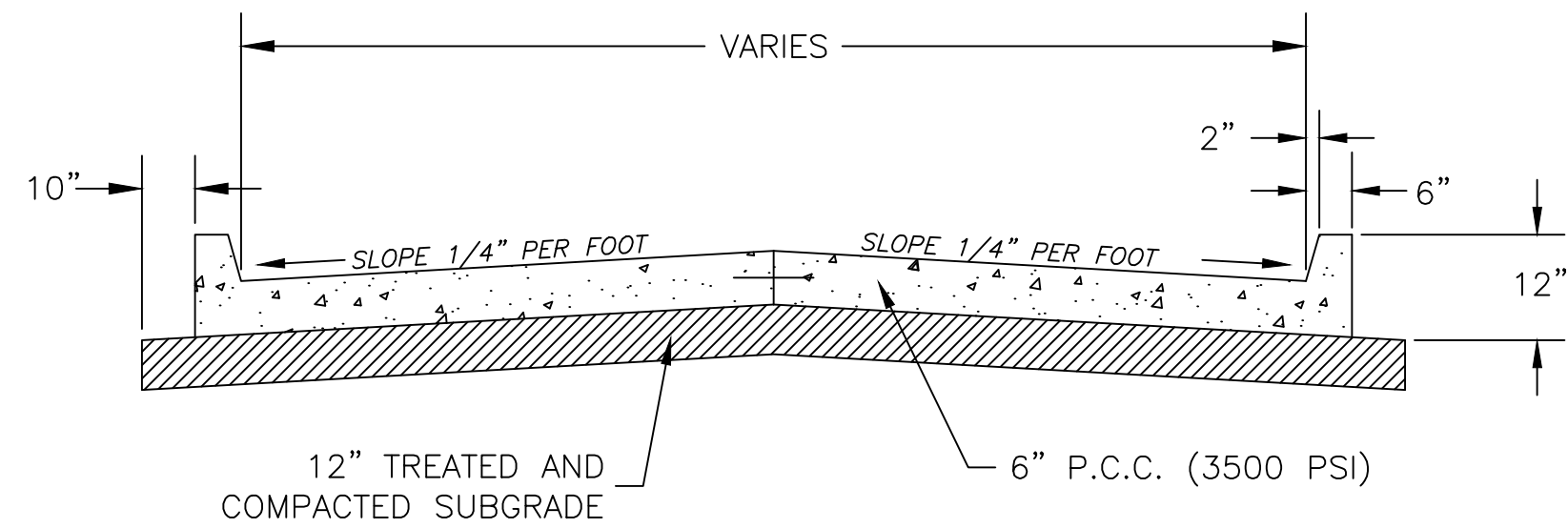
Revisions:

No.	Date	Revision

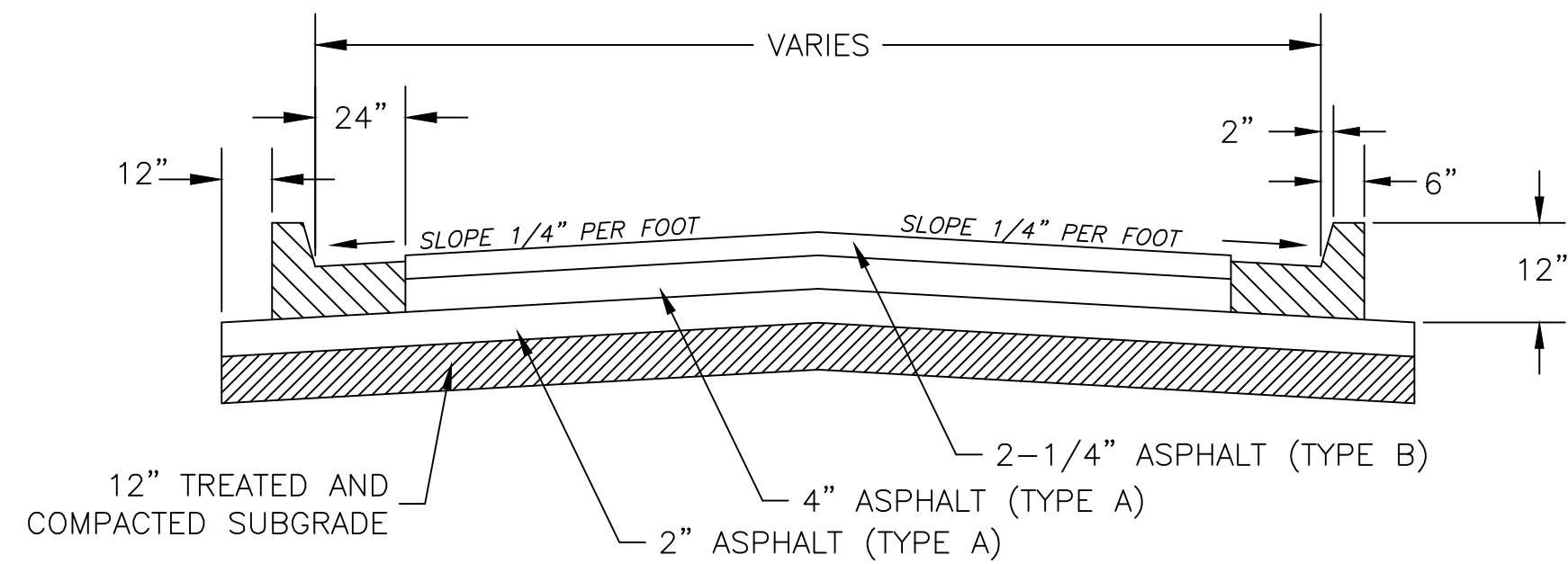
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EROSION CONTROL
DETAILS

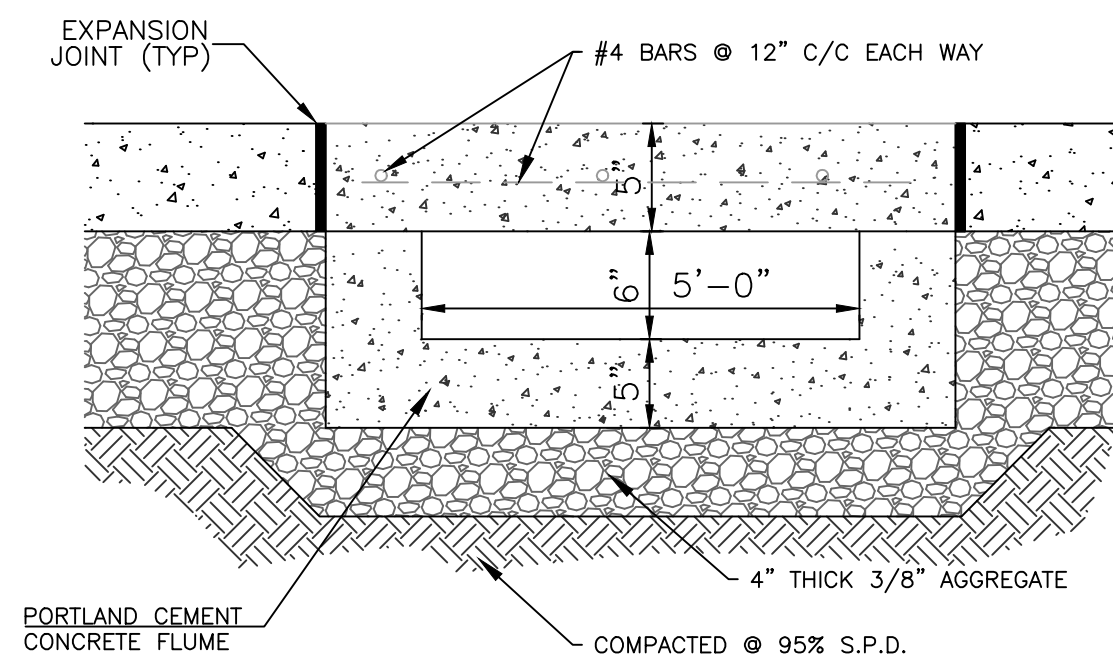
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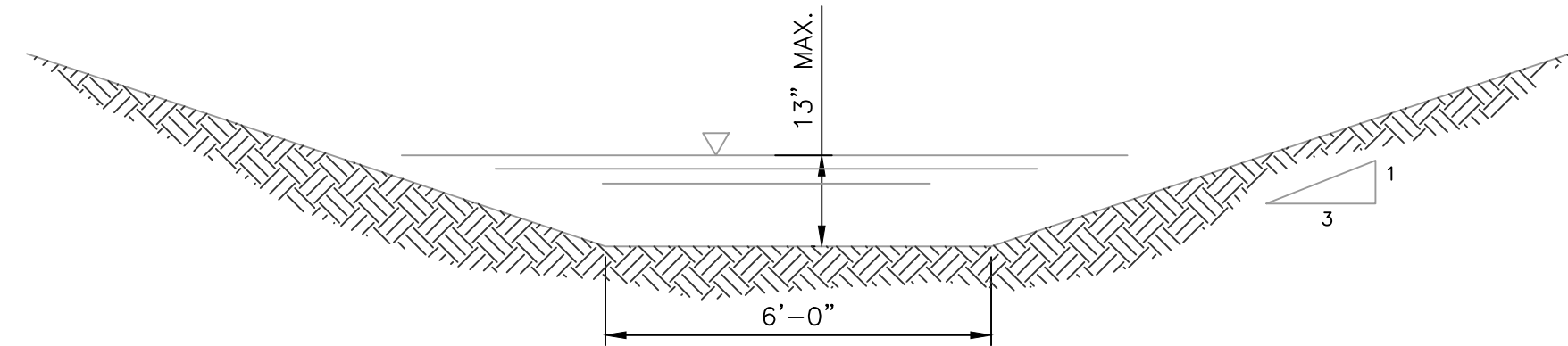
1 CITY OF SHAWNEE
CURB & GUTTER - CONCRETE
TYPICAL GRADING AND SURFACING SECTION



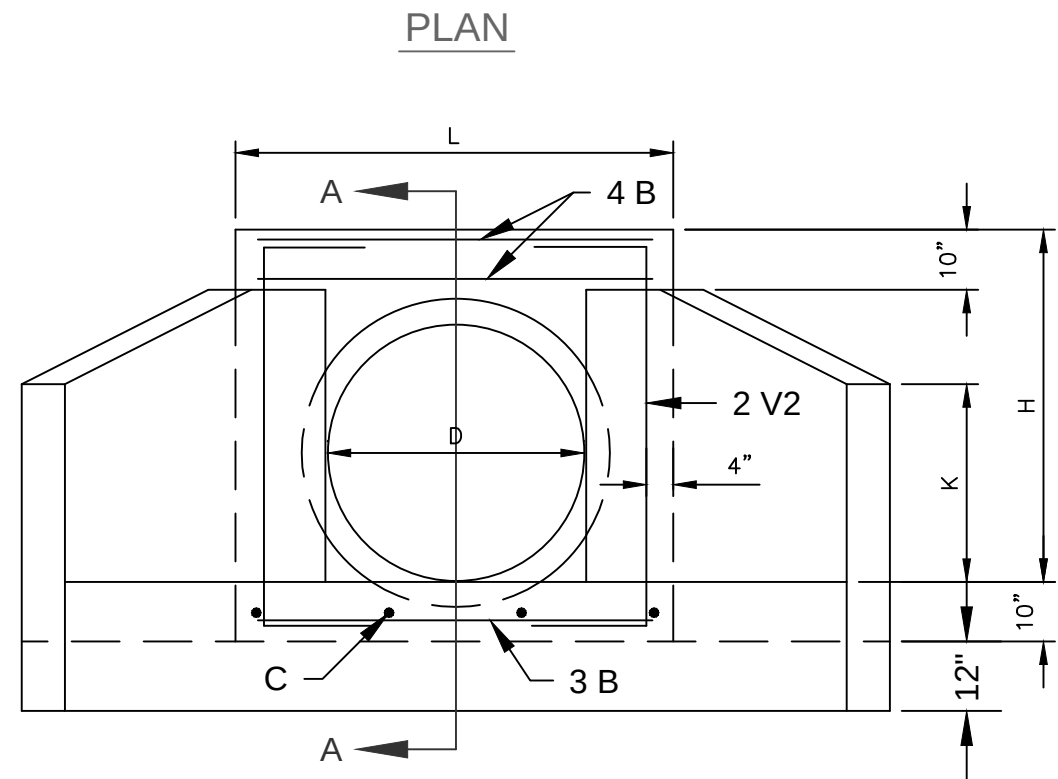
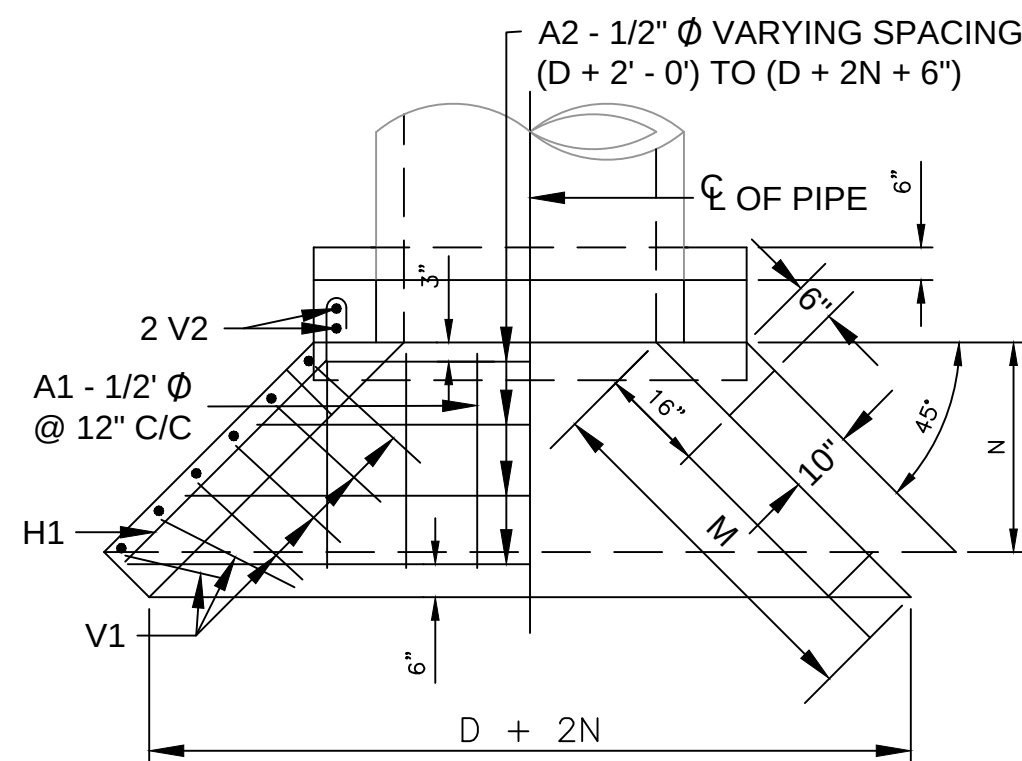
2 CITY OF SHAWNEE
CURB & GUTTER - ASPHALT
TYPICAL GRADING AND SURFACING SECTION



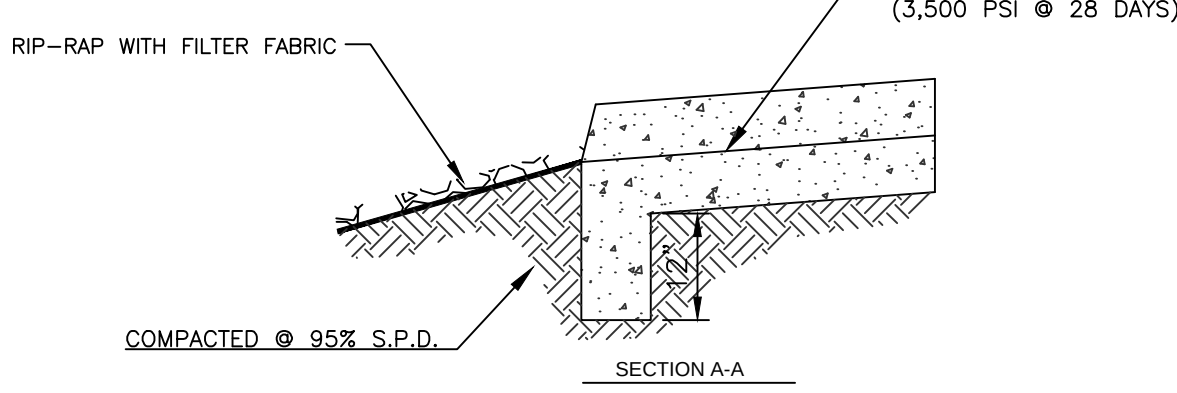
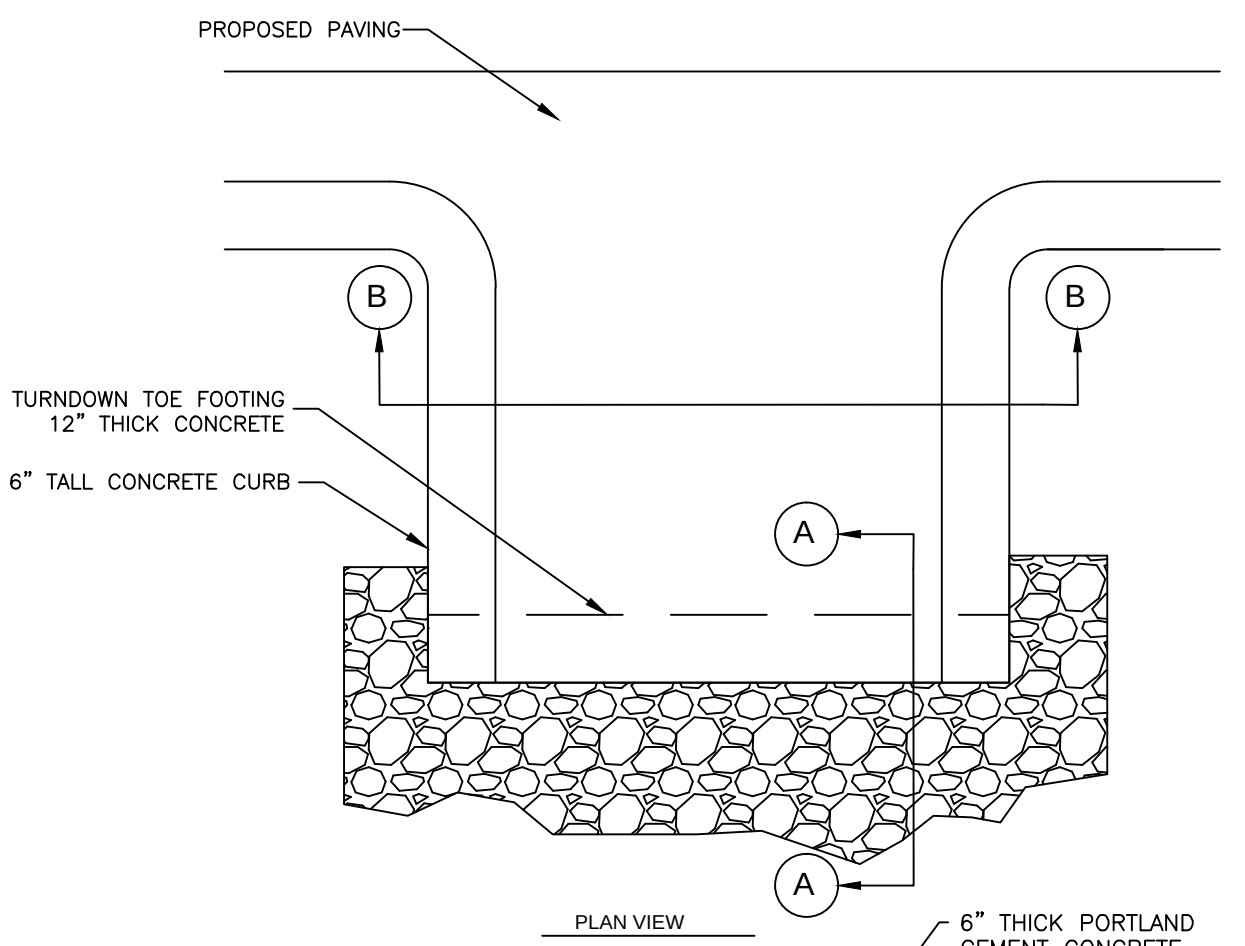
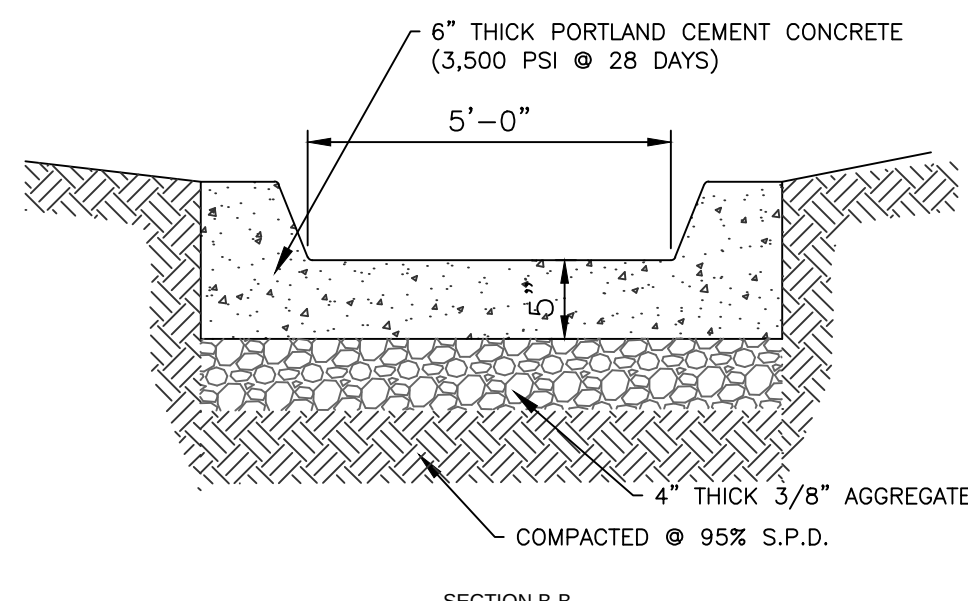
3 ELEVATED CONCRETE SIDEWALK - FLUME CROSSING
NOTE: P.C. CONCRETE 3,500 PSI AT 28 DAYS.



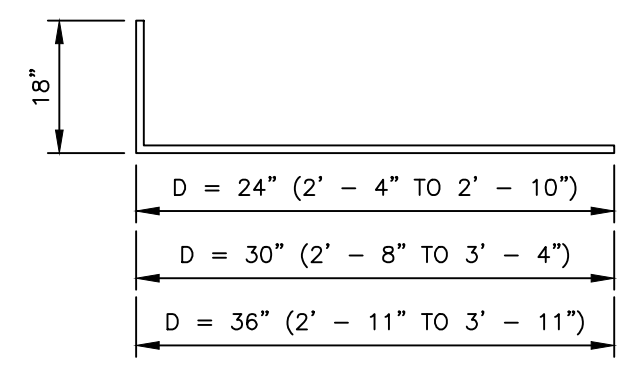
4 TYPICAL EARTH DITCH SECTION



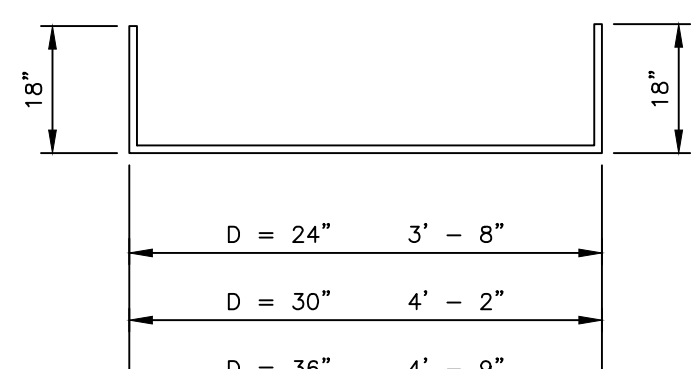
DIMENSIONS FOR HEADWALLS WITH 45° WINGS							
DIMENSIONS							
D	AREA SQ FT	T	H	K	L	M	N
24"	3.14	3"	3' - 3"	1' - 10 1/2"	4' - 4"	2' - 10"	2' - 0"



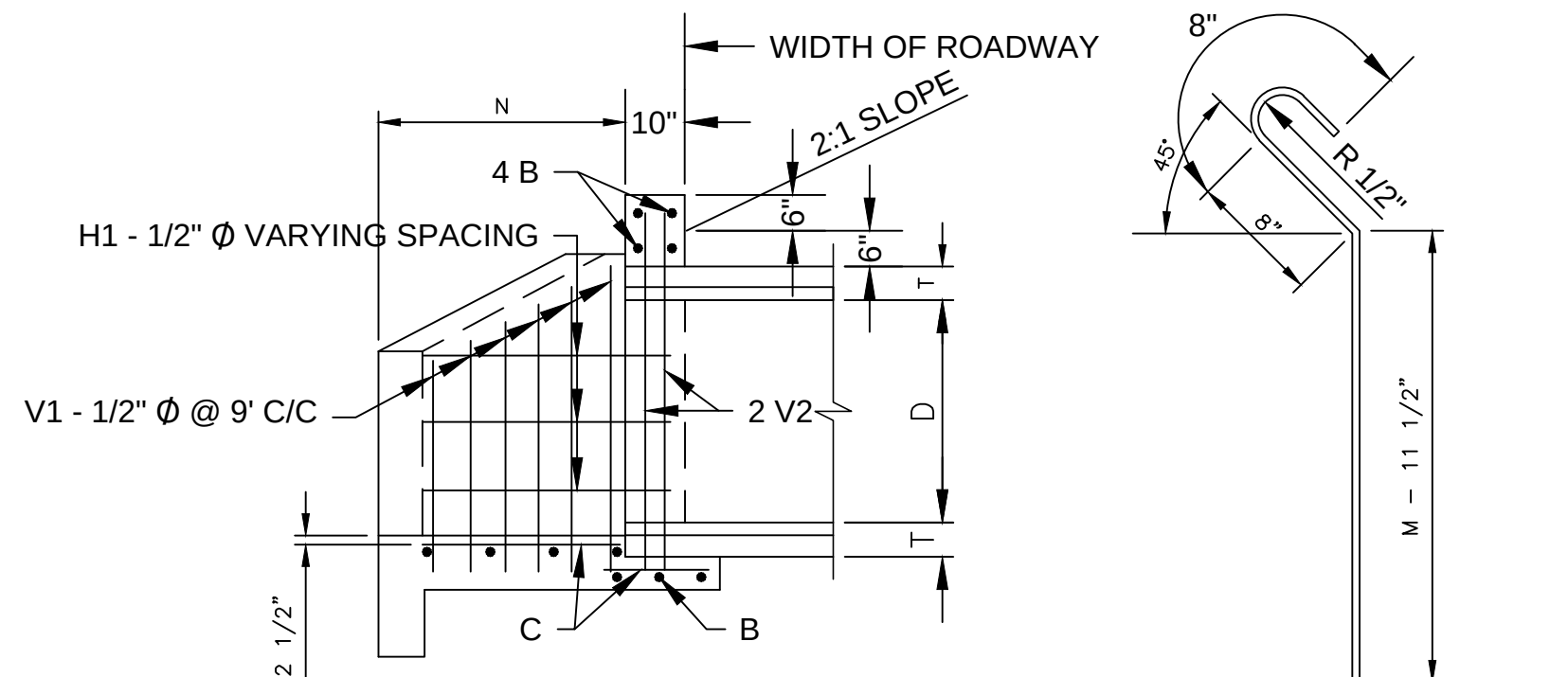
6 CONCRETE FLUME DETAIL
NOTE: P.C. CONCRETE 3,500 PSI AT 28 DAYS.



BENDING FOR V1 BARS



BENDING FOR V2 BARS

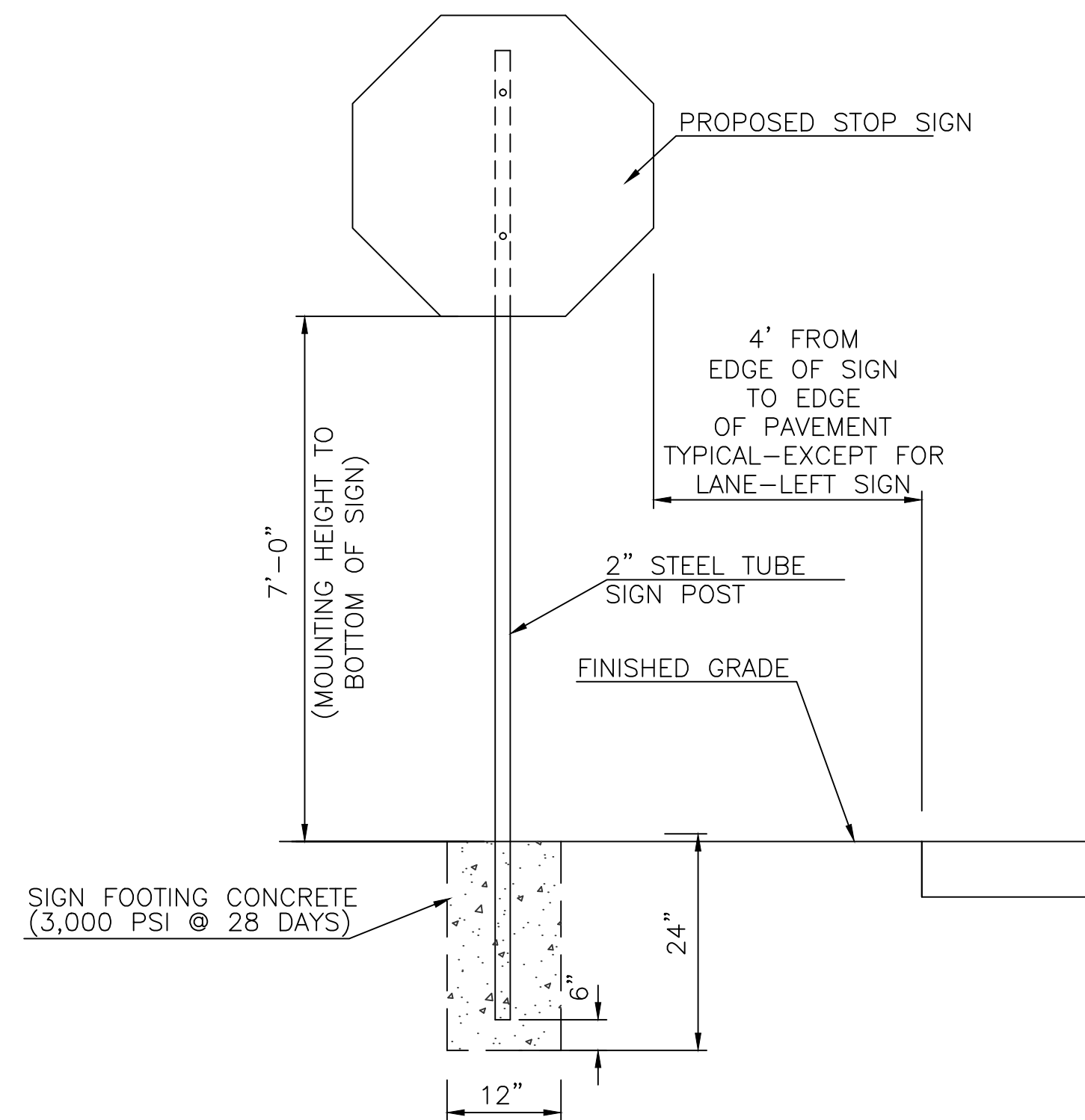


SECTION A-A

BENDING FOR H1 BARS

- GENERAL NOTES:
- ALL EXPOSED CONCRETE SURFACES SHALL HAVE A CARBORUNDUM FINISH.
 - ALL EXPOSED CONCRETE EDGES SHALL HAVE A 3/4" CHAMFER.
 - ALL REINFORCED STEEL SHALL CONFORM TO ASTM SPEC. A-305-49.

5 CONCRETE HEADWALL DETAILS



7 STOP SIGN & POST DETAILS

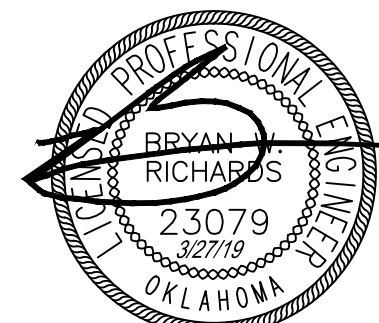


Drawing Scale:
Not-To-Scale
Note: Scale information is for
24"x36" drawing

ABSENTEE SHAWNEE HOUSING AUTHORITY
ROLLINGS HILLS SOUTH ADDITION
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FINAL

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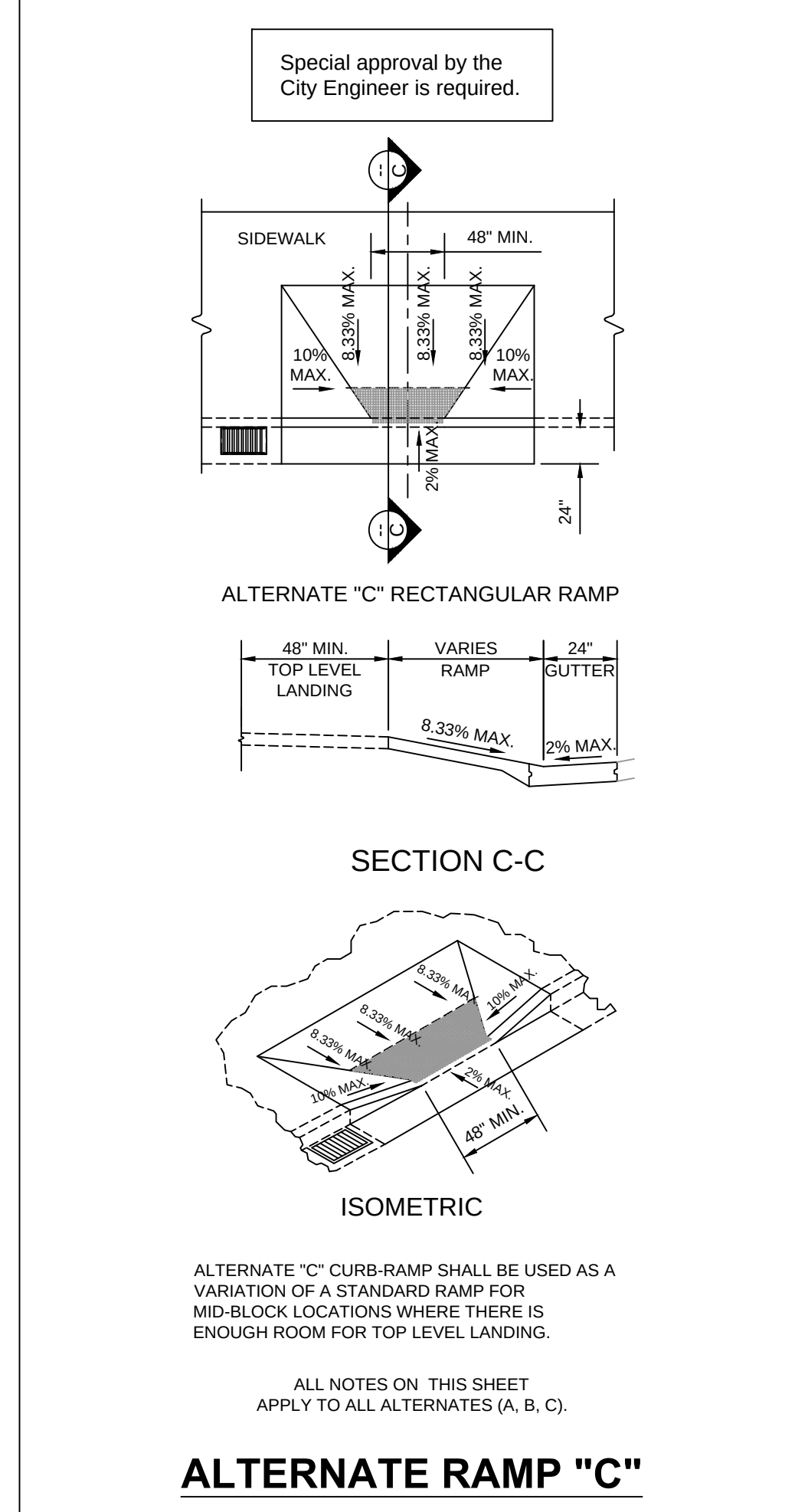
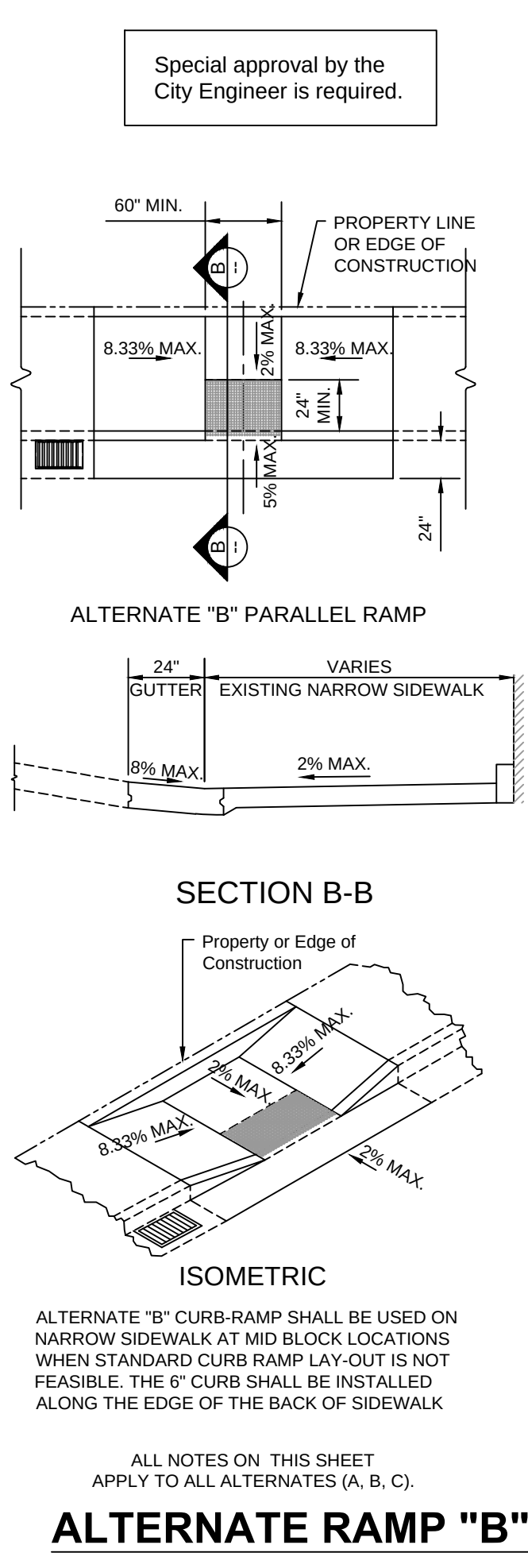
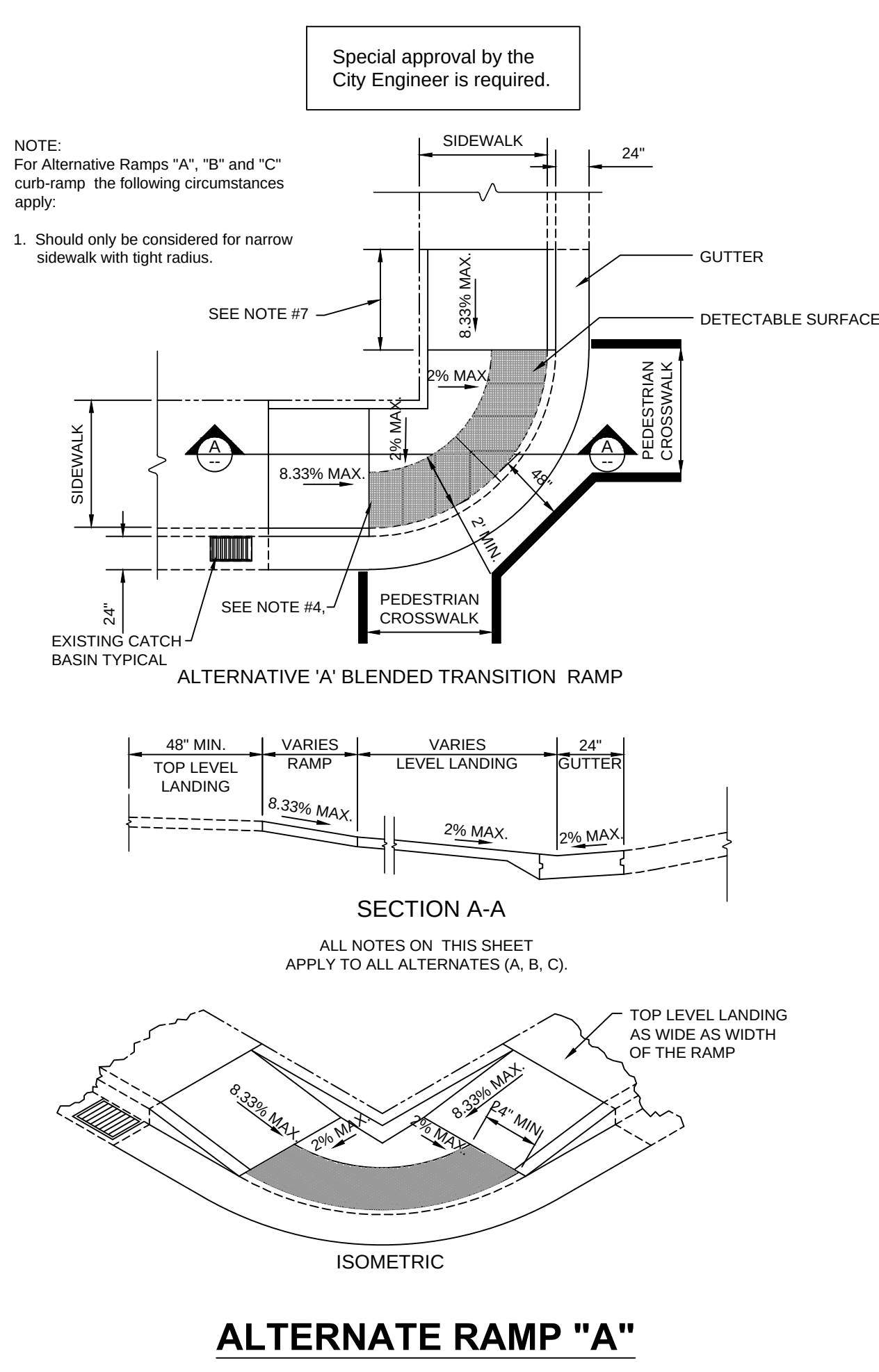
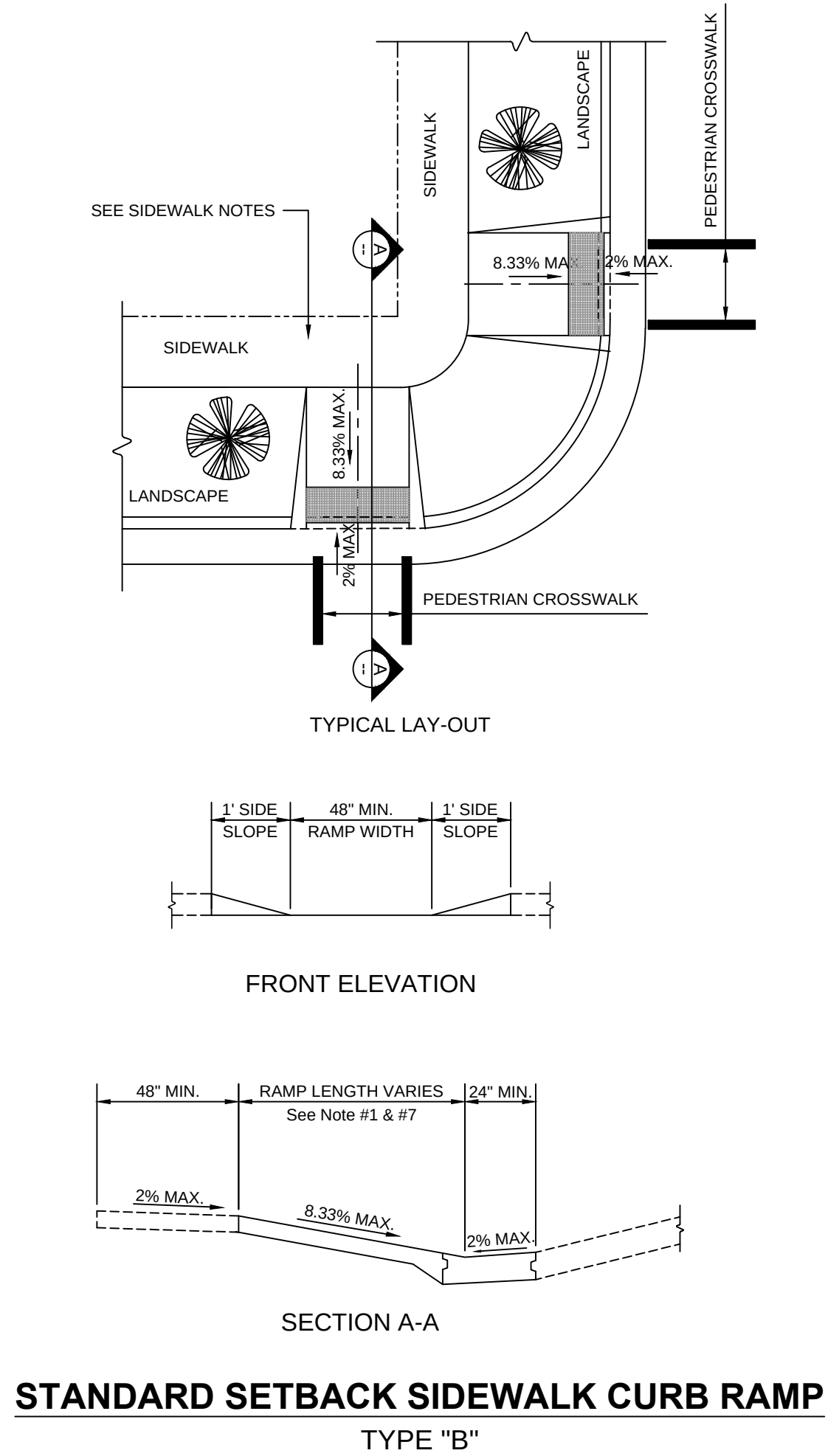
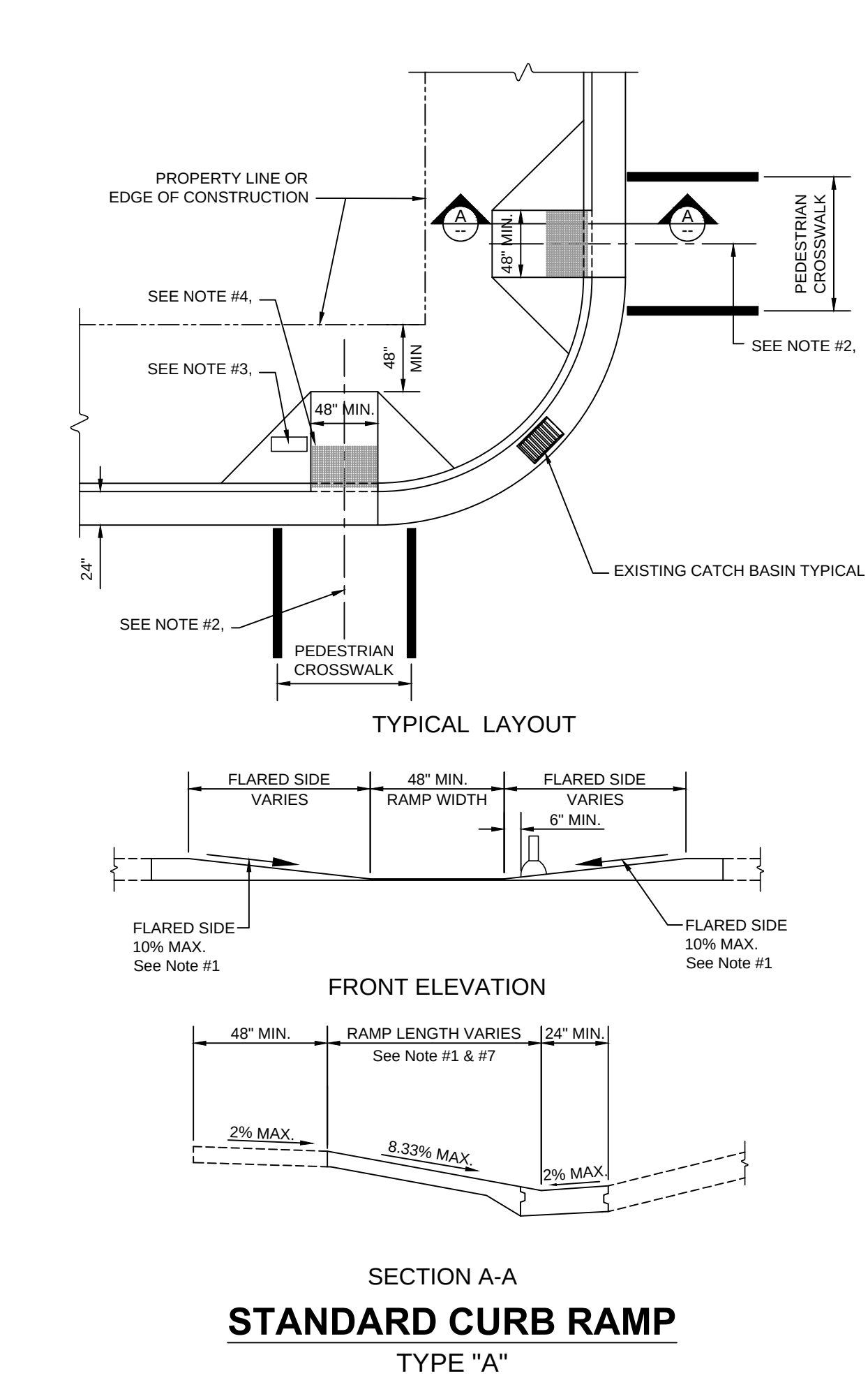
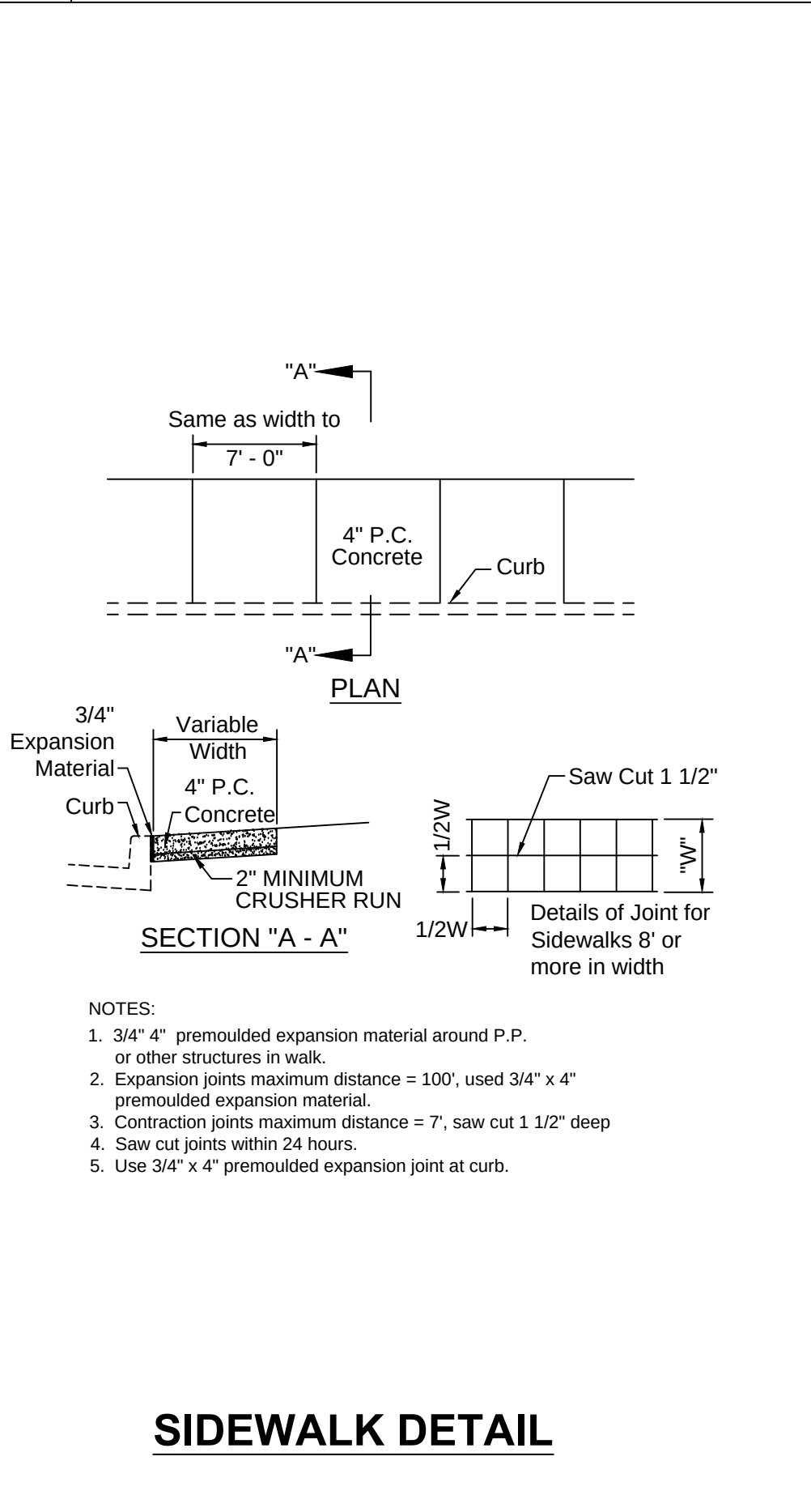
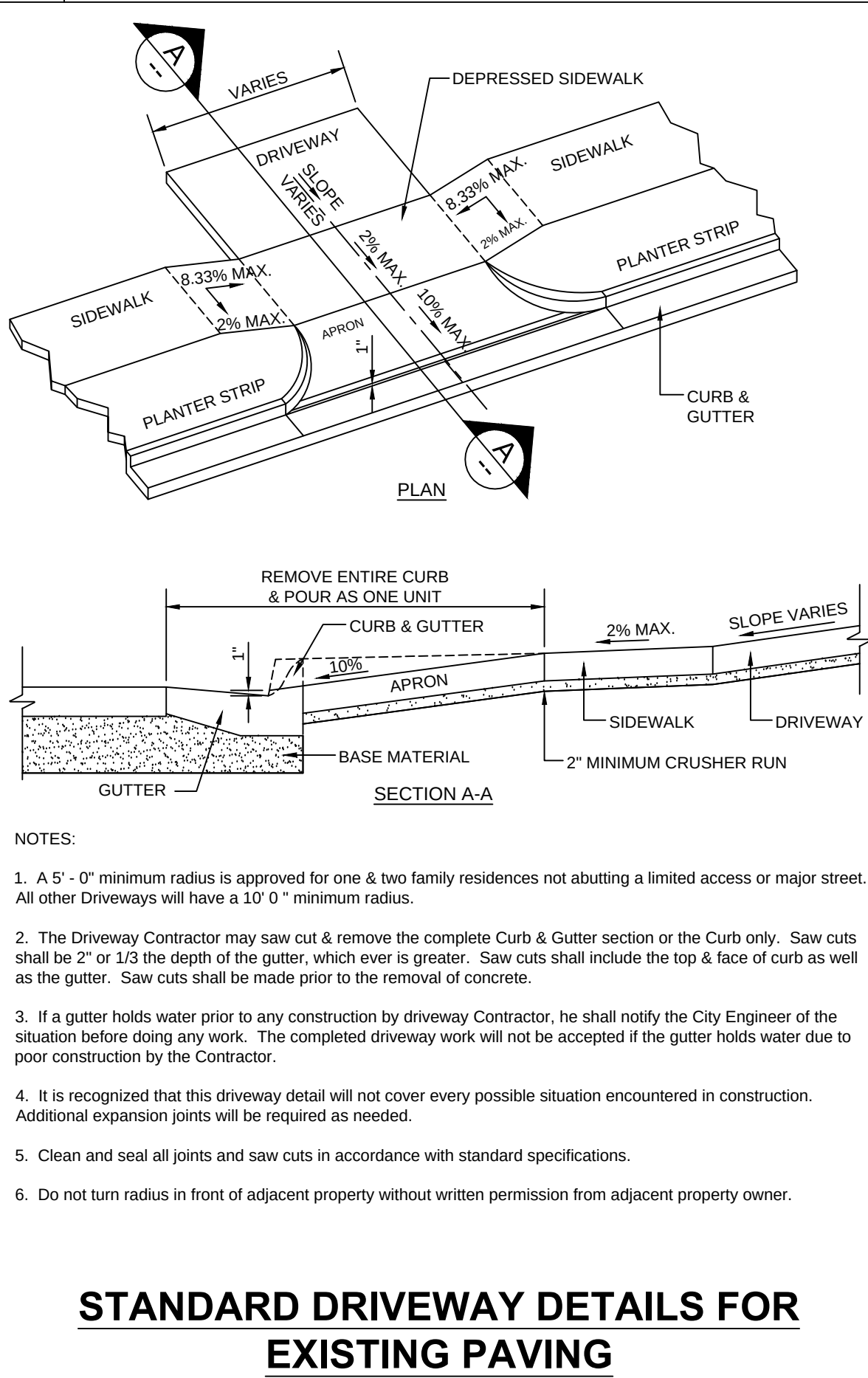
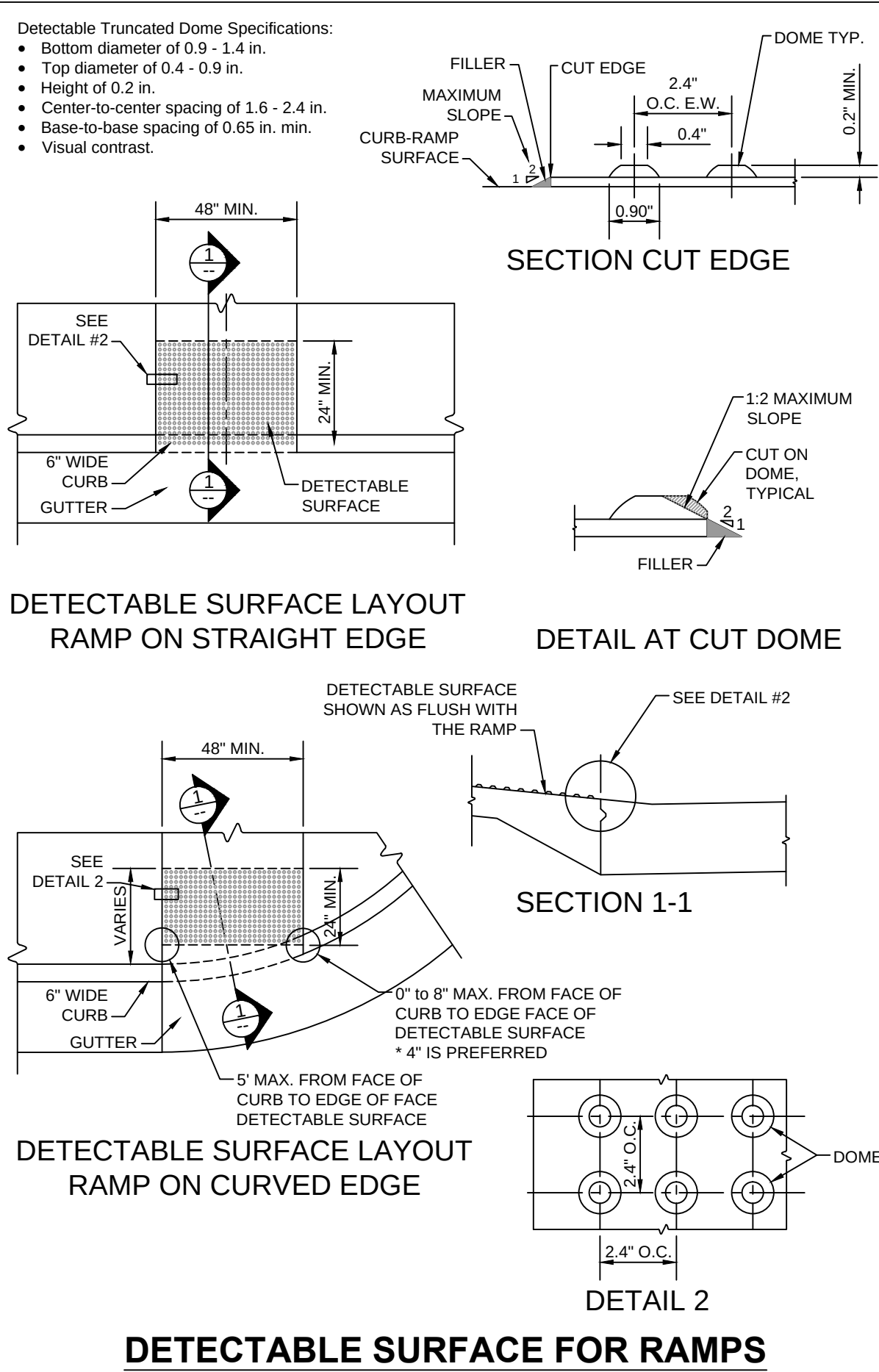
No.	Date	Revision

Sheet Title:

TYPICAL SECTIONS
AND DETAILS

Sheet Number:

C:\Users\lganrichards\Desktop\14 - Temporary Work WORK FOLDER\Keith Shaw Friendship House 07-From City\City Of Shawnee Reg& Sts\ADA Ramps.dwg



NOTES

General Notes:

- The standard curb-ramp lay-outs shall be used whenever possible. Any deviation from the standard curb-ramp plans shall be approved by the City Engineer or designee on a case by case basis.
- The standard curb-ramp drawings supersede all previous drawings and shall be part of the new curb ramp standard drawings.
- All alternate ramps shall be approved by the City Engineer prior to construction.
- While the maximum ramp slope is 8.33% Max, it is suggested that a slope of 7.10% be used leaving a 1.23% range of error.
- It is suggested that a digital level be used during construction. A digital level will be used in the final inspection and no tolerance will be giving over the max. slopes.

Curb Ramp Notes:

- A curb ramp is defined as the entire concrete surface which includes the ramp & flared sides. The 4' - 0" wide center portion, including the detectable surface, shall have the sloped plane of 8.33% (1:12) maximum, and cross slope, not to exceed 2%. The "flared side" of the ramp shall lie on a slope of 10% (1:10) maximum measured along the curb. The curb ramp shall have a surface tolerance of 1/4" per 10 foot straight edge maximum.
- The ramp center line and path of travel must be parallel to the sidewalk. The full width of the ramp shall lie within the crosswalk area. It is desirable that the location of the ramp be as close as possible to the center of the crosswalk.
- Existing utility boxes and covers shall be adjusted flush with the curb ramp surface and shall not straddle any change in plane or material. Existing utility box frames and covers shall have matching surface finish on the entire frame and cover. New utility boxes shall not be placed within the detectable border.
- The surface of the curb ramp and detectable surface material shall be stable, firm and slip resistant. The concrete curb ramp surface shall be broom finished transverse to the axis of the ramp and shall be slightly rougher than the finish of the adjacent sidewalk surface.
- A level landing 4'-0" deep, with a 2% maximum slope in each direction shall be provided at the upper end of each curb ramp to allow safe egress from the ramp surfaces. The width of the level landing shall be at least as wide as the width of the ramp.
- When vertical obstructions are present near the curb at the end of the flared side or when the curb-ramp is diagonal to the curb which will result in an extremely long flared side surface, the affected flared side may be cut and terminated perpendicular to the curb, provided that the maximum slope of 10% is achieved on each of the resulting planes.
- The length of ramp may be constructed up to 30 feet long to achieve the slope requirement.
- Existing vertical utility poles or street light poles may be incorporated into the flared sides, if necessary. The vertical obstruction shall be a minimum of 6 inches away from the edge of the ramp. Pedestrian crosswalk push button poles, fire department call box poles and other poles with activated devices, may not be placed in the curb-ramp at any time. No new vertical obstructions may be located in the curb ramp or the grooved border.
- Curb Ramp shall be constructed with 8" thick concrete at collector and arterial streets; and with 6" thick concrete at residential street. All on top of 2" of crusher run.

Sidewalk Notes:

- Minimum Sidewalk width shall be 4'-0" for Collector, 6'-0" for Arterial.
- Sidewalk slope shall be maximum of 2% cross slope.
- Whenever the width of the sidewalk is less than 5'-0", a 5' x 5' passing area with a maximum 2% slope in any direction at intervals of 200' shall be installed.
- Whenever changing direction in a sidewalk, install a 5' x 5' passing area with maximum 2% slope in any direction.
- Objects such as tree branches, signs, water fountains, etc. shall not protrude into the sidewalk more than 4" at the heights between 27" and 80".
- Sidewalk shall be constructed of 4" thick concrete on top of 2" of crusher run.

Ramps:

When the rise in elevation is greater than 30" a series of ramps and landings will be required.

- Landing shall be 5'-0" in length and no greater than 2% in any direction.
- The maximum of a run is determined by the rise (30" maximum) and slope, as shown in the following table

Max. Rise	Slope	Max. Length	Max. Rise	Slope	Max. Length
30 in.	1:12	30 ft.	30 in.	1:16	40 ft.
30 in.	1:13	32.5 ft.	30 in.	1:17	42.5 ft.
30 in.	1:14	35 ft.	30 in.	1:18	45 ft.
30 in.	1:15	37.5 ft.	30 in.	1:19	47.5 ft.

STANDARD ADA CURB RAMP
& SIDEWALK DETAILS

SURVEY BY: NA
DRAWN BY: ML
CHECKED BY: ML

REVISIONS: DATE AS-BUILT DATE

ENGINEER: JK DATE: 8/11/14 SCALE: NA PROJECT NO.: NA SHEET NO.: 1

CITY OF SHAWNEE
222 BROADWAY
SHAWNEE, OKLAHOMA

ENGINEERING DEPARTMENT

From: [Michael Ludi](#)
To: [Rebecca Blaine](#)
Cc: [Joseph A. Barker](#)
Subject: RE: Rolling Hills South Addition - Third Revision
Date: Wednesday, June 26, 2019 9:31:20 AM
Attachments: [image001.png](#)

Rebecca,

Engineering has no further comments.

Michael Ludi,

Director of Engineering
Traffic, GIS

From: Joseph A. Barker
Sent: Tuesday, June 25, 2019 1:39 PM
To: Alan Blankenship <Alan.Blankenship@shawneeok.org>; Brittney Burton <brittney.burton@shawneeok.org>; David Anderson <DAnderson@shawneeok.org>; James Kriwanek <Jkriwanek@shawneeok.org>; Rebecca Blaine <Rebecca.Blaine@shawneeok.org>; Shalah Black <shalah.black@shawneeok.org>
Cc: Michael Ludi <MLudi@shawneeok.org>
Subject: Rolling Hills South Addition - Third Revision

Good afternoon,

Here is the digital version of the third revision for the Preliminary Plat of Rolling Hills South Addition. Director Blaine would like all reviews to be submitted in five business days.

Joseph Barker

Assistant City Planner
[222 N. Broadway](#)
[Shawnee, OK 74801](#)
(405) 878 - 1672
Joseph.Barker@shawneeok.org



From: [Alan Blankenship](#)
To: [Joseph A. Barker](#); [Brittney Burton](#); [David Anderson](#); [James Kriwanek](#); [Rebecca Blaine](#); [Shalah Black](#)
Cc: [Michael Ludi](#); [Bradley Schmidt](#)
Subject: RE: Rolling Hills South Addition - Third Revision
Date: Thursday, June 27, 2019 6:49:29 AM
Attachments: [image001.png](#)

Rolling Hills South is approved by the SMA with the following comments:

- ✓ The project is responsible all boring and tapping permits.
- ✓ Meter purchase and installation (Neptune Mach 10 r900I ecoder) with approved meter cans.
- ✓ SMA approved compression service fittings.
- ✓ Blue poly CTS service line from tap to meter.

From: Joseph A. Barker
Sent: Tuesday, June 25, 2019 1:39 PM
To: Alan Blankenship <Alan.Blankenship@shawneeok.org>; Brittney Burton <brittney.burton@shawneeok.org>; David Anderson <DAnderson@shawneeok.org>; James Kriwanek <JKriwanek@shawneeok.org>; Rebecca Blaine <Rebecca.Blaine@shawneeok.org>; Shalah Black <shalah.black@shawneeok.org>
Cc: Michael Ludi <MLudi@shawneeok.org>
Subject: Rolling Hills South Addition - Third Revision

Good afternoon,

Here is the digital version of the third revision for the Preliminary Plat of Rolling Hills South Addition. Director Blaine would like all reviews to be submitted in five business days.

Joseph Barker

Assistant City Planner

[222 N. Broadway](#)

[Shawnee, OK 74801](#)

[\(405\) 878 - 1672](#)

Joseph.Barker@shawneeok.org



From: [David Anderson](#)
To: [Joseph A. Barker](#)
Subject: RE: Rolling Hills South Addition
Date: Tuesday, May 14, 2019 10:00:38 AM
Attachments: [image001.png](#)

Joseph,

This one still looks good for our office. Thanks.

David

From: Joseph A. Barker <Joseph.Barker@shawneeok.org>
Sent: Tuesday, May 14, 2019 8:41 AM
To: Rebecca Blaine <Rebecca.Blaine@shawneeok.org>; Shalah Black <shalah.black@shawneeok.org>; Alan Blankenship <Alan.Blankenship@shawneeok.org>; David Anderson <DAnderson@shawneeok.org>; James Kriwanek <Jkriwanek@shawneeok.org>
Subject: Rolling Hills South Addition

Good morning, everyone,

I have received the hard copies of the revised plat of the Rolling Hills South Addition. We would like all reviews to be submitted in 10 business days.

Joseph Barker

Assistant City Planner

[222 N. Broadway](#)

[Shawnee, OK 74801](#)

[\(405\) 878 - 1672](#)

Joseph.Barker@shawneeok.org



201100001553
Filed for Record in
POTTAWATOMIE OKLAHOMA
NANCY BRYCE, COUNTY CLERK
01-31-2011 At 04:04 pm.
WARR DEED 309.00
Instrument PG 1 OF 2
201100001553

WARRANTY DEED
(Individual Form)

Know All Men by These Presents:

THAT CUPP FAMILY REVOCABLE TRUST and ORDELL J. CUPP and WILMA F. CUPP husband and wife of Pottawatomie County, State of Oklahoma, party of the first part, in consideration of the sum of One Hundred Ninety Six Thousand and 00/100 Dollars (\$196,000.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto ABSENTEE SHAWNEE HOUSING AUTHORITY, of Pottawatomie County, State of Oklahoma, parties of the second part, the following described real property and premises situate in Pottawatomie County, State of Oklahoma to-wit:

SURFACE ONLY:

A tract of land described as beginning at a point 1980 feet South of the Northwest Corner of Section Twenty-one (21), Township Ten (10) North, Range Four (4) East of the Indian Meridian; thence East 250 feet; thence North 138 feet; thence West 250 feet; thence South 138 feet to the point of beginning.

AND

A tract of land described as beginning 264 feet North of the Southwest Corner of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Four (4) East of the Indian Meridian; thence East a distance of 330 feet; thence North a distance of 396 feet; thence West a distance of 330 feet; thence South a distance of 396 feet to the point of beginning.

AND

A tract of land described as beginning at the Northwest Corner (NW/C) of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) thence East 560 feet; thence South 477.4 feet; thence West 150 feet; thence North 147.4 feet; thence West 180 feet; thence South 330 feet; thence West 80 feet; thence North 138 feet; thence West 250 feet; thence North 522 feet to the point of beginning.

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, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 27th day of January, 2011.

CUPP FAMILY REVOCABLE TRUST

JACK CUPP, TRUSTEE

WILMA CUPP, TRUSTEE

ORDELL J. CUPP

WILMA F. CUPP



STATE OF Oklahoma

STATE OF OKLAHOMA
Pottawatomie County

Documentary Stamps: \$

294.00 3506

11-11-1111111111111111

COUNTY OF Do Hawaii

Instrument
201100001553

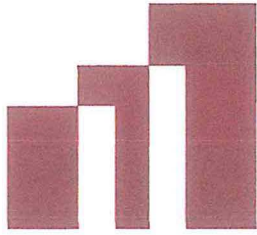
P6 2 OF 2

I, Daniel J. Cupp, a Notary Public of the County and State first above written, do hereby certify that JACK CUPP, TRUSTEE and WILMA F. CUPP, TRUSTEE of the CUPP FAMILY REVOCABLE TRUST and ORDELL J. CUPP and WILMA F. CUPP husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of January, 2011.

Daniel J. Cupp
Notary Public

My Commission Expires:



KEITH SHAW Construction

Management Services Inc.

1737 W. Wrangler Blvd. Seminole OK 74868 405-382-0181

Transmittal Letter

TO:

CITY OF SHAWNEE
ATTN: PLANNING DEPT
222 N BROADWAY
SHAWNEE, OK 74801

FROM:

KEITH SHAW CMS, INC.
1737 W. WRANGLER BLVD
SEMINOLE, OK 74868

WE TRANSMIT:

VIA:

FOR:

THE FOLLOWING:

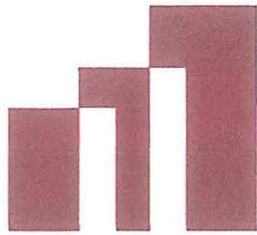
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| ☒ Attached | ☐ Under separate cover |
| ☐ Overnight delivery | ☐ Mail |
| ☒ Courier | ☐ Fax |
| ☒ Approval / Action | ☐ Information |
| ☐ Comment | ☐ Distribution |
| ☒ Drawings | ☐ Specifications |
| ☐ Submittals | ☐ Other |

NO. OF COPIES	DATE	FORMAT	DESCRIPTION
6	3-29-19	Hard Copy (24x36)	Prelim. Plat
1	" "	" "	Plans
1	" "	Digital [CD]	Plat, Plans, Drainage Report

REMARKS:

Re: Application for Prelim. Plat for
ASHA: Rolling Hills South Addition

BY: Charity



KEITH SHAW Construction

Management Services Inc.

1737 W. Wrangler Blvd. Seminole OK 74868 405-382-0181

Transmittal Letter

TO:

CITY OF SHAWNEE
ATTN: PLANNING DEPT, JOSEPH BARKER
222 N BROADWAY
SHAWNEE, OK 74801

FROM:

KEITH SHAW CMS, INC.
1737 W. WRANGLER BLVD
SEMINOLE, OK 74868

WE TRANSMIT:

VIA:

FOR:

THE FOLLOWING:

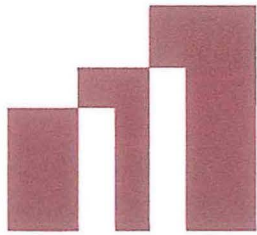
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| ☒ Attached | ☐ Under separate cover |
| ☐ Overnight delivery | ☐ Mail |
| ☒ Courier | ☐ Fax |
| ☐ Approval / Action | ☐ Information |
| ☐ Comment | ☒ Distribution |
| ☒ Drawings | ☐ Specifications |
| ☐ Submittals | ☒ Other |

NO. OF COPIES	DATE	FORMAT	DESCRIPTION
12	5-10-19		Revised Plat
1	" "		Deed

REMARKS: Re: Plat for Rolling Hills South Addition

BY: Charity

received
5-10-19
KJ



KEITH SHAW Construction

Management Services Inc.

1737 W. Wrangler Blvd. Seminole OK 74868 405-382-0181

Transmittal Letter

TO:

CITY OF SHAWNEE
ATTN: PLANNING DEPT, JOSEPH BARKER
222 N BROADWAY
SHAWNEE, OK 74801

FROM:

KEITH SHAW CMS, INC.
1737 W. WRANGLER BLVD
SEMINOLE, OK 74868

WE TRANSMIT:

VIA:

FOR:

THE FOLLOWING:

- | | |
|---|---|
| ☐ Attached | ☐ Under separate cover |
| ☐ Overnight delivery | ☐ Mail |
| ☐ Courier | ☐ Fax |
| ☐ Approval / Action | ☐ Information |
| ☐ Comment | ☐ Distribution |
| ☐ Drawings | ☐ Specifications |
| ☐ Submittals | ☐ Other |

NO. OF COPIES	DATE	FORMAT	DESCRIPTION
12	6-25-19		REVISED PRE. PLAT

REMARKS:

BY: Charity



PRELIMINARY PLAT APPLICATION

Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	503-19
Project Number:	190289
Date Filed:	3/29/2019
Amount Paid:	\$231.00
Receipt No.:	02271587

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT Keith Shaw CMS, Inc.

APPLICANT ADDRESS 1737 W. Wrangler Blvd. Seminole, OK 74868

APPLICANT PHONE NUMBERS 405-382-0181 or 405-380-3806 Attn: Charity Rodriguez

EMAIL ADDRESS Keithshawcms@sbcglobal.net

NAME OF PLAT Rolling Hills South Addition

LOCATION E Main St and S. Bryan / SE corner of intersection

NUMBER OF ACRES 3 NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 2 231.00

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____

TOTAL COST _____

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS _____

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____

TOTAL COST _____

OWNER/DEVELOPER INFORMATION:

NAME Absentee Shawnee Housing Authority

ADDRESS 107 N Kimberly Shawnee, OK 74802

CONTACT NUMBERS 405-273-1050 Attn: Bob Sheppard

EMAIL ADDRESS rsheppard@ashousingauthority.com

PROJECT ENGINEER INFORMATION:

NAME Bryan Richards dba BWR Design Group, LLC.

ADDRESS PO Box 31732 Edmond, OK 73003

CONTACT NUMBERS 405-761-5517

EMAIL ADDRESS bwrdesigngroup@gmail.com

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS
PRIOR TO MEETING**

City of Shawnee OK
405-878-1616

REC#: 02277587 3/29/2019 2:51 PM
OPER: KG TERM: 020
REF#: 1756
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190289 231.00CR
SHAW, KEITH
NONE
X-PLATREV 231.00CR

TENDERED: 231.00 CHECK
APPLIED: 231.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # P08-19 PUBLIC HEARING DATE: July 3rd, 2019 CITY COMMISSION DATE: July 15th, 2019	
APPLICANT: TLP Associates, Inc.		113 Spruce Avenue Yukon, Oklahoma, 73099		Terry@TLP-Associates.com
PROPERTY ADDRESS/LOCATION: 4900 North Harrison, Shawnee, Oklahoma, 74804				
The applicant, TLP Associates, Inc., is requesting a rezone from C-3 to PUD at 4900 North Harrison. The stated proposed use is for a commercial development. The item was first heard at the June 5th, 2019 Planning Commission Meeting. It was deferred in order for the applicant to make requested changes.				
EXISTING ZONING: C-3	EXISTING LAND USE: Hotel	SURROUNDING ZONING & LAND USE: C-3 (Highway Commerical)	SUBDIVISION: N/A	PROPERTY SIZE: 4.52 acres

STAFF RECOMMENDATION

The proposed Planned Unit Development is the Shawnee Retail Development. Conditioned upon platting, the proposed PUD would split the lot into two. Proposed are the following developments:

- 24-foot-wide cross access south of the hotel;
- Utility easement for private utilities in the south-central section of the property;
- Detention area near the south property line;
- Private water service line and water meter for the hotel;
- Trash enclosure near the west property line;
- Solid slap sod off site, near the south property line of Lot 2;
- The existing water line that cuts across the property will be removed; and
- The existing private water line east of the property will be abandoned in place.

Both lots will have an underlying C-3 usage. However, there are restrictions the applicant has added for each individual lot. Neither lot would be allowed to be used for selling or renting pornographic material in any form, an abortion clinic, gambling casino or bingo operation, or **nightclub or bar**. Lot 2 would not be allowed to be used for a hotel or motel, or a boarding house. ~~Clarification on what "private entertainment" is defined as is needed, since the term is open to interpretation.~~ In addition, the PUD would grant a permit on Lot 2 for sale of alcohol by the drink from a restaurant serving alcohol to support its food service.

Lot 1 would be allowed a maximum building height of 45'. Lot 2 would be allowed a maximum building height of 18'.

According to the submitted plans, there will be more landscaping than is otherwise required. Lot 1 (the existing lot that Quality Inn is on) will have 10% overall landscaping, up from its current amount, which does not currently meet code. They are proposing to add 3,041 square feet of landscaping to Lot 1. This will result in an increase from 6,264 square feet (or 6.9% of the proposed lot's size) to 9,305 square feet (or 10.3%). Lot 2 will have 18% overall landscaping, significantly more than the 10% minimum. It will have 10-foot and 5-foot landscape buffers; 1 tree per 30 feet of linear frontage in the front yard; 1 tree per 200 square feet in the side yard fronting Shawnee Mall Drive; only sod in the rear yard; and the parking lot landscaping will conform to the minimum standards of Table 22-180.3.1 of the Zoning Code. However, upon further inspection, it would appear that much of the currently existing landscaping being included in these figures is grass, which does not count towards the City's landscaping requirements.

The property would have less impervious surface if this request were approved.

The applicant has proposed a 5' side walk that would go from near the west property line of Lot 2 to the proposed ingress of Lot 1.

~~There are currently two key points of interest with this proposed Planned Unit Development. First, A major point of interest with the proposal is there are~~ the two existing signs for the Quality Inn: An 80' pylon sign fronting Shawnee Mall Drive, and a monument sign fronting North Harrison. If this Planned Unit Development were approved in its current form, the two existing signs would then be on a different lot from the hotel. ~~While there is currently a proposed 20' access easement to the pylon sign, the monument sign does not appear to have a 20' access easement proposed. Both signs need to have a 20' access easement. Second, the applicant has stated on the Design Statement that both lots will follow the use and development regulations of the C-3 District, with a reduced required street frontage to 30 feet from the typically required 100 feet. Furthermore, Chapter 22, Zoning Code, Section 190, General Provisions of Planned Unit Development, Subsection 5, Criteria for Planned Unit Development Review and Approval, A(9) states that the frontage~~

~~for a PUD involving commercial land uses should generally be at least the minimum required by the conventional zoning associated with the proposal.~~ At the previous public hearing on this item, an access easement that would create access to both signs was requested to be on the Master Development Plan. That change has been made.

~~Clarification on whether or not the 6" water line of Lot 2 will be private or public is needed.~~ Previously, clarification was requested regarding the ownership of the proposed 6" waterline of Lot 2. That waterline will be public according to the Design Statement.

Staff hereby recommends approval based upon the following conditions:

- 1. Property is brought up to the standards of the Zoning Code before development is started;
- 2. Lot 2 will not be a parking lot;
- 3. No parking will be adjacent to the east and south lot lines;
- 4. Parking will always be available to both lots;
- 5. All new primary structures erected will be required to have 100% masonry coverage;

APPROVE	APPROVE WITH CONDITIONS	DENY		
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS		

DESIGN STATEMENT FOR THE PLANNED UNIT DEVELOPMENT OF

SHAWNEE RETAIL DEVELOPMENT PUD-_____

1.0 INTRODUCTION

This Planned Unit Development for **SHAWNEE RETAIL DEVELOPMENT** consists of 4.4694 acres more or less and is located in the East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-One (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma. It is located on the northwest corner of Harrison Street and West Bound Interstate Highway No. 40.

The property is presently zoned C-3 Highway Commercial District.

2.0 LEGAL DESCRIPTION

A tract of land lying in the East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, T11N, R4E of the Indian Meridian, Pottawatomie County, State of Oklahoma;

Thence North 00°40'04" East, along the East line of said Quarter Section, a distance of 864.10 feet;

Thence South 05°35'22" West a distance of 9.40 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way of State Highway No. 18;

Thence South 88°30'36" West a distance of 133.40 feet;

Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;

Thence North 00°40'00" West a distance of 117.40 feet;

Thence South 89°52'00" West a distance of 374.41 feet;

Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

Thence North 70°19'54" East along said North Right-of-Way line a distance of 81.59 feet;

Thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18;

Thence North 05°35'22" East said West Right-of-Way line a distance of 263.20 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 194,689 square feet or 4.4694 acres, more or less.

3.0 OWNER/DEVELOPER

The owner/developer of Shawnee Retail Center is:

Mr. Nilesh Patel
Shiv Properties, LLC
4900 N. Harrison Street
Shawnee, OK 74804-9105

4.0 SITE AND SURROUNDING AREAS

The subject property has an existing Quality Inn Motel on the north half of the 4.47 acres. The south portion of the property is currently undeveloped. The entire property is zoned C-3 Highway Commercial District. The undeveloped south portion slopes approximately 2% to the southeast and the southwest corner slopes approximately 2% to the southwest.

- (a) The property on the west is undeveloped grass land, zoned C-3.
- (b) The property on the north is an existing Super 8 Motel, zoned C-3. The Super 8 Motel and Quality Inn Motel share an asphalt drive and cross access is by a Reciprocal Access Easement Recorded Rec. #2002-16409.
- (c) The property on the northeast is an existing Sinclair Gas Station, zoned C-3.
- (d) The property on the east is State Highway 18/Harrison Street. The properties on the east side of Harrison Street are zoned C-3.
- (e) The property on the south is I-40 service road named Shawnee Mall Drive. Shawnee Mall Drive is a two-way paved road. South of this road is West bound I-40.

5.0 CONCEPT

The intention of the Shawnee Retail Development PUD is to allow the existing Quality Inn Motel to continue to provide quality accommodations for the public, and to provide 2.40 acres (Lot 2) for future services to motorists, retail outlets and service establishments, restaurants and other businesses to serve the residents of the City of Shawnee.

By providing additional commercial services as outlined in the intent of the City of Shawnee C-3 Zoning code, this development will maintain the cohesive character that now exists.

6.0 SERVICE AVAILABILITY - REF. EXHIBIT "D"

6.1 STREET AND ACCESS EASEMENTS

All streets within the PUD will be Private and maintained by lot owners. The intent of this PUD is to provide complete vehicular access to all structures to the public and emergency vehicles by a well-designed street system.

The following describes the existing access and proposed cross access for this PUD:

LOT 1

For years the access to the existing Quality Inn Motel has been by a 30' wide driveway off Harrison Street. The re-zoning from C-3 to PUD proposes to keep this access drive as the main access to the Motel. Street frontage requirement for

C-3 Zoning shall be reduced to 30 feet in width. This 30-foot frontage for Lot 1 will allow adequate land for future development of Lot 2.

In keeping with the intent of C-3 Zoning, existing Cross Access Agreements are in place for moving from the new Lot 1 to the existing motel to the north of Quality Inn. A 24-foot-wide Cross Access Agreement will be granted between Lot 1 and Lot 2.

LOT 2

Main Ingres/Egress for Lot 2 will be from existing drive that is 131 feet south of the drive serving Lot 1. This existing drive will be the only direct access to Lot 2 and no other access from Harrison Street will be allowed. A 24-foot-wide Cross Access Agreement will be granted between Lot 1 and Lot 2.

6.2 UTILITIES - REF. EXHIBIT "E"

A. Water Service:

An existing 12" water line is located on the East side of Harrison Street. The developer will extend a 12" water line west under Harrison Street, to the southwest corner of Lot 2. This public water line will terminate with a fire hydrant and appropriate valves. Extension of this 12" water line will be available for future expansion of the city's utility infrastructure.

Lot 2 will be served by a 6" public water line as shown on the Utility Plan (Exhibit E).

B. Sanitary Sewer Service:

An 8" sanitary sewer line is available on the northeast corner of Sinclair Gas Station. The developer will extend an 8" line (approx. 191 feet) within the City Right-of-Way 10 feet south of northeast corner of Lot 2.

The existing sanitary sewer serving the Quality Inn Motel will continue will remain as is and no improvements are anticipated at the time of this PUD.

All sanitary sewer required to serve future development for Lot 2 will be private, locations shall be determined during the development of Lot 2.

C. Natural Gas, Electricity, Telephone and Cable/Data:

Lot 1: The existing Quality Inn Motel on Lot 1 has all services needed to provide service to its clientele. These utilities will remain on Lot 1 and easements will be provided on the Final Plat. Easements will be recorded with the County of Pottawatomie.

Lot 2: All utilities shall exist or will exist at the time of recording the Final Plat.

6.3 Fire Protection:

Fire protection is provided by the City of Shawnee. The nearest fire station is located at 306 E. MacArthur approximately 2.0 miles south of the site. The site is located within a 2.5-minute fire response time. Water distribution lines and a fire hydrant will be installed in conformance with requirements of the City of Shawnee.

7.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development carried out under this Planned Unit Development.

Certain zoning districts and regulations referred to in this text shall be those which appear in the Planning and Zoning Code for the City of Shawnee, adopted June 2, 2014, Ordinance #2545NS, as amended. For purposes of clarification and interpretation, the operative and controlling language and regulations of such zoning districts as contained in said code, as such exists on the day of enactment of the ordinance approving this Planned Unit Development by the City Council of the City of Shawnee shall govern this Planned Unit Development. In cases of conflict between provisions of Article VII. – Zoning, Section 22 of the City of Shawnee Code and the provisions of this Planned Unit Development, the Planned Unit Development provisions shall supersede. The regulations are as follows:

Notwithstanding any code section pertaining to administrative approval of minor amendments, the following special conditions listed in sections 8.0 through 17.0 shall not be changed or amended in any way except by action of the City Council after review and recommendation by the Planning Commission.

8.0 Development and Use Regulations

The Planned Unit Development of Shawnee Retail Development contains two (2) lots. Boundaries depicted on the Shawnee Retail Development Plan are permitted to change up to 25% by means of lot line adjustment. The use and development regulations are as follows:

Lot 1 & Lot 2: C-3 Automotive and Commercial Recreation District

All uses permitted on C3 shall be allowed including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures. Also, this PUD will grant a special use permit on Lot 2 for sale of alcohol by the drink from a restaurant serving alcohol to support its food service.

Restrictions for Lot 2:

1. Hotel or Motel
2. Boarding House

Restrictions for Lot 1 and Lot 2:

1. Any store selling or renting pornographic material in any form.
2. Abortion clinic.
3. Gambling casino or bingo operation.
4. Nightclub or bar.

9.0 Height

Lot 1: Maximum building height shall be two stories or forty-five (45) feet.

Lot 2: Maximum building height shall be one story or eighteen (18) feet.

10.0 Dimensional Standards

Lot 1:

a. Min. Lot Size	10,000 sf
b. Min. Lot Width	30'
c. Min. Street Frontage	30'
d. Front Yard	25'
e. Side Yard	0'
f. Side Yard abutting a public R/W	10'
g. Rear Yard	0'
h. Accessory Structure	none
i. Max. Site Coverage (bldg. footprint)	30%
j. Max. height	45' (two stories)

Lot 2:

a. Min. lot size	10,000 sf
b. Min. lot width	100'
c. Min. Street Frontage	100'
d. Front Yard	25'
e. Side Yard	0'
f. Side Yard abutting a public R/W	10'
g. Rear Yard	0'
h. Accessory Structure	none
i. Max. Site Coverage (bldg. footprint)	20%
j. Max. height	18' (single story)

11.0 ACCESS - REF. EXHIBIT "D"

- 11.1** Access to Shawnee Retail Development shall be limited to two (2) entrances off Harrison Street, as shown on Master Development Plan (Exhibit "A") and as stated herein to the following:
- A. Center line of the North existing access drive serving Lot 1 (Quality Inn) is 392 feet north of the intersection of Harrison Street and Shawnee Mall Drive.
 - B. Center line of the South existing access drive to serve Lot 2, is 261 feet north of the intersection of Harrison Street and Shawnee Mall Drive.
- 11.2** No access from Shawnee Mall Drive shall be allowed in this Planned Unit Development. The Developer reserves the right to revise this No Access to Shawnee Mall Drive if ODOT revises the Shawnee Mall Drive to a single West bound lane to access I-40 and driveway approval is granted by ODOT and the City Engineer of Shawnee.

12.0 SCREENING AND LANDSCAPING

12.1 SCREENING

The Shawnee Retail Development is bounded on all sides by C-3 zoning and no screening will be required.

12.2 LANDSCAPING - REF. EXHIBITS “C” AND “G” AND “H”

Lot 1:

The existing Quality Inn on Lot 1 will require more landscaping areas to be constructed to meet the minimum code of “overall 10% of the site”. See Exhibit G for areas to be constructed. The following are Landscaping Requirements by Area:

Front Yard	None
Side Yard	None
Rear Yard	None
Parking Lots	1 landscaped island on NW, NE, SE SW corner of existing parking area;
Overall Site	10% minimum

Lot 2:

Front Yard	HARRISON STREET: 10' Landscaped Buffer -1 tree per 30' linear frontage = 8 TREES
Side Yard	SHAWNEE MALL ROAD: 10' Landscaped Buffer – 1 tree per 400 sf = 13 TREES PLUS MEDIUM SHRUBS = 21 SHRUBS
Rear Yard	5' landscaped setback – no trees, sod only
Parking Lots	as Outlined C-3 Zoning Table 22-180.3.1 (SEE EXHIBIT H)
Overall Site	18% minimum

OFFSITE LANDSCAPING:

The existing 6,200 sf of concrete parking with in the ODOT Right-of-Way lying south of Lot 2 will be removed and solid slab installed. As approved by ODOT.

13.0 LIGHTING

Outdoor lighting shall be restricted to the minimum approved by City of Shawnee Engineer at the time of each building permit application. Parking lots lights and building wall packs shall be used throughout all phases of Shawnee Retail Development for public safety. No lighting shall be directed to public Rights-of-Way or be constructed to create traffic hazards.

14.0 SIGNAGE

Signage shall be in accordance with the present ordinances of the City of Shawnee, for C-3 Highway Commercial District provided that the following provisions shall also apply to such signs:

- 14.1 The existing Quality Inn Motel pole sign located in the southeast corner of Lot 2 shall remain in place. Easement shall be recorded at the Pottawatomie County court house by the owner of Lot 1.
- 14.2 The existing Quality Inn Motel sign located in the west Right-of-Way of Harrison Street shall remain in place.

- 14.3 All new and future signage for Lot 2 shall meet City of Shawnee C-3 codes. New signage for Lot 2 shall be allowed below the existing pole sign on the southeast corner of Lot 2.

15.0 OWNERSHIP AND MAINTENANCE

Each lot owner shall be party to a Property Owners Association. This Association agreement shall outline owners responsibility for installation, maintenance, and replacement of all landscaping, and any watering systems associated with such, all common areas, all private streets and common access easements, all site lighting, all utilities (underground or above) as they pertain to which lot owns these utilities and all other items as outlined in the Property Owners Agreement.

16.0 GENERAL PROVISIONS AND REGULATIONS

16.1 Site Drainage shall meet all C-3 zoning code as of this approved PUD. If detention is required due to increase in impervious area, the detention pond or facility will be provided during the development of Lot 2. No detention will be required on Lot 1. See Exhibit F, Drainage Plan – Exhibit F.

16.2 All existing utilities serving Quality Inn (Lot 1) shall remain in place. At the time of construction of the 6" Public Water Line to serve Lot 1, the developer shall connect Quality Inn's water service line to the new 6" water line. See Utility Plan – Exhibit E.

16.3 Lot 2 shall remain undeveloped at the time of approval of this PUD. When developed, all C-3 zoning code and this PUD shall apply. **SEE EXHIBIT I FOR BUILDING MATERIALS.**

16.4 No additional Right-of-Way or street widening will be required for this development.

16.5 Trash enclosure on Lot 1 shall have a 6' high site proof fence with gates.

17.0 EXHIBITS

The following exhibits are hereby made a part of this Planned Unit Development of Shawnee Retail Development. The exhibits are as follows:

Exhibit "A"	Master Development Plan
Exhibit "B"	ALTA Survey and Topographic Survey
Exhibit "C"	Site Improvement Plan
Exhibit "D"	Common Access Plan
Exhibit "E"	Utility Plan
Exhibit "F"	Drainage Plan
Exhibit "G"	Landscape Plan
Exhibit "H"	Shawnee Landscape Code
Exhibit "I"	Shawnee Exterior Building Code

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

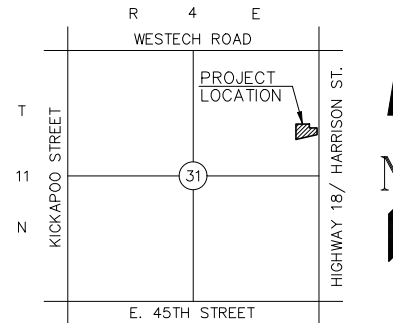
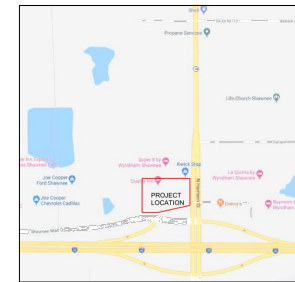
DEVELOPMENT NOTES:

1. ALL PARKING SHALL BE BY CROSS-ACCESSED AGREEMENT AND MAINTAINED BY OWNERS AS DEFINED IN POA.
2. DETENTION SHALL BE FOR BOTH LOTS AND CONSTRUCTED ON LOT 2 AND MAINTAINED AS DEFINED IN POA.
3. ALL DEVELOPMENT IN LOT 2 SHALL MEET CITY OF SHAWNEE ZONING C-3 OR AS OUTLINED IN PUD.

MASTER DEVELOPMENT PLAN
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

PLAT NOTES

1. ALL STREET ARE PRIVATE.
2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.



LOCATION MAP

NOT TO SCALE

SURVEY LEGEND

	- CLEAN OUT		- SAN. SEWER MANHOLE
	- BENCH MARK		- STORM SEWER MANHOLE
	- MAIL BOX		- TELEPHONE MANHOLE
	- PIPE LINE VENT		- TELEPHONE PEDESTAL
	- VENT		- TELEPHONE VAULT
	- GAS METER		- TELEVISION PEDESTAL
	- GAS VALVE		- FIBEROPTIC VAULT
	- GAS RISER		- WATER METER VAULT
	- GUARD POST		- WATER VALVE
	- ROOF DRAIN		- FIRE HYDRANT
	- LIGHT POLE		- PULL BOX
	- TREE		- MONITOR WELL
	- TRAFFIC SIGNAL LIGHT POLE		- SIGN
	- TRAFFIC CONTROL BOX		- ELECTRIC MANHOLE
	- TRAFFIC CABLE JUNCTION BOX		- ELECTRIC TRANSFORMER
	- STORM SEWER JUNCTION BOX		- ELECTRIC VAULT
	- IRRIGATION CONTROL VALVE		- ELECTRIC JUNCTION BOX
	- SPRINKLER HEAD		- ELECTRIC PEDESTAL
	- SPRINKLER VALVE		- POWER POLE
	- SANITARY SEWER		- UTILITY POLE
	- WATER		- GUY WIRE
	- FENCE		- UNDERGROUD ELECTRIC
	- OVERHEAD ELECTRIC		- TELEPHONE UNDERGROUD
	- STORM SEWER		- CABLE TV
	- FIBER OPTIC		- PETROLEUM
			- OVERHEAD TELEPHONE

KEY NOTES: EXISTING CONDITIONS

1. EXISTING ACCESS.
2. EXISTING QUALITY INN SIGN AND EASEMENT. SIGN TO REMAIN ON LOT 2.
3. EXISTING ABOVE GROUND UTILITY TO SERVE QUALITY INN. TO REMAIN.
4. EXISTING FIRE HYDRANT.
5. EXISTING SANITARY SERVICE LINE.
6. EXISTING PRIVATE SANITARY SERVICE LINE.
7. EXISTING EASEMENT - RECIPROCAL ACCESS AGREEMENT
8. EXISTING ODOT "PARK AND RIDE" ABANDONED PAVEMENT. TO BE REMOVED. AND SOLID SLAB SOD INSTALLED.
9. EXISTING PARKING FOR QUALITY INN. TO REMAIN.

KEY NOTES: PROPOSED DEVELOPMENT

1. PROP. 24' WIDE CROSS ACCESS AGREEMENT. REF. EXHIBIT D.
2. PROP. PLATTED UTILITY EASEMENT FOR PRIVATE UTILITIES.
3. PROP. DETENTION AREA FOR LOT 1 AND LOT 2.
4. PROP. PRIVATE WATER SERVICE LINE & WM FOR LOT 1.
5. PROP. TRASH ENCLOSURE.
6. PROP. SOLID SLAB SOD. (OFF SITE)
7. REMOVE EXISTING PRIVATE WATER LINE.
8. EXISTING PRIVATE WATER LINE ABANDONED IN PLACE.

KEY NOTES: PROPOSED PUBLIC UTILITIES - REF. EXHIBIT EXHIBIT E.

1. PROP. 12" WATER MAIN.
2. 18" BORE AND STEEL CASING.
3. PROP. FIRE HYDRANT ASSEMBLY.
4. PROP. 6" WATER LINE TO SERVE LOT 1.
5. PROP. 8" SANITARY SEWER LINE.
6. PROP. SAN. SEWER MAN HOLE.
7. PROP. 5' WIDE SIDEWALK.

PARKING DATA FOR LOT 1

HOTEL/MOTEL
2 SPACES PER 3 GUEST ROOMS PLUS 1
PER 200 SF OF GFA IN ALL ACCESSORY
USES.

106 ROOMS AND NO RESTAURANT OR
OR MEETING ROOMS. 71 TOTAL SPACES
REQUIRED.

PROVIDED: 76 REG. SPACES
4 HC SPACES
TOTAL = 80

LEGAL DESCRIPTION - LOT 1

A tract of land lying in the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma;

THENCE North 00°40'04" East, along the East line of said Quarter Section, a distance of 864.10 feet;

THENCE South 89°56'01" West a distance of 71.29 feet;

THENCE South 05°35'22" West a distance of 9.40 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way line of State Highway No. 18;

THENCE South 88°30'36" West a distance of 133.40 feet;

THENCE on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;

THENCE North 00°40'00" West a distance of 117.40 feet;

THENCE SOUTH 89°52'00" West a distance of 374.41 feet;

THENCE South 00°17'50" West a distance of 290.64 feet;

THENCE North 89°52'00" East a distance of 130.86 feet;

THENCE North 50°03'04" East a distance of 223.61 feet;

THENCE North 89°00'52" East a distance of 203.89 feet to a point on the West Right-of-Way line of State Highway No. 18;

THENCE North 05°35'22" East along said West Right-of-Way line a distance of 31.83 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 90,347.79 square feet or 2.07 acres, more or less.

LEGAL DESCRIPTION: - LOT 2

A tract of land lying in the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma;

THENCE North 00°40'04" East, along the East line of said Quarter Section, a distance of 864.10 feet;

THENCE South 89°56'01" West a distance of 71.29 feet;

THENCE South 05°35'22" West a distance of 41.23 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way line of State Highway No. 18;

THENCE Continuing South 05°35'22" West along the West Right-of-Way of State Highway No. 18 a distance of 231.37 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

THENCE on a curve to the left having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18;

THENCE South 70°19'54" West along said North Right-of-Way line a distance of 81.59 feet;

THENCE North 00°17'50" East a distance of 200.61 feet;

THENCE North 89°52'00" East a distance of 130.86 feet;

THENCE North 50°03'04" East a distance of 223.61 feet;

THENCE North 89°00'52" East a distance of 203.89 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 104,341.09 square feet or 2.40 acres, more or less.

EXHIBIT A

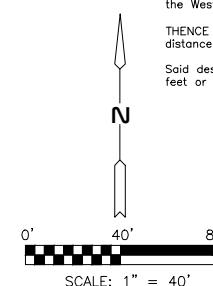
MASTER DEVELOPMENT PLAN

SHAWNEE RETAIL
DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

DESIGNED:	APPROVED:	SCALE:	DATE:	SHT. NO.
TLP	DT	1"=40'	06-18-19	1 of 7
DEVELOPER:	PRJ. NO.			
SHIV PROPERTIES, LLC	2019-106			

TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND PLANNING

113 Spruce Ave.
Yukon, OK 73099
C. 405.210.3169
EM: terry@tlp-associates.com
CA NO. 7901
CA Expires 6-30-2019



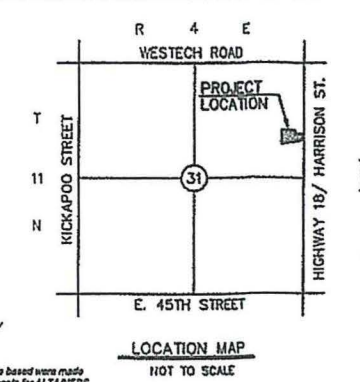
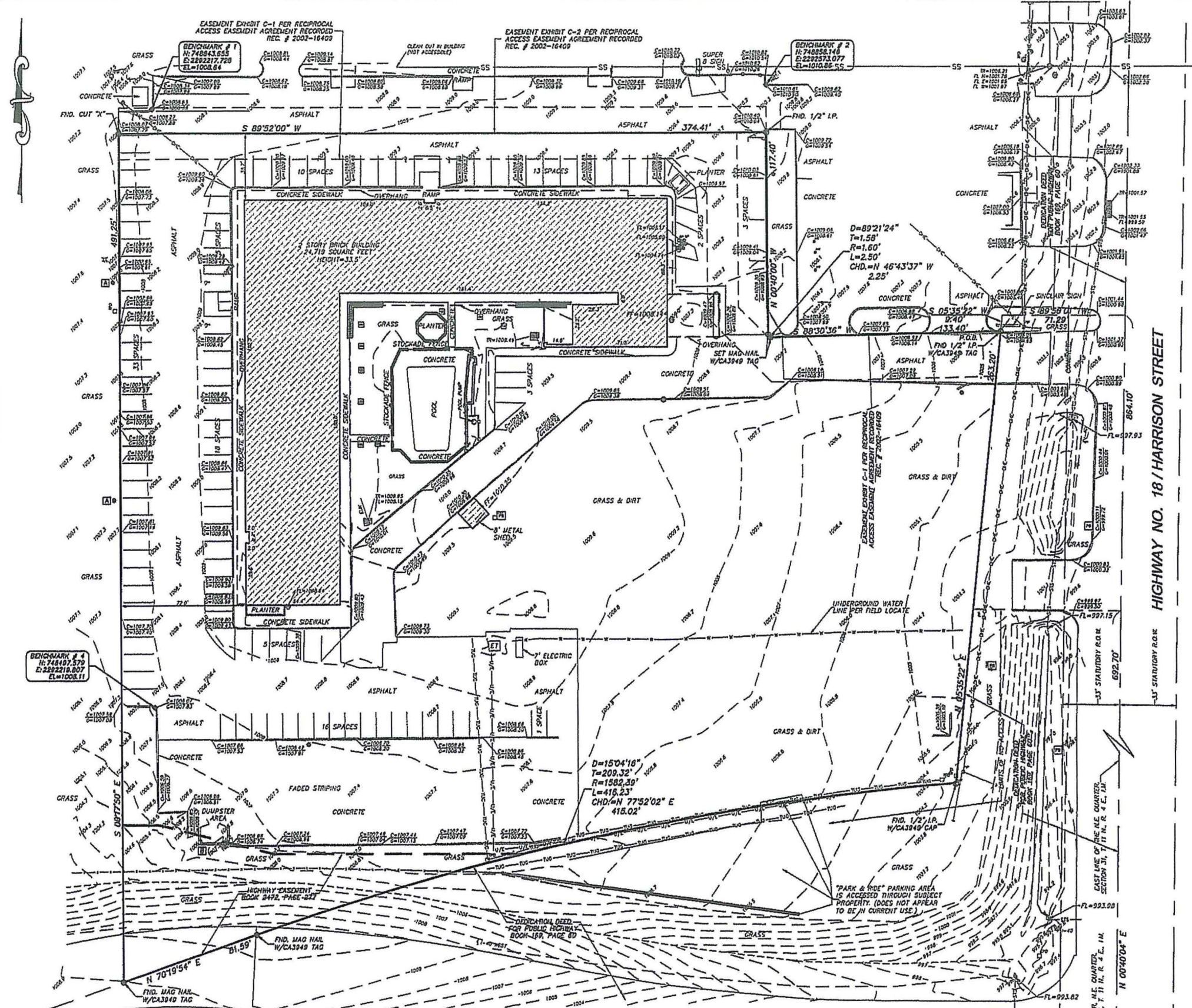
LEGEND

	PROP. CROSS ACCESS AGREEMENT		PROP. PUBLIC WATER LINE
	EXISTING CROSS ACCESS AGREEMENT		PROP. PUBLIC SANITARY SEWER LINE
	EXISTING LANDSCAPING		PROP. PUBLIC SIDEWALK
	PROPOSED LANDSCAPING LOT 1		PROP. CONSTRUCTION LOT 1
	ODOT PARKING AREA - REMOVE AND RE-SOD AS APPROVED BY ODOT.		LANDSCAPE BUFFER LINE
			PROP. TREES

ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDSCWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SURVEYOR'S CERTIFICATE

QUAKE CREEK BANK, N.A.
SHAW PROPERTIES, L.L.C. an Oklahoma limited liability company
FIRST AMERICAN TITLE INSURANCE COMPANY
AMERICAN EAGLE TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 16 and 17 of Table A thereof.

The field work was completed on August 17, 2017

Darin L. Rabourn, Professional Land Surveyor No. 1837

Date of Plat or Map: August 21, 2017

Date of Signature: 9/25/2017

GENERAL SURVEY NOTES:

- 3. This plot or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as established by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
- 4. The property described herein is the same as the property described in First American Title Insurance Company Certificate No. 1708-0023-23 with an effective date of August 24, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been placed herein or otherwise noted to so affect on the subject property.
- 5. Said described property is located within an area serving a Zone Designation "X" Uninhabited (Non-Spacial Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), as shown on Flood Insurance Rate Map No. 410230004H, with an effective date of September 2, 2016, for Community No. 400178, in Pontotoc County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 6. The Property has direct access to State Highway 18 / Hartman Street, a dedicated public street or highway.
- 7. The total number of assigned parking spaces on the subject property is 120, including a designated handicap space.
- 8. There is observed evidence of current earth moving work, building construction or building additions.
- 9. There are no proposed changes in street right of way lines, to the best of my knowledge.
- 10. There is no observed evidence of recent street or sidewalk construction or repairs.
- 11. There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill.
- 12. The bearing of horn 054°04'42" East as shown on the east line of the Horseshoe Quarter was used as the basis of bearing for this survey.

LEGAL DESCRIPTION:

A tract of land lying in the east half of the northeast quarter of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as:

CONJUNCTION at the southeast corner of the northeast quarter of Section 31;

COMMENCEMENT AT THE SOUTHWEST CORNER OF THE FIRST QUARTER SECTION 26, TOWNSHIP 40N, RANGE 40W, 40TH EASL ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 864.10 FEET;

THENCE SOUTH 89°54'01" WEST A DISTANCE OF 117.40 FEET;

THENCE SOUTH 03°32'22" WEST A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 16;

THENCE SOUTH 88°32'38" WEST A DISTANCE OF 133.45 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1.65 FEET (A CHORD BEARING NORTH 44°37" WEST, CHORD LENGTH OF 2.55 FEET) ON A DISTANCE OF 2.55 FEET;

THENCE NORTH 09°40'00" WEST A DISTANCE OF 117.40 FEET;

THENCE SOUTH 89°54'00" WEST A DISTANCE OF 374.41 FEET;

THENCE SOUTH 00°17'50" EAST A DISTANCE OF 81.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS HIGHWAY No. 40;

THENCE NORTH 70°18'54" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 81.69 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1552.39 FEET (A CHORD BEARING S 41°02' E, MEASURED AT 418.03 FEET) AND ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 418.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 16;

THENCE NORTH 05°33'22" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 263.20 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT EXCEPTION NOTES:

1. No items affecting subject property listed.



**ENGINEERING
SURVEYING
PLANNING**

FLORIDA CITY
10000 N.W. 11th Avenue
Suite 200
Miami, FL 33150
Tel: 305/455-1234
Fax: 305/455-1235
www.sfeinc.com

CERTIFICATE OF AUTHORIZATION FOR THE STATE OF FLORIDA

NOBMAN
2700 N.W. 11th Avenue
Suite 200
Miami, FL 33150
Tel: 305/455-1234
Fax: 305/455-1235
www.nobman.com

NOBMAN
2700 N.W. 11th Avenue
Suite 200
Miami, FL 33150
Tel: 305/455-1234
Fax: 305/455-1235
www.nobman.com

[illegible]

EXHIBIT B

ALTA/NSPS LAND TITLE SURVEY
QUALITY INN
4900 N. HARRISON STREET
SHAWNEE, POTTOWATOMIE COUNTY
STATE OF OKLAHOMA

Field Book..... 2017
Party Chief..... LG
Processed By..... CMP
Drawn By..... CMP
Checked By..... DLR

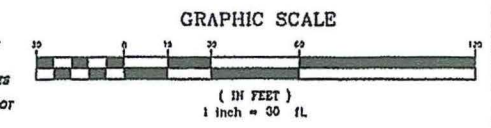
Project Number
115,287
Scale
1"=30'

File:ZA115287\115287 MERGED.DWG

Sheet: 1 of 1

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR AS ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED THEREIN NOR DOES GUARANTEE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

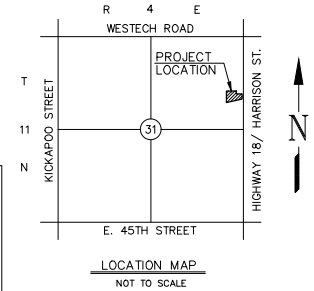


BM #1 CUT "X" T/C AT N.W. CORNER OF PARKING N.W. OF N.W. BUILDING CORNER ON NOSE OF ISLAND ELEV=1008.64	BM #3 CUT "X" T/C ON W. END OF DRIVE TO PARK AND RIDE AREA N.E. OF PARK AND RIDE SIGN ELEV=1007.17
BM #2 CUT "X" T/C 27' ± NORTH OF THE MOST NORTHERLY NORTHEAST PROPERTY CORNER ELEV=1010.09	BM #4 CUT "X" T/C AT S.W. CORNER OF PARKING S.W. OF S.W. BUILDING CORNER ON NOSE OF ISLAND ELEV=1009.11

[illegible]

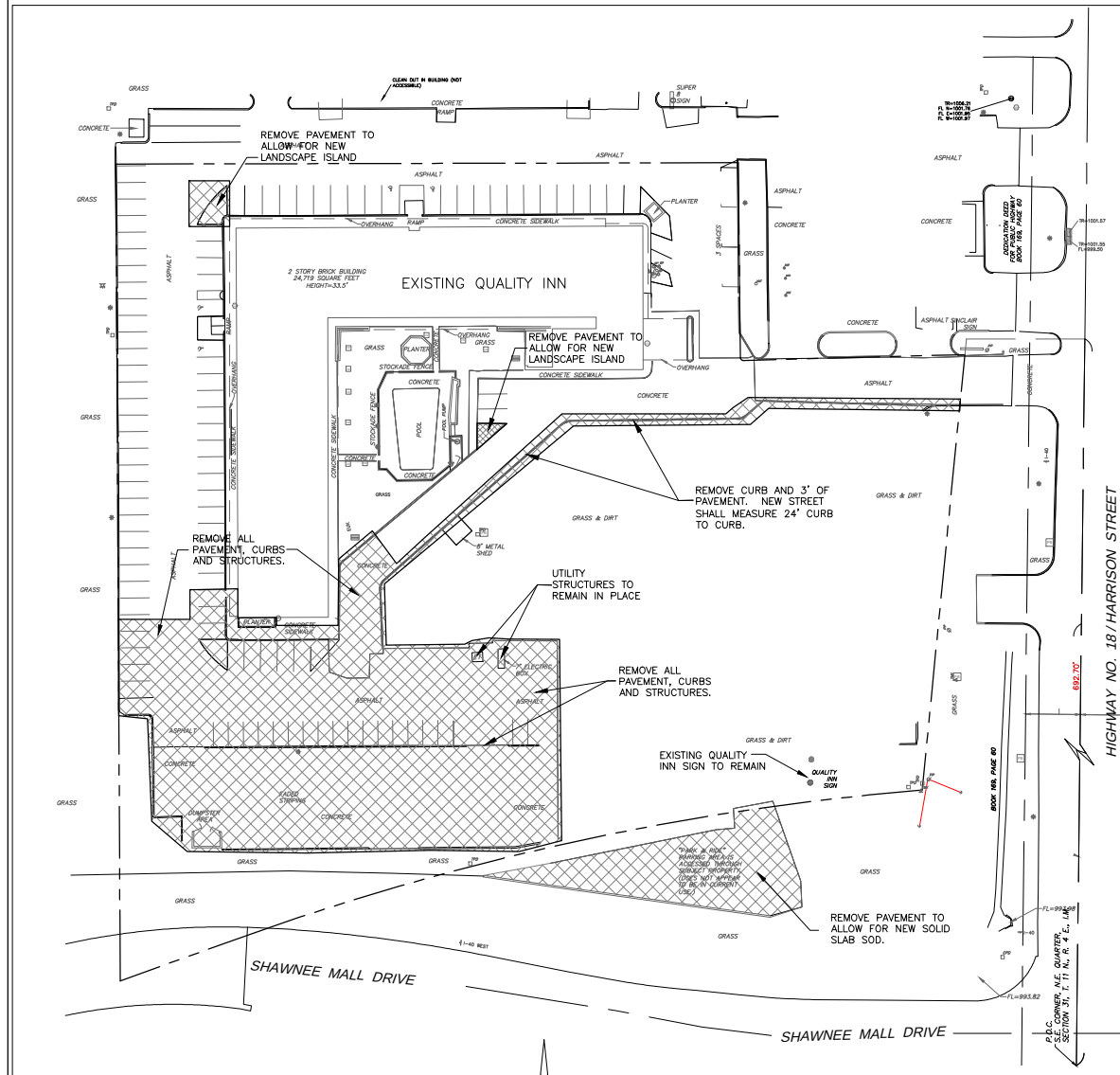
DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

SITE IMPROVEMENT PLAN
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
SHEET 1 OF X



DEMO NOTES:

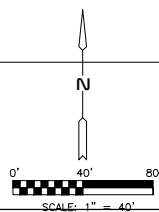
1. SHADED AREAS INDICATE WORK TO BE PERFORMED TO MAKE LOTS 1 AND 2 COMPLY WITH PUD AND C-3 ZONING CODE.



ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND

AREA TO BE REMOVED AND IMPROVED.

EXHIBIT C

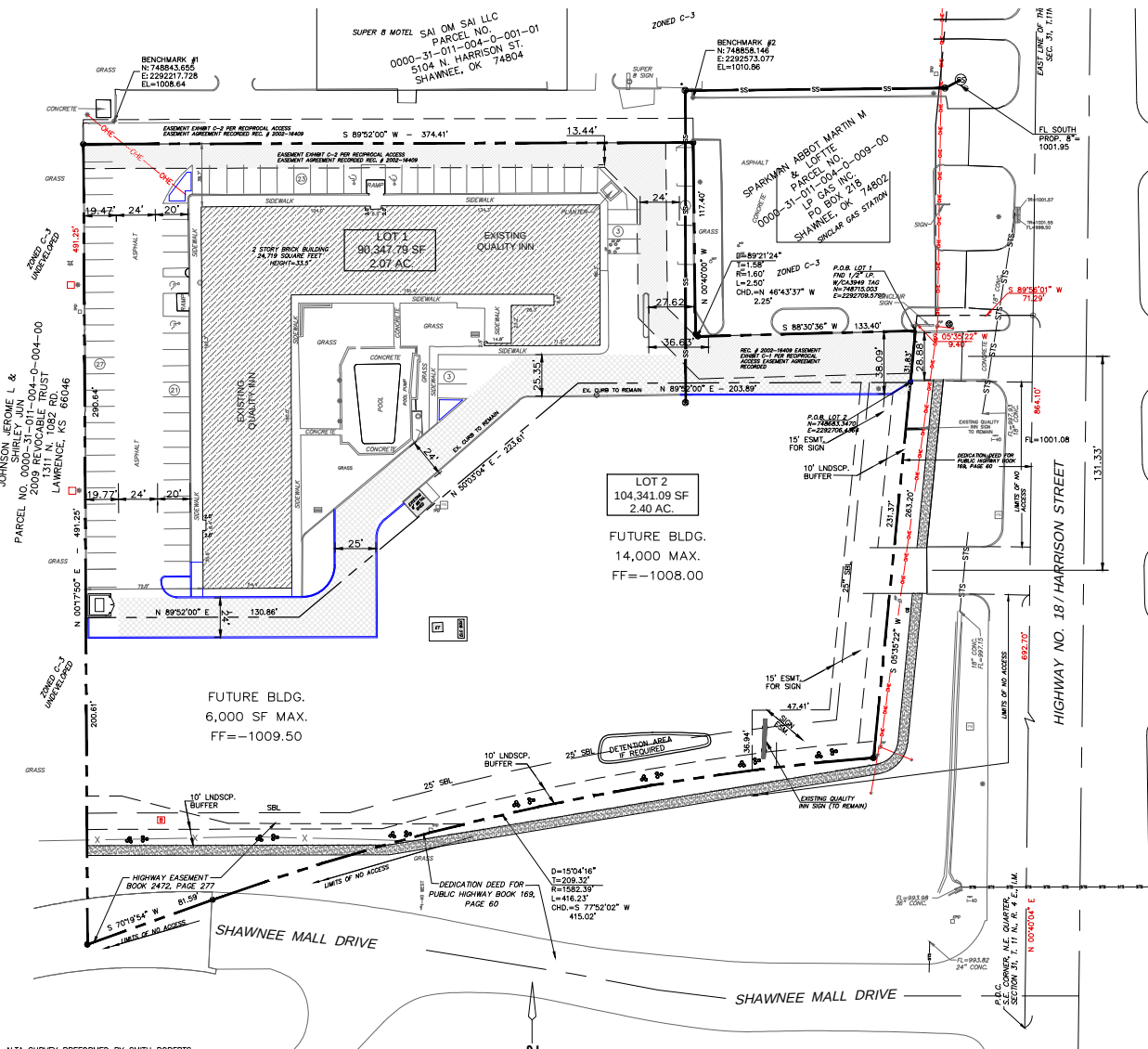
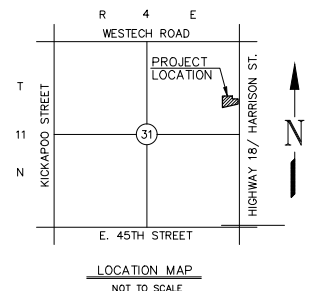
TLP ASSOCIATES, INC.		SITE IMPROVEMENT PLAN			
CIVIL ENGINEERING LAND PLANNING		SHAWNEE RETAIL DEVELOPMENT SHAWNEE, OKLAHOMA 73072			
113 Spruce Ave. Yukon, OK 73099 C: 405.210.3169 EM: terry@tlp-associates.com CA NO. 7901 CA Expires 8-30-2019	DESIGNED: TLP	APPROVED: DT	SCALE: 1"=40'	DATE: 06-18-19	SHT. NO. 3 of 7
	DEVELOPER: SHIV PROPERTIES, LLC			PRJ. NO. 2019-106	

COMMON ACCESS PLAN

SHAWNEE RETAIL DEVELOPMENT

A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.

CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

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LEGEND

- ☐ PROP. CROSS ACCESS AGREEMENT
- ☐ EXISTING CROSS ACCESS AGREEMENT

PLAT NOTES

1. ALL STREET ARE PRIVATE.
2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.

DEVELOPMENT NOTES:

1. ALL PARKING SHALL BE BY CROSS-ACCESSED AGREEMENT AND MAINTAINED BY OWNERS AS DEFINED IN POA.
2. DEFINITION OF LOT SHALL BE FOR BOTH LOTS AND CONSTRUCTED ON LOT 2 AND MAINTAINED AS DEFINED IN POA.
3. ALL DEVELOPMENT IN LOT 2 SHALL MEET CITY OF SHAWNEE ZONING C-3 OR AS OUTLINED IN PUD.
4. LOCATION OF CURB CUTS TO ALLOW ACCESS FROM LOT 1 TO LOT 2 SHALL BE DETERMINED AT DURING LOT 2 DEVELOPMENT PLANNING.

EXHIBIT D

COMMON ACCESS PLAN

SHAWNEE RETAIL
DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

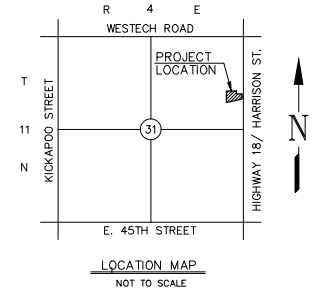
 TLP ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING 113 Spruce Ave. Yukon, OK 73099 C: 405.210.3169 EM: terryl@tlp-associates.com CA NO. 7801 CA Expires: 6-30-2019	COMMON ACCESS PLAN SHAWNEE RETAIL DEVELOPMENT SHAWNEE, OKLAHOMA 73072				
	DESIGNED: TLP DEVELOPER: SHW. PROPERTIES, LLC	APPROVED: DT	SCALE: 1"=40'	DATE: 06-18-19 PRJ. NO: 2019-106	SHT. NO: 4 of 7

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

UTILITY PLAN

SHAWNEE RETAIL DEVELOPMENT

A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

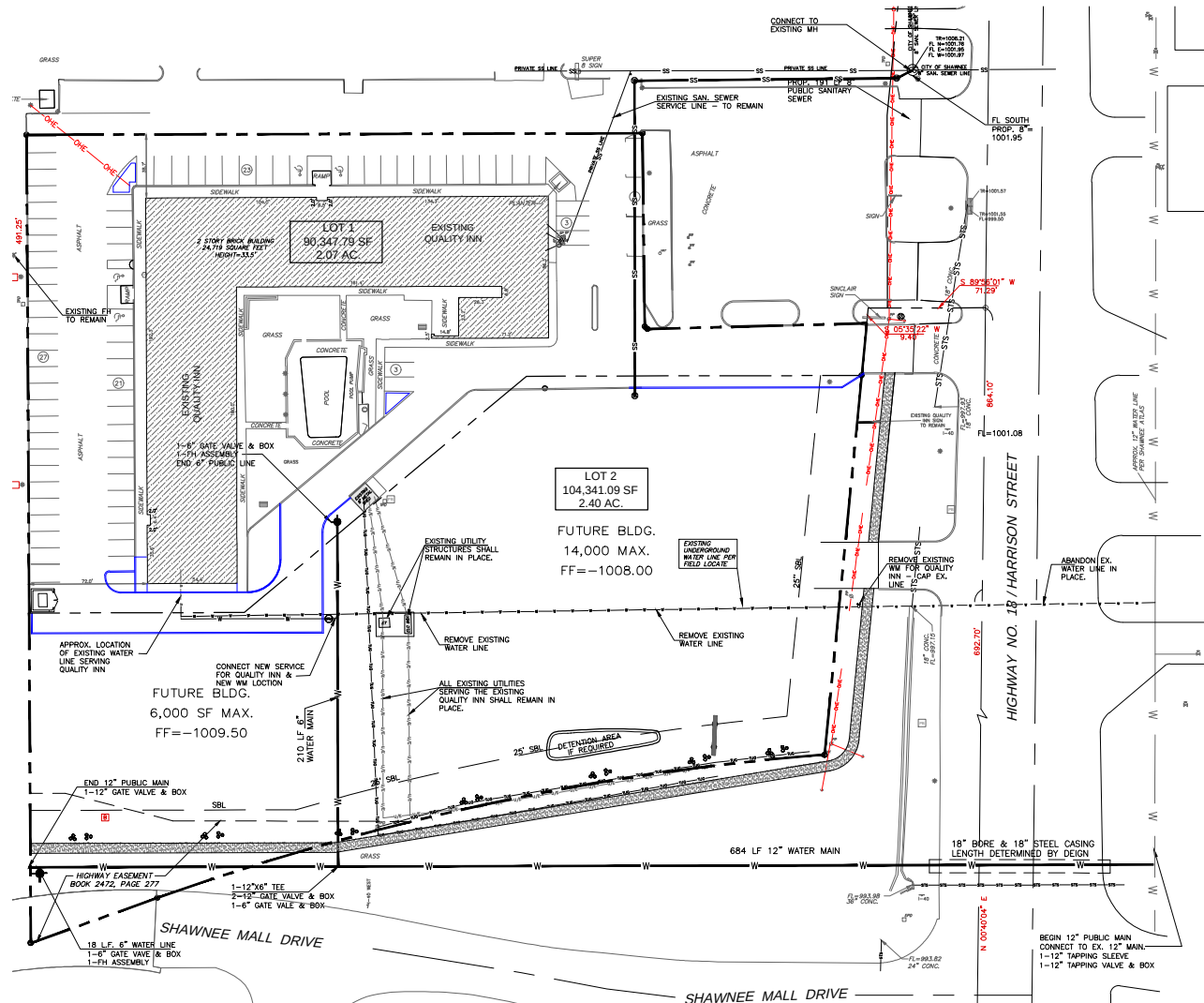


PLAT NOTES

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UTILITY NOTES:

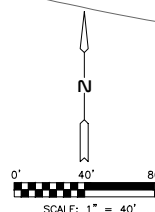
1. WATER AND SANITARY SERVICE LINES TO SERVE FUTURE BUILDING ARE FOR REFERENCE ONLY. EXACT LOCATION WILL BE DETERMINED BY DESIGN ENGINEER AT TIME OF DEVELOPMENT AND APPROVED BY CITY.
2. PUBLIC WATER AND PUBLIC SANITARY SEWER PLANS TO SERVE LOTS ONE (1) AND TWO (2) SHALL BE SUBMITTED AT THE SAME TIME AS THE FINAL PLAT.
3. ALL PUBLIC UTILITIES SHALL BE IN PLACE AND APPROVED BY THE CITY OF SHAWNEE PRIOR TO APPROVAL OF ANY BUILDING PERMITS FOR LOT 2.



ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

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LEGEND

- W— PROP. PUBLIC WATER LINE
- SS— PROP. PUBLIC SANITARY SEWER LINE
- S— 6' WIDE PUBLIC SIDEWALK

EXHIBIT E

UTILITY PLAN

SHAWNEE RETAIL
DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

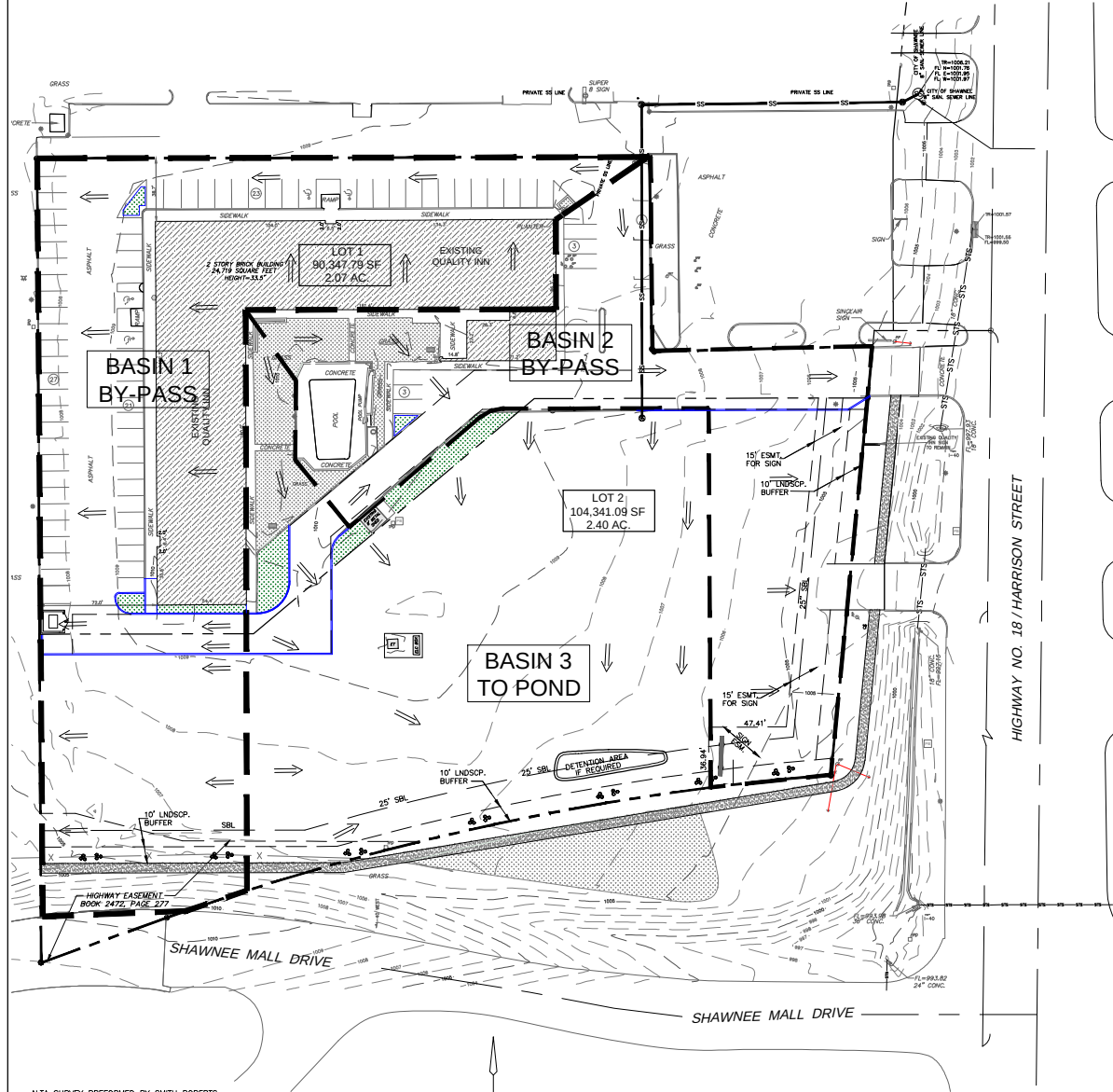
TLP ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING 113 Spruce Ave. Yukon, OK 73099 CS 405.210.3169 EM: terry@tlp-associates.com CA NO. 7901 CA Expire: 8-30-2019	DESIGNED: TLP	APPROVED: DT	SCALE: 1"=40'	DATE: 06-18-19	SHT. NO. 5 of 7
	DEVELOPER: SHIV PROPERTIES, LLC				

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

DRAINAGE PLAN

SHAWNEE RETAIL DEVELOPMENT

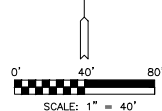
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, 1.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

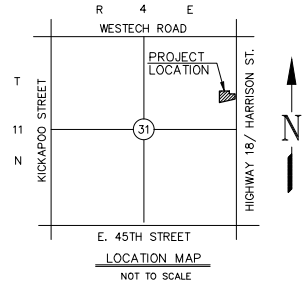
UTILITY STATEMENT

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LEGEND

- PROP. DRAINAGE BASIN BOUNDARY
- ==> PROP. FLOW DIRECTION



PLAT NOTES

1. ALL STREETS ARE PRIVATE.
2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.

DRAINAGE NOTES:

1. BASINS 1 AND 2 SHALL RELEASE STORM WATER AS "BY-PASS" BASINS.
2. IF DETENTION IS REQUIRED, IT WILL BE PROVIDED ON LOT 2.

PRELIMINARIES DRAINAGE CALCULATIONS

HISTORIC CONDITIONS:		PROP. DEVELOPED CONDITIONS:	
DA	= 4.47 AC.	DA	= 4.47 AC.
SLOPE	= 1.30%	SLOPE	= 1.30%
GRASS	= 10%	GRASS	= 20%
IMPERVIOUS	= 90%	IMPERVIOUS	= 80%
WT. C	= 0.91	WT. C	= 0.86
L OVERLAND	= 460'	L OVERLAND	= 260'
K FACTOR	= 0.372	WT K FACTOR	= 0.5056
Tc	= 8.57 min.	Tc	= 9.43 min.
Q25	= 30.68 cfs	Q25	= 28.33 cfs
Q50	= 34.87 cfs	Q50	= 32.20 cfs
Q100	= 38.75 cfs	Q100	= 35.87 cfs

TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND PLANNING

113 Spruce Ave.
Yukon, OK 73099
C: 405.210.3169
EM: terry@tlp-associates.com
CA NO. 7901
CA Expire: 8-30-2019

EXHIBIT F DRAINAGE PLAN

SHAWNEE RETAIL
DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

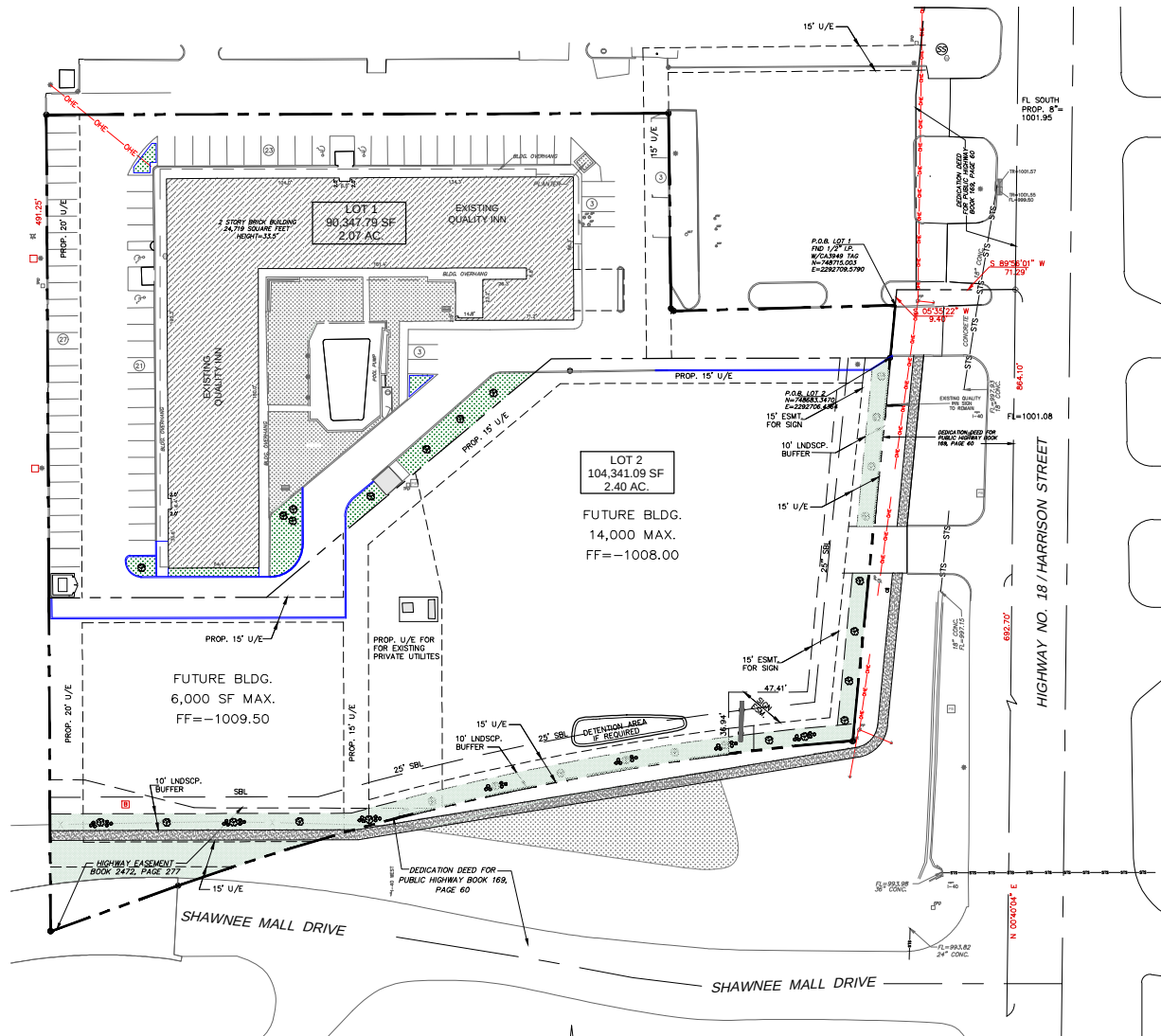
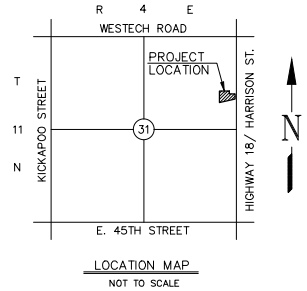
DESIGNED: TLP	APPROVED: DT	SCALE: 1"=40'	DATE: 06-18-19	SHT. NO. 6 of 7
DEVELOPER: SHIV PROPERTIES, LLC		PRJ. NO. 2019-106		

LANDSCAPE PLAN

SHAWNEE RETAIL DEVELOPMENT

A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053



PLAT NOTES

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LANDSCAPE NOTES FOR LOT 1:

1. EXISTING LANDSCAPE = 6264 SF. 6.9%
2. PROP. LANDSCAPE = 3041 SF. 3.4%
3. TOTAL AREA LANDSCAPED = 9,305 SF 10.3

LANDSCAPE NOTES FOR LOT 2:

1. 10' LANDSCAPE BUFFERS AS SHOWN ON THIS EXHIBIT.
2. PROPOSED MIN. OF 18% OF LOT SHALL BE LANDSCAPED.
3. ALL PARKING LOT LANDSCAPE CODES SHALL MEET STANDARD C-3 ZONING REQUIREMENT.

LANDSCAPE NOTES FOR LOT 2:

HARRISON ROAD

1. 1 TREE PER 30 L.F. OF FRONTAGE = 8 TREES

SHAWNEE MALL ROAD

1. 1 TREE PER 400 SF (4900 SF / 400 = 13 TREES PLUS MEDIUM SHRUBS = 21 SHRUBS

LEGEND

- PROP. LANDSCAPE BUFFERS ON LOT 2
- EXISTING LANDSCAPING
- PROP. LANDSCAPING LOT 1
- ODOT PARKING AREA - REMOVE AND RE-SOD AS APPROVED BY ODOT.
- PROPOSED TREE
- PROPOSED SHRUB

ALTA SURVEY PERFORMED BY SMITH ROBERTS BALDISCHWILER, LLC, IN SEPTEMBER OF 2017. SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

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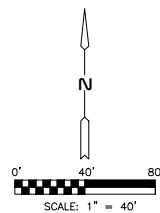


EXHIBIT G

LANDSCAPE PLAN

SHAWNEE RETAIL DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

TLP ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING 113 Service Ave. Tulsa, OK 74309 C: 405.310.3169 E: terry@tulp-associates.com CA No. 7901 CA Expires 6-30-2019	DESIGNED:	APPROVED:	SCALE:	DATE:	SHT. NO.
	TLP	DT	1"=40'	06-18-19	7 of 7
DEVELOPER:	SHIV PROPERTIES, LLC				

EXHIBIT H

CITY OF SHAWNEE BUILDING CODE

DIVISION 9. - LANDSCAPING

Sec. 22-438. - Purpose.

The purpose of these regulations is to use landscaping elements in proposed developments with the intent to enhance, protect and promote the economic, ecological and aesthetic environment of the city for the safety, comfort and enjoyment of its citizens. The city recognizes the value of landscaping in achieving the following goals:

- (1) Preserving the existing native trees and other physical site values where possible;
- (2) Screen and buffer undesirable views;
- (3) Reduce soil erosion and reduce stormwater runoff;
- (4) Aid in energy conservation for structures;
- (5) Soften the visual impact of paved areas, parking lots and adjoining right-of-way;
- (6) Complement the building on the property; and
- (7) Mitigate the impact of site lighting.

Sec. 22-440. - Landscaping specifications.

All new development and redevelopment areas shall be landscaped to provide visual buffering, enhance the beautification of the city, and protect the public health, safety and general welfare of the citizens of the city. Property owners in all zoning districts shall be responsible for landscaping the area within the street right-of-way between the curb line and property line and other utility easements. Landscaping within this area shall not count towards required landscaping. This area shall not be hard surface other than permitted drives, parking or sidewalk. The following landscaping standards apply to all new nonresidential development and to the expansion by more than 25 percent of an existing building mass or site in any zone:

- (5) *Species and irrigation.* The use of drought-tolerant native plant species is encouraged and may be required when irrigation is not available. Irrigation shall be provided for plants that are not drought tolerant. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen. Table 22-440 provides a list of recommend species.
- (6) *Parking areas.* Parking areas shall be landscaped in accordance with Table 22-440. Landscaping shall consist of evenly distributed shade trees with shrubs and/or groundcover plants that conform to the criteria in this section. "Evenly distributed" means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per six parking spaces on average shall be planted to create a partial tree canopy over and around the parking area. All parking area landscapes shall have dimensions of not less than 24 square feet of area, or not less than four feet in width by six feet in length, to ensure adequate soil, water and space for healthy plant growth.
- (7) *Front yards and frontage landscaping improvements.* Front yards, excluding ingress and egress points, shall be landscaped to include landscaping that enhances the property, softens the building and parking areas and provides an aesthetically pleasing streetscape. Landscaping shall be located within the front yard setback area in accordance with the criteria of this section and Table 22-440, while providing reasonable opportunity for signage, entrance features, parking and ingress/egress areas. Street trees planted within city right-of-way shall not count towards required landscaping. Adequate sight distance as determined by the city engineer shall be maintained.

EXHIBIT H

Table 22-440. Landscaping Requirements by Area for Commercial and Nonresidential Uses

Area	Requirement
<i>Front yard:</i> 10' landscaped setback	• 1 tree per 35' (linear) of frontage
	• Trees may be clustered as approved by the city
	• Deciduous trees, 2" caliper min.
	• Evergreen trees, 6' min. height
<i>Side yard: AT SHAWNEE MALL ROAD</i> 10' landscaped setback, unless greater landscaped area required for residential buffer	• 1 tree per 400 s.f.
	• Deciduous trees, 2" caliper min.
	• Ornamental trees, 1.5" caliper min.
	• Evergreen trees, 6' min. height
<i>Parking lots perimeter:</i> landscaping of at least 5' in width on at least three sides, or perimeter landscaping of at least 10' on two sides. In addition, one landscaped island for every 12 spaces	For all parking areas:
	• One tree and three shrubs per 6 spaces (average)
	• Deciduous trees, 2" caliper min.
	• Ornamental trees, 1.5" caliper
	• Evergreen trees, 6' min. height
<i>Overall site</i> 10% of overall site to be landscaped, where yard areas are legally not required and not provided by the applicant, above standards do not apply, but overall 10% standard shall be met	• 50% of landscaping must be evergreen
	• All irrigation shall be automatic

EXHIBIT H

(Code 2002, § 22-180.3; Ord. No. 2545NS, § 1(Exh. 1), 6-2-2014)

Sec. 22-441. - Landscaping maintenance.

The following landscape maintenance standards shall apply:

- (1) All landscaping improvements shall be maintained in a live and healthy condition. It shall be the continuing duty of the property owner, its successors, or anyone having beneficial use of the property, to maintain landscaping in a live and healthy condition and, if necessary, to replace any dead, diseased or damaged plants as soon as natural conditions allow.
- (2) Nothing herein shall reduce the lines of sight and traffic visibility standards adopted in the zoning regulations. Plantings within the sight triangle shall not exceed a mature height of 24 inches.
- (3) Property owners in all zoning districts shall be responsible for landscaping the area within the street right-of-way between the curb line and property line and other utility easements. Landscaping within this area shall not count towards required landscaping.
- (4) The type and location of vegetation shall not interfere with utilities or the safe and efficient flow of street traffic. Approval by the appropriate city departments responsible for street and utilities shall be required.
- (5) Trees that reach a mature height of more than 15 feet shall not be planted within ten feet of an overhead utility line. This requirement may be waived by the director providing that the applicant submits a letter stating no objection from the utility company.
- (6) Vegetation, other than groundcover or turf grass shall not be planted with three feet of a fire hydrant or above ground traffic control box.
- (7) It shall be the responsibility of the property owner to maintain in good condition all the improvements required by this section. Any required fence or screening which are damaged shall be repaired, and any vegetation which dies shall be replaced no later than the following planting season (spring or fall).**
- (8) Failure to provide the improvements required by this code or failure to maintain required improvements in the manner prescribed by this code shall constitute an offense and violation of this code.**

EXHIBIT I

ARTICLE VI. - CONSTRUCTION AND DESIGN REQUIREMENTS FOR BUILDINGS

Sec. 22-143. - Exterior construction requirements and standards.

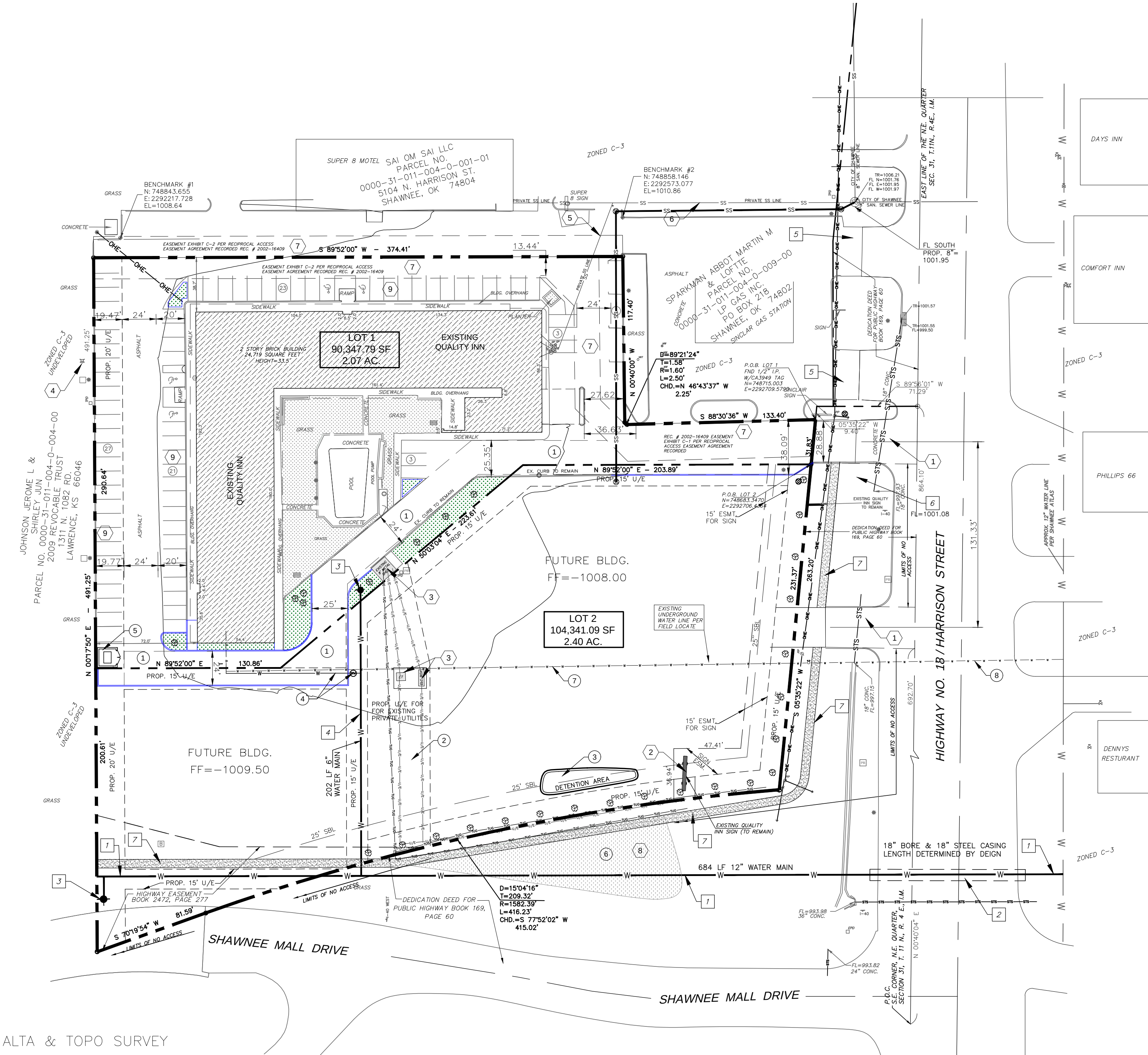
The following building facade requirements shall apply to all new structures that are more than 200 square feet in size in the following zoning districts: C-1, C-2, C-3, C-4, C-5 and C-P:

- (1) All building facade shall be constructed to include masonry material covering at least 60 percent of the facade, except in the C-4 zone, which shall require 80 percent coverage. Windows and standard doors shall be included in the coverage total, but garage doors shall not.
- (2) Metal roofs are permitted, and coated aluminum siding may be used to cover clapboards on existing buildings.
- (3) For purposes of this section, masonry materials shall mean and include brick, slump-faced or decorative concrete masonry unit (CMU), stucco, concrete (poured in place, pre-cast or tilt-wall) with aggregate, sandblasted or textured coating finish, stone, rock or other structural material of equal durability and architectural effect.
- (4) **For purposes of this section, facade shall mean any exterior wall or face of a building that fronts on a dedicated public street.**
- (5) Additions to existing buildings shall be deemed new construction under these provisions and the facade requirements shall apply to the new portion.

(Code 2002, § 22-131; Ord. No. 2522NS, § 1, 11-18-2013)

PRELIMINARY PLAT
OF
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
SHEET 1 OF 1

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053



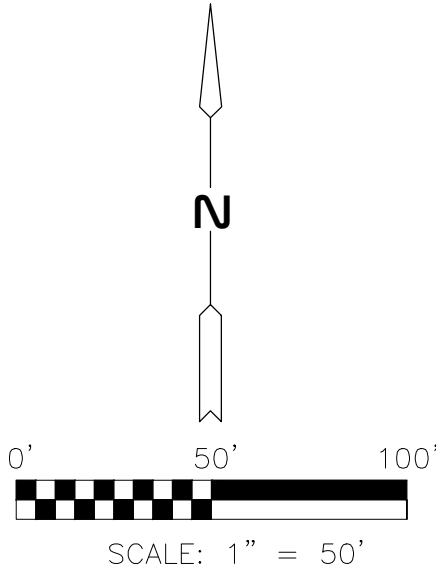
ALTA & TOPO SURVEY

ALTA SURVEY PERFORMED BY SMITH
ROBERTS BALDISCHWILER, LLC, IN
SEPTEMBER OF 2017.

UTILITY STATEMENT

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BM #1	CUT "X" 1/4" T/C AT N.W. CORNER OF PARKING N.W. OF N.W. BUILDING CORNER ON NOSE OF ISLAND ELEV=1008.64
BM #2	CUT "X" 1/4" T/C 27' & NORTH OF THE MOST NORTHERLY NORTHEAST PROPERTY CORNER ELEV=1008.86
BM #3	CUT "X" 1/4" T/C ON W. END OF DRIVE TO PARK AND RIDE AREA N.E. OF PARK AND RIDE SIGN ELEV=1007.17
BM #4	CUT "X" 1/4" T/C AT S.W. CORNER OF PARKING S.W. OF S.W. BUILDING CORNER ON NOSE OF ISLAND ELEV=1008.11



	PROP. CROSS ACCESS AGREEMENT		PROP. PUBLIC WATER LINE
	EXISTING CROSS ACCESS AGREEMENT		PROP. PUBLIC SANITARY SEWER LINE
	EXISTING LANDSCAPING		PROP. PUBLIC SIDEWALK
	PROPOSED LANDSCAPING		PROP. IMPROVEMENTS ON LOT 1
	PROPOSED TREE		

1 KEY NOTES: EXISTING CONDITIONS

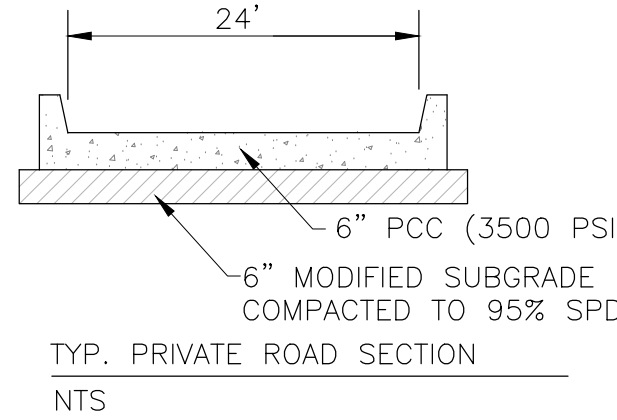
- EXISTING ACCESS.
- EXISTING QUALITY INN SIGN AND EASEMENT. SIGN TO REMAIN ON LOT 2.
- EXISTING ABOVE GROUND UTILITY TO SERVE QUALITY INN. TO REMAIN.
- EXISTING FIRE HYDRANT.
- EXISTING SANITARY SERVICE LINE.
- EXISTING PRIVATE SANITARY SERVICE LINE.
- EXISTING EASEMENT - RECIPROCAL ACCESS AGREEMENT
- EXISTING ODOT "PARK AND RIDE" ABANDONED PAVEMENT. TO BE REMOVED.
- EXISTING ODOT "PARK AND RIDE" ABANDONED PAVEMENT. TO BE REMOVED.
- EXISTING PARKING FOR QUALITY INN. TO REMAIN.

1 KEY NOTES: PROPOSED DEVELOPMENT

- PROP. 24' WIDE CROSS ACCESS AGREEMENT. REF. EXHIBIT D.
- PROP. PLATTED UTILITY EASEMENT FOR PRIVATE UTILITIES.
- PROP. DETENTION AREA FOR LOT 1 AND LOT 2.
- PROP. PRIVATE WATER SERVICE LINE & WM FOR LOT 1.
- PROP. TRASH ENCLOSURE.
- PROP. SOLID SLAB SOD. (OFF SITE)
- REMOVE EXISTING PRIVATE WATER LINE.
- EXISTING PRIVATE WATER LINE ABANDONED IN PLACE.

1 KEY NOTES: PROPOSED PUBLIC UTILITIES - REF. EXHIBIT EXHIBIT E.

- PROP. 12" WATER MAIN.
- 18" BORE AND STEEL CASING.
- PROP. FIRE HYDRANT ASSEMBLY.
- PROP. 6" WATER LINE TO SERVE LOT 1.
- PROP. 8" SANITARY SEWER LINE.
- PROP. SAN. SEWER MAN HOLE.
- PROP. 6" WIDE SIDEWALK.



LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, STATE OF OKLAHOMA;

THENCE NORTH 00°40'04" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 864.10 FEET;

THENCE SOUTH 89°56'01" WEST A DISTANCE OF 71.29 FEET;

THENCE SOUTH 05°35'22" WEST A DISTANCE OF 9.40 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 18;

THENCE SOUTH 88°30'36" WEST A DISTANCE OF 133.40 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1.60 FEET, (A CHORD BEARING NORTH 46°43'37" WEST, CHORD LENGTH OF 2.25 FEET) AN ARC DISTANCE OF 2.50 FEET;

THENCE NORTH 00°40'00" WEST A DISTANCE OF 117.40 FEET;

THENCE SOUTH 89°52'00" WEST A DISTANCE OF 374.41 FEET;

THENCE SOUTH 00°17'50" EAST A DISTANCE OF 491.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 40;

THENCE NORTH 70°19'54" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 81.59 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1582.39 FEET, (A CHORD LENGTH OF 415.02 FEET) ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 416.23 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 18;

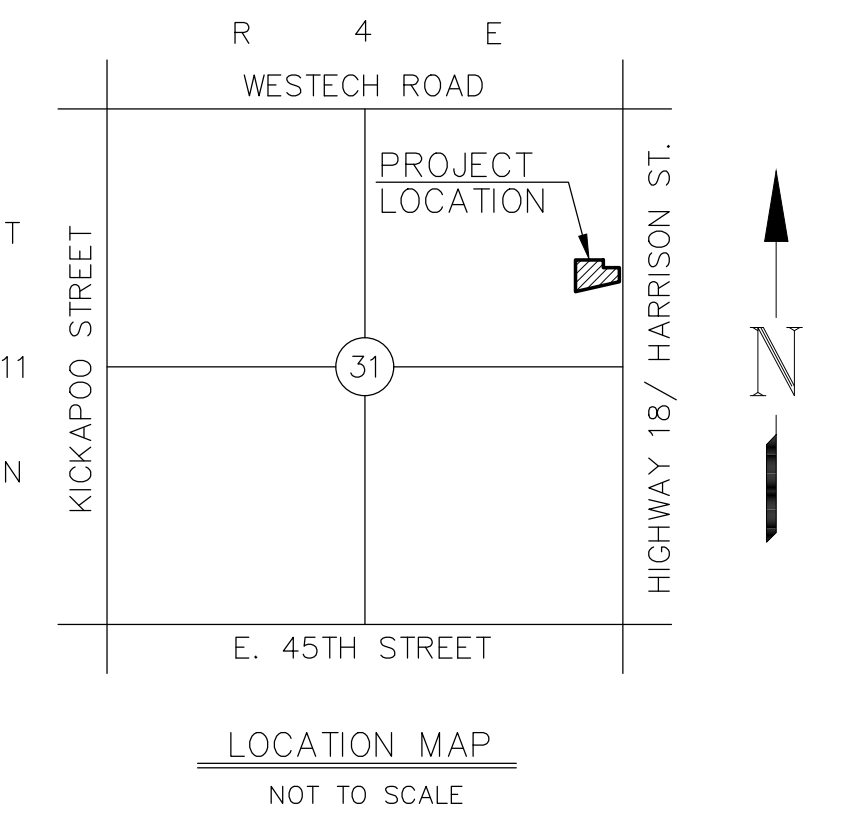
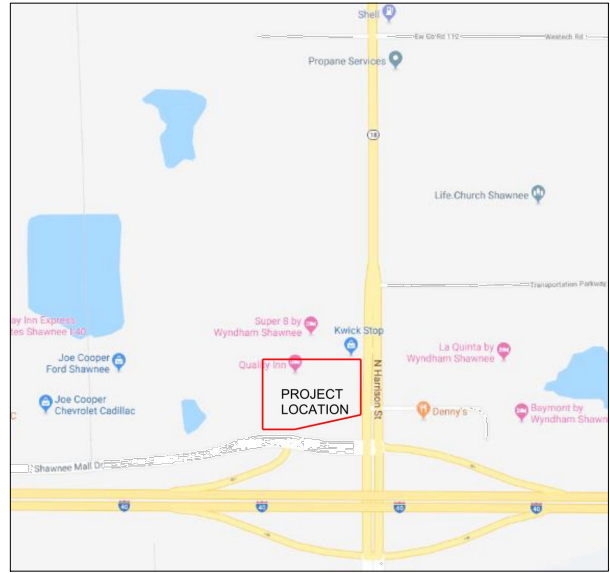
THENCE NORTH 05°35'22" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 263.20 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 194,689 SQUARE FEET OR 4.4694 ACRES, MORE OR LESS.

LEGEND



 TLP ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING 113 Spruce Ave. Yukon, OK 73099 C: 405.210.3169 EM: terry@tlp-associates.com CA NO. 7801 CA Expires 6-30-2019	PRELIMINARY PLAT		SHAWNEE RETAIL DEVELOPMENT	
	DESIGNED: TLP	APPROVED: DT	SCALE: 1"=50'	DATE: 06-04-19
DEVELOPER: SHIV PROPERTIES, LLC		PRJ. NO. 2019-106	SHT. NO. 1 of 1	



PARKING DATA FOR LOT 1

HOTEL/MOTEL
2 SPACES PER 3 GUEST ROOMS PLUS 1
PER 200 SF OF GFA IN ALL ACCESSORY
USES.

106 ROOMS AND NO RESTAURANT OR
OR MEETING ROOMS. 71 TOTAL SPACES
REQUIRED.

PROVIDED: 76 REG. SPACES
4 HC SPACES
TOTAL = 80

PLAT NOTES

- ALL STREETS ARE PRIVATE.
- CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
- DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
- DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.

SURVEY LEGEND

	- CLEAN OUT		- SAN. SEWER MANHOLE
	- BENCH MARK		- STORM SEWER MANHOLE
	- MAIL BOX		- TELEPHONE MANHOLE
	- PIPE LINE VENT		- TELEPHONE PEDESTAL
	- VENT		- TELEPHONE VAULT
	- GAS METER		- FIBEROPTIC VAULT
	- GAS VALVE		- WATER METER
	- GAS RISER		- WATER METER VAULT
	- GUARD POST		- WATER METER
	- ROOF DRAIN		- WATER VALVE
	- LIGHT POLE		- MONITOR WELL
	- SIGN		- FIRE HYDRANT
	- TREE		- PULL BOX
	- TRAFFIC SIGNAL LIGHT POLE		- ELECTRIC MANHOLE
	- TRAFFIC CONTROL BOX		- ELECTRIC TRANSFORMER
	- TRAFFIC CABLE JUNCTION BOX		- ELECTRIC VAULT
	- STORM SEWER JUNCTION BOX		- ELECTRIC JUNCTION BOX
	- IRRIGATION CONTROL VALVE		- ELECTRIC PEDESTAL
	- SPRINKLER HEAD		- POWER POLE
	- SPRINKLER VALVE		- UTILITY POLE
	- SS - SANITARY SEWER		- GUY WIRE
	- W - WATER		- UGE - UNDERGROUND ELECTRIC
	- F - FENCE		- TUG - TELEPHONE UNDERGROUND
	- OE - OVERHEAD ELECTRIC		- CT - CABLE TV
	- STW - STORM SEWER		- P - PETROLEUM
	- FO - FIBER OPTIC		- OHT - OVERHEAD TELEPHONE

DESIGN STATEMENT FOR THE PLANNED UNIT DEVELOPMENT OF

SHAWNEE RETAIL DEVELOPMENT PUD-_____

1.0 INTRODUCTION

This Planned Unit Development for **SHAWNEE RETAIL DEVELOPMENT** consists of 4.4694 acres more or less and is located in the East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-One (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma. It is located on the northwest corner of Harrison Street and West Bound Interstate Highway No. 40.

The property is presently zoned C-3 Highway Commercial District.

2.0 LEGAL DESCRIPTION

A tract of land lying in the East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, T11N, R4E of the Indian Meridian, Pottawatomie County, State of Oklahoma;

Thence North 00°40'04" East, along the East line of said Quarter Section, a distance of 864.10 feet;

Thence South 05°35'22" West a distance of 9.40 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way of State Highway No. 18;

Thence South 88°30'36" West a distance of 133.40 feet;

Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;

Thence North 00°40'00" West a distance of 117.40 feet;

Thence South 89°52'00" West a distance of 374.41 feet;

Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

Thence North 70°19'54" East along said North Right-of-Way line a distance of 81.59 feet;

Thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18;

Thence North 05°35'22" East said West Right-of-Way line a distance of 263.20 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 194,689 square feet or 4.4694 acres, more or less.

3.0 OWNER/DEVELOPER

The owner/developer of Shawnee Retail Center is:

Mr. Nilesh Patel
Shiv Properties, LLC
4900 N. Harrison Street
Shawnee, OK 74804-9105

4.0 SITE AND SURROUNDING AREAS

The subject property has an existing Quality Inn Motel on the north half of the 4.47 acres. The south portion of the property is currently undeveloped. The entire property is zoned C-3 Highway Commercial District. The undeveloped south portion slopes approximately 2% to the southeast and the southwest corner slopes approximately 2% to the southwest

- (a) The property on the west is undeveloped grass land, zoned C-3.
- (b) The property on the north is an existing Super 8 Motel, zoned C-3. The Super 8 Motel and Quality Inn Motel share an asphalt drive and cross access is by a Reciprocal Access Easement Recorded Rec. #2002-16409.
- (c) The property on the northeast is an existing Sinclair Gas Station, zoned C-3.
- (d) The property on the east is State Highway 18/Harrison Street. The properties on the east side of Harrison Street are zoned C-3.
- (e) The property on the south is I-40 service road named Shawnee Mall Drive. Shawnee Mall Drive is a two-way paved road. South of this road is West bound I-40.

5.0 CONCEPT

The intention of the Shawnee Retail Development PUD is to allow the existing Quality Inn Motel to continue to provide quality accommodations for the public, and to provide 2.40 acres (Lot 2) for future services to motorists, retail outlets and service establishments, restaurants and other businesses to serve the residents of the City of Shawnee.

By providing additional commercial services as outlined in the intent of the City of Shawnee C-3 Zoning code, this development will maintain the cohesive character that now exists.

6.0 SERVICE AVAILABILITY - REF. EXHIBIT "D"

6.1 STREET AND ACCESS EASEMENTS

All streets within the PUD will be Private and maintained by lot owners. The intent of this PUD is to provide complete vehicular access to all structures to the public and emergency vehicles by a well-designed street system.

The following describes the existing access and proposed cross access for this PUD:

LOT 1

For years the access to the existing Quality Inn Motel has been by a 30' wide driveway off Harrison Street. The re-zoning from C-3 to PUD proposes to keep this access drive as the main access to the Motel. Street frontage requirement for

C-3 Zoning shall be reduced to 30 feet in width. This 30-foot frontage for Lot 1 will allow adequate land for future development of Lot 2.

In keeping with the intent of C-3 Zoning, existing Cross Access Agreements are in place for moving from the new Lot 1 to the existing motel to the north of Quality Inn. A 24-foot-wide Cross Access Agreement will be granted between Lot 1 and Lot 2.

LOT 2

Main Ingres/Egress for Lot 2 will be from existing drive that is 131 feet south of the drive serving Lot 1. This existing drive will be the only direct access to Lot 2 and no other access from Harrison Street will be allowed. A 24-foot-wide Cross Access Agreement will be granted between Lot 1 and Lot 2.

6.2 UTILITIES - REF. EXHIBIT "E"

A. Water Service:

An existing 12" water line is located on the East side of Harrison Street. The developer will extend a 12" water line west under Harrison Street, to the southwest corner of Lot 2. This public water line will terminate with a fire hydrant and appropriate valves. Extension of this 12" water line will be available for future expansion of the city's utility infrastructure.

Lot 2 will be served by a 6" public water line as shown on the Utility Plan (Exhibit E).

B. Sanitary Sewer Service:

An 8" sanitary sewer line is available on the northeast corner of Sinclair Gas Station. The developer will extend an 8" line (approx. 191 feet) within the City Right-of-Way 10 feet south of northeast corner of Lot 2.

The existing sanitary sewer serving the Quality Inn Motel will continue will remain as is and no improvements are anticipated at the time of this PUD.

All sanitary sewer required to serve future development for Lot 2 will be private, locations shall be determined during the development of Lot 2.

C. Natural Gas, Electricity, Telephone and Cable/Data:

Lot 1: The existing Quality Inn Motel on Lot 1 has all services needed to provide service to its clientele. These utilities will remain on Lot 1 and easements will be provided on the Final Plat. Easements will be recorded with the County of Pottawatomie.

Lot 2: All utilities shall exist or will exist at the time of recording the Final Plat.

6.3 Fire Protection:

Fire protection is provided by the City of Shawnee. The nearest fire station is located at 306 E. MacArthur approximately 2.0 miles south of the site. The site is located within a 2.5-minute fire response time. Water distribution lines and a fire hydrant will be installed in conformance with requirements of the City of Shawnee.

7.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development carried out under this Planned Unit Development.

Certain zoning districts and regulations referred to in this text shall be those which appear in the Planning and Zoning Code for the City of Shawnee, adopted June 2, 2014, Ordinance #2545NS, as amended. For purposes of clarification and interpretation, the operative and controlling language and regulations of such zoning districts as contained in said code, as such exists on the day of enactment of the ordinance approving this Planned Unit Development by the City Council of the City of Shawnee shall govern this Planned Unit Development. In cases of conflict between provisions of Article VII. – Zoning, Section 22 of the City of Shawnee Code and the provisions of this Planned Unit Development, the Planned Unit Development provisions shall supersede. The regulations are as follows:

Notwithstanding any code section pertaining to administrative approval of minor amendments, the following special conditions listed in sections 8.0 through 17.0 shall not be changed or amended in any way except by action of the City Council after review and recommendation by the Planning Commission.

8.0 Development and Use Regulations

The Planned Unit Development of Shawnee Retail Development contains two (2) lots. Boundaries depicted on the Shawnee Retail Development Plan are permitted to change up to 25% by means of lot line adjustment. The use and development regulations are as follows:

Lot 1 & Lot 2: C-3 Automotive and Commercial Recreation District

All uses permitted on C3 shall be allowed including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures. Also, this PUD will grant a special use permit on Lot 2 for sale of alcohol by the drink from a restaurant serving alcohol to support its food service.

Restrictions for Lot 2:

1. Hotel or Motel
2. Boarding House

Restrictions for Lot 1 and Lot 2:

1. Any store selling or renting pornographic material in any form.
2. Abortion clinic.
3. Gambling casino or bingo operation.
4. Nightclub or bar or similar private entertainment facility.

9.0 Height

Lot 1: Maximum building height shall be two stories or forty-five (45) feet.

Lot 2: Maximum building height shall be one story or eighteen (18) feet.

10.0 Dimensional Standards

Lot 1:

- | | |
|--|-------------------|
| a. Min. Lot Size | 10,000 sf |
| b. Min. Lot Width | 30' |
| c. Min. Street Frontage | 30' |
| d. Front Yard | 25' |
| e. Side Yard | 0' |
| f. Side Yard abutting
a public R/W | 10' |
| g. Rear Yard | 0' |
| h. Accessory Structure | none |
| i. Max. Site Coverage
(bldg. footprint) | 30% |
| j. Max. height | 45' (two stories) |

Lot 2:

- | | |
|--|--------------------|
| a. Min. lot size | 10,000 sf |
| b. Min. lot width | 100' |
| c. Min. Street Frontage | 100' |
| d. Front Yard | 25' |
| e. Side Yard | 0' |
| f. Side Yard abutting
a public R/W | 10' |
| g. Rear Yard | 0' |
| h. Accessory Structure | none |
| i. Max. Site Coverage
(bldg. footprint) | 20% |
| j. Max. height | 18' (single story) |

11.0 ACCESS - REF. EXHIBIT "D"

- 11.1** Access to Shawnee Retail Development shall be limited to two (2) entrances off Harrison Street, as shown on Master Development Plan (Exhibit "A") and as stated herein to the following:
- A. Center line of the North existing access drive serving Lot 1 (Quality Inn) is 392 feet north of the intersection of Harrison Street and Shawnee Mall Drive.
 - B. Center line of the South existing access drive to serve Lot 2, is 261 feet north of the intersection of Harrison Street and Shawnee Mall Drive.

- 11.2** No access from Shawnee Mall Drive shall be allowed in this Planned Unit Development. The Developer reserves the right to revise this No Access to Shawnee Mall Drive if ODOT revises the Shawnee Mall Drive to a single West bound lane to access I-40 and driveway approval is granted by ODOT and the City Engineer of Shawnee.

12.0 SCREENING AND LANDSCAPING

12.1 SCREENING

The Shawnee Retail Development is bounded on all sides by C-3 zoning and no screening will be required.

12.2 LANDSCAPING

- REF. EXHIBITS "C" AND "G"

Lot 1:

The existing Quality Inn on Lot 1 will require more landscaping areas to be constructed to meet the minimum code of "overall 10% of the site". See Exhibit G for areas to be constructed. The following are Landscaping Requirements by Area:

Front Yard	None
Side Yard	None
Rear Yard	None
Parking Lots	1 landscaped island on NW, NE, SE SW corner of existing parking area;
Overall Site	10% minimum

Lot 2:

Front Yard	10' landscaped setback -1 tree per 30' linear frontage (Harrison St.)
Side Yard	10' landscaped setback – 1 tree per 200 sf (Shawnee Mall Dr.)
Rear Yard	5' landscaped setback – no trees, sod only
Parking Lots	As outlined C-3 Zoning Table 22-180.3.1
Overall Site	18% minimum

OFFSITE LANDSCAPING:

The existing 6,200 sf of concrete parking with in the ODOT Right-of-Way lying south of Lot 2 will be removed and solid slab installed. As approved by ODOT.

13.0 LIGHTING

Outdoor lighting shall be restricted to the minimum approved by City of Shawnee Engineer at the time of each building permit application. Parking lots lights and building wall packs shall be used throughout all phases of Shawnee Retail Development for public safety. No lighting shall be directed to public Rights-of-Way or be constructed to create traffic hazards.

14.0 SIGNAGE

Signage shall be in accordance with the present ordinances of the City of Shawnee, for C-3 Highway Commercial District provided that the following provisions shall also apply to such signs:

- 14.1 The existing Quality Inn Motel pole sign located in the southeast corner of Lot 2 shall remain in place. Easement shall be recorded at the Pottawatomie County court house by the owner of Lot 1.
- 14.2 The existing Quality Inn Motel sign located in the west Right-of-Way of Harrison Street shall remain in place.
- 14.3 All new and future signage for Lot 2 shall meet City of Shawnee C-3 codes. New signage for Lot 2 shall be allowed below the existing pole sign on the southeast corner of Lot 2.

15.0 OWNERSHIP AND MAINTENANCE

Each lot owner shall be party to a Property Owners Association. This Association agreement shall outline owners responsibility for installation, maintenance, and replacement of all landscaping, and any watering systems associated with such, all common areas, all private streets and common access easements, all site lighting, all utilities (underground or above) as they pertain to which lot owns these utilities and all other items as outlined in the Property Owners Agreement.

16.0 GENERAL PROVISIONS AND REGULATIONS

16.1 Site Drainage shall meet all C-3 zoning code as of this approved PUD. If detention is required due to increase in impervious area, the detention pond or facility will be provided during the development of Lot 2. No detention will be required on Lot 1. See Exhibit F, Drainage Plan – Exhibit F.

16.2 All existing utilities serving Quality Inn (Lot 1) shall remain in place. At the time of construction of the 6" Public Water Line to serve Lot 1, the developer shall connect Quality Inn's water service line to the new 6" water line. See Utility Plan – Exhibit E.

16.3 Lot 2 shall remain undeveloped at the time of approval of this PUD. When developed, all C-3 zoning code and this PUD shall apply.

16.4 No additional Right-of-Way or street widening will be required for this development.

16.5 Trash enclosure on Lot 1 shall have a 6' high site proof fence with gates.

17.0 EXHIBITS

The following exhibits are hereby made a part of this Planned Unit Development of Shawnee Retail Development. The exhibits are as follows:

Exhibit "A"	Master Development Plan
Exhibit "B"	ALTA Survey and Topographic Survey
Exhibit "C"	Site Improvement Plan
Exhibit "D"	Common Access Plan
Exhibit "E"	Utility Plan
Exhibit "F"	Drainage Plan
Exhibit "G"	Landscape Plan

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

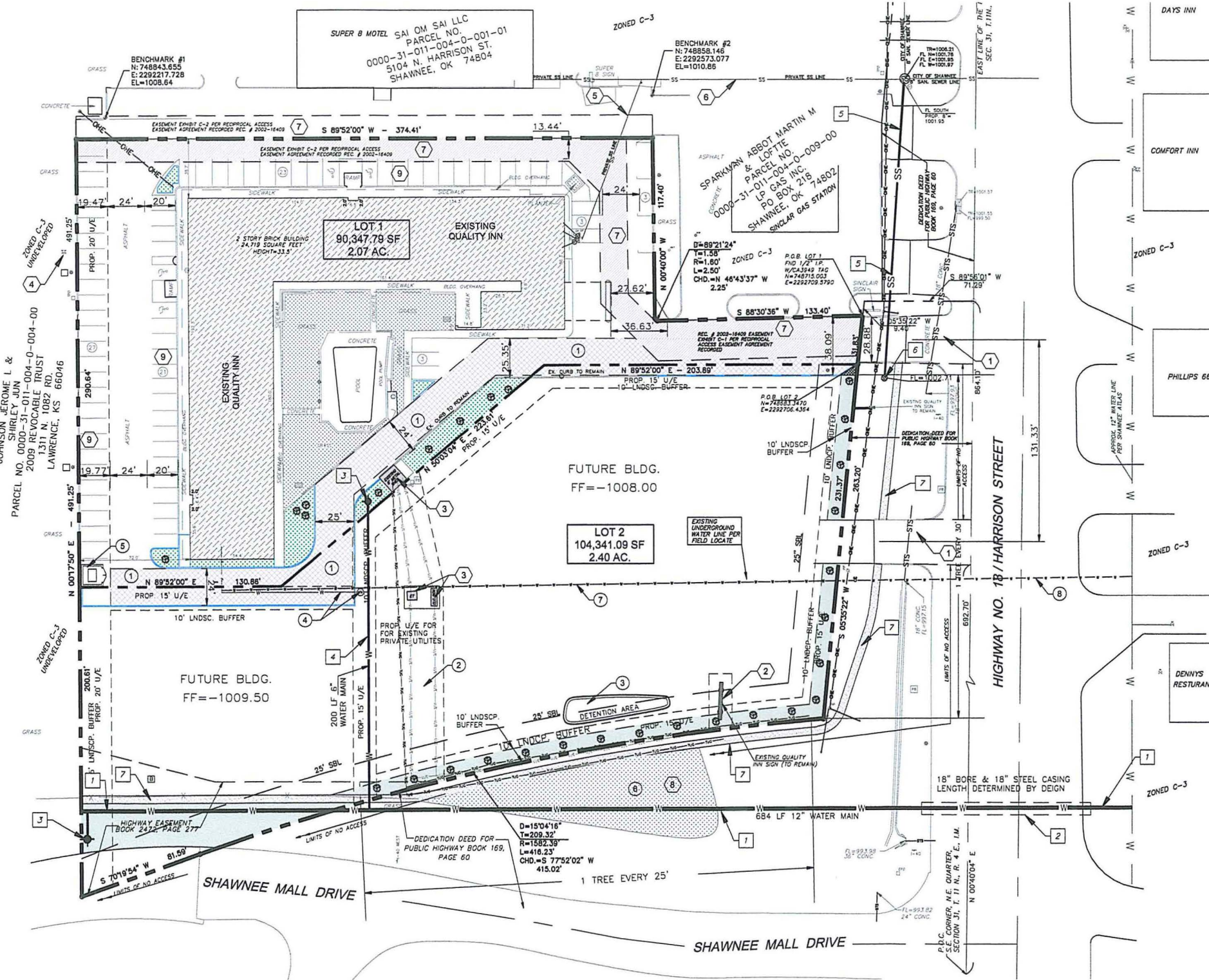
DEVELOPMENT NOTES:

1. ALL PARKING SHALL BE BY CROSS-ACCESSED AGREEMENT AND MAINTAINED BY OWNERS AS DEFINED IN POA.
2. DETENTION SHALL BE FOR BOTH LOTS AND CONSTRUCTED ON LOT 2 AND MAINTAINED AS DEFINED IN POA.
3. ALL DEVELOPMENT IN LOT 2 SHALL MEET CITY OF SHAWNEE ZONING C-3 OR AS OUTLINED IN PUD.

MASTER DEVELOPMENT PLAN
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

PLAT NOTES

1. ALL STREET ARE PRIVATE.
2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.



ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

- | | | | |
|--|--|--|----------------------------------|
| | PROP. CROSS ACCESS AGREEMENT | | PROP. PUBLIC WATER LINE |
| | EXISTING CROSS ACCESS AGREEMENT | | PROP. PUBLIC SANITARY SEWER LINE |
| | EXISTING LANDSCAPING | | PROP. PUBLIC SIDEWALK |
| | PROPOSED LANDSCAPING LOT 1 | | PROP. CONSTRUCTION LOT 1 |
| | ODOT PARKING AREA - REMOVE AND RE-SOD AS APPROVED BY ODOT. | | LANDSCAPE BUFFER LINE |
| | | | PROP. TREES |

LEGAL DESCRIPTION - LOT 1

A tract of land lying in the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma;

THENCE North 00°40'04" East, along the East line of said Quarter Section, a distance of 884.10 feet;

THENCE South 89°56'01" West a distance of 71.29 feet;

THENCE South 05°35'22" West a distance of 9.40 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way line of State Highway No. 18;

THENCE South 88°30'36" West a distance of 133.40 feet;

THENCE on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;

THENCE North 00°40'00" West a distance of 117.40 feet;

THENCE SOUTH 89°52'00" West a distance of 374.41 feet;

THENCE South 00°17'50" West a distance of 290.64 feet;

THENCE North 89°52'00" East a distance of 130.86 feet;

THENCE North 50°03'04" East a distance of 223.61 feet;

THENCE North 89°00'52" East a distance of 203.89 feet to a point on the West Right-of-Way line of State Highway No. 18;

THENCE North 05°35'22" East along said West Right-of-Way line a distance of 31.83 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 90,347.79 square feet or 2.07 acres, more or less.

LEGAL DESCRIPTION: - LOT 2

A tract of land lying in the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma;

THENCE North 00°40'04" East, along the East line of said Quarter Section, a distance of 884.10 feet;

THENCE South 89°56'01" West a distance of 71.29 feet;

THENCE South 05°35'22" West a distance of 41.23 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way line of State Highway No. 18;

THENCE Continuing South 05°35'22" West along the West Right-of-Way of State Highway No. 18 a distance of 231.37 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

THENCE on a curve to the left having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18;

THENCE South 70°19'54" West along said North Right-of-Way line a distance of 81.59 feet;

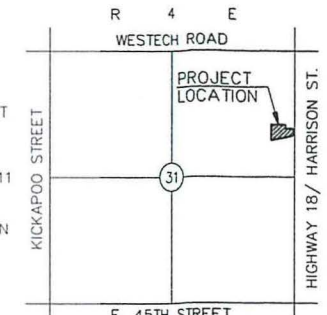
THENCE North 00°17'50" East a distance of 200.61 feet;

THENCE North 89°52'00" East a distance of 130.86 feet;

THENCE North 50°03'04" East a distance of 223.61 feet;

THENCE North 89°00'52" East a distance of 203.89 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 104,341.09 square feet or 2.40 acres, more or less.



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

- | | | | |
|--|----------------------------|--|-----------------------|
| | CLEAN OUT | | SAN. SEWER MANHOLE |
| | UTILITY MARK | | STORM SEWER MANHOLE |
| | MAIL BOX | | TELEPHONE MANHOLE |
| | PIPE LINE VENT | | TELEPHONE PEDESTAL |
| | VENT | | TELEPHONE VAULT |
| | GAS METER | | FIBER OPTIC PEDESTAL |
| | GAS VALVE | | WATER METER VAULT |
| | GAS RISER | | WATER METER |
| | GUARD POST | | WATER VALVE |
| | ROOF DRAIN | | MONITOR WELL |
| | LIGHT POLE | | FIRE HYDRANT |
| | SIGN | | PULL BOX |
| | TRAFFIC SIGNAL LIGHT POLE | | ELECTRIC MANHOLE |
| | TRAFFIC CONTROL BOX | | ELECTRIC TRANSFORMER |
| | TRAFFIC CABLE JUNCTION BOX | | ELECTRIC VAULT |
| | STORM SEWER JUNCTION BOX | | ELECTRIC JUNCTION BOX |
| | IRRIGATION CONTROL VALVE | | ELECTRIC PEDESTAL |
| | SPRINKLER HEAD | | POWER POLE |
| | SPRINKLER VALVE | | UTILITY POLE |
| | SANITARY SEWER | | GUY WIRE |
| | WATER | | UNDERGROUND ELECTRIC |
| | FENCE | | TELEPHONE UNDERGROUND |
| | OVERHEAD ELECTRIC | | CABLE TV |
| | STORM SEWER | | PETROLEUM |
| | FIBER OPTIC | | OVERHEAD TELEPHONE |

KEY NOTES: EXISTING CONDITIONS

1. EXISTING ACCESS.
2. EXISTING QUALITY INN SIGN AND EASEMENT, SIGN TO REMAIN ON LOT 2.
3. EXISTING ABOVE GROUND UTILITY TO SERVE QUALITY INN, TO REMAIN.
4. EXISTING FIRE HYDRANT.
5. EXISTING PRIVATE SERVICE LINE.
6. EXISTING PRIVATE SANITARY SERVICE LINE.
7. EXISTING EASEMENT - RECIPROCAL ACCESS AGREEMENT
8. EXISTING ODOT "PARK AND RIDE" ABANDONED PAVEMENT, TO BE REMOVED, AND SOLID SLAB SOD INSTALLED.
9. EXISTING PARKING FOR QUALITY INN, TO REMAIN.

KEY NOTES: PROPOSED DEVELOPMENT

1. PROP. 24' WIDE CROSS ACCESS AGREEMENT, REF. EXHIBIT D.
2. PROP. PLATTED UTILITY EASEMENT FOR PRIVATE UTILITIES.
3. PROP. DETENTION AREA FOR LOT 1 AND LOT 2.
4. PROP. PRIVATE WATER SERVICE LINE & WM FOR LOT 1.
5. PROP. TRASH ENCLOSURE.
6. PROP. SOLID SLAB SOD. (OFF SITE)
7. REMOVE EXISTING PRIVATE WATER LINE.
8. EXISTING PRIVATE WATER LINE ABANDONED IN PLACE.

KEY NOTES: PROPOSED PUBLIC UTILITIES - REF. EXHIBIT EXHIBIT E.

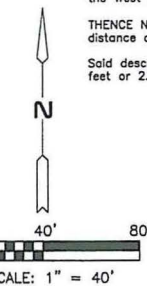
1. PROP. 12" WATER MAIN.
2. 18" BORE AND STEEL CASING.
3. PROP. FIRE HYDRANT ASSEMBLY.
4. PROP. 6" WATER LINE TO SERVE LOT 1.
5. PROP. 8" SANITARY SEWER LINE.
6. PROP. SAN. SEWER MAN HOLE.
7. PROP. 5' WIDE SIDEWALK.

PARKING DATA FOR LOT 1

HOTEL/MOTEL
2 SPACES PER 3 GUEST ROOMS PLUS 1
PER 200 SF OF GFA IN ALL ACCESSORY
USES.

106 ROOMS AND NO RESTAURANT OR
OR MEETING ROOMS. 71 TOTAL SPACES
REQUIRED.

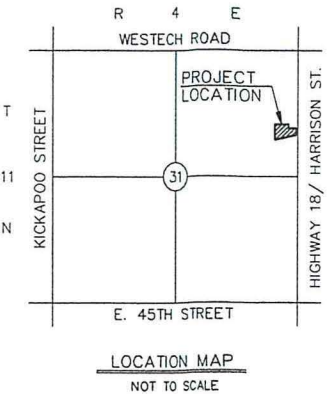
PROVIDED: 76 REG. SPACES
1/4 HC SPACES
TOTAL = 60



TLP ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING 113 Spruce Ave. Yukon, OK 73099 C: 405.210.3169 EM: terry@tlp-associates.com CA No. 7801 CA Expires 6-30-2019		MASTER DEVELOPMENT PLAN SHAWNEE RETAIL DEVELOPMENT SHAWNEE, OKLAHOMA 73072	
DESIGNED: TLP	APPROVED: DT	SCALE: 1"=40'	DATE: 04-22-19
DEVELOPER: SHIV PROPERTIES, LLC	PRJ. NO: 2019-105	SHT. NO: 1 of 7	

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

SITE IMPROVEMENT PLAN
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
SHEET 1 OF X

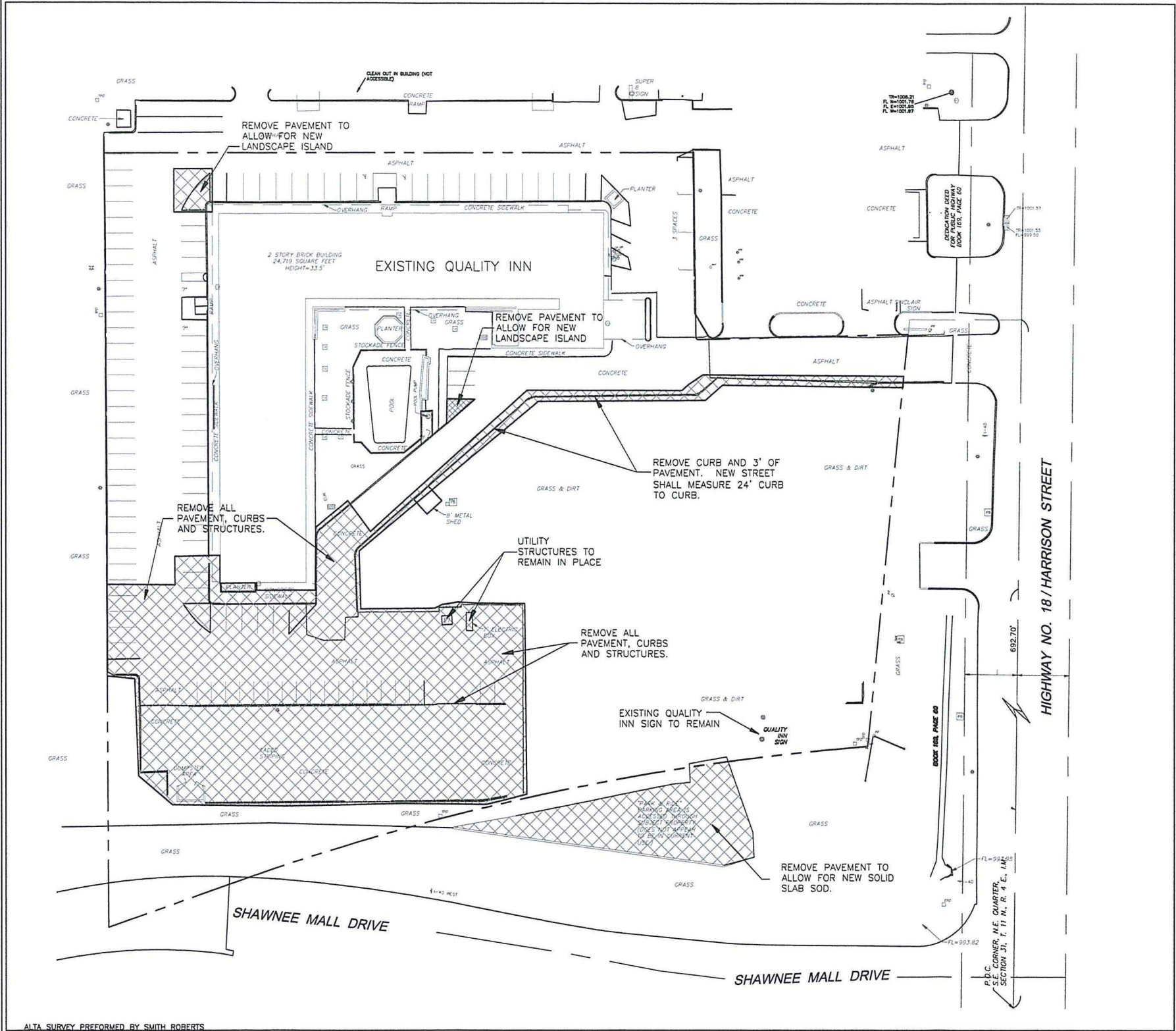


SURVEY LEGEND

- | | |
|------------------------------|---------------------------|
| - CLEAN OUT | - SAN. SEWER MANHOLE |
| - BENCH MARK | - STORM SEWER MANHOLE |
| - MAIL BOX | - TELEPHONE MANHOLE |
| - PIPE LINE VENT | - TELEPHONE PEDESTAL |
| - VENT | - TELEPHONE VAULT |
| - GAS METER | - TELEVISION PEDESTAL |
| - GAS VALVE | - FIBEROPTIC VAULT |
| - GAS RISER | - WATER METER VAULT |
| - GUARD POST | - WATER METER |
| - ROOF DRAIN | - WATER VALVE |
| - LIGHT POLE | - MONITOR WELL |
| - SIGN | - FIRE HYDRANT |
| - TREE | - PULL BOX |
| - TRAFFIC SIGNAL LIGHT POLE | - ELECTRIC MANHOLE |
| - TRAFFIC CONTROL BOX | - ELECTRIC TRANSFORMER |
| - TRAFFIC CABLE JUNCTION BOX | - ELECTRIC VAULT |
| - STORM SEWER JUNCTION BOX | - ELECTRIC JUNCTION BOX |
| - IRRIGATION CONTROL VALVE | - ELECTRIC PEDESTAL |
| - SPRINKLER HEAD | - POWER POLE |
| - SPRINKLER VALVE | - UTILITY POLE |
| - SS- SANITARY SEWER | - GUY WIRE |
| - W- WATER | - UNDERGROUND ELECTRIC |
| - X- FENCE | - TELEPHONE UNDERGROUND |
| - OHE- OVERHEAD ELECTRIC | - CABLE TV |
| - STM- STORM SEWER | - PETROLEUM |
| - FO- FIBER OPTIC | - OHT- OVERHEAD TELEPHONE |

DEMO NOTES:

1. SHADED AREAS INDICATE WORK TO BE PERFORMED TO MAKE LOTS 1 AND 2 COMPLY WITH PUD AND C-3 ZONING CODE.



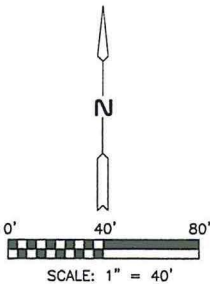
ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

AREA TO BE REMOVED AND IMPROVED.



TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND PLANNING

113 Spruce Ave.
Yukon, OK 73099
C: 405.210.3169
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CA NO. 7801
CA Expires 6-30-2019

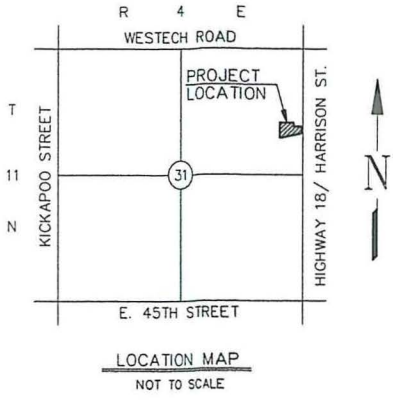
EXHIBIT C
SITE IMPROVEMENT PLAN

SHAWNEE RETAIL
DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

DESIGNED: TLP	APPROVED: DT	SCALE: 1"=40'	DATE: 04-22-19	SHT. NO. 3 of 7
DEVELOPER: SHIV PROPERTIES, LLC		PRJ. NO. 2019-106		

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

COMMON ACCESS PLAN
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, 1.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



PLAT NOTES

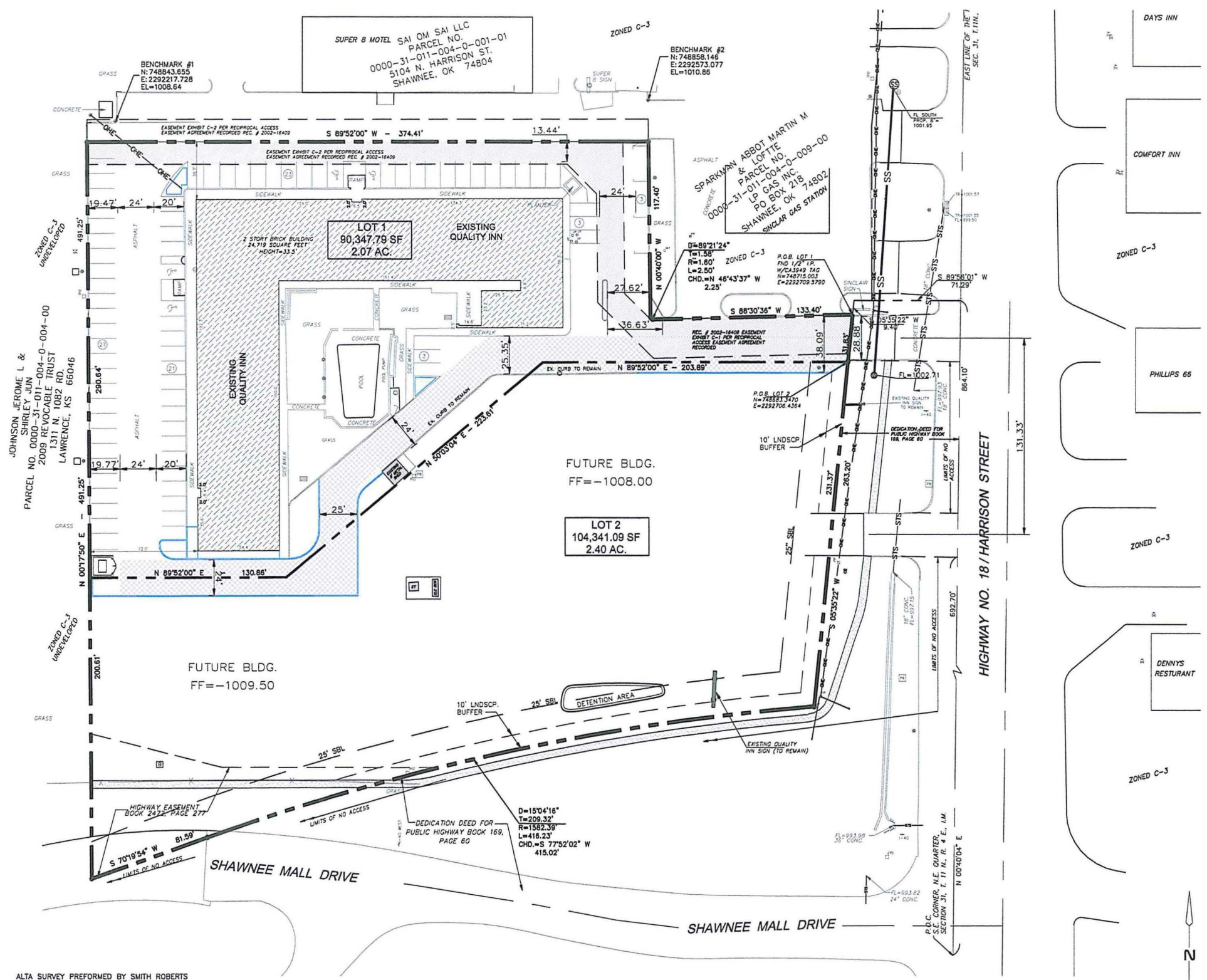
1. ALL STREET ARE PRIVATE.
2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION. LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.

DEVELOPMENT NOTES:

1. ALL PARKING SHALL BE BY CROSS-ACCESSED AGREEMENT AND MAINTAINED BY OWNERS AS DEFINED IN POA.
2. DETENTION SHALL BE FOR BOTH LOTS AND CONSTRUCTED ON LOT 2 AND MAINTAINED AS DEFINED IN POA.
3. ALL DEVELOPMENT IN LOT 2 SHALL MEET CITY OF SHAWNEE ZONING C-3 OR AS OUTLINED IN PUD.
4. LOCATION OF CURB CUTS TO ALLOW ACCESS FROM LOT 1 TO LOT 2 SHALL BE DETERMINED AT DURING LOT 2 DEVELOPMENT PLANNING.

SURVEY LEGEND

CO - CLEAN OUT	SS - SAN. SEWER MANHOLE
BW - BENCH MARK	SM - STORM SEWER MANHOLE
MB - MAIL BOX	TM - TELEPHONE MANHOLE
PLV - PIPE LINE VENT	TP - TELEPHONE PEDESTAL
VENT - VENT	TUV - TELEPHONE VAULT
GM - GAS METER	TEP - TELEVISION PEDESTAL
GR - GAS VALVE	FV - FIBEROPTIC VAULT
GR - GAS RISER	WMV - WATER METER VAULT
GP - GUARD POST	WM - WATER METER
RD - ROOF DRAIN	WV - WATER VALVE
LP - LIGHT POLE	MW - MONITOR WELL
SIGN - SIGN	FH - FIRE HYDRANT
TR - TREE	PB - PULL BOX
TL - TRAFFIC SIGNAL LIGHT POLE	EM - ELECTRIC MANHOLE
TCB - TRAFFIC CONTROL BOX	ET - ELECTRIC TRANSFORMER
TCJB - TRAFFIC CABLE JUNCTION BOX	EV - ELECTRIC VAULT
SSJB - STORM SEWER JUNCTION BOX	EJB - ELECTRIC JUNCTION BOX
ICV - IRRIGATION CONTROL VALVE	EP - ELECTRIC PEDESTAL
SH - SPRINKLER HEAD	PP - POWER POLE
SV - SPRINKLER VALVE	UP - UTILITY POLE
SS - SANITARY SEWER	GW - GUY WIRE
W - WATER	UE - UNDERGROUND ELECTRIC
F - FENCE	TUG - TELEPHONE UNDERGROUND
OHE - OVERHEAD ELECTRIC	CT - CABLE TV
STM - STORM SEWER	P - PETROLEUM
FO - FIBER OPTIC	OHT - OVERHEAD TELEPHONE



ALTA SURVEY PERFORMED BY SMITH ROBERTS BALDISCHWILER, LLC, IN SEPTEMBER OF 2017. SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- PROP. CROSS ACCESS AGREEMENT
- EXISTING CROSS ACCESS AGREEMENT



TLP ASSOCIATES, INC.
CIVIL ENGINEERING
LAND PLANNING

113 Spruce Ave.
Yukon, OK 73099
C: 405-210-3169
EM: terry@tulp-associates.com
CA NO. 7901
CA Expires 6-30-2019

EXHIBIT D
COMMON ACCESS PLAN

SHAWNEE RETAIL DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

DESIGNED: TLP
APPROVED: DT
SCALE: 1"=40'
DATE: 04-22-19
DEVELOPER: SHIV PROPERTIES, LLC
PRJ. NO. 2019-106

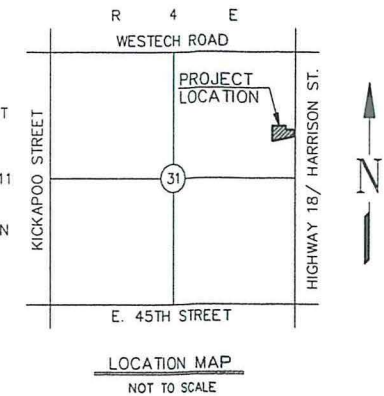
SHT. NO. 4 of 7

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

UTILITY PLAN

SHAWNEE RETAIL DEVELOPMENT

A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
SHEET 1 OF X



PLAT NOTES

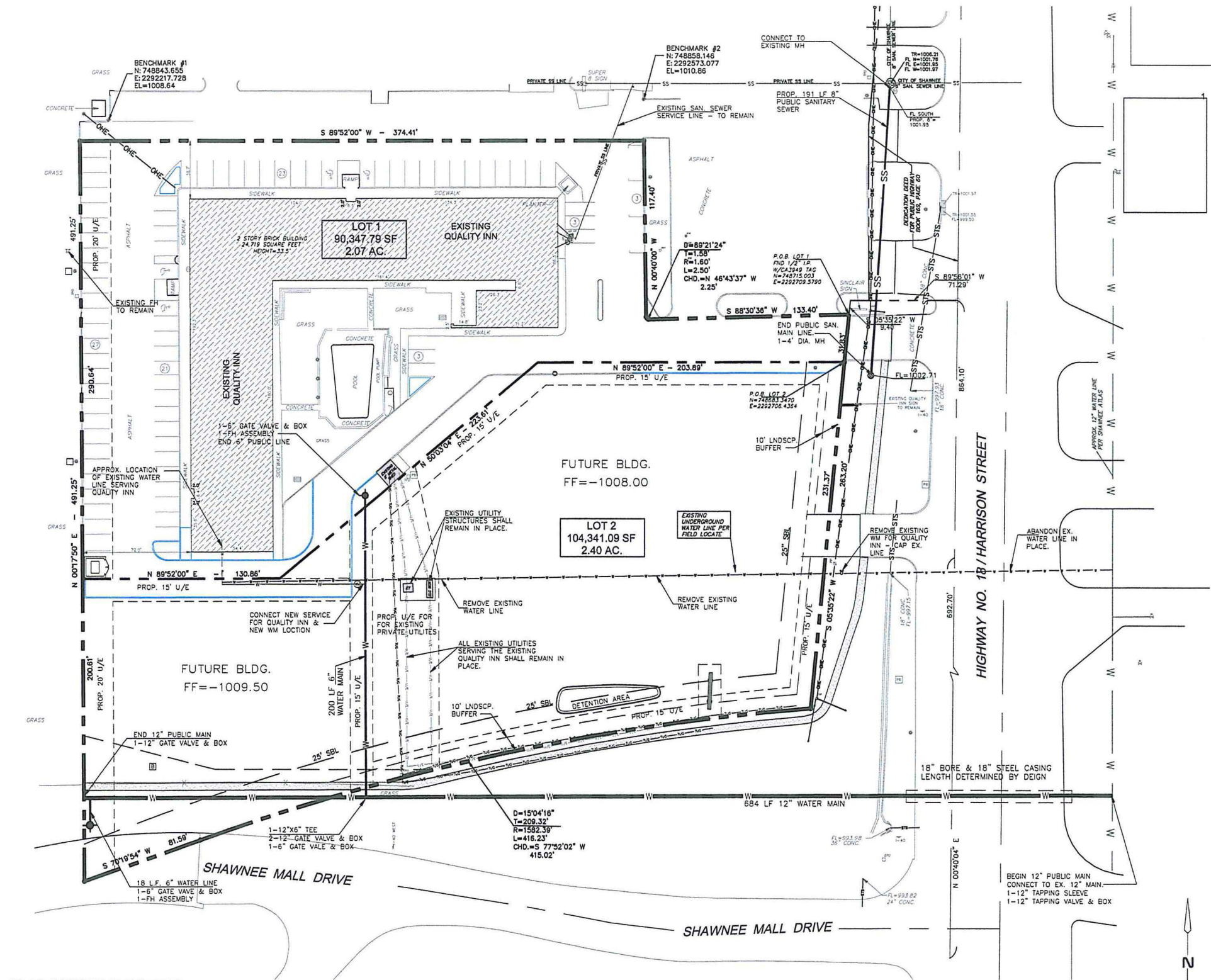
1. ALL STREETS ARE PRIVATE.
2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.

UTILITY NOTES:

1. WATER AND SANITARY SERVICE LINES TO SERVE FUTURE BUILDING ARE FOR REFERENCE ONLY. EXACT LOCATION WILL BE DETERMINED BY DESIGN ENGINEER AT TIME OF DEVELOPMENT AND APPROVED BY CITY.
2. PUBLIC WATER AND PUBLIC SANITARY SEWER PLANS TO SERVE LOTS ONE (1) AND TWO (2) SHALL BE SUBMITTED AT THE SAME TIME AS THE FINAL PLAT.
3. ALL PUBLIC UTILITIES SHALL BE IN PLACE AND APPROVED BY THE CITY OF SHAWNEE PRIOR TO APPROVAL OF ANY BUILDING PERMITS FOR LOT 2.

SURVEY LEGEND

○ - CLEAN OUT	⊗ - SAN. SEWER MANHOLE
⊗ - BENCH MARK	⊗ - STORM SEWER MANHOLE
⊗ - MAIL BOX	⊗ - TELEPHONE MANHOLE
⊗ - PIPE LINE VENT	⊗ - TELEPHONE PEDESTAL
⊗ - VENT	⊗ - TELEPHONE VAULT
⊗ - GAS METER	⊗ - TELEVISION PEDESTAL
⊗ - GAS VALVE	⊗ - FIBEROPTIC VAULT
⊗ - GAS RISER	⊗ - WATER METER VAULT
⊗ - GUARD POST	⊗ - WATER METER
⊗ - ROOF DRAIN	⊗ - WATER VALVE
⊗ - LIGHT POLE	⊗ - MONITOR WELL
⊗ - SIGN	⊗ - FIRE HYDRANT
⊗ - TREE	⊗ - PULL BOX
⊗ - TRAFFIC SIGNAL LIGHT POLE	⊗ - ELECTRIC MANHOLE
⊗ - TRAFFIC CONTROL BOX	⊗ - ELECTRIC TRANSFORMER
⊗ - TRAFFIC CABLE JUNCTION BOX	⊗ - ELECTRIC VAULT
⊗ - STORM SEWER JUNCTION BOX	⊗ - ELECTRIC JUNCTION BOX
⊗ - IRRIGATION CONTROL VALVE	⊗ - ELECTRIC PEDESTAL
⊗ - SPRINKLER HEAD	⊗ - POWER POLE
⊗ - SPRINKLER VALVE	⊗ - UTILITY POLE
⊗ - SANITARY SEWER	⊗ - GUY WIRE
⊗ - WATER	⊗ - UNDERGROUND ELECTRIC
⊗ - FENCE	⊗ - TELEPHONE UNDERGROUND
⊗ - OVERHEAD ELECTRIC	⊗ - CABLE TV
⊗ - STORM SEWER	⊗ - PETROLEUM
⊗ - FIBER OPTIC	⊗ - OVERHEAD TELEPHONE



ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

— W —	PROP. PUBLIC WATER LINE
— SS —	PROP. PUBLIC SANITARY SEWER LINE
— S —	PROP. PUBLIC SIDEWALK

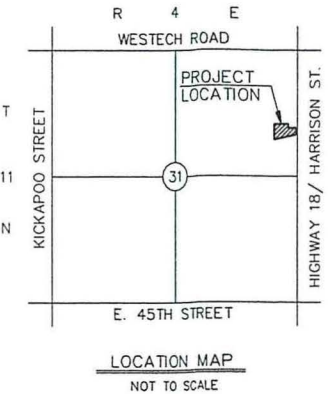


EXHIBIT E UTILITY PLAN				
SHAWNEE RETAIL DEVELOPMENT SHAWNEE, OKLAHOMA 73072				
113 Spruce Ave. Yukon, OK 73099 C: 405.210.3169 E: terry@tlp-associates.com CA No. 7901 CA Expires 6-30-2019	DESIGNED: TLP	APPROVED: DT	SCALE: 1"=40'	DATE: 04-22-19
	DEVELOPER: SHIV PROPERTIES, LLC			SHT. NO. 5 of 7

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

DRAINAGE PLAN
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

- PLAT NOTES
1. ALL STREETS ARE PRIVATE.
 2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
 3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
 4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.



- DRAINAGE NOTES:
1. BASINS 1 AND 2 SHALL RELEASE STORM WATER AS "BY-PASS" BASINS.
 2. IF DETENTION IS REQUIRED, IT WILL BE PROVIDED ON LOT 2.

PRELIMINARIES DRAINAGE CALCULATIONS

HISTORIC CONDITIONS:		PROP. DEVELOPED CONDITIONS:	
DA	= 4.47 AC.	DA	= 4.47 AC.
SLOPE	= 1.30%	SLOPE	= 1.30%
GRASS	= 10%	GRASS	= 20%
IMPERVIOUS	= 90%	IMPERVIOUS	= 80%
WT. C	= 0.91	WT. C	= 0.86
L OVERLAND	= 460'	L OVERLAND	= 260'
K FACTOR	= 0.372	WT K FACTOR	= 0.5056
Tc	= 8.57 min.	Tc	= 9.43 min.
Q25	= 30.68 cfs	Q25	= 28.33 cfs
Q50	= 34.87 cfs	Q50	= 32.20 cfs
Q100	= 38.75 cfs	Q100	= 35.87 cfs

SURVEY LEGEND

CO - CLEAN OUT	SM - SAN. SEWER MANHOLE
BM - BENCH MARK	SSM - STORM SEWER MANHOLE
MB - MAIL BOX	TM - TELEPHONE MANHOLE
PLV - PIPE LINE VENT	TP - TELEPHONE PEDESTAL
V - VENT	TUV - TELEPHONE VAULT
GM - GAS METER	TPV - TELEVISION PEDESTAL
GV - GAS VALVE	FV - FIBEROPTIC VAULT
GR - GAS RISER	WMV - WATER METER VAULT
GP - GUARD POST	WM - WATER METER
RD - ROOF DRAIN	WV - WATER VALVE
LP - LIGHT POLE	MW - MONITOR WELL
S - SIGN	FH - FIRE HYDRANT
TL - TREE	PB - PULL BOX
TSLP - TRAFFIC SIGNAL LIGHT POLE	EM - ELECTRIC MANHOLE
TCB - TRAFFIC CONTROL BOX	ET - ELECTRIC TRANSFORMER
TJCB - TRAFFIC JUNCTION BOX	EV - ELECTRIC VAULT
SSJB - STORM SEWER JUNCTION BOX	EJCB - ELECTRIC JUNCTION BOX
ICV - IRRIGATION CONTROL VALVE	EP - ELECTRIC PEDESTAL
SH - SPRINKLER HEAD	PP - POWER POLE
SV - SPRINKLER VALVE	UP - UTILITY POLE
SS - SANITARY SEWER	GW - GUY WIRE
W - WATER	UGE - UNDERGROUND ELECTRIC
F - FENCE	TUG - TELEPHONE UNDERGROUND
OE - OVERHEAD ELECTRIC	CT - CABLE TV
OS - OVERHEAD SEWER	P - PETROLEUM
FO - FIBER OPTIC	OHT - OVERHEAD TELEPHONE

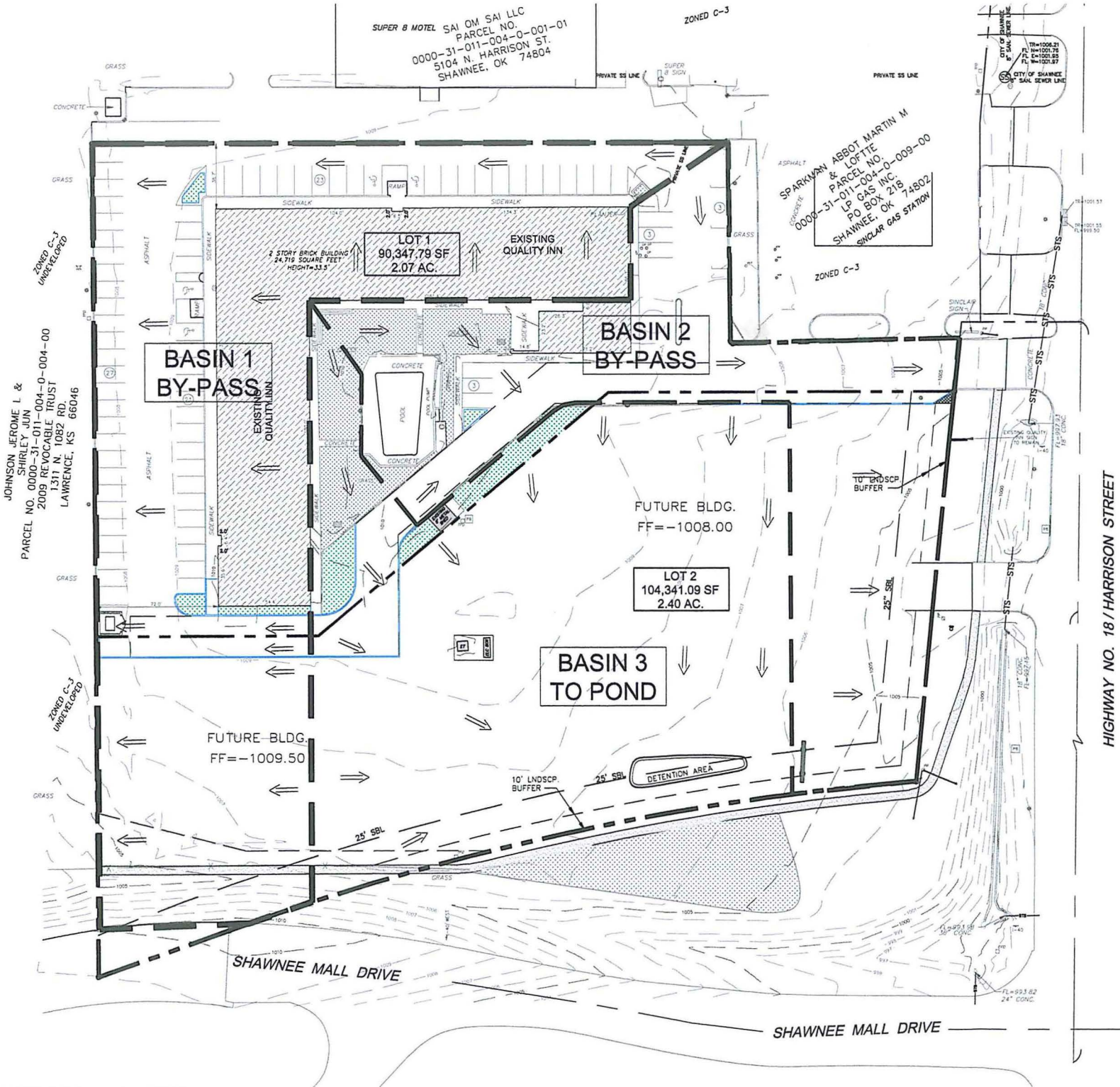


TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND PLANNING

113 Spruce Ave.
Yukon, OK 73099
C: 405.210.3169
EM: terry@tlp-associates.com
CA NO. 7801
CA Expires 6-30-2019

EXHIBIT F
DRAINAGE PLAN
SHAWNEE RETAIL
DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

DESIGNED:	APPROVED:	SCALE:	DATE:	SHT. NO.
TLP	DT	1"=40'	04-22-19	6 of 7
DEVELOPER:	PRJ. NO.			
SHIV PROPERTIES, LLC	2019-106			



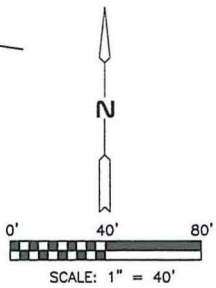
ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- PROP. DRAINAGE BASIN BOUNDARY
- => PROP. FLOW DIRECTION



DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

LANDSCAPE PLAN
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



PLAT NOTES

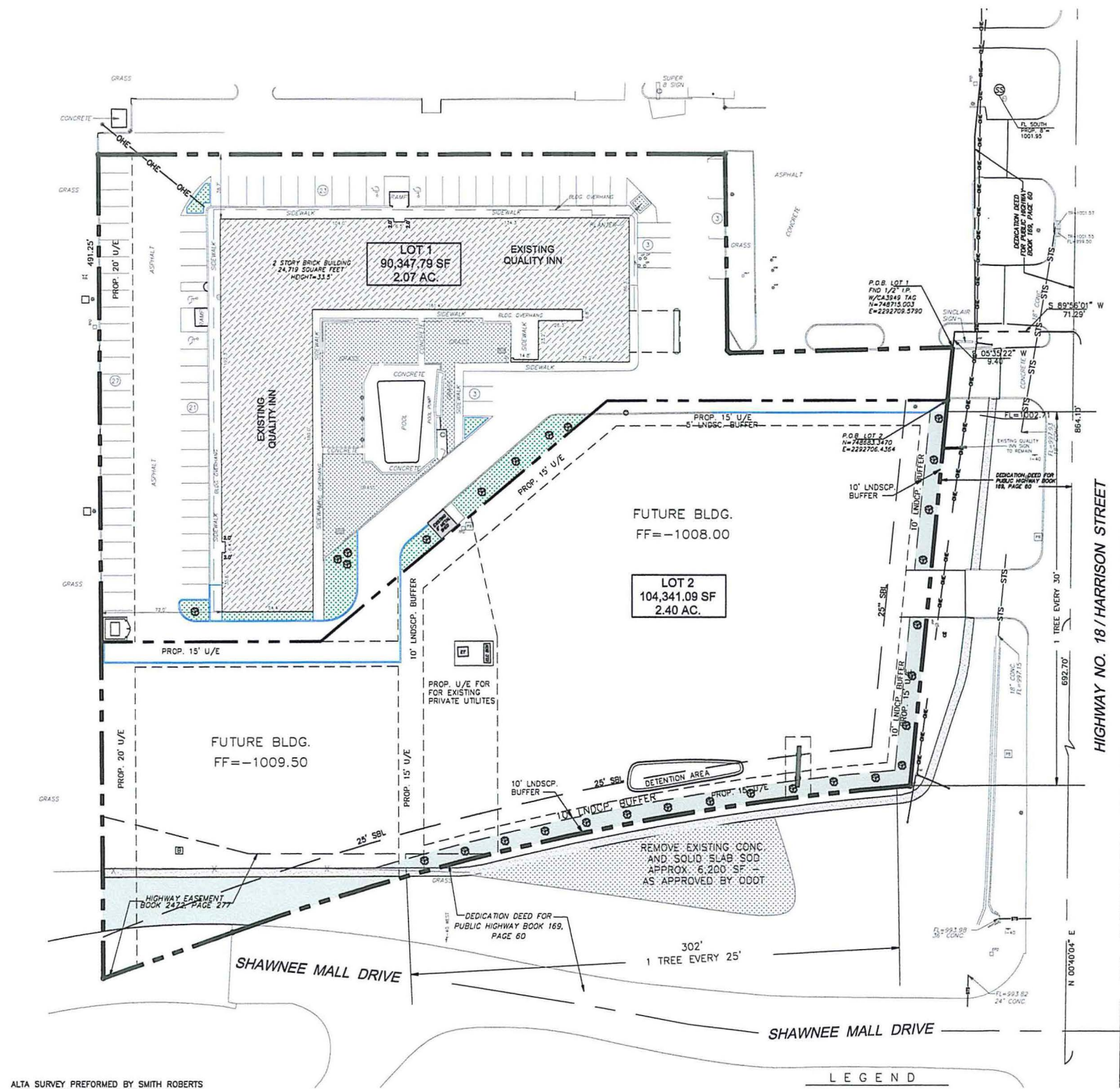
1. ALL STREETS ARE PRIVATE.
2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.

LANDSCAPE NOTES FOR LOT 1:

- | | | | |
|--------------------------|---|----------|------|
| 1. EXISTING LANDSCAPE | = | 6264 SF. | 6.9% |
| 2. PROP. LANDSCAPE | = | 3041 SF | 3.4% |
| 3. TOTAL AREA LANDSCAPED | = | 9,305 SF | 10.3 |

LANDSCAPE NOTES FOR LOT 2:

1. 10' AND 5' LANDSCAPE BUFFERS AS SHOWN ON THIS EXHIBIT.
2. PROPOSED MIN. OF 18% OF LOT SHALL BE LANDSCAPED.
3. ALL PARKING LOT LANDSCAPE CODES SHALL MEET STANDARD C-3 ZONING REQUIREMENT.
4. LANDSCAPE BUFFERS ALONG HARRISON ROAD AND SHAWNEE MALL ROAD SHALL HAVE ADDITIONAL TREES AS SHOWN THIS EXHIBIT AND AS OUTLINED IN THE PUD.



LEGEND

- | | |
|-----------|--|
| [Pattern] | PROP. LANDSCAPE BUFFERS ON LOT 2 |
| [Pattern] | EXISTING LANDSCAPING |
| [Pattern] | PROP. LANDSCAPING LOT 1 |
| [Pattern] | ODOT PARKING AREA - REMOVE AND RE-SOD AS APPROVED BY ODOT. |
| [Pattern] | PROP. TREE |

ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



EXHIBIT G		LANDSCAPE PLAN	
SHAWNEE RETAIL DEVELOPMENT		SHAWNEE, OKLAHOMA 73072	
113 Spruce Ave. Yukon, OK 73099 C: 405.210.3169 EM: terry@tlp-associates.com CA NO. 7801 CA Expires 6-30-2019	DESIGNED: TLP	APPROVED: DT	SCALE: 1"=40'
	DATE: 04-22-19	PRJ. NO. 2019-105	SHT. NO. 7 of 7



PLANNING COMMISSION APPLICATION

Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	<u>PO 8-19</u>
Project Number:	<u>190401</u>
Date Filed:	<u>5-3-2019</u>
_____ Planning Commission Secretary	

REQUEST:

____ Rezoning
____ Conditional Use Permit
____ Rezoning w/Conditional Use Permit
X Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C-3 District to PUD District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4900 N. HARRISON STREET

LEGAL DESCRIPTION: SEE ATTACHED IN DESIGN STATEMENT PAR. 2.0

PROPERTY OWNER (S): MR. NILESH PATEL

PROPERTY AGENT (APPLICANT): TERRY L. POLLOCK TLP ASSOCIATES, INC.

APPLICANT'S ADDRESS: 113 SPRUCE AVE

CITY: YUKON STATE: OK ZIP: 73099

EMAIL ADDRESS: TERRY @ TLP-ASSOCIATES.COM

TELEPHONE NUMBER: (405) 210-3169 CONTACT NUMBER: (405) 210-3169

DIMENSIONS OF PROPERTY: AREA: 4.47 AC. WIDTH: 479.82'
LENGTH: 491.25' FRONTAGE: 208.36'

CURRENT ZONING: C-3 CURRENT USE: COMMERCIAL

PROPOSED ZONING: PUD PROPOSED USE: COMMERCIAL

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OFFICIAL OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

TLP
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. 02290296

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

City of Shawnee OK
405-878-1616

RECN: 02290296 5/06/2019 10:36 AM
OPER: KG TERM: 020
REF#: 91319
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190401 550.00CR
TLP ASSOCIATES, INC
4900 N HARRISON AVE
Z-REZONING 550.00CR

TENDERED: 550.00 CHECK
APPLIED: 550.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information



RECEIVED

MAY 02 2019

PLANNING / CODE

First American Title Insurance Company

123 West Highland

Shawnee, OK 74801

Phone: (405)275-0266 / Fax: (866)721-6216

PR: SOCENT

Ofc: 2199 (542)

Final Invoice

To: Harry Patel
4900 North Harrison
Shawnee, OK 74804

Invoice No.: 542 - 219953052

Date: 04/30/2019

Our File No.: 2401307-SH99

Title Officer:

Escrow Officer:

Customer ID: 2000866

Liability Amounts

Attention:

Your Ref.:

RE: Property:
4900 North Harrison, Shawnee, OK

Buyers:

Sellers: Shiv Properties LLC

Description of Charge	Invoice Amount
Ownership Report	\$250.00

INVOICE TOTAL \$250.00

Comments: DELIVER TO: HARRY PATEL
ATTN: HARRY PATEL
REF# 4900 N. HARRISON

OWNERSHIP REPORT
(QUALITY INN)

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

PO Box 776119

Chicago, IL 60677-6119

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) §:

The undersigned bonded abstractor in and for Pottawatomie 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 Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie 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:

A tract of land lying in the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

Beginning at the Southeast Corner of the Northeast Quarter (NE/4) of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma; Thence North 00°40'04" East along the East line of said Quarter Section a distance of 864.10 feet; Thence South 89°56'01" West a distance of 71.29 feet; Thence South 05°35'22" West a distance of 9.40 feet to the true point of beginning, said point being on the West Right-of-Way line of State Highway No. 18; Thence South 88°30'36" West a distance of 133.40 feet; Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet; Thence North 00°40'00" West a distance of 117.40 feet; Thence South 89°52'00" West a distance of 374.41 feet; Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40; Thence North 70°19'54" East along said North Right-of-Way line a distance of 81.59 feet; Thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18; Thence North 05°35'22" East along said West Right-of-Way line a distance of 263.20 feet to the true point or place of beginning.

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: April 19, 2019 at 7:30 AM

First American Title Insurance Company

By: *Michelle Cook*

Michelle Cook

Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2401307-SH99

OWNERSHIP LIST

ORDER NO. 2401307

DATE PREPARED: April 29, 2019

EFFECTIVE DATE: April 19, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
SHIV PROPERTIES LLC C/O AJAY PATEL 6635 W. HAPPY VALLEY RD GLENDALE, AZ 85310			BEG SE/C NE N864.10' W71.29' S5*9.40' POB SW88*133.40' ON A CURVE TO R A RADIUS 1.60' A DIST OF 2.50' N117.40' W374.41' S491.25' N70*E81.59' TH ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1582.39' ALG N R/W LINE A DIS OF 416.23' TH N05*E263.20' POB (31-11N-4E)
MAPLE DEVELOPMENT LLC 12204 N I-35 SERVICE ROAD OKC, OK 73113			BEGINNING SE/C NE/4 N1110.13' W586.57' POB S532.92' TO A POING ON THE NORTH RIGHT-OF- WAY LINE OF I-40 W68.43' S38.74' S74*36'43"W230.17' S66*47'47"W98.58' S76*3'45"W98.02' S88*23'32"W105.03' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAILROAD N2*44'20"W691.14' E605.24' POB (31-11N-4E)
JOHNSON JEROME L & SHIRLEY JUN 2009 REVOCABLE TRUST 1311 N 1082 RD LAWRENCE, KS 66046			BEG 48'W & 1285.62'S NE/C E/2 NE W1176.82' TO THE E R/W LINE OF AT&SF RR S ALG RR 303.70' E1143.52' N4*E240.34' N63.37' POB POB LESS .16 TO STATE & LESS .39 ACRES (WD 2017- 2345) (31-11N-4E)

SAI OM SAI LLC 5104 N HARRISON SHAWNEE, OK 74804			A TR IN E/2 NE DES AS BEG SE/C NE TH N 864.10' W71.29' S5*W9.40' S88*W 133.40' TH ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1.60' (A CHORD BEARING N46*W CHORD A LENGTH OF 2.25') AN ARC DIS OF 2.5' TH N 117.40'POB TH W 374.41' N139.50' E351.50' S106.20' E22.29' S 33.30'POB SUPER 8 MOTEL (31-11N-4E)
SAI OM SAI LLC 5104 N HARRISON SHAWNEE, OK 74804			A .39 AC TRACT IN THE E/2 NE/4 OF SEC.31-T11N-R4E
SPARKMAN O L L P GAS INC P O BOX 218 SHAWNEE, OK 74802			10-SU BEG SE/C NE N00*40'04" E ALG E LINE 864.4' W59.70' TRUE POB BEING W R/W STATE HWY 18 W11.59' SW9.40' SW 133.40' TH ON A CURVE TO RIGHT A RADIUS OF 1.60' A DIS OF 2.50' N 147.40' N45*E 14.38' E 141.51' TO A POINT OF W R/W HWY TH S5*W ALG HWY R/W 28.08' TH S 117' POB
CANADIAN VALLEY ELECTRIC CO-OP P O BOX 751 SEMINOLE, OK 74868	1	1	YAHGNEE
LAXMI INN INC % DAYS INN 5107 N HARRISON SHAWNEE, OK 74804			PT N1/2 S1/2 NW, BEG SW/C N1/2 S1/2 NW E128.05' & N200'POB E300' N200' W315.58' SE125.61' S75.45'POB DAYS INN (32-11N-4E)
HARRISON PROPERTY INC 9501 S I-35 ROAD APT 1608 MOORE, OK 73160			BEG 128.05'E SW/C N1/2 S1/2 NW E300' N200' W300' S200' POB. (32-11N-4E)

LAFRE 5839 SEBASTIAN PLACE STE 102 SAN ANTONIO, TX 78249EDA FAMILY PARTNERSHIP			S2 S2 NW BEG N675.06' & E128.05' SW/C S111.97'SE CURVE TO RIGHT 452.83' N204.13' W440.95' POB DENNY'S RESTAURANT
---	--	--	--

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P08-19

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed rezone of property located within the City of Shawnee.

The property requesting rezoning is described as follows:

A tract of land lying in the East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:
Beginning at the Southeast Corner of the Northeast Quarter (NE/4) of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma; Thence North 00°40'04" East along the East line of said Quarter Section a distance of 864.10 feet; Thence South 89°56'01" West a distance of 71.29 feet; Thence South 05°35'22" West a distance of 9.40 feet to the true point of beginning, said point being on the West Right-of-Way line of State Highway No. 18; Thence South 88°30'36" West a distance of 133.40 feet; Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet; Thence North 00°40'00" West a distance of 117.40 feet; Thence South 89°52'00" West a distance of 374.41 feet; Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40; Thence North 70°19'54" East along said North Right-of-Way line a distance of 81.59 feet; Thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18; Thence North 05°35'22" East along said West Right-of-Way line a distance of 263.20 feet to the true point or place of beginning.

General Location Known As:
4900 North Harrison, Shawnee, Oklahoma, 74804
Current Zoning Classification: C-3; Highway Commercial District
Requested Zoning Classification: PUD; Planned Unit Development
Proposed Use of Property: Commercial
Applicant: TLP Associates, Inc

The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

INTERSTATE 40 WESTBOUND

HARRISON

The public hearing will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

June 5th, 2019 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
June 17th, 2019 AT 6:00 P.M.: CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the ap-

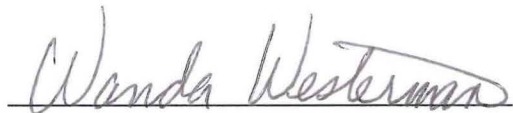
Affidavit of Publication

The Shawnee News-Star
215 N. Bell
Shawnee OK 74801
(405) 273-4200

State of Oklahoma
County of Pottawatomie

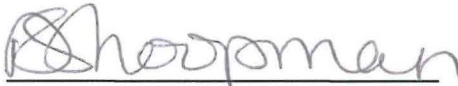
I, Wanda Westerman, of lawful age, being duly sworn upon oath, deposes and says that I am the Legal Advertising Account Executive of The Shawnee News-Star, a Daily publication that is a "legal newspaper" as that phrase is defined in 25 O.S. §106 for the City of Shawnee, for the County of Pottawatomie, in the State of Oklahoma, and that the attachment hereto contains a true and correct copy of what was actually published in said legal newspaper in consecutive issues on the following date(s):

Insertion Date(s): May 19th, 2019
Publishing Fee: \$132.50



Wanda Westerman, Account Executive

Signed and sworn to before me this 20th day of May, 2019.



Danielle Shoopman, Notary Public
My Commission Expires: March 5th, 2022
Commission No 18002220





April 22, 2019

City of Shawnee
Planning Department
Ms. Rebeca Blaine, Planning Director
222 N. Broadway
Shawnee, OK 74801

RE: **DESIGN STATEMENT FOR PUD**
Shawnee Retail Development
NE ¼, Section 31, T11N, R4E, I.M.
Pottawatomie County, Oklahoma

To Whom it may concern:

Mr. Nilesh Patel, of Shiv Properties, LLC has requested TLP Associates, Inc. submit a PUD for Shawnee Retail Development. The PUD contains a total of 4.47 acres and is located at 4900 N. Harrison Street. This plat creates two lots from this property. Lot One (2.07 acres) will be for the existing Quality Inn Motel and Lot 2 (2. acres) will be for future development.

Please proceed with the City zoning process and contact me for any revisions as required by City staff for an approved PUD.

~~Filing fee and ownership lists will be submitted by April 30th.~~

Respectfully submitted:



Terry L. Pollock
President

Darin Teeman, P.E.
Chief Engineer

Enclosures: 10 copies of Design Statement

Cc: Nilesh Patel, Owner
Harry Patel, Manager

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # S05-19 PUBLIC HEARING DATE: July 3rd, 2019 CITY COMMISSION DATE: July 15th, 2019	
APPLICANT: TLP Associates, Inc.		113 Spruce Avenue Yukon, Oklahoma, 73099		Terry@TLP-Associates.com
PROPERTY ADDRESS/LOCATION: 4900 North Harrison, Shawnee, Oklahoma, 74804				
The applicant, TLP Associates, Inc., is requesting preliminary plat approval for a 4.52-acre tract of land into 2 commercial lots. Access would be from Harrison.				
EXISTING ZONING: C-3	EXISTING LAND USE: Hotel	SURROUNDING ZONING & LAND USE: C-3 (Highway Commerical)	SUBDIVISION: N/A	PROPERTY SIZE: 4.52 acres

STAFF RECOMMENDATION

Being a development in a proposed PUD, the lots to be platted by this proposal are required to abide by the dimensional standards of the approved PUD for this property, the Shawnee Retail Development:

- Minimum lot size for each lot is 10,000 square feet – Each proposed lot meets this requirement;
- Minimum lot width for each lot is 30 feet – Each proposed lot meets this requirement;
- Minimum street frontage is 30 feet – Each proposed lot meets this requirement; and
- Front yard setbacks are required to be 25' – Each proposed lot meets this requirement.

Preliminary plats are required to abide by the standards of the City of Shawnee Subdivision Regulations. Article VIII, Platting Procedures. Section 2, Preliminary Plat Preparation and Approval Procedure, provides a list of documents and information that must be submitted in order for a preliminary plat to be approved.

Subsection 2, Certification of Design, requires a preliminary plat to be accompanied by a statement signed by the professional engineer preparing the plat that they have, to the best of their ability, designed the subdivision in accordance with the Comprehensive Plan with which they are completely familiar, and in accordance with the ordinances and regulations governing the subdivision of land. The application meets this requirement.

Subsection 3, General Requirements, lists basic requirements of a submitted preliminary plat. The following information is missing:

- Subsection 3 (D) requires the telephone number of the legal owner or agent of the property;

Subsection 4, Contents of Preliminary Plat, provides a list of information required to be shown on any submitted preliminary plat. The application meets all these requirements. The following information is missing:

- Subsection 4 (F) requires existing contours with intervals not to exceed 2 feet referenced to a United States Geological Survey or Geodetic Survey bench mark or monument to be shown on the preliminary plat.

Subsection 5, Statistical Data, lists required statistical data to be provided by the applicant. The application meets all these requirements. The following information is missing:

- The statistical information shows there to be 5 lots when there is only 2.

The 2005 Comprehensive Plan designates the future use of this area to be commercial. Thus, the proposed plat aligns with the intentions of the 2005 Comprehensive Plan.

The Planning Department has received the following feedback from the following agencies:

Engineering:

- Due to the location changing on the proposed sanitary sewer, an additional utility easement will need to be shown across Lot 1.
- A separate utility easement will need to be acquired and shown for the section of sanitary sewer that is not located within the plat. The preliminary plat can be approved by showing the proposed easement location but the easement will need to be filed and the book & page labeled on the final plat.
- The proposed Rim & FL's need to be labeled on the proposed sanitary sewer so that we can verify its functionality.
- The labels for the sanitary sewer are still pointing to the previous alignment location and need to be moved.

- Two additional sanitary sewer manholes are shown next to the driveway on the east side. Why are these shown in this location?

Shawnee Municipal Authority:

The utility contractor will locate, expose, shut off, and detach the existing 4" service from the 12" water main located on the east side of Harrison.

Fire:

No issues.

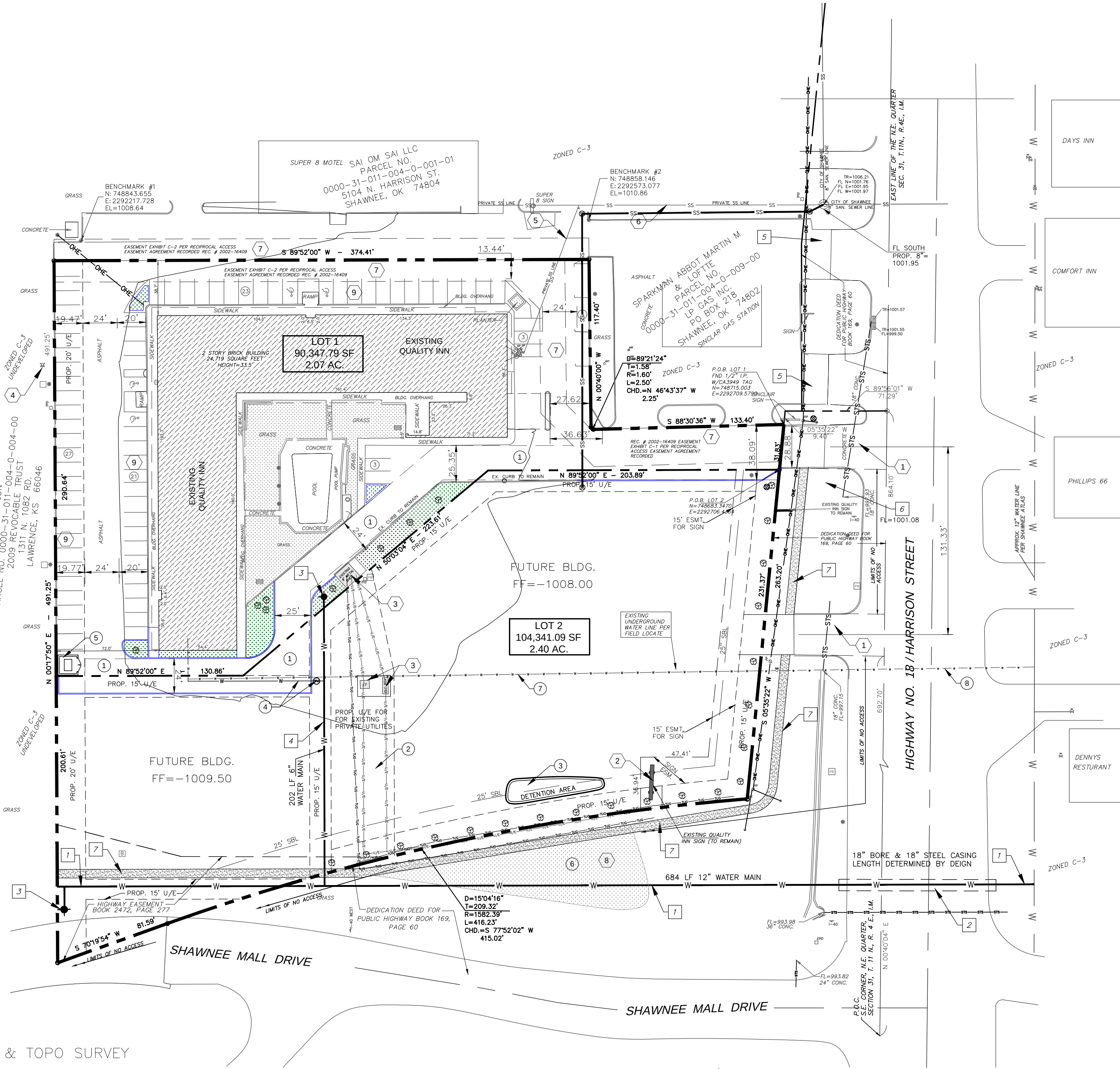
Staff recommends approval upon the following conditions:

1. Final construction documents must be approved by the City Engineer concurrent with final plat approval;
2. Drainage plans must be approved by the City Engineer concurrent with final plat approval;
3. All other applicable city standards apply;
4. Contours shall be added;
5. Statistical information will be corrected;
6. Engineering's requested corrections shall be made; and
7. The utility contractor will locate, expose, shut off, and detach the existing 4" service from the 12" water main located on the east side of Harrison.

APPROVE		APPROVE WITH CONDITIONS		DENY	
ATTACHMENTS: (CIRCLE)		SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS	

PRELIMINARY PLAT
OF
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
SHEET 1 OF 1

DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053



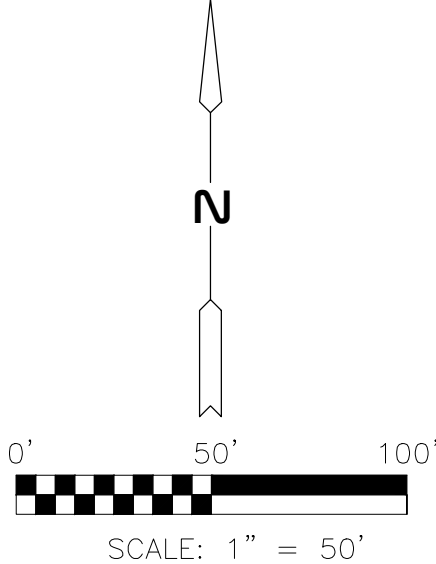
ALTA & TOPO SURVEY

ALTA SURVEY PERFORMED BY SMITH
ROBERTS BALDISCHWILER, LLC, IN
SEPTEMBER OF 2017.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BM #1	CUT "X" 1/4" T/C AT N.W. CORNER OF PARKING N.W. OF N.W. BUILDING CORNER ON NOSE OF ISLAND ELEV=1008.64
BM #2	CUT "X" 1/4" T/C 27' & NORTH OF THE MOST NORTHERLY NORTHEAST PROPERTY CORNER ELEV=1008.86
BM #3	CUT "X" 1/4" T/C ON W. END OF DRIVE TO PARK AND RIDE AREA N.E. OF PARK AND RIDE SIGN ELEV=1007.17
BM #4	CUT "X" 1/4" T/C AT S.W. CORNER OF PARKING S.W. OF S.W. BUILDING CORNER ON NOSE OF ISLAND ELEV=1008.11



	PROP. CROSS ACCESS AGREEMENT		PROP. PUBLIC WATER LINE
	EXISTING CROSS ACCESS AGREEMENT		PROP. PUBLIC SANITARY SEWER LINE
	EXISTING LANDSCAPING		PROP. PUBLIC SIDEWALK
	PROPOSED LANDSCAPING		PROP. IMPROVEMENTS ON LOT 1
	PROPOSED TREE		

1 KEY NOTES: EXISTING CONDITIONS

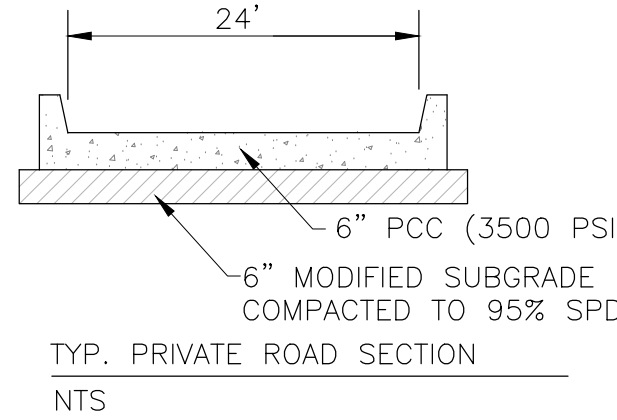
- EXISTING ACCESS.
- EXISTING QUALITY INN SIGN AND EASEMENT. SIGN TO REMAIN ON LOT 2.
- EXISTING ABOVE GROUND UTILITY TO SERVE QUALITY INN. TO REMAIN.
- EXISTING FIRE HYDRANT.
- EXISTING SANITARY SERVICE LINE.
- EXISTING PRIVATE SANITARY SERVICE LINE.
- EXISTING EASEMENT - RECIPROCAL ACCESS AGREEMENT
- EXISTING ODOT "PARK AND RIDE" ABANDONED PAVEMENT. TO BE REMOVED.
- EXISTING ODOT "PARK AND RIDE" ABANDONED PAVEMENT. TO BE REMOVED.
- EXISTING PARKING FOR QUALITY INN. TO REMAIN.

1 KEY NOTES: PROPOSED DEVELOPMENT

- PROP. 24' WIDE CROSS ACCESS AGREEMENT. REF. EXHIBIT D.
- PROP. PLATTED UTILITY EASEMENT FOR PRIVATE UTILITIES.
- PROP. DETENTION AREA FOR LOT 1 AND LOT 2.
- PROP. PRIVATE WATER SERVICE LINE & WM FOR LOT 1.
- PROP. TRASH ENCLOSURE.
- PROP. SOLID SLAB SOD. (OFF SITE)
- REMOVE EXISTING PRIVATE WATER LINE.
- EXISTING PRIVATE WATER LINE ABANDONED IN PLACE.

1 KEY NOTES: PROPOSED PUBLIC UTILITIES - REF. EXHIBIT EXHIBIT E.

- PROP. 12" WATER MAIN.
- 18" BORE AND STEEL CASING.
- PROP. FIRE HYDRANT ASSEMBLY.
- PROP. 6" WATER LINE TO SERVE LOT 1.
- PROP. 8" SANITARY SEWER LINE.
- PROP. SAN. SEWER MAN HOLE.
- PROP. 6" WIDE SIDEWALK.



LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, STATE OF OKLAHOMA;

THENCE NORTH 00°40'04" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 864.10 FEET;

THENCE SOUTH 89°56'01" WEST A DISTANCE OF 71.29 FEET;

THENCE SOUTH 05°35'22" WEST A DISTANCE OF 9.40 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 18;

THENCE SOUTH 88°30'36" WEST A DISTANCE OF 133.40 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1.60 FEET, (A CHORD BEARING NORTH 46°43'37" WEST, CHORD LENGTH OF 2.25 FEET) AN ARC DISTANCE OF 2.50 FEET;

THENCE NORTH 00°40'00" WEST A DISTANCE OF 117.40 FEET;

THENCE SOUTH 89°52'00" WEST A DISTANCE OF 374.41 FEET;

THENCE SOUTH 00°17'50" EAST A DISTANCE OF 491.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 40;

THENCE NORTH 70°19'54" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 81.59 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1582.39 FEET, (A CHORD LENGTH OF 415.02 FEET) ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 416.23 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 18;

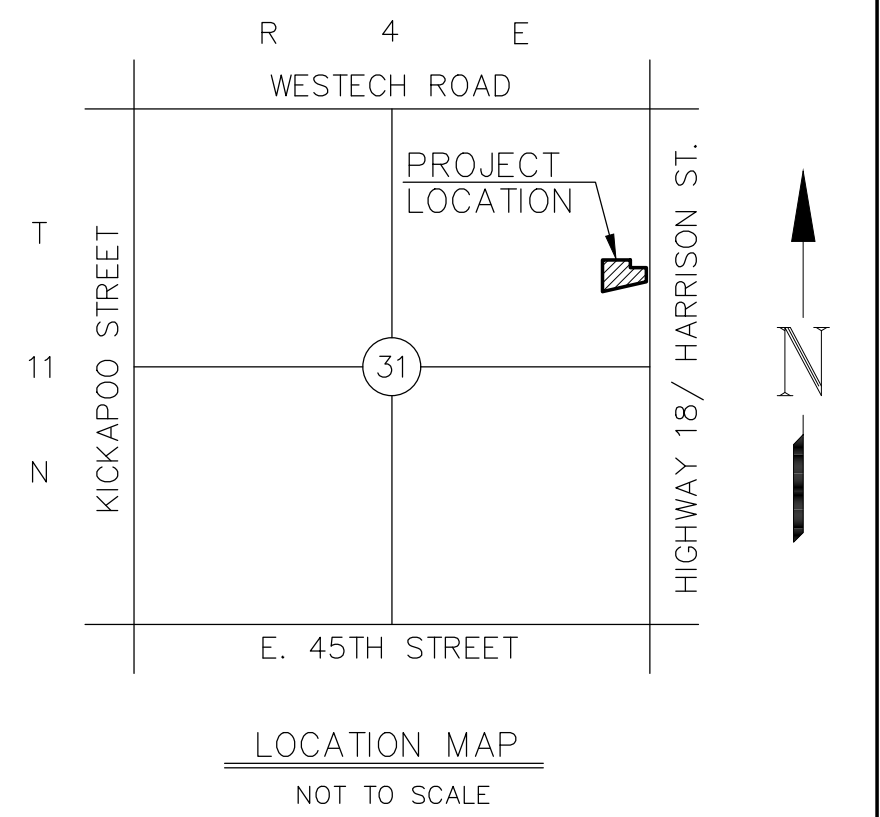
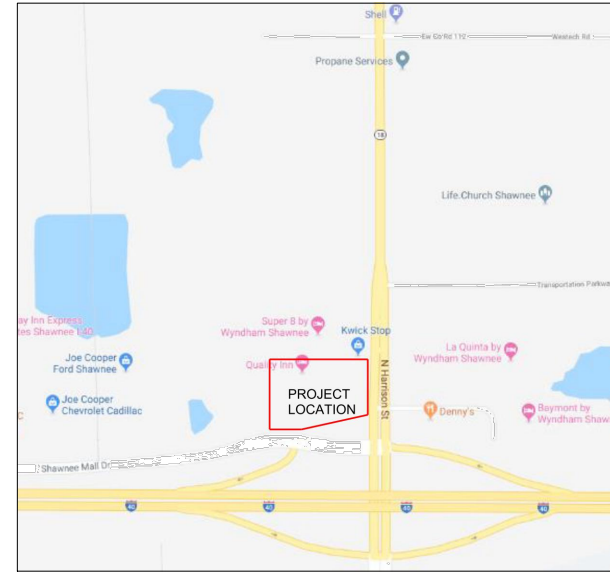
THENCE NORTH 05°35'22" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 263.20 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 194,689 SQUARE FEET OR 4.4694 ACRES, MORE OR LESS.

LEGEND



TLP ASSOCIATES, INC. CIVIL ENGINEERING LAND PLANNING		PRELIMINARY PLAT SHAWNEE RETAIL DEVELOPMENT SHAWNEE, OKLAHOMA 73072	
DESIGNED: TLP	APPROVED: DT	SCALE: 1"=50'	DATE: 06-04-19
DEVELOPER: SHIV PROPERTIES, LLC	PRJ. NO. 2019-106	SHT. NO. 1 of 1	



PARKING DATA FOR LOT 1

HOTEL/MOTEL
2 SPACES PER 3 GUEST ROOMS PLUS 1
PER 200 SF OF GFA IN ALL ACCESSORY
USES.

106 ROOMS AND NO RESTAURANT OR
OR MEETING ROOMS. 71 TOTAL SPACES
REQUIRED.

PROVIDED: 76 REG. SPACES
4 HC SPACES
TOTAL = 80

PLAT NOTES

- ALL STREETS ARE PRIVATE.
- CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
- DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
- DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.

SURVEY LEGEND

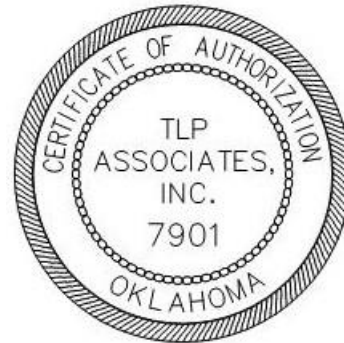
	- CLEAN OUT		- SAN. SEWER MANHOLE
	- BENCH MARK		- STORM SEWER MANHOLE
	- MAIL BOX		- TELEPHONE MANHOLE
	- PIPE LINE VENT		- TELEPHONE PEDESTAL
	- VENT		- TELEPHONE VAULT
	- GAS METER		- FIBEROPTIC VAULT
	- GAS VALVE		- WATER METER
	- GAS RISER		- WATER METER VAULT
	- GUARD POST		- WATER METER
	- ROOF DRAIN		- WATER VALVE
	- LIGHT POLE		- MONITOR WELL
	- SIGN		- FIRE HYDRANT
	- TREE		- PULL BOX
	- TRAFFIC SIGNAL LIGHT POLE		- ELECTRIC MANHOLE
	- TRAFFIC CONTROL BOX		- ELECTRIC TRANSFORMER
	- TRAFFIC CABLE JUNCTION BOX		- ELECTRIC VAULT
	- STORM SEWER JUNCTION BOX		- ELECTRIC JUNCTION BOX
	- IRRIGATION CONTROL VALVE		- ELECTRIC PEDESTAL
	- SPRINKLER HEAD		- POWER POLE
	- SPRINKLER VALVE		- UTILITY POLE
	- SS - SANITARY SEWER		- GUY WIRE
	- W - WATER		- UGE - UNDERGROUND ELECTRIC
	- F - FENCE		- TUG - TELEPHONE UNDERGROUND
	- OE - OVERHEAD ELECTRIC		- CT - CABLE TV
	- ST - STORM SEWER		- P - PETROLEUM
	- FO - FIBER OPTIC		- OHT - OVERHEAD TELEPHONE



DRAINAGE REPORT

FOR

SHAWNEE RETAIL DEVELOPMENT
HARRISON STREET AND I 40
SHAWNEE, OKLAHOMA



May 17, 2019





May 17, 2019

City of Shawnee
Mr. Michael Ludi
222 N. Broadway
Shawnee, OK 74802

**SHAWNEE RETAIL DEVELOPMENT
PRELIMINARY DRAINAGE STUDY**
Lots 1 and 2

Dear Mr. Michael,

The 4.47 acres on the NW corner of Harrison Street and Shawnee Mall Road is to be developed into two commercial lots. Lot no. 1 has an existing Quality Inn Motel and lot 2 will be developed in the future as a commercial property.

The historic conditions of this property indicate that 90% was impervious. (see the google photo). The historic Q100 for this 4.47 acres calculates to be 38.75 cfs.

The proposed developed will add landscaping to the existing Quality Inn and the new development will have a minimum of 18% landscaped area. Therefore, the developed Q100 for the entire developed site calculates to be 35.78 cfs, or less than the original 38.75 cfs.

Not detention should be required for the new development. However, a detailed drainage plan will be provided at the time of lot 2 development to show how all the surface water will be discharged to not impact any adjacent properties.

Respectfully submitted:

Darin Teeman, PE
Terry L. Pollock, PM

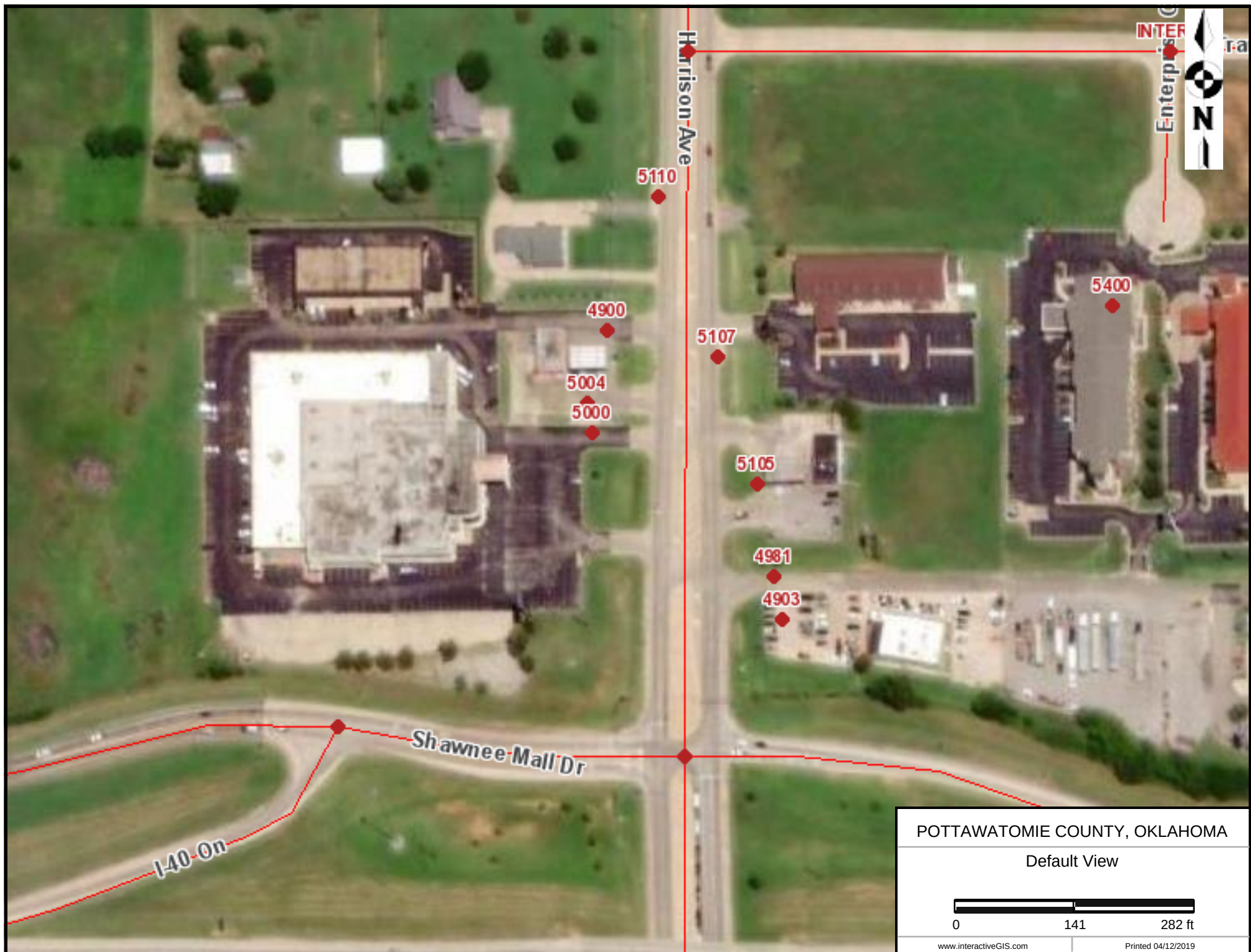


May 15, 2019

Enclosures:

Drainage map
Historic Runoff Calculations
Developed Runoff Calculations

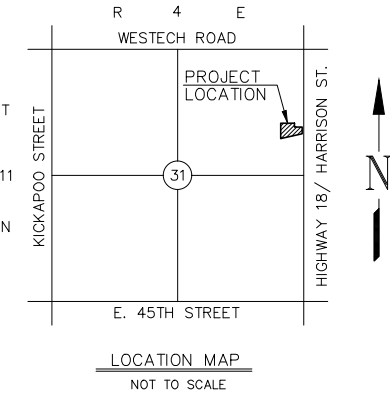




DEVELOPER:
SHIV PROPERTIES, LLC
C/O AJAY PATEL
18235 N. 27TH AVE.
PHOENIX, AZ 85053

DRAINAGE PLAN
SHAWNEE RETAIL DEVELOPMENT
A PART OF THE NE/4 OF SEC. 31, T11N, R4E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

- PLAT NOTES
1. ALL STREETS ARE PRIVATE.
 2. CROSS ACCESS IS PROVIDED BY SEPARATE RECORDED AGREEMENT.
 3. DEVELOPMENT OF LOT 2 WILL COMPLY WITH C-3 ZONING OR AS AMENDED BY PUD.
 4. DETENTION WILL BE PROVIDED FOR THE ENTIRE SUBDIVISION, LOCATED ON LOT 2. MAINTENANCE OF DETENTION WILL BE AS OUTLINED IN RECORDED AGREEMENT BETWEEN OWNERS OF LOT 1 AND LOT 2.



- DRAINAGE NOTES:
1. BASINS 1 AND 2 SHALL RELEASE STORM WATER AS "BY-PASS" BASINS.
 2. IF DETENTION IS REQUIRED, IT WILL BE PROVIDED ON LOT 2.

PRELIMINARIES DRAINAGE CALCULATIONS

HISTORIC CONDITIONS:		PROP. DEVELOPED CONDITIONS:	
DA	= 4.47 AC.	DA	= 4.47 AC.
SLOPE	= 1.30%	SLOPE	= 1.30%
GRASS	= 10%	GRASS	= 20%
IMPERVIOUS	= 90%	IMPERVIOUS	= 80%
WT. C	= 0.91	WT. C	= 0.86
L OVERLAND	= 460'	L OVERLAND	= 260'
K FACTOR	= 0.372	WT K FACTOR	= 0.5056
Tc	= 8.57 min.	Tc	= 9.43 min.
Q25	= 30.68 cfs	Q25	= 28.33 cfs
Q50	= 34.87 cfs	Q50	= 32.20 cfs
Q100	= 38.75 cfs	Q100	= 35.87 cfs

SURVEY LEGEND

○ - CLEAN OUT	⊗ - SAN. SEWER MANHOLE
⊕ - BENCH MARK	⊙ - STORM SEWER MANHOLE
⊕ - MAIL BOX	⊕ - TELEPHONE MANHOLE
○ - PIPE LINE VENT	⊕ - TELEPHONE PEDESTAL
○ - VENT	⊕ - TELEPHONE VAULT
⊕ - GAS METER	⊕ - TELEVISION PEDESTAL
⊕ - GAS VALVE	⊕ - FIBEROPTIC VAULT
⊕ - GAS RISER	⊕ - WATER METER VAULT
⊕ - GUARD POST	⊕ - WATER METER
⊕ - ROOF DRAIN	⊕ - WATER VALVE
⊕ - LIGHT POLE	⊕ - MONITOR WELL
⊕ - SIGN	⊕ - FIRE HYDRANT
⊕ - TREE	⊕ - PULL BOX
⊕ - TRAFFIC SIGNAL LIGHT POLE	⊕ - ELECTRIC MANHOLE
⊕ - TRAFFIC CONTROL BOX	⊕ - ELECTRIC TRANSFORMER
⊕ - TRAFFIC CABLE JUNCTION BOX	⊕ - ELECTRIC VAULT
⊕ - STORM SEWER JUNCTION BOX	⊕ - ELECTRIC JUNCTION BOX
⊕ - IRRIGATION CONTROL VALVE	⊕ - ELECTRIC PEDESTAL
⊕ - SPRINKLER HEAD	⊕ - POWER POLE
⊕ - SPRINKLER VALVE	⊕ - UTILITY POLE
— SANITARY SEWER	— GUY WIRE
— WATER	— UG - UNDERGROUND ELECTRIC
— FENCE	— TUG - TELEPHONE UNDERGROUND
— OVERHEAD ELECTRIC	— CT - CABLE TV
— STORM SEWER	— P - PETROLEUM
— FIBER OPTIC	— OHT - OVERHEAD TELEPHONE

ALTA SURVEY PERFORMED BY SMITH ROBERTS
BALDISCHWILER, LLC, IN SEPTEMBER OF 2017.
SURVEY IS ATTACHED AS EXHIBIT B.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- PROP. DRAINAGE BASIN BOUNDARY
- ==> PROP. FLOW DIRECTION

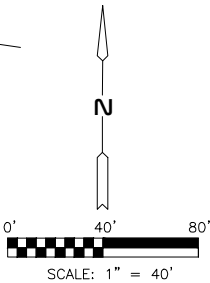


EXHIBIT F
DRAINAGE PLAN

SHAWNEE RETAIL DEVELOPMENT
SHAWNEE, OKLAHOMA 73072

TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND PLANNING

113 Spruce Ave.
Yukon, OK 73099
C: 405.210.3169
EM: terry@tlp-associates.com
CA NO. 7901
CA Expires 6-30-2019

DESIGNED: TLP
APPROVED: DT
SCALE: 1"=40'
DATE: 04-22-19
PRJ. NO. 2019-106
SHT. NO. 6 of 7

RATIONAL METHOD PEAK RUNOFF CALCULATIONS

PROJECT NAME: **SHAWNEE RETAIL DEVELOPMENT** DATE: **5/17/2019**
 OFFICE PROJECT NUMBER: **2019-106** DESIGN ENGINEER: **tlp**
 OKLAHOMA CLIMATE ZONE: **2** SPREADSHEET FILE NAME: **HIST**
DRAINAGE BASIN, in acres : **4.4700**
 AVERAGE SLOPE OF THE
 DRAINAGE BASIN, in foot/foot: **0.0130**

In order to determine an accurate runoff coefficient, a weighted average of the drainage basin will be made.

Future Anticipated Land use:	Percent of Total Area (%)	*Runoff Coefficient	Partial Area & Coefficient Product
Natural Grass:	10	0.50	0.2235
Pasture:	0	0.45	0
Cultivated:	0	0.00	0
Commercial:	90	0.95	3.82185
Residential:	0	0.00	0
Paved:	0	0.90	0
Percentage of Total Area:	100	Sum of Coefficient Products:	4.04535

WEIGHTED "C" COEFFICIENT TO BE USED: 0.91			
<u>Land Use</u>	<u>Coefficient</u>	<u>Land Use</u>	<u>Coefficient</u>
Downtown Business Areas	0.85 - 0.95	Streets, Drives and Walks	0.90 - 0.95
Neighborhood Business Areas	0.60 - 0.75	Lawns, Parks and Cemeteries	0.30 - 0.50
Residential Areas	0.55 - 0.70	Agricultural and Pasture Land	0.50 - 0.70
Industrial Areas	0.70 - 0.80	Woodlands and Timber	0.05 - 0.25

To determine the time of concentration, both overland and channel flows must be computed.

A. Overland Flow:

Length of overland flow, L_o , in feet: **460**
 Overland average slope, S_o , in feet: **0.013**

If the overland flow path crosses different types of ground cover a weighted "k" factor must be calculated.

Ground Cover	Percent of Total Length (%)	K Factor	Partial Length & K Factor Product
Pavement:	100	0.372	171.12
Commercial:	0	0.445	0
Residential:	0	0.511	0
Rocky, Bare Soil:	0	0.604	0
Cultivated:	0	0.775	0
Timber, Thin Grass:	0	0.942	0
Average Pasture:	0	1.04	0
Tall Grass:	0	1.113	0
Percentage of Total Length:	100	Sum of "K" Factor Products:	171.12

WEIGHTED OVERLAND "K" FACTOR TO BE USED: 0.3720

Therefore the time of concentration for the overland flow can be calculated from the equation:

$$T_o = K^{0.37} (L_o)^{0.2} / S_o \quad T_o = 8.57 \text{ minutes}$$

B. Channel Flow:

Length of channel flow, L_f , in feet: **0.0**
 Channel average slope, S_f , in feet: **0.00**
 Channel condition "K'" Factor: **0.0000**

<u>Channel Condition</u>	<u>"K'" Factor</u>	<u>Channel Condition</u>	<u>"K'" Factor</u>
Straight, clean stream	0.00592	Meandering stream with pools	0.0102
Average stream, few obstructions	0.00835	V-Ditch	0.01252

The time of concentration for the Channel flow can be calculated from the equation:

$$T_f = K' (L_f)^{0.77} / S_f^{0.385} \quad T_f = 0.00 \text{ minutes}$$

The total time of concentration to be used to calculate the rainfall intensity is found by adding the overland and channel times of concentration together. Thus, $TC = T_o + T_f$, unless the total time of concentration is less than 10 minutes. ODOT prefers a minimum of 10 minutes for TC.

*TIME OF CONCENTRATION TO BE USED, TC = **8.57** minutes*

Now the calculations for the average rainfall intensity can be performed with the previously supplied information. The formula as defined in the ODOT DRAINAGE MANUAL is as follows:

$$I = a / (TC + b)^c$$

Rainfall Intensity Formula Nomenclature as per ODOT DRAINAGE MANUAL for the Climatic Zone chosen and their respective Events:

	<u>2 year</u>	<u>5 year</u>	<u>10 year</u>	<u>25 year</u>	<u>50 year</u>	<u>100 year</u>
a =	56.430	72.000	82.000	95.000	108.000	120.000
b =	11.500	15.000	15.000	15.000	15.000	15.000
c =	0.810	0.800	0.800	0.800	0.800	0.800

I 2 = 4.97 inches/hour
I 5 = 5.75 inches/hour
I 10 = 6.55 inches/hour
I 25 = 7.58 inches/hour
I 50 = 8.62 inches/hour
I 100 = 9.58 inches/hour

$$Q = A \times C \times I$$

A - Area in units of acres
 C - Runoff coefficient of the drainage basin
 I - Average historical rainfall intensity in units of inches/hour

2 YEAR EVENT:	20.11 cfs
5 YEAR EVENT:	23.25 cfs
10 YEAR EVENT:	26.48 cfs
25 YEAR EVENT:	30.68 cfs
50 YEAR EVENT:	34.87 cfs
100 YEAR EVENT:	38.75 cfs

RATIONAL METHOD PEAK RUNOFF CALCULATIONS

PROJECT NAME: **SHAWNEE RETAIL DEVELOPMENT** DATE: **5/14/2019**
 OFFICE PROJECT NUMBER: **2019-106** DESIGN ENGINEER: **tlp**
 OKLAHOMA CLIMATE ZONE: **2** SPREADSHEET FILE NAME: **DEV**
DRAINAGE BASIN, in acres : **4.4700**
 AVERAGE SLOPE OF THE
 DRAINAGE BASIN, in foot/foot: **0.0130**

In order to determine an accurate runoff coefficient, a weighted average of the drainage basin will be made.

Future Anticipated Land use:	Percent of Total Area (%)	*Runoff Coefficient	Partial Area & Coefficient Product
Natural Grass:	20	0.50	0.447
Pasture:	0	0.45	0
Cultivated:	0	0.00	0
Commercial:	80	0.95	3.3972
Residential:	0	0.00	0
Paved:	0	0.90	0
Percentage of Total Area:	100	Sum of Coefficient Products:	3.8442

WEIGHTED "C" COEFFICIENT TO BE USED: 0.86			
<u>Land Use</u>	<u>Coefficient</u>	<u>Land Use</u>	<u>Coefficient</u>
Downtown Business Areas	0.85 - 0.95	Streets, Drives and Walks	0.90 - 0.95
Neighborhood Business Areas	0.60 - 0.75	Lawns, Parks and Cemeteries	0.30 - 0.50
Residential Areas	0.55 - 0.70	Agricultural and Pasture Land	0.50 - 0.70
Industrial Areas	0.70 - 0.80	Woodlands and Timber	0.05 - 0.25

To determine the time of concentration, both overland and channel flows must be computed.

A. Overland Flow:

Length of overland flow, L_o , in feet: **260**
 Overland average slope, S_o , in feet: **0.013**

If the overland flow path crosses different types of ground cover a weighted "k" factor must be calculated.

Ground Cover	Percent of Total Length (%)	K Factor	Partial Length & K Factor Product
Pavement:	80	0.372	77.376
Commercial:	0	0.445	0
Residential:	0	0.511	0
Rocky, Bare Soil:	0	0.604	0
Cultivated:	0	0.775	0
Timber, Thin Grass:	0	0.942	0
Average Pasture:	20	1.04	54.08
Tall Grass:	0	1.113	0
Percentage of Total Length:	100	Sum of "K" Factor Products:	131.456

WEIGHTED OVERLAND "K" FACTOR TO BE USED: 0.5056

Therefore the time of concentration for the overland flow can be calculated from the equation:

$$T_o = K^{0.37} (L_o)^{0.2} / S_o \quad T_o = 9.43 \text{ minutes}$$

B. Channel Flow:

Length of channel flow, L_f , in feet: **0.0**
 Channel average slope, S_f , in feet: **0.00**
 Channel condition "K'" Factor: **0.0000**

<u>Channel Condition</u>	<u>"K'" Factor</u>	<u>Channel Condition</u>	<u>"K'" Factor</u>
Straight, clean stream	0.00592	Meandering stream with pools	0.0102
Average stream, few obstructions	0.00835	V-Ditch	0.01252

The time of concentration for the Channel flow can be calculated from the equation:

$$T_f = K' (L_f)^{0.77} / S_f^{0.385} \quad T_f = 0.00 \text{ minutes}$$

The total time of concentration to be used to calculate the rainfall intensity is found by adding the overland and channel times of concentration together. Thus, $TC = T_o + T_f$, unless the total time of concentration is less than 10 minutes. ODOT prefers a minimum of 10 minutes for TC.

TIME OF CONCENTRATION TO BE USED, TC = 9.43 minutes

Now the calculations for the average rainfall intensity can be performed with the previously supplied information. The formula as defined in the ODOT DRAINAGE MANUAL is as follows:

$$I = a / (TC + b)^c$$

Rainfall Intensity Formula Nomenclature as per ODOT DRAINAGE MANUAL for the Climatic Zone chosen and their respective Events:

	<u>2 year</u>	<u>5 year</u>	<u>10 year</u>	<u>25 year</u>	<u>50 year</u>	<u>100 year</u>
a =	56.430	72.000	82.000	95.000	108.000	120.000
b =	11.500	15.000	15.000	15.000	15.000	15.000
c =	0.810	0.800	0.800	0.800	0.800	0.800

I 2 = 4.80 inches/hour
I 5 = 5.58 inches/hour
I 10 = 6.36 inches/hour
I 25 = 7.37 inches/hour
I 50 = 8.38 inches/hour
I 100 = 9.31 inches/hour

$$Q = A \times C \times I$$

A - Area in units of acres
 C - Runoff coefficient of the drainage basin
 I - Average historical rainfall intensity in units of inches/hour

2 YEAR EVENT:	18.47 cfs
5 YEAR EVENT:	21.47 cfs
10 YEAR EVENT:	24.45 cfs
25 YEAR EVENT:	28.33 cfs
50 YEAR EVENT:	32.20 cfs
100 YEAR EVENT:	35.78 cfs

From: [Michael Ludi](#)
To: [Rebecca Blaine](#)
Cc: [Joseph A. Barker](#)
Subject: RE: Shawnee Retail Development - Engineering Review
Date: Monday, June 10, 2019 10:31:07 AM

Rebecca,

Below are my review comments for the 2nd submittal of the Shawnee Retail Development Preliminary Plat...

1. Due to the location changing on the proposed sanitary sewer, an additional utility easement will need to be shown across Lot 1.
2. A separate utility easement will need to be acquired and shown for the section of sanitary sewer that is not located within the plat. The preliminary plat can be approved by showing the proposed easement location but the easement will need to be filed and the book & page labeled on the final plat.
3. The proposed Rim & FL's need to be labeled on the proposed sanitary sewer so that we can verify its functionality.
4. The labels for the sanitary sewer are still pointing to the previous alignment location and need to be moved.
5. Two additional sanitary sewer manholes are shown next to the driveway on the east side. Why are these shown in this location?

My comments on the 1st submittal have been satisfied.

Michael Ludi,
Director of Engineering
Traffic, GIS

From: Michael Ludi
Sent: Thursday, May 09, 2019 2:14 PM
To: Rebecca Blaine <Rebecca.Blaine@shawneeok.org>; Joseph A. Barker <Joseph.Barker@shawneeok.org>
Subject: Shawnee Retail Development - Engineering Review

All,

Below are my review comments for the Shawnee Retail Development...

1. Drainage Report & Detention plans need to be submitted.
2. The sidewalk along the perimeter needs to be 6' wide instead of 5'.
3. On the southwest corner of lot 2 the highway easement book 2472, page 277 needs to be checked to see if it will allow the construction of the waterline. If it does not then a utility easement will need to be provided for the proposed waterline.

Michael Ludi,

Director of Engineering

Traffic, Gis

222 N. Broadway

Shawnee, OK 74802

Phone (405) 878-1760

Fax (405) 878-1719



From: [Alan Blankenship](#)
To: [Rebecca Blaine](#); [David Anderson](#); [Michael Ludi](#)
Cc: [Joseph A. Barker](#)
Subject: RE: Shawnee Retail Development PUD Plan
Date: Wednesday, June 12, 2019 2:38:19 PM

The Shawnee Retail Development is approved by the SMA with the following comment:

The utility contractor will locate, expose, shut off, and detach the existing 4" service from the 12" water main located on the east side of Harrison.

From: Rebecca Blaine
Sent: Wednesday, June 12, 2019 12:02 PM
To: Alan Blankenship <Alan.Blankenship@shawneeok.org>; David Anderson <DAnderson@shawneeok.org>; Michael Ludi <MLudi@shawneeok.org>
Cc: Joseph A. Barker <Joseph.Barker@shawneeok.org>
Subject: Shawnee Retail Development PUD Plan

All,

We've received version 2.0 of Shawnee Retail PUD. Ludi, you'll find a copy on your desk.

David, Alan, I have put copies up at the front office for you all to pick up. The revisions should be minor. If we can have comments back in five (5) business days, that would be great.

Thanks!

Rebecca Blaine
Planning Director
O: 405.878.1665
C: 405.541.3366
rebecca.blaine@shawneeok.org



From: [David Anderson](#)
To: [Joseph A. Barker](#)
Subject: RE: Shawnee Retail Development Preliminary Plat
Date: Monday, June 10, 2019 11:39:56 AM
Attachments: [image001.png](#)

Joseph,

I'm still good with this one. Let me know if you need anything else. Thank you.

David

From: Joseph A. Barker <Joseph.Barker@shawneeok.org>
Sent: Tuesday, June 4, 2019 3:36 PM
To: Alan Blankenship <Alan.Blankenship@shawneeok.org>; Brittney Burton <brittney.burton@shawneeok.org>; David Anderson <DAnderson@shawneeok.org>; James Kriwanek <Jkriwanek@shawneeok.org>; Rebecca Blaine <Rebecca.Blaine@shawneeok.org>; Shalah Black <shalah.black@shawneeok.org>
Cc: Michael Ludi <MLudi@shawneeok.org>
Subject: Shawnee Retail Development Preliminary Plat

Good afternoon, everyone,

I have just received the revised preliminary plat for the Shawnee Retail Development. Rebecca would like all reviews in five business days.

Joseph Barker

Assistant City Planner

[222 N. Broadway](#)

[Shawnee, OK 74801](#)

[\(405\) 878 - 1672](#)

Joseph.Barker@shawneeok.org



April 22, 2019

City of Shawnee
Planning Department
Ms. Rebeca Blaine, Planning Director
222 N. Broadway
Shawnee, OK 74801

RE: **PRELIMINARY PLAT**
Shawnee Retail Development
NE ¼, Section 31, T11N, R4E, I.M.
Pottawatomie County, Oklahoma

To Whom it may concern:

Mr. Niles Patel, of Shiv Properties, LLC has requested TLP Associates, Inc. submit a Preliminary Plat for Shawnee Retail Development. The plat contains a total of 4.47 acres and is located at 4900 N. Harrison Street. This plat creates two lots from this property. Lot One (2.07 acres) will be for the existing Quality Inn Motel and Lot 2 (2. acres) will be for future development.

Please proceed with the City zoning process and contact me for any revisions as required by City staff for an approved Preliminary Plat.

Respectfully submitted:



Terry L. Pollock
President

Darin Teeman, P.E.
Chief Engineer

Enclosures: 6 – 24"x36" maps
1- 8.5"x14" map
1- 11"X17" map
1 thumb flash drive with PDF file
Filing fee check for \$231.00

Cc: Niles Patel, Owner
Harry Patel, Manager



PRELIMINARY PLAT APPLICATION

Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	505-19
Project Number:	190357
Date Filed:	4-22-2019
Amount Paid:	\$231.00
Receipt No.	02286250

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT TLP ASSOCIATES, INC.
APPLICANT ADDRESS 113 SPRUCE AVE, YUKON OK 73099
APPLICANT PHONE NUMBERS 405-210-3169
EMAIL ADDRESS TERRY @ TLP-ASSOCIATES.COM
NAME OF PLAT SHAWNEE RETAIL DEVELOPMENT
LOCATION NW CORNER HARRISON ST. & SHAWNEE MALL DRIVE
NUMBER OF ACRES 4.47 NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 2 6.00

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____
TOTAL COST 231.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS _____

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____
TOTAL COST _____

OWNER/DEVELOPER INFORMATION:

NAME SHIV PROPERTIES, LLC
ADDRESS 18235 N. 27TH AVE., PHX ARIZ. 85053
CONTACT NUMBERS HARRY PATEL 405-432-7763
EMAIL ADDRESS HARRY @ QUALITYINNSHAWNEE.COM

PROJECT ENGINEER INFORMATION:

NAME TLP ASSOCIATES, INC.
ADDRESS 113 SPRUCE AVE, YUKON OK 73099
CONTACT NUMBERS 405-210-3169
EMAIL ADDRESS TERRY @ TLP-ASSOCIATES.COM

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS
PRIOR TO MEETING**

City of Shawnee OK
405-878-1616

REC#: 02286250 4/22/2019 3:18 PM
OPER: KG TERM: 020
REF#: 001373
PAID BY:

TRAN: 401.1000 PLANNING MISC
PLANNING MISC -TLP ASSOCIATES
PLANNING COPY/MAP F 231.00CR

TENDERED: 231.00 CHECK
APPLIED: 231.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information