

AGENDA

Special Meeting of the
Nichols Hills Planning Commission
Tuesday, July 8, 2025 at 2:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Planning Commission.

1. Call to Order
2. Roll Call
3. Citizens Desiring to Be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes
 - a. May 6, 2025 Minutes
 - b. June 3, 2025 Minutes

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: The renewal of a Special Permit to Christian Keese for the purpose of installation of art located 2401 NW Grand Boulevard, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

- b. PUBLIC HEARING: The issuance of a Special Permit to Oklahoma City Golf and Country Club for the purpose of constructing an indoor pickleball, racket sports facility, and a new restaurant, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

6. Adjournment



City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, May 6, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	5:30
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Mike Biddinger	5:30
Commissioner Ron Byrne	5:30

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. April 1, 2025 Minutes

MOTION: Doug Franklin moved to approve the April 1, 2025 minutes as presented. Ron Byrne seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Ron Byrne
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne
ABSTAIN:	Barbara Gilbert

5. Public Hearings

- a. Public Hearing: An Ordinance amending the Nichols Hills City Code regarding applications for Certificates of Approval from the Building Commission; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Mike Biddinger moved to recommend the City Council approve agenda item 5a as presented. Doug Franklin seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Mike Biddinger
SECONDER:	Doug Franklin
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

6. Adjournment

MOTION: There being no further business, Doug Franklin moved to adjourn the meeting. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, June 3, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order

Nichols Hills Planning Commission did not have a quorum, therefore, no business was conducted.

2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	Absent
Commissioner Tim Cheek	Absent
Commissioner Doug Franklin	Absent
Commissioner Mike Biddinger	Absent
Commissioner Ron Byrne	Absent
Commissioner Barbara Gilbert	Absent

3. Citizens Desiring to Be Heard

4. Minutes

a. May 6, 2025 Minutes

5. Public Hearings

- a. PUBLIC HEARING: The renewal of a Special Permit to Christian Keesee for the purpose of installation of art located 2401 NW Grand Boulevard, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

6. Adjournment

Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma



**NOTICE OF PUBLIC HEARINGS
CITY OF NICHOLS HILLS, OKLAHOMA
PC-2025-02**

Notice is hereby given that Christian K. Keesee has filed an application (the “Application”) with the City of Nichols Hills, Oklahoma for approval of a renewal of a Special Permit for the following described property:

2401 NW Grand Boulevard, Nichols Hills, Oklahoma 73116

The Application requests a renewal of a Special Permit for the *Cloud City* art installation on the lawn of the property. The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

The Application will be considered at public hearings to be held by the Nichols Hills Planning Commission on Tuesday, July 8, 2025 at 2:30 p.m., and by the Nichols Hills City Council on Tuesday, July 8th, 2025 at 5:30 p.m. These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at the public hearings. Written support for or protest against the proposed Special Permit may be mailed or hand-delivered to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116. Written support or protests must be received by the City Clerk not less than three days before the public hearing.

The following map shows the area affected by the Application:



Amanda Copeland

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CITY OF NICHOLS HILLS

NOTICE OF PUBLIC HEARINGS CITY OF NICHOLS HILLS, OKLAHOMA PC-2025-02

Notice is hereby given that Christian K. Keesee has filed an application (the "Application") with the City of Nichols Hills, Oklahoma for approval of a renewal of a Special Permit for the following described property:

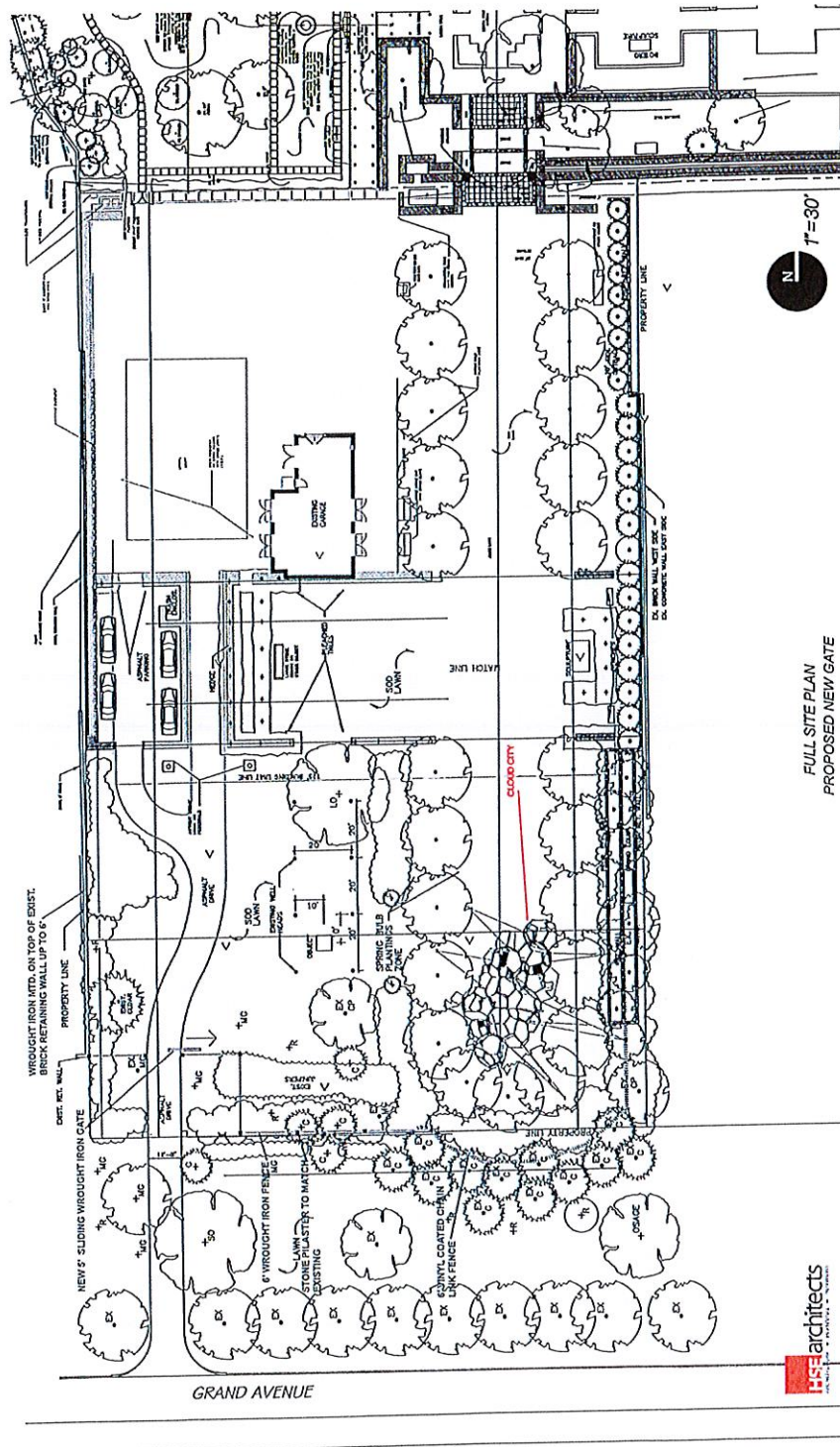
2401 NW Grand Boulevard, Nichols Hills, Oklahoma 73116

The Application requests a renewal of a Special Permit for the *Cloud City* art installation on the lawn of the property. The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

The Application will be considered at public hearings to be held by the Nichols Hills Planning Commission on Tuesday, June 3rd, 2025 at 5:30 p.m., and by the Nichols Hills City Council on Tuesday, June 10th, 2025 at 5:30 p.m. These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at the public hearings. Written support for or protest against the proposed Special Permit may be mailed or hand-delivered to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116. Written support or protests must be received by the City Clerk not less than three days before the public hearing.

The following map shows the area affected by the Application:



Dated this 14th day of May 2025.

Amanda Copeland

Amanda Copeland, City Clerk
City of Nichols Hills, Oklahoma



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Special Permit
(Zoning)

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Applicant is encouraged to consult Article II, *District Regulations*, Chapter 50, *Zoning*, of the Nichols Hills City Code ("the Code") which sets out the permitted uses of property in the various Districts in Nichols Hills and certain uses subject to review in those Districts. Applicant is also encouraged to consult Code Sec. 50-497, *Special Use Permits*, and Sec. 50-498, *Conditional Use Permits* of the Code when completing this Application.

This Application requires recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Christian K. Keese

Mailing address: 1800 W Wilshire Blvd, Nichols Hills, 73116

Telephone number(s): 405-843-6892

Email address(es): jessestroope@yahoo.com

This is an application for:

- ☒ Approval of a property use that is subject to review
☐ Approval of a property use that is not set out in the Code as a permitted use

District in which the subject property is located: 2401 NW Grand Blv, Nichols Hills, 73116 Lot 10 Block 70

Current use of the property: Lawn

Proposed use of the property: Cloud City art installation

This Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the applicable requirements of the Code and those set out in this Application and after the applicable fee set out in the City Fee Schedule has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 30th day of April, 2025.

Signature: Christian K. Keese

Print applicant's full legal name: Christian K. Keese

Print signatory party's title if applicant is a legal entity: _____

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R169576540** and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

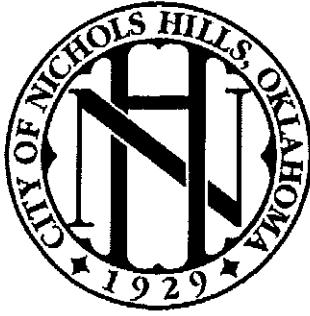
If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169841090	PLUMLEY GENE L & LESUE			1801 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4115	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 000 PT LOT 18 BEG AT SE/C OF LOT 18 N TO NE/C SD LOT W22FT S25FT W OF SE/C 0 SD LOT E TO BEG & ALL LOT 19	1801 W WILSHIRE BLVD NICHOLS HILLS
R169707500	RIESEN THOMAS C & CYNTHIA DUNN TRS	RIESEN THOMAS C TRUST	RIESEN CYNTHIA DUNN TRUST	1715 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0		UNPLTD PT SE4 SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N & 98.59FT SWLY & 821.41FT WLY ALONG A CURVE FROM SE/C SE4 SEC 31 13N 3W TH WLY ALONG A CURVE 137.64FT S225FT 0 ELY 136.75FT N225FT TO BEG	1715 W WILSHIRE BLVD NICHOLS HILLS
R169707510	ALMARAZ LOUIS TRS	ALMARAZ LOUIS LIV TRUST		1711 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0		UNPLTD PT SEC 31 13N 3W 000 000 PT OF SE4 SEC 31 13N 3W BEG 155.38FT N & 795FT WLY OF SE/C OF SE4 TH WLY 165FT S225FT ELY 165FT 0 N225FT TO BEG	1711 W WILSHIRE BLVD NICHOLS HILLS
R169841080	HARRISON CHARLES WILLIAM JR & CELINA MARIE			1805 WILSHIRE BLVD W	NICHOLS HILLS	OK	73118	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 000 LOTS 16 17 & LOT 18 EX PT OF LT 18 BEG SE/C TH N TO NE/C LT 18 W22FT S TO S LINE LT 18 SD POINT BEING 0 25FT W OF SE/C LT 18 TH E TO BEG	1805 W WILSHIRE BLVD NICHOLS HILLS
R169841070	GEORAIL NELLIE & FADI			1808 DRAKESTONE AVE	NICHOLS HILLS	OK	73120	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 015	1809 W WILSHIRE BLVD NICHOLS HILLS
R169841065	KANADY MICHAEL C			1811 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4115	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 014	1811 W WILSHIRE BLVD NICHOLS HILLS
R169841060	FOOT NATHANIEL	DESOUZA SHIRIN R		1813 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4115	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 013	1813 W WILSHIRE BLVD NICHOLS HILLS
R169841010	LANCASTER PHIL G	LANCASTER IRENE M		1804 ELMHURST AVE	NICHOLS HILLS	OK	73120	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 003	1804 ELMHURST AVE NICHOLS HILLS
R169841005	LANCASTER ERIN E & BERNARD T			1802 ELMHURST AVE	NICHOLS HILLS	OK	73120-4718	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 002	1802 ELMHURST AVE NICHOLS HILLS
R169841015	NEVILLE ROBERT M & JUDY J TRS	NEVILLE FAMILY TRUST		1806 ELMHURST AVE	NICHOLS HILLS	OK	73120-4718	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 000 0 LOT 4 & E10FT LOT 5	1806 ELMHURST AVE NICHOLS HILLS
R169841000	CONGER CHRISTEN J NON EXEMPT RESIDUARY TRUST			1800 ELMHURST DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS	99		NICHOLS HILLS WILSHIRE 099 001	1800 ELMHURST AVE NICHOLS HILLS

R169841020	BRADFORD R A & KAREN TRS	BRADFORD LIV TRUST		1808 ELMHURST AVE	NICHOLS HILLS	OK	73120-4718	NICHOLS HILLS WILSHIRE	99	NICHOLS HILLS WILSHIRE 099 005 5 W105FT	1808 ELMHURST AVE NICHOLS HILLS
R169840045	MCF REV TRUST			1716 ELMHURST AVE	NICHOLS HILLS	OK	73120-1012	NICHOLS HILLS WILSHIRE	95	9 NICHOLS HILLS WILSHIRE 095 009	1716 ELMHURST AVE NICHOLS HILLS
R169574710	COX KATHRYN D	COX LOUIS H ANDRES		1710 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4114	NICHOLS HILLS ADD	37	5 NICHOLS HILLS ADD 037 005	1710 W WILSHIRE BLVD NICHOLS HILLS
R169574700	CARTER RICHARD S & MIRELA D TRS	CARTER RICHARD S & MIRELA D REV TRUST		1708 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	37	4 NICHOLS HILLS ADD 037 004	1708 W WILSHIRE BLVD NICHOLS HILLS
R169576540	KEESEE CHRISTIAN TRS	KEESEE CHRISTIAN K REV TRUST		1800 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4116	NICHOLS HILLS ADD	70	NICHOLS HILLS ADD 070 000 PT OF LOTS 1 2 & 10 BEG SE/C LOT 1 TH W200FT N28FT W207.75FT NW88.95FT NELY263.50FT TH SELY ON A CURVE 399.69FT (400FT RECORD) S344.50FT TO BEG CONT 3.28ACRS MORE OR LESS	1800 W WILSHIRE BLVD NICHOLS HILLS
R169576550	TOURIAN FAMILY LIVING TRUST			1804 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4116	NICHOLS HILLS ADD	70	NICHOLS HILLS ADD 070 000 ALL LOT 3 & PT OF LOTS 4 7 & 8 BEG AT NE/C LOT 3 TH WLY 275FT SWLY223.92FT SELY 313.6FT BEING 22FT SELY OF SE/C LOT 3 NWLY22FT NELY263.5FT TO BEG	1804 W WILSHIRE BLVD NICHOLS HILLS
R169576551	CORDER PAULA J TRS	CORDER PAULA J REV TRUST		1808 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4116	NICHOLS HILLS ADD	70	NICHOLS HILLS ADD 070 000 BEG 50FT WLY FROM NE/C LOT 4 TH SWLY TO A PT ON S LINE 73.84FT NWLY FROM SE/C NWLY 136.16FT TH NLY 168.58FT TO N LINE TH ELY 150FT TO BEG	1808 W WILSHIRE BLVD NICHOLS HILLS
R169707510	ALMARAZ LOUIS TRS	ALMARAZ LOUIS LIV TRUST		1711 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0	UNPLTD PT SEC 31 13N 3W 000 000 PT OF SE4 SEC 31 13N 3W BEG 155.38FT N & 795FT WLY OF SE/C OF SE4 TH WLY 165FT S225FT ELY 165FT N225FT TO BEG	1711 W WILSHIRE BLVD NICHOLS HILLS
Page 15 of 66	R169707500	RIESEN THOMAS C & CYNTHIA DUNN TRS	RIESEN THOMAS C DUNN TRUST	1715 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116-4113	UNPLTD PT SEC 31 13N 3W	0	UNPLTD PT SEC 31 13N 3W & PT NE4 SEC 6 12N 3W BEG 40FT W & 155.38FT N & 98.59FT SWLY & 821.41FT WLY ALONG A CURVE FROM SE/C SE4 SEC 31 13N 3W TH WLY ALONG A CURVE 137.64FT S225FT ELY136.75FT N225FT TO BEG	1715 W WILSHIRE BLVD NICHOLS HILLS

R169841060	FOUT NATHANIEL	DESOUZA SHIRIN R		1813 W WILSHIRE BLVD	NICHOLS HILLS	OK		73116-4115	NICHOLS HILLS WILSHIRE	99	13	NICHOLS HILLS WILSHIRE 099 013	1813 W WILSHIRE BLVD NICHOLS HILLS
R169576562	NANDA SUMIT & SUMEETA			2311 NW GRAND BLVD	NICHOLS HILLS	OK		73116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 LOT 9 LESS A TRI TR ON NLY END BEING 55FT ON E & 245.27FT ON SLY SIDE	2403 NW GRAND BLVD NICHOLS HILLS
R169574715	FONTANA I LLC			5100 N CLASSEN BLVD STE 620	OKLAHOMA CITY	OK		73118-5263	NICHOLS HILLS ADD	37	6	NICHOLS HILLS ADD 037 006	2309 NW GRAND BLVD NICHOLS HILLS
R169576565	NANDA SUMEETA & SUMIT CO TRS	NANDA SUMEETA REV TRUST		2311 NW GRAND BLVD	NICHOLS HILLS	OK		73116-4105	NICHOLS HILLS ADD	70	11	NICHOLS HILLS ADD 070 011	2311 NW GRAND BLVD NICHOLS HILLS
R169574720	KBK LLC			6809 E 109TH ST	TULSA	OK		74133	NICHOLS HILLS ADD	37	7	NICHOLS HILLS ADD 037 007	2307 NW GRAND BLVD NICHOLS HILLS
R169576563	KEESE CHRISTIAN K TRS	KEESE CHRISTIAN 1982 REV TRUST		1800 W WILSHIRE BLVD	NICHOLS HILLS	OK		73116-4116	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 10 1 & 2 BEG SE/C LT 10 TH W200FT N335FT NW29.05FT E207.75FT S363FT TO BEG CONT 1.67ACRS MORE OR LESS	2401 NW GRAND BLVD NICHOLS HILLS
R169576558	NANDA RAM S TRS	NANDA RAM S REV TRUST		7600 DORSET DR	OKLAHOMA CITY	OK		73116-4102	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 8 & 9 BEG AT SW/C LOT 8 NELY 245.27FT N55FT TO NE/C LOT 8 NLY 96FT TO A PT 22FT S OF SE/C LOT 3 WLY 113.6FT SWLY 242.61FT SELY 110FT TO BEG	7600 DORSET DR NICHOLS HILLS
R169576557	STEVENS QUINCY O & PATTY K TRS	STEVENS QUINCY O & PATY K LIV TRUST		7608 DORSET DR	NICHOLS HILLS	OK		73116-4102	NICHOLS HILLS ADD	70	0	NICHOLS HILLS ADD 070 000 PT OF LOTS 7 & 8 BEG 110FT NWLY OF SE/C LOT 8 TH NELY 242.61FT WLY 200FT SELY 100FT TO BEG	7608 DORSET DR NICHOLS HILLS

Special Permit Approved in 2024



**City of Nichols Hills, Oklahoma
Special Use Permit – Outdoor Work of Art**

This Special Use Permit – Outdoor Work of Art (this “Permit”) is made and entered into by the City of Nichols Hills, Oklahoma, a municipal corporation, (the “City”) acting by and through its Mayor and City Council, and Christian K. Keesee (“Permittee”) on the date indicated below.

Permittee filed an Application for Special Use Permit with the City for the temporary installation of an outdoor work of art pursuant to Nichols Hills City Code Sec. 8-412, *Special Use Permits for outdoor works of art and related structures*. The City hereby approves that Application and grants this Permit to Permittee subject to the requirements set out below.

1. Work of Art and location information. This Special Use Permit – Outdoor Work of Art is for the following work of art, to be installed and maintained at the following location:

Description of Work of Art: *Cloud City*

Address for installation: 2401 NW Grand Boulevard (Keesee residence)

Specific information about the Work of Art and its location is included in Attachment A.

2. Grant of Permit and term. The City hereby grants Permittee this Permit for the installation and maintenance of the work of art at the location set out above. The term of this Permit will run from April 9, 2024 to April 9, 2025. Upon the expiration of this Permit, Permittee must remove the work of art from the location or receive permission for an extension of time for its display from the City.

3. Other permit conditions. In granting this Permit, the City has relied on the representations and assurances made by Permittee with respect to its application for this Permit. In granting this Permit, Permittee must comply with the following further requirements:

4. **Permit revocation.** This Permit may be revoked by the City Manager or the Chief of Police (or either of their designees) when in their discretion any of the following grounds for revocation are found: (1) fraud, misrepresentation or any false statement contained in the application for this Permit; (2) prior to the date scheduled for installation of the work of art, a change in the conditions that supported the City's determination to grant the Permit such that the Permit would not have been granted, including a change in conditions that raises concerns related to public safety; or (3) Permittee fails to comply with the terms and conditions of this Permit. Upon revocation, the Permittee must remove the work of art from the location as soon as reasonably practicable. Revocation for cause will constitute grounds for denial of Permittee's subsequent permit requests.

5. **Assignment.** Permittee may not transfer or assign this Permit in any way without the City Council's prior written consent.

6. **Waiver.** The City may waive any breach of this Permit by Permittee. However, any waiver will not constitute a continuing waiver of such breach or similar breaches of this Permit. Further, the City may subsequently require Permittee to comply with any previously waived breach.

7. **Notices.** All Notices or other communications required by this Permit must be sent using the contact information set out in Attachment B. Notices must be sent by either: (1) hand-delivery in return for a receipt; (2) United States mail with postage prepaid; (3) bonded, nationally recognized overnight courier service; or (4) email, so long as the intended recipient acknowledges by email or other writing as having received the Notice (with an automatic "read receipt" not constituting acknowledgment).

8. **Authority.** Permittee represents and warrants to the City that: (1) it has full authority and power to enter into and perform its obligations under this Permit; (2) that the person executing this Permit is fully empowered to do so; and (3) that no consent or authorization is necessary from any third party. The City may request that Permittee provide evidence of authority of the person executing this Permit on Permittee's behalf.

Approved and accepted on this 11th day of April, 2024.

Permittee:

Christian K. Keese

Jesse Stronze for Chris Keese

APPROVED by the Mayor of the City of Nichols Hills, Oklahoma, on the 9th day of April, 2024.

ATTEST:

Amanda Copeland
City Clerk

Sody H Clements
Mayor



Reviewed as to Form and Legality:

Michael Williams
City Attorney

Attachment A
Special Use Permit – Outdoor Work of Art

Details regarding the work of art and location

Attachment B
Special Use Permit – Outdoor Work of Art

Contact information for notices and correspondence

Permittee's contact information:

Christian Keese *Jesse Stroope*
Phone Number: *405-760-1094*
Email Address: *jessestroope@yahoo.com*

The City's contact information:

Shane Pate, City Manager
Phone Number: 405-612-9300
Email Address: Spate@Nicholshills.net

Randy Lawrence, Director of Public Works
Phone Number: 405-395-7902
Email Address: RLawrence@Nicholshills.net



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Special Permit

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

This Application requires recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if
necessary. Applicant's name: Christian K. Keesee

Mailing address: 1800 W Wilshire Blvd, Nichols Hills, 73116

Telephone number(s): 405-843-6892

Email address(es): jessestroope@yahoo.com

This is an application for: 2401 NW Grand Blv, Nichols Hills, 73116 Lot 10 Block 70

- ☒ Approval of a property use that is subject to review
☐ Approval of a property use that is not set out in the Code as a permitted use

District in which the subject property is located: 2401 NW Grand Blv, Nichols Hills, 73116 Lot 10 Block 70

Current use of the property: Lawn

Proposed use of the property: Cloud City art installation

This Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the applicable requirements of the Code and those set out in this Application and after the applicable fee set out in the City Fee Schedule has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 29th, day of February, 2024.

Signature: Christian K. Keesee

Print applicant's full legal name: Christian K. Keesee

Print signatory party's title if applicant is a legal entity: _____

CHRISTIAN KIRKPATRICK KEESEE

March 1, 2024

Dear Members of the Nichols Hills City Council and Planning Commission,

Thank you for your consideration of the installation of *Cloud City* by Tomas Saraceno on my private property at 2401 N.W. Grand Boulevard.

Leading to our presentation, an extensive amount of planning and work has taken place over the last 9 months to prepare for this installation.

During this time, we have constructed a new security fence and gate to prevent unwanted pedestrian and automobile traffic to the site. We have also provided general security to the property. This property connects to 1800 W. Wilshire Boulevard which has 24/7/365 presence as additional security. The new fence and gate are aesthetically pleasing and in concert with surrounding improvements in Nichols Hills. Security cameras will be installed to provide surveillance of the installation as well.

Please know that specifically trained docents from Oklahoma Contemporary will be in place to facilitate public and private showings of the artwork including the Nichols Hills Garden Tour. Landscaping has been installed to reduce visibility of the sculpture to passersby on Grand Avenue. We anticipate additional plantings to be installed to provide additional coverage, if necessary. Lastly, the old mirrored panels on the installation have been replaced with new anti-glare materials so as not to be bothersome to neighbors or create glare to traffic.

The last 12 years have brought many improvements to Nichols Hills. Our newly re-paved streets, new curbs, streetlights, and new sidewalks have been accentuated by new bike and pedestrian paths which have brought the quality of life for our citizens to a level - not thought of 20 years ago. And now, our parks have benches, gazebos, and artwork for public enjoyment. Nichols Hills' art inventory (in both public and private hands) continues to increase. Some is owned by the city, some privately - either way having this art in Nichols Hills makes it part of our community and only distinguishes and deepens who we are.

Today I am submitting the required documents pertaining to the special use permit required to install *Cloud City* at 2401 N. W. Grand Boulevard. I hope you will look favorably upon this request and know how appreciative I am to be part of the good work we are doing to make our community one of the most desirable in Oklahoma.

Kindly,



OWNERSHIP LIST

This is to certify that the following list of owners listing their address, reflects the names of persons or firms owning any property within 300FEET:

NICHOLS HILLS ADDITION BLOCK 070, PT LOTS 10, 1 & 2 BEG SE/C LT 10 TH W 200FT N 335 FT NW 29.05 FT E 207.75 FT S 363 FT TO BEG.

2400 GRAND BOULEVARD

**KELLY JOHN MICHAEL TRS
KELLY JOHN MICHAEL 1995 REV TRUST
2402 NW GRAND CIR
OKLAHOMA CITY, OK 73116**

LOT 1, BLK 1

**PHOENIX RE LLC
PO BOX 1295
OKLAHOMA CITY, OKLAHOMA 73101**

LOT 2, BLK 1

**JONES LARRY W SECOND AMENDED
REVISED & RESTATED 1993 REV TRUST
2407 NW GRAND CT
NICHOLS HILLS, OK 73116**

LOT 26, BLK 2

**ROSS MARY LILLIAN REV TRUST
2405 GRAND CT
NICHOLS HILLS, OK 73116**

LOT 27, BLK 2

**HALL BROOKS JR & CAROLE B TRS
HALL BROOKS JR & CAROLE REV TRUST
9225 LAKE HEFNER PKWY STE 200
OKLAHOMA CITY, OK 73120**

LOT 28, BLK 2

**JARRARD JENNIFER LEE
REV TRUST
2401NW GRAND CT
NICHOLS HILLS, OK 73116**

LOT 29, BLK 2

**2400 GRAND BOULEVARD LLC
C/O BILL SNIPES
2433 NW GRAND CIRCLE
NICHOLS HILLS, OK 73116**

COMMON AREAS D&E

NICHOLS HILLS

**COX KATHRN D
COX LOUIS H ANDRES
1710 W WILSHIRE BLVD
NICHOLS HILLS, OK 73116**

LOT 5, BLK 37

**FONTANA I LLC
5100 N CLASSEN BLVD STE 620
OKLAHOMA CITY, OK 73118**

LOT 6, BLK 37

**KEESEEE CHRISTIAN TRS
KEESEEE CHRISTIAN K REV TRUST
1800 W WILSHIRE BLVD
NICHOLS HILLS, OK 73116**

PT LOT 1, 2 & 10, BLK 70

**TOURIAN FAMILY LIVING TRUST
1804 W WILSHIRE BLVD
NICHOLS HILLS, OK 73116**

**ALL LOT 3, PT LOTS 4, 7 & 8,
BLK 70**

**STEVENS QUINCY O & PATTY K TRS
STEVENS QUINCY O & PATTY K LIV TRUST
7608 DORSET DR
NICHOLS HILLS, OK 73116**

PT LOTS 7 & 8, BLK

**NANDA RAM S REV TRUST
7600 DORSET DR
NICHOLS HILLS, OK 73116**

PT LOTS 8 & 9, BLK 70

**NANDA SUMIT & SUMEETA
2311NW GRAND BLVD
NICHOLS HILLS, OK 73116**

PT LOT 9, BLK 70

**NANDA SUMEETA & SUMIT CO TRS
2311NW GRAND BLVD
NICHOLS HILLS, OK 73116**

LOT 11, BLK 70

**NADA TRUST
2419 NW GRAND BLVD
NICHOLS HILLS, OK 73116**

PT LOT 1, BLK 71

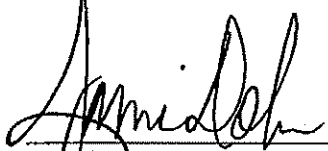
**DUNN MICHAEL E & AMY S
7601 DORSET DR
NICHOLS HILLS, OK 73116**

PT LOT 1, BLK 71

This is to certify that the foregoing list of owners listing their address, reflects the names of persons or firms owning any property within the legal description on the front page as shown by the current year's tax rolls in the office of the Oklahoma County Treasurer, and was prepared by The Oklahoma City Abstract & Title Co. this 29th day of February, 2024.

ATTEST:

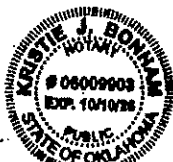
THE OKLAHOMA CITY ABSTRACT & TITLE CO.

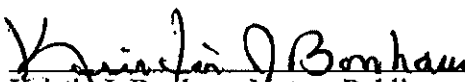

Jaym Dolan
Asst. Secretary


Mitchell D. Reid, Vice President

On this 29th day of February, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mitchell Reid, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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




Kristie J. Bonham, Notary Public

My Commission Expires:
My Commission Number:
Reference #2401078











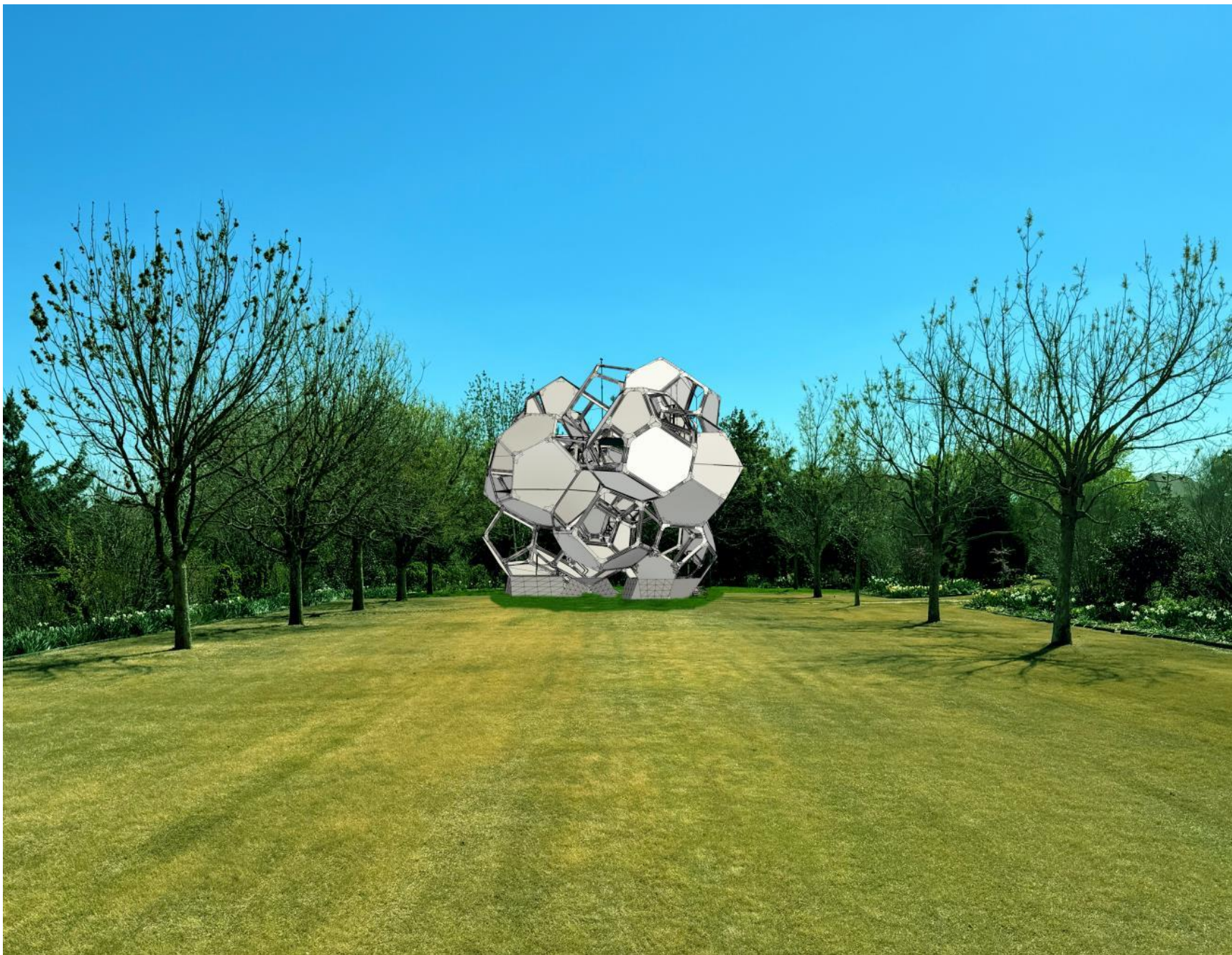
Southwest view from Grand Blvd.



South view from Grand Blvd.



Southeast view from Grand Blvd.



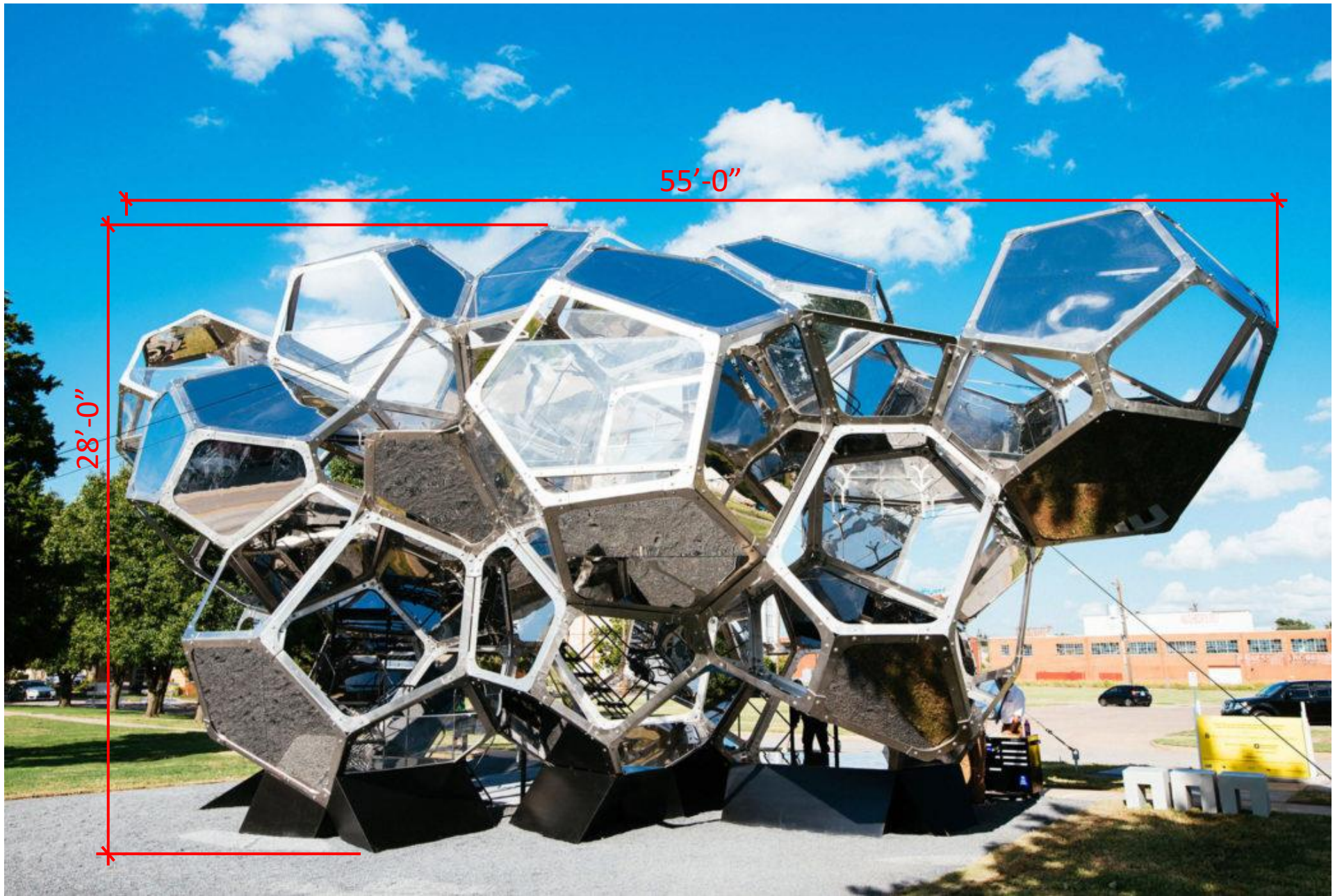
View from backyard at 1800 W. Wilshire with rendered image of cloud city.



Installation in Central Park, NYC



Installation in Green Mountain Falls, CO.



Installation at Oklahoma Contemporary Arts, OKC.



**NOTICE OF PUBLIC HEARINGS
CITY OF NICHOLS HILLS, OKLAHOMA
PC-2025-03**

Notice is hereby given that Mark W. Zitzow with Johnson & Associates has filed an application (the “Application”) with the City of Nichols Hills, Oklahoma for approval of a Special Use Permit for the following described property:

7000 NW Grand Boulevard, Nichols Hills, Oklahoma 73116

The Application requests a Special Use Permit for an indoor pickleball, racket sports facility, and a new restaurant. The Application and supporting documentation may be inspected in the office of the City Clerk during regular business hours.

The Application will be considered at public hearings to be held by the Nichols Hills Planning Commission on Tuesday, July 8, 2025, at 2:30 p.m., and by the Nichols Hills City Council on Tuesday, July 8th, 2025, at 5:30 p.m. These public hearings will be held in the Council Chambers at Nichols Hills City Hall, 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116.

Any person may address the Nichols Hills Planning Commission and Nichols Hills City Council at the public hearings. Written support for or protest against the proposed Special Permit may be mailed or hand-delivered to the City Clerk at 6407 Avondale Drive, Nichols Hills, Oklahoma, 73116. Written support or protests must be received by the City Clerk not less than three days before the public hearing.

The following map shows the area affected by the Application:

June 11, 2025

City of Nichols Hills
Planning & Zoning
6407 Avondale Drive
Nichols Hills, OK 73116

Attention: Mr. Shane Pate

RE: **Oklahoma City Golf and Country Club: Special Use Permit Submittal**

Dear Mr. Pate:

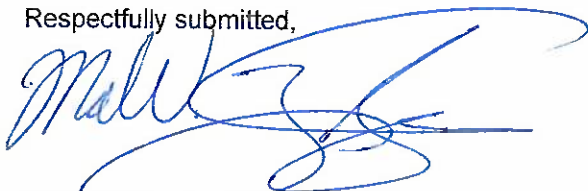
On behalf of the property owner, Oklahoma City Golf and Country Club, we are submitting a request for a Special Use Permit application to be reviewed and recommended for approval by the Planning Commission. The subject property is located near the existing tennis facility of the Oklahoma City Golf and Country Club at 7000 NW Grand Blvd. The proposed Special Use Permit will allow for the construction and use of a new indoor pickle ball and racket facility on site. The proposed permit is appropriate and consistent with the surrounding development and use of the Club.

Please find attached the following submittal documents for the above referenced project:

- Application
- Deed
- Legal Description
- Ownership Report
- Supporting Exhibits
- Fee of \$750

Please review the following information for its completeness and place this application on the next available Planning Commission docket. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Mark W. Zitzow, AICP, CNU-A
JOHNSON & ASSOCIATES

Attachment(s)

cc: Mark W. Zitzow, AICP, J&A
[4150 009 / PUD]



CITY OF NICHOLS HILLS, OKLAHOMA
Application for Special Permit
(Zoning)

Staff use only

Case # _____

Date filed _____

Fee receipt # _____

Completed applications and the required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult Article II, *District Regulations*, Chapter 50, *Zoning*, of the Nichols Hills City Code ("the Code") which sets out the permitted uses of property in the various Districts in Nichols Hills and certain uses subject to review in those Districts. Applicant is also encouraged to consult Code Sec. 50-497, *Special Use Permits*, and Sec. 50-498, *Conditional Use Permits* of the Code when completing this Application.

This Application requires recommendation for approval by the Nichols Hills Planning Commission and approval of the Nichols Hills City Council.

Attach a separate sheet to provide complete answers if necessary.

Applicant's name: Mark W. Zitzow, Johnson & Associates

Mailing address: 1 E. Sheridan Ave., Suite 200 OKC, OK 73104

Telephone number(s): (405) 235-8075

Email address(es): mzitzow@jokc.com

This is an application for:

- ☒ Approval of a property use that is subject to review
☐ Approval of a property use that is not set out in the Code as a permitted use

District in which the subject property is located: Oklahoma City Golf & Country Club

Current use of the property: Tennis Facilities

Proposed use of the property: Indoor Pickle Ball and Racket Sports Facility

This Application will be considered officially submitted and filed only after it is examined by the City Manager and found to have met the applicable requirements of the Code and those set out in this Application and after the applicable fee set out in the City Fee Schedule has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Planning Commission and the Nichols Hills City Council. Applicant will be advised of the date and time for those hearings. It is highly recommended that applicant attend (or have a representative attend) the hearings and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 11 day of June, 2025

Signature: [Signature]

Print applicant's full legal name: Mark W. Zitzow

Print signatory party's title if applicant is a legal entity: _____

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Warranty Deed

G. A. Nichols et al

To

The Oklahoma City Golf and Country Club

State of Oklahoma, Oklahoma county, ss: This instrument was filed for record on
 Sep. 9, 2:37 P. M. 1930, and recorded in Book 387, Page 425. Fees \$1.50

J. W. Berry, County Clerk

By McKinnon, Deputy

KNOW ALL MEN BY THESE PRESENTS: That G. A. Nichols, and Alma M. Nichols, husband and wife, of Oklahoma City, Oklahoma County, State of Oklahoma, parties of the first part, in consideration of the sum of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto The Oklahoma City Golf and Country Club, a corporation, of Oklahoma county, State of Oklahoma, party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

A fractional part of the Northeast Quarter of Section Six (6) and a fractional part of the Southeast Quarter of Section six (6), Township Twelve (12) north, of Range Three (3) West of the Indian Meridian, more particularly described as follows:

Beginning at a point on the south line of Section Six (6) Township Twelve (12) North, range Three (3) West of the Indian Meridian, and Sixteen Hundred Sixty three (1663) feet west of the Southeast corner of said Section six (6) thence North one (1) degree Thirty-six (36) minutes west a distance of Three Hundred Seventy-five and two tenths feet (375.2) to a point of curve, thence along a curve to the right having a radius of seven hundred Twenty-five and five tenths feet (725.5) a distance of six hundred twenty-seven and seven tenths feet (627.7) to a point of tangent, thence North Forty seven (47) degrees Fifty nine (59) minutes East a distance of one hundred Ninety-five and three Tenths (195.3) feet to a point of curve, thence along a curve to the left having a radius of Nine Hundred Seventy-four and Five Tenths feet (974.5) a distance of Seven Hundred seventy-seven and Eight Tenths feet (777.8) to a point of tangent, thence North two (2) degrees Fourteen (14) minutes East a distance of Nine Hundred Ninety-two and Five tenths feet (992.5) to a point of curve, (thence along a curve to the right having a radius of two Thousand Forty four and Nine Tenths feet, (2044.9) a distance of seven hundred four and Four Tenths feet (704.4) to a point, thence South Sixty-eight (68) degrees Two Hundredths (.02) minutes East along a radical line to the curve a distance of Forty-six feet, (46) to a point on a concentric curve, thence along said curve having a radius of One Thousand Nine Hundred Ninety-Eight and Nine Tenths feet (1998.9) a distance of One Hundred Eighty feet (180) to a point of tangent, thence South Sixty-two degrees (62) Fifty-two (52) minutes East a distance of Four and Five Tenths feet (4.5), thence North Twenty-seven (27) degrees Eight Hundredths (.08) minutes East a distance of Three Hundred Sixteen and Eight Tenths (316.8) to a point of curve, thence along a curve to the left having a radius of Five Hundred Twenty-two and Six tenths feet (522.6) a distance of Two Hundred Fifty and Nine

DEED RECORD No. 387

Tenths feet (250.9) to a point of tangent, thence north No degrees Twenty-five (25) minutes west a distance of Fifty-five^{feet}/₍₅₅₎ to the South line of a strip of land owned by the City of Oklahoma City, Oklahoma, and known as Grand Boulevard, thence South Eighty-nine (89) degrees Thirty-four (34) minutes West along said south line of Grand Boulevard a distance of One Thousand One Hundred Sixty-four feet (1164) thence South no degrees Twenty-five (25) minutes East a distance of Three and seven tenths feet (3.7) to a point of curve, thence along a curve to the right having a radius of two Hundred Twenty-one feet (221) a distance of One Hundred Seventy-nine and Three Tenths (179.3) feet to a point of tangent, thence South Forty-six (46) degrees Twenty-three (23) minutes West a distance of Ninety-five and six tenths feet (95.6) to a point of curve, thence along a curve to the left having a radius of Nine Hundred Nine (909) feet a distance of Five Hundred Fifty-three and Four Tenths feet (553.4) to a point of tangent, thence South Eleven (11) degrees Thirty (30) minutes West a distance of Three Hundred Nineteen and Eight Tenths feet, (319.8) to a point of curve, thence along a curve to the right having a radius of Two Thousand Five Hundred Ninety-three feet, (2593) a distance of seven hundred twenty-one and four tenths feet, (721.4) to a point of tangent, thence South Twenty-seven (27) degrees Twenty-six (26) minutes West a distance of One Hundred Twenty-two and Five Tenths feet (122.5) to a point of curve, thence along a curve to the left having a radius of one thousand Five Hundred Ninety-one feet, (1591) a distance of six Hundred Eighty one and two tenths feet (681.2) to a point of tangent, thence South Two (2) degrees Fifty-four (54) minutes West a distance of Seventy-three and seven tenths feet, (73.7) to a point of curve, thence along a curve to the left having a radius of six Thousand four Hundred Fifty-four feet, (6454) a distance of Five hundred Nineteen and Four tenths feet, (519.4) to a point, thence in a Westerly direction along a radial line to the aforesaid curve a distance of Thirty-three feet (33) to a point on a concentric curve, thence along said curve having a radius of six Thousand four hundred Eighty seven feet (6487) a distance of Five Hundred Twenty-two and No Hundredths feet (522.0) to a point of compound curve, thence along a curve to the left having a radius of Eight Hundred Eighty-two and seven Tenths feet (882.7) a distance of Five Hundred Ninety and Five Tenths feet, (590.5) to a point of curve, thence South Forty-four (44) degrees, thirty (30) minutes East a distance of One Hundred Thirty-eight (138) feet to the South line of Section Six (6), thence North eighty-eight (88) degrees, Thirty-four (34) minutes East along said South line of Section Six (6) a distance of Five Hundred Eighty-six and two tenths feet, (586.2) to the place of beginning, containing One Hundred Twenty-five and Five Hundredths acres (125.5) more or less.

together with all 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 party of the second part, its successors and assigns forever, free, clear, and discharged of and from all former grants, charges, taxes, and judgments, mortgages and other liens and encumbrances of whatsoever nature.

As a further consideration for this grant, the grantee, for itself, its successors and assigns, covenants that it will not use, or permit the above described premises or any part thereof, to be used, for the purpose of prospecting or drilling for or producing oil and/or gas so long as the grantor, his heirs, administrators, executors or assigns own any real estate within a distance of five (5) miles of any boundary line of said premises. It is expressly agreed and understood that the above covenant shall be deemed to be a covenant running with the land and in the

event the grantee, its successors or assigns, breach said covenant, said land shall revert to the grantor, his heirs, administrators or executors. Upon such breach the grantor may re-enter and take possession and title to said premises.

Signed and delivered this 9th day of September, 1930.

G. A. Nichols

Alma M. Nichols.

State of Oklahoma, County of Oklahoma, ss: Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of September, 1930, personally appeared G. A. Nichols and Alma M. Nichols, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Ethel Havenkotte, Notary Public.

My commission expires

July 22, 1931

(Notarial Seal)

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WARRANTY DEED.

W. Brooks, et ux

to

J. E. Roehr, et us

State of Oklahoma, Oklahoma County, ss: Recorded or filed Sep 11, 1:25 P. M., 1930, in Book 387, Page 427. Fees \$1.00.

J. W. Berry, County Clerk.

By McKinnon, Deputy.

STATE OF OKLAHOMA)
OKLAHOMA COUNTY } ss.

KNOW ALL MEN BY THESE PRESENTS,

That W. Brooks and Mrs. W. Brooks, husband and wife, party of the first part, in consideration of the sum of One Hundred and No/100 (\$100.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto J. E. Roehr and wife the following described real property and premises, situate in Oklahoma County, State of Oklahoma, to-wit:

Lot (200) in Section (13)

of Memorial Park, a subdivision for cemetery purposes in the Northwest Quarter of Section Fourteen (14), Township Thirteen (13), North, Range (3) West, Indian Meridian Oklahoma County, Oklahoma, as more fully appears from a plat of said Memorial Park on file in the office of the County Clerk of Oklahoma County, State of Oklahoma, hereby referred to and made a part hereof, 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, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature, except that this conveyance is made subject to all the restrictions and limitations contained in the deed from Memorial Park Association to the party of the first part, which by reference is made a part hereof and subject to all the rules and regulations of Memorial Park Association, a Trust Estate, governing the operation of the cemetery of which

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

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

See Attached Exhibit

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

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

Dated: June 6, 2025 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2937733-OK99

LEGAL DESCRIPTION

Oklahoma City Golf & Country Club

June 11, 2025

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast (SE) Corner of Lot 2 Block 88 of the plat NICHOLS HILLS recorded in Book 24 of plats, Page 93, said point being the POINT OF BEGINNING;

THENCE South 88°02'34" West, along and with the South line of said Lot 2, a distance of 215.01 feet (212.9 feet record) to the Southwest (SW) Corner of said Lot 2;

THENCE along and with the West line of said Block 88 on a non-tangent curve to the left having a radius of 2,044.70 feet, a chord bearing of South 04°46'10" West, a chord length of 85.21 feet and an arc length of 85.21 feet;

THENCE South 90°00'00" West, departing said West line, a distance of 225.76 feet;

THENCE North 00°00'00" East, a distance of 632.24 feet;

THENCE North 90°00'00" East, a distance of 368.17 feet to the Northwest (NW) Corner of the land identified as PARK on said plat NICHOLS HILLS;

THENCE South 68°11'14" East, along and with the North line of said PARK, a distance of 25.35 feet to the Northeast (NE) Corner of said PARK;

THENCE along and with the East line of said PARK and the East line of said Block 88 the following three (3) calls:

1. on a non-tangent curve to the left having a radius of 602.56 feet, a chord bearing of South 04°14'05" East, a chord length of 280.70 feet and an arc length of 283.30 feet;
2. on a reverse curve to the right having a radius of 736.62 feet, a chord bearing of South 09°51'44" East, a chord length of 201.00 feet and an arc length of 201.63 feet;
3. South 00°56'47" East, a distance of 52.60 feet to the POINT OF BEGINNING.

Containing 244,502 square feet or 5.6130 acres, more or less.

Note: This legal description was prepared for purposes of ordering an ownership list and should not be utilized for anything other than that purpose.

OWNERSHIP REPORT
ORDER 2937733-OK99

DATE PREPARED: JUNE 11, 2025
EFFECTIVE DATE: JUNE 6, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2621	R169576960	OKLAHOMA CITY GOLF & COUNTRY CLUB		7000 NW GRAND BLVD	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 1 & 2 (PART OF SUBJECT PROPERTY)	6622 N HILLCREST AVE NICHOLS HILLS
2622	R169711495	OKLA CITY GOLF & COUNTRY CLUB		7000 NW GRAND BLVD	NICHOLS HILLS	OK	73116-4199	UNPLTD PT SEC 06 12N 3W	0	0	UNPLTD PT SEC 06 12N 3W 000 PT NE4 & SE4 SEC 6 12N 3W THAT PT OF OKLA CITY GOLF & COUNTRY CLUB IN THE NE4 & SE4 CONT 125ACRS MORE OR LESS (PART OF SUBJECT PROPERTY WITHIN)	7000 NW GRAND BLVD NICHOLS HILLS
2621	R169576970	MIRABILE CHARLES P JR & KELLY		6620 N HILLCREST AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 3 & 4	6620 N HILLCREST AVE NICHOLS HILLS
2621	R169576980	MORGAN MARCIA A		6618 N HILLCREST AVE	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 5 & 6	6618 N HILLCREST AVE NICHOLS HILLS
2622	R169576990	MCCAMPBELL ROBERT G & DONNA K TRS	MCCAMPBELL 2015 REV TRUST	6616 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5119	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 7 & 8	6616 N HILLCREST AVE NICHOLS HILLS
2622	R169577000	SULLIVAN LELA B & MARK S TRS	SULLIVAN LELA B FAMILY TRUST	6614 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5119	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 9 & 10	6614 N HILLCREST AVE NICHOLS HILLS
2622	R169577010	BRAVER ROBERT E & KAREN L TRS	BRAVER KAREN LYNN REV TRUST	6612 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5119	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 11 & 12	6612 N HILLCREST AVE NICHOLS HILLS
2622	R169577020	SHERMAN STEPHEN A & GAYE S		PO BOX 2846	OKLAHOMA CITY	OK	73101-2846	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 13 & 14	6610 N HILLCREST AVE NICHOLS HILLS
2622	R169577030	AMIS SUSAN E TRS	AMIS SUSAN E FAMILY TRUST	6608 N HILLCREST AVE	NICHOLS HILLS	OK	73116-5119	NICHOLS HILLS ADD	88	0	NICHOLS HILLS ADD 088 000 LOTS 15 & 16	6608 N HILLCREST AVE NICHOLS HILLS
2622	R169577259	6621 HILLCREST AVE LLC		7950 JONES BRANCH DR, Unit 700N	MC LEAN	VA	22107-0002	NICHOLS HILLS ADD	89	1	NICHOLS HILLS ADD 089 001	6621 N HILLCREST AVE NICHOLS HILLS

OWNERSHIP REPORT
ORDER 2937733-OK99

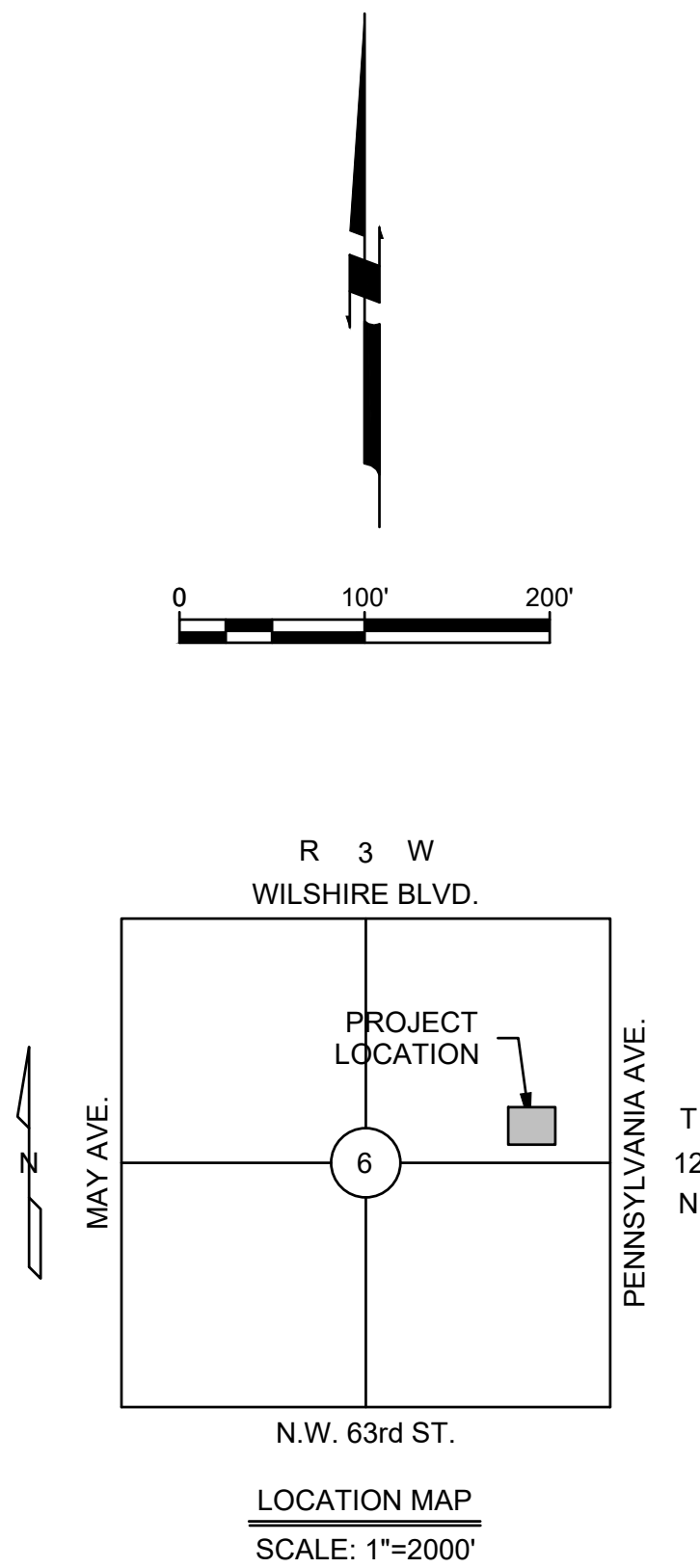
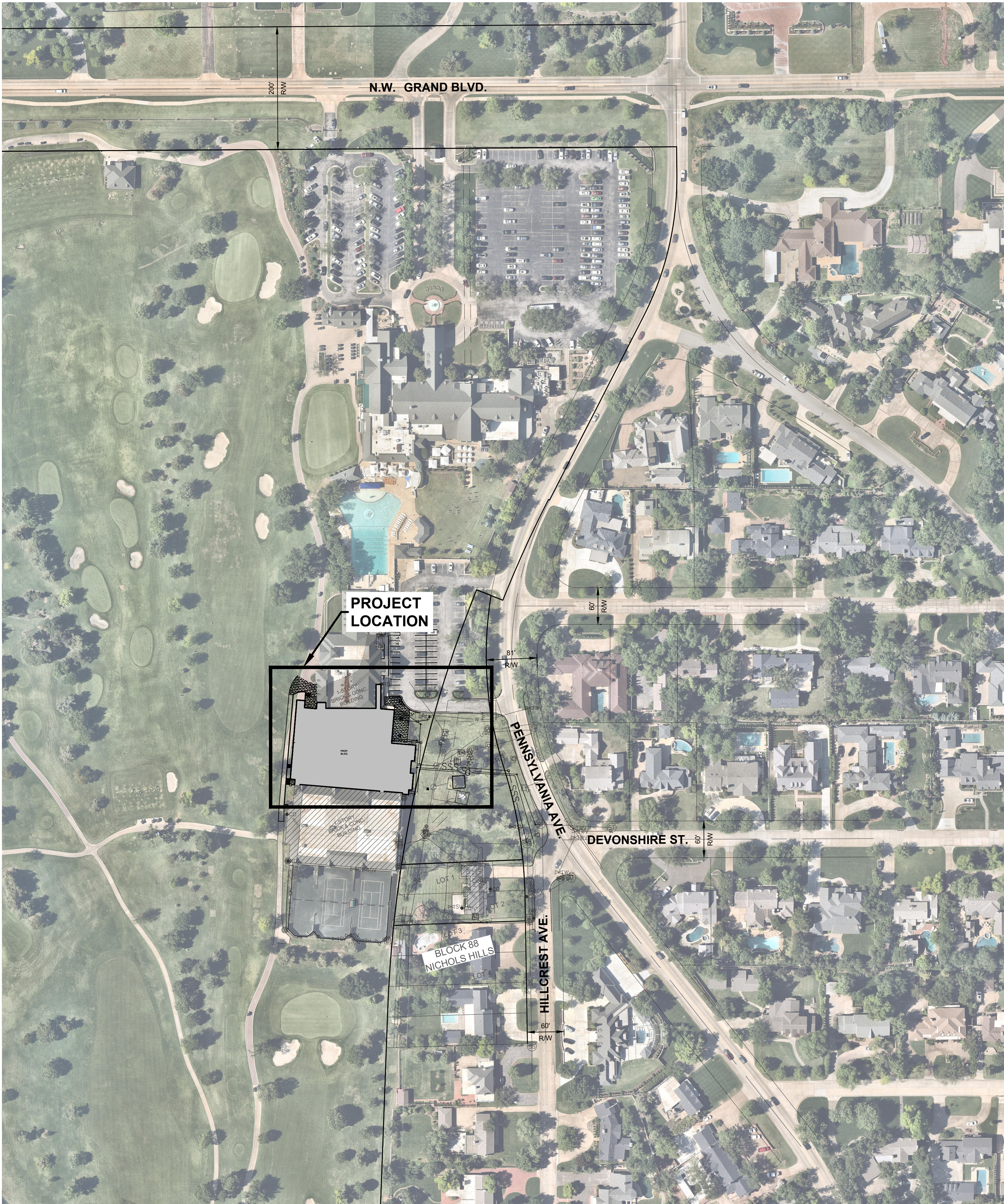
DATE PREPARED: JUNE 11, 2025
EFFECTIVE DATE: JUNE 6, 2025 AT 7:30 AM

2622	R169577260	MARTMOB TRUST		6614 N PENNSYLVANIA AVE	NICHOLS HILLS	OK	73116- 5315	NICHOLS HILLS ADD	89	0	NICHOLS HILLS ADD 089 000 LOT 2 EX BEG SE/C LT 2 TH NWLY10FT SWLY TO A PT 9FT N OF SW/C LT 2 SELY9FT TO SW/C NELY ALONG S LINE LT 2 TO BEG	6614 N PENNSYLVANIA AVE NICHOLS HILLS
2622	R169577400	BEAL FAMILY TRUST		6617 N HILLCREST AVE	NICHOLS HILLS	OK	73116- 5118	NICHOLS HILLS ADD	89	17	NICHOLS HILLS ADD 089 017	6617 N HILLCREST AVE
2622	R169577410	HOOD MICHAEL	HOOD ALLISON	6619 N HILLCREST	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	89	18	NICHOLS HILLS ADD 089 018	6619 N HILLCREST AVE NICHOLS HILLS
2621	R169861100	HUDDLESTON ERIC	HUDDLESTON KAMI	1910 BEDFORD DRIVE	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	121	3	DUFFNERS COUNTRY CLUB SEC 121 003	1910 BEDFORD DR NICHOLS HILLS
2621	R169861150	WILLIAMS TYLER C TRS	WILLIAMS TYLER C TRUST	1819 DRURY LN	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	121	0	DUFFNERS COUNTRY CLUB SEC 121 000 ALL LOT 4 EXCEPT E3FT	1819 DRURY LN NICHOLS HILLS
2621	R169861200	HUFFMAN DAVID A & LUCINDA B TRS	HUFFMAN DAVID A REV TRUST & HUFFMAN LUCINDA B REV TRS	1815 DRURY LN	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	121	0	DUFFNERS COUNTRY CLUB SEC 121 000 E3FT OF LOT 4 ALL LOT 5 & W15FT OF LOT 6	1815 DRURY LN NICHOLS HILLS
2621	R169861950	MEADE KNIGHTON T JR & MARILYN M TRS	MEADE KNIGHTON T REV TRUST	1816 DRURY LN	NICHOLS HILLS	OK	73116- 5312	DUFFNERS COUNTRY CLUB SEC	122	0	DUFFNERS COUNTRY CLUB SEC 122 000 W88.5FT LOT 5 & E74FT LOT 6	1816 DRURY LN NICHOLS HILLS
2621	R169862000	SROUJI NABIL E & PENELOPE TRS	SROUJI NABIL E REV TRUST	1820 DRURY LN	NICHOLS HILLS	OK	73116- 5312	DUFFNERS COUNTRY CLUB SEC	122	0	DUFFNERS COUNTRY CLUB SEC 122 000 W36FT OF LOT 6 & ALL LOT 7	1820 DRURY LN NICHOLS HILLS
2621	R169862100	RATLIFF PEYTON WARD	RATLIFF REEDER PAUL	1829 DEVONSHIRE ST	NICHOLS HILLS	OK	73116- 5307	DUFFNERS COUNTRY CLUB SEC	122	8	DUFFNERS COUNTRY CLUB SEC 122 008	1829 DEVONSHIRE ST NICHOLS HILLS
2621	R169862150	SAYLER BRYAN W & EMMA		1825 DEVONSHIRE	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	122	9	DUFFNERS COUNTRY CLUB SEC 122 009	1825 DEVONSHIRE ST NICHOLS HILLS
2621	R169862200	WIENECKE ROBERT & SARAH COOPER CO TRS	WIENECKE ROBERT 2003 REV TRUST	1821 DEVONSHIRE ST	NICHOLS HILLS	OK	73116- 5307	DUFFNERS COUNTRY CLUB SEC	122	10	DUFFNERS COUNTRY CLUB SEC 122 010	1821 DEVONSHIRE ST NICHOLS HILLS

OWNERSHIP REPORT
ORDER 2937733-OK99

DATE PREPARED: JUNE 11, 2025
EFFECTIVE DATE: JUNE 6, 2025 AT 7:30 AM

2621	R169863300	LAMBERT WILLIAM D IV	LAMBERT ALLYSON BANDY	1824 DEVONSHIRE ST	NICHOLS HILLS	OK	73116	DUFFNERS COUNTRY CLUB SEC	123	11	DUFFNERS COUNTRY CLUB SEC 123 011	1824 DEVONSHIRE ST NICHOLS HILLS
2621	R169863400	ANDERSON JOHN W & MARIA PAULA TRS	ANDERSON JOHN W TRUST & ANDERSON MARIA PAULA TRS	1737 KINGSBURY LN	NICHOLS HILLS	OK	73116- 5313	DUFFNERS COUNTRY CLUB SEC	123	12	DUFFNERS COUNTRY CLUB SEC 123 012	1737 KINGSBURY LN NICHOLS HILLS



GENERAL NOTES

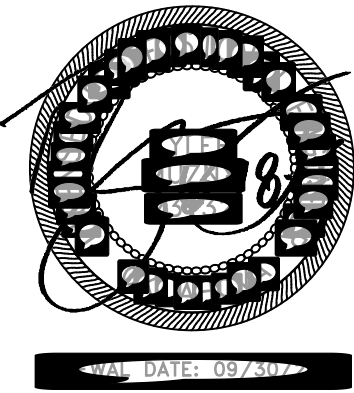
1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS. ANY WORK NOT COVERED IN THE SITE WORK SPECIFICATIONS SHALL CONFORM TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL PAVEMENT STRIPING SHALL BE FOUR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL PARKING STRIPING SHALL BE WHITE.
4. UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE ENGINEER FOR HIS REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE APPROPRIATE ADMINISTRATIVE AGENCY PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
7. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SITE PLAN DIMENSIONS AND MEASUREMENTS AND SHALL CONFIRM THE ACCURACY AND LOCATION OF THE PROJECT BOUNDARY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD FOR RESOLUTION PRIOR TO CONSTRUCTION.
8. ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE SPECIFIED.
9. PARKING LOT LAYOUT IS PARALLEL AND PERPENDICULAR TO BUILDING ORIENTATION UNLESS OTHERWISE NOTED.
10. SEE ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED MANHOLES, PULL BOXES AND UTILITY APPURTENANCES TO THE PROPOSED GRADES SHOWN ON THE GRADING PLAN.
12. GENERAL CONTRACTOR SHALL ENSURE THAT ALL WORK IS COMPLETED IN A MANNER SUCH THAT IT DOES NOT INTERFERE WITH OR DISRUPT GOLF COURSE OPERATION. THIS INCLUDES BUT IS NOT LIMITED TO THE FULL USE OF GOLF CART TRAIL/PATH AND GOLF COURSE IRRIGATION SYSTEMS ETC.
13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SILT FENCING DURING THE ENTIRE DURATION OF THE PROJECT TO PROTECT GOLF COURSE OPERATIONS.
14. GENERAL CONTRACTOR SHALL STABILIZE FINAL GRADING AND INSTALL GRASS TURF TO ANY AND ALL DISTURBED AREAS PER OWNER APPROVAL. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ALL TURF PLACEMENT.

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	OVERALL SITE GENERAL LAYOUT
TS	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE DIMENSIONAL PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY PRIVATE DRAINAGE PLAN
C6.0	DETAILS
EC1-EC2	EROSION CONTROL PLAN

KEY

REV	DATE	DESCRIPTION
3/14/25		DESIGN DEVELOPMENT
5/09/25		PERMIT
6/12/25		50% CD SET
6/18/25		NICHOLS HILLS BUILDING COMMISSION

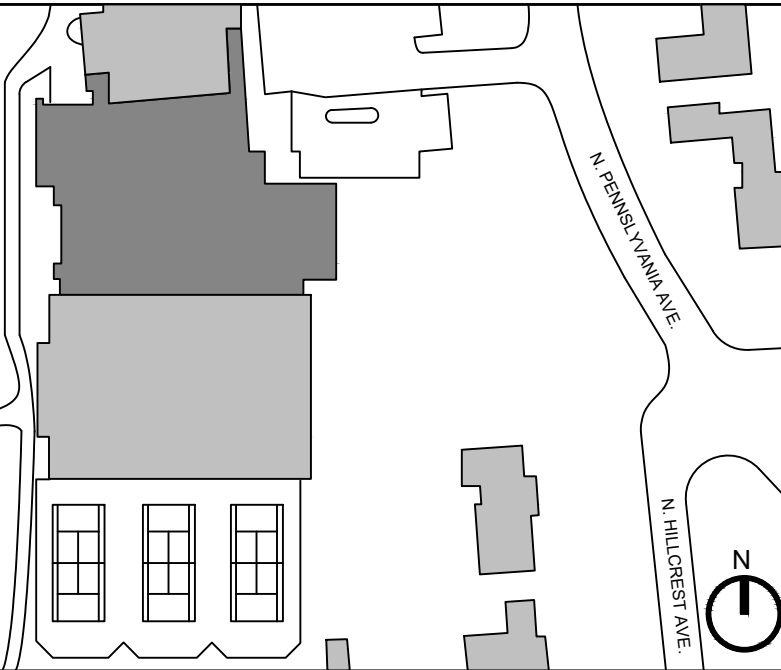


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When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible.



ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS LLC
PLOW BUILDING, 20 E RENO AVE, SUITE 440, OKLAHOMA CITY, OK 73104
TEL 01 (405) 600 1941 WWW.AHMM.CO.UK

client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
OVERALL SITE GENERAL LAYOUT

drawn by	checked	scale	status
CP	TM	1"=100'	PERMIT
project	originator	drawing no	revision
	A	C1.0	

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.



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-9075 FAX (405) 235-9078 www.jaok.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
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Original Benchmark:
Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83/CORS 96; NSRS 2007
Vertical Datum: NAVD83; GEOD 03

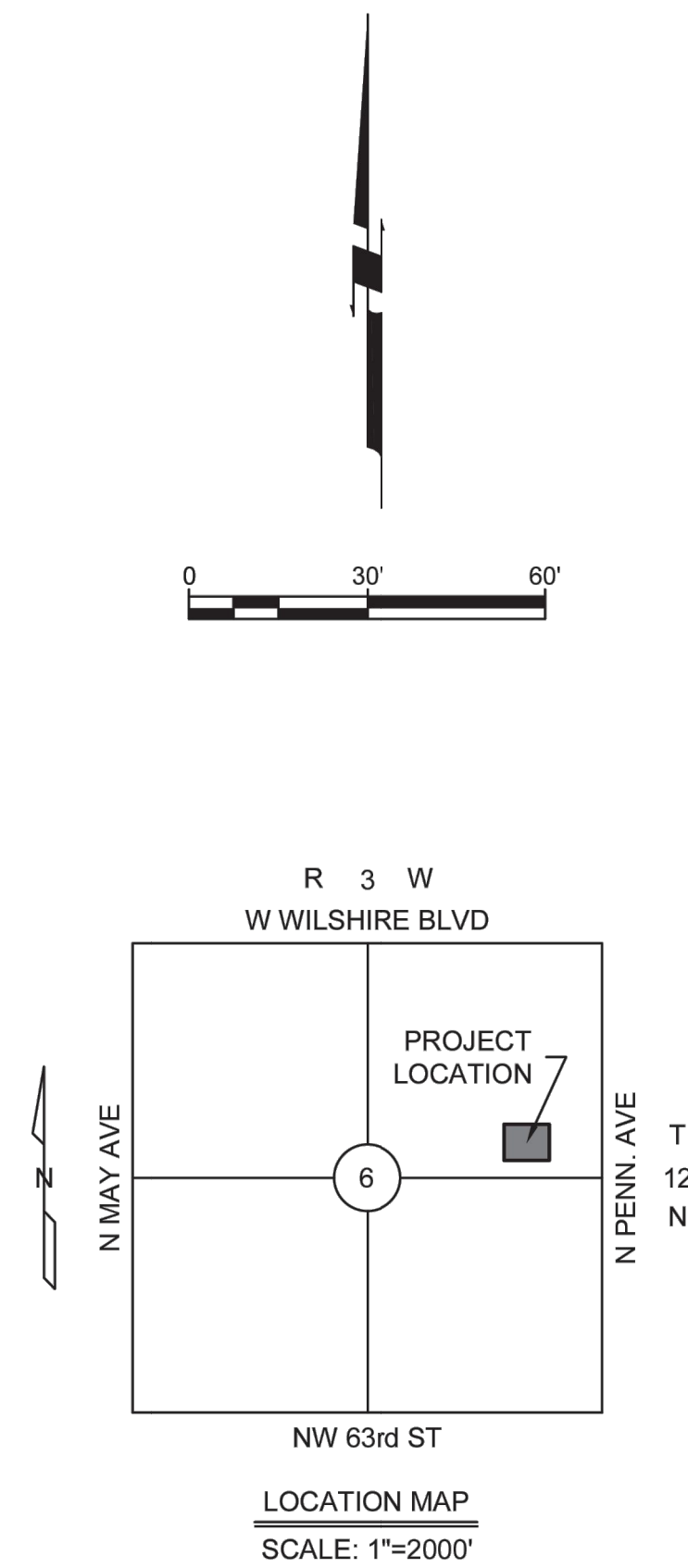
Benchmark # 268
North: 195805.492
Easting: 2110473.904
Elevation: 1183.593
Description: Located 310' E. & 30' N. of the intersection of NW 63rd St & N Shariel Ave, approx. 20' S. of brick sign.
Object: OKC 2" Alum. Disc

Benchmarks by Johnson & Associates
Set On/Around Site:

Benchmark # 450
North: 199104.374
Easting: 2102366.341
Elevation: 1213.12
Description: Located 27' W. of the CL of Penn. Ave, approx. 5' S. of round pull box S. of the N. entrance to Athletic Center.
Object: #4 Bar w/ J&A Control Cap

Benchmark # 451
North: 198906.947
Easting: 2102373.377
Elevation: 1211.74
Description: Located 30' W. of the CL of Penn. Ave, approx. 10' S. of stop sign S. of the S. entrance to Athletic Center.
Object: #4 Bar w/ J&A Control Cap

Benchmark # 452
North: 198646.697
Easting: 2120553.346
Elevation: 1211.38
Description: Located 20' E. of the CL of Penn. Ave & 70' S. of the CL of Devonshire St, approx. 10' S. of curb PC
Object: Mag Nail w/ J&A Control Tag



Certificate of Survey

I, Matthew Johnson, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/planimetric survey meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on July 26, 2024 that the survey was completed on August 2, 2024; all coordinates are based on Oklahoma State Plane North Zone NAD83 and all elevations are based on NAVD83.

Date: August 6, 2024

Matthew Johnson, P.L.S.
Registration No. 1807
JOHNSON & ASSOCIATES
Certificate of Authorization No. 1484



Surveyor's Note:

The utilities shown hereon have been located in the field by above ground inspection only. The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. A Call OKIE request was made on July 25, 2024 with ticket numbers of 24072516253617 & 24072516283630. A private utility location was performed by J&A UE on July 26, 2024. All utilities that were marked at the time the field work was performed have been located and are shown on the survey.

No portion of the subject area shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0170H Map with an effective date of December 18, 2009.

The subject tract is currently zoned E-1 Estate & R-1-75 Single Family Residential.
Source: the City of Nichols Hills, Oklahoma, Planning & Zoning website at www.nicholshills-ok.gov.
Phone 405-843-5222 for more information about Building Height, setback and parking restrictions for this zoning.

All horizontal coordinate values shown are U.S. Survey feet and all vertical elevation values are shown in feet. The Basis of Bearing is Oklahoma State Plane North Zone NAD83. All distances are Grid distances. Vertical datum is NAVD83. The benchmarks & datum shown hereon are derived from Oklahoma City Survey Monument #268.

Survey Legend			
	BENCHMARK		STORM MANHOLE
	CONTROL POINT		STORM GRATE
	FOUND MONUMENT		CURB INLET
	SET MONUMENT		FIELD INLET
	FIRE HYDRANT		GAS METER
	AUTOSPRINKLER		NO GAS METER
	HOSE BIB/SIGOT		GAS VALVE
	WATER METER		VENT PIPE
	WATER VALVE		MONITORING WELL
	WATER WELL		POWER POLE
	SPRINKLER HEAD		GUY WIRE
	SPRINKLER VALVE		LIGHT POLE
	SANITARY MANHOLE		GROUND LIGHT
	CLEANOUT		ELECTRIC BOX
	ELECTRIC METER		ELECTRIC MANHOLE
	ELECTRIC BREAKER		ELECTRIC OUTLET
	FULL BOX		TELEPHONE BOX
	TELEPHONE MANHOLE		CABLE BOX
	MANHOLE		TRAFFIC SIGNAL POLE
	UTILITY BOX		STOCKADE FENCE
	MAILBOX		CHAINLINK FENCE
	SIGN		BARBED WIRE FENCE
	AIR CONDITIONER		WATERLINE
	ROOF DRAIN		STORM SEWER
	BORE HOLE		SANITARY SEWER
	SQUARE POST		GAS LINE
	EVERGREEN TREE		UNDERGROUND TELEPHONE
	DECIDUOUS TREE		UNDERGROUND POWER
	BUSH		OVERHEAD CABLE
	GATE		RAILROAD TRACKS
	HANDICAP		EXISTING CONTOUR
	TRAFFIC SIGNAL POLE		BRUSH LINE
	STOCKADE FENCE		ASPHALT PAVING
	CHAINLINK FENCE		CONCRETE PAVING
	BARBED WIRE FENCE		FLOWLINE
	WATERLINE		TOP OF GRATE
	STORM SEWER		CORRESPONDING NOTE

***** NOTE *****
THIS EXHIBIT IS FOR TOPOGRAPHIC USE ONLY. IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

ONE CALL UTILITY LOCATION NUMBER
840-5020
1-800-522-5543
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Johnson & Associates
1 E. Sheridan Ave., Suite 200
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REVISIONS	
NO.	DESCRIPTION

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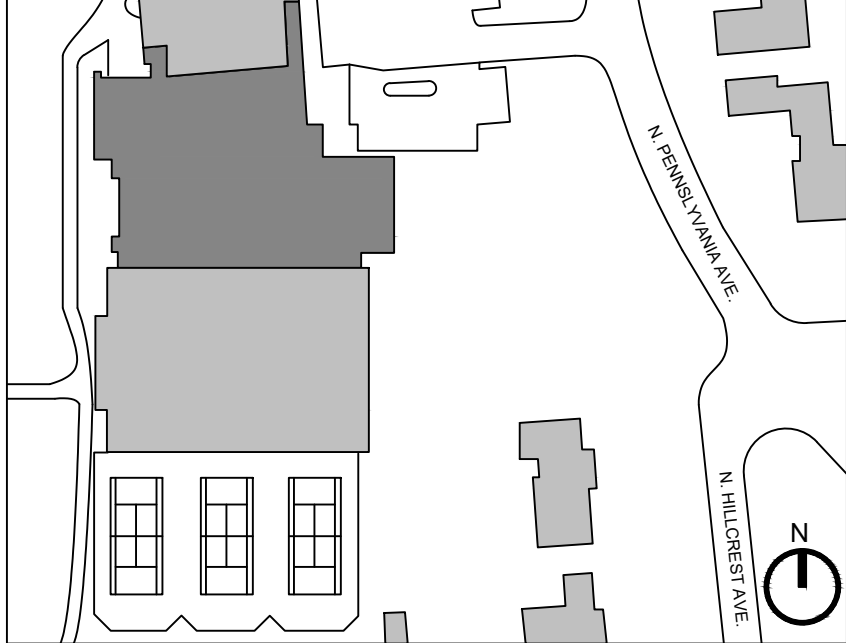


OKLAHOMA CITY GOLF & COUNTRY CLUB
7000 N.W. GRAND BOULEVARD
NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA
TOPOGRAPHIC SURVEY

Proj. No. 4150008
Date: 8-6-2024
Scale: 1" = 30'
Surveyed by: WH
Drawn by: WJM, JM
Approved by: MJ
SHEET NUMBER
TS

REV	DATE	DESCRIPTION
3/14/25	DESIGN DEVELOPMENT	
5/09/25	PERMIT	
6/12/25	50% CD SET	
6/18/25	NICHOLS HILLS BUILDING COMMISSION	

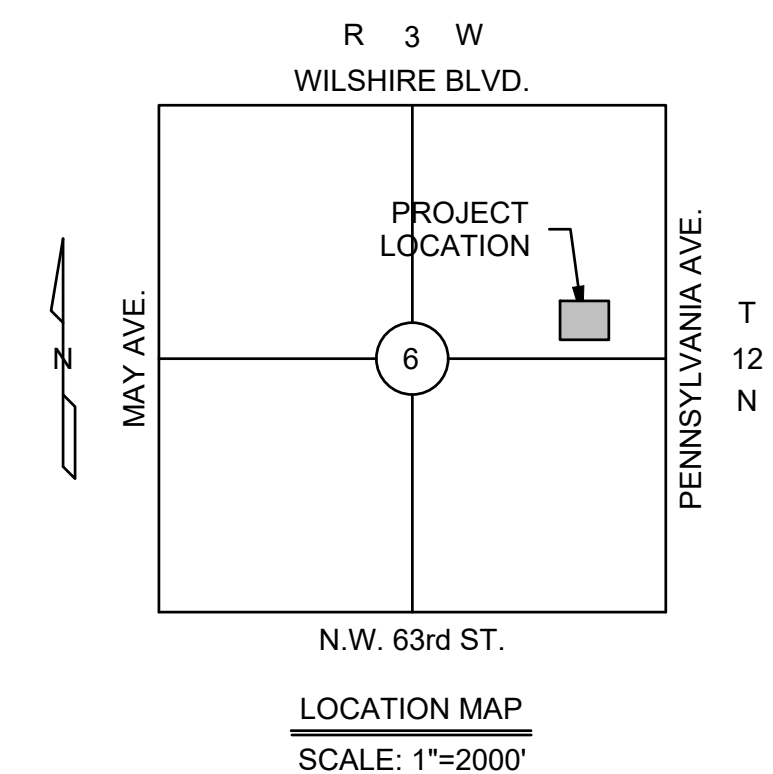
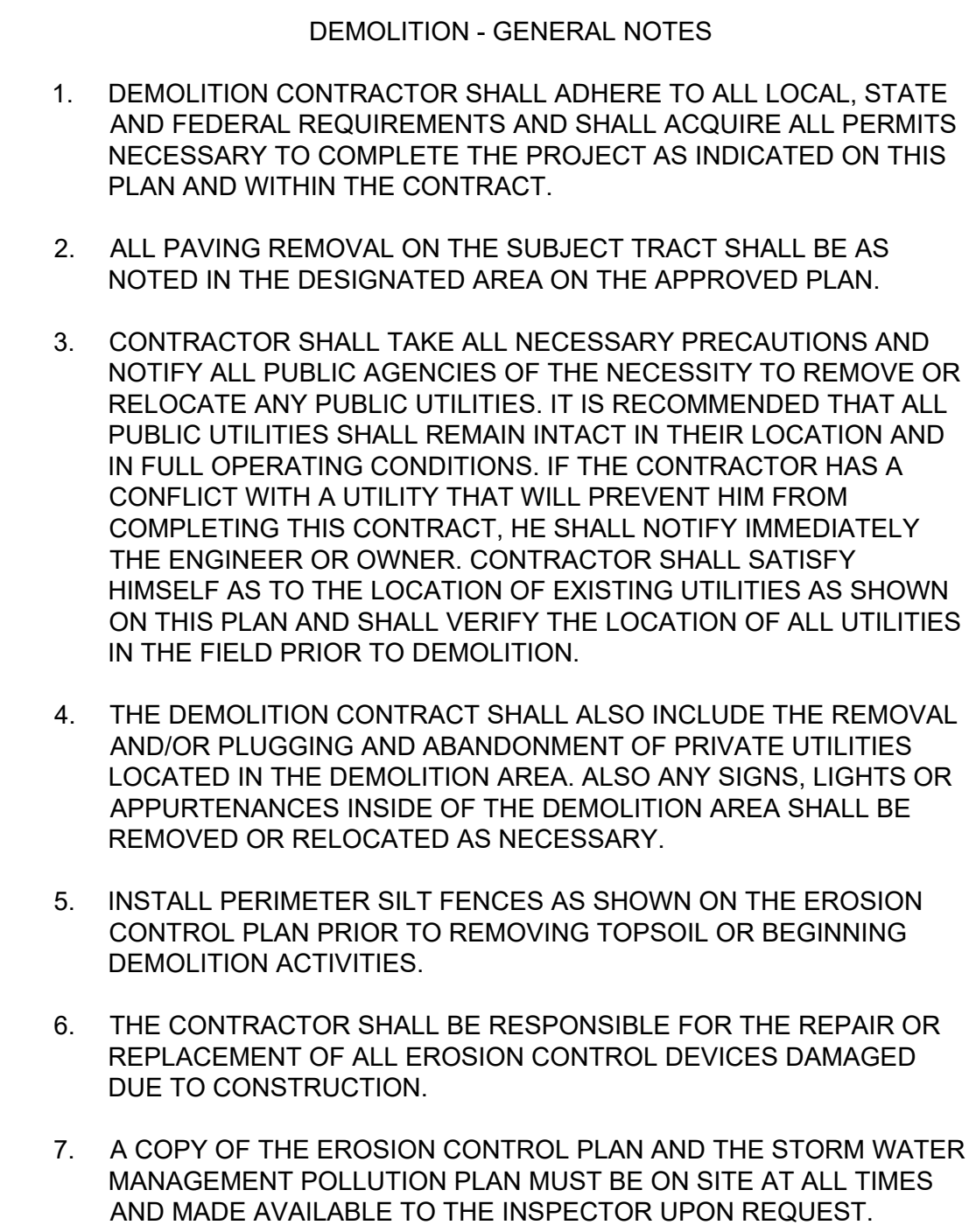
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client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
TOPOGRAPHIC SURVEY

drawn by	checked	scale	status
MJ	MJ	N.T.S.	PERMIT
project	originator	drawing no	revision
A	TS		



 CART PATH TO BE REMOVED

 EXTENTS OF EXIST. BUILDING TO BE REMOVED

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Oklahoma City, OK 73104
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REV	DATE	DESCRIPTION
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	5/09/25	PERMIT
	6/12/25	50% CD SET
	6/18/25	NICHOLS HILLS BUILDING COMMISSION



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ARCHITECTS LLC
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TEL 001 (405) 600 1941 WEB WWW.AHMM.CO.UK

client

OKLAHOMA CITY GOLF & COUNTRY CLUB

OKLAHOMA CITY GOLF AND COUNTRY CLUB

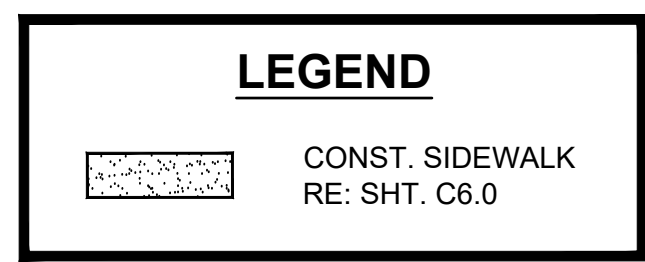
drawing title / location

DEMOLITION PLAN

drawn by	checked	scale	status
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CF	TM	T=20		PERI
project		originator	draw	

	A	C20
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DATE: 09/30/2011

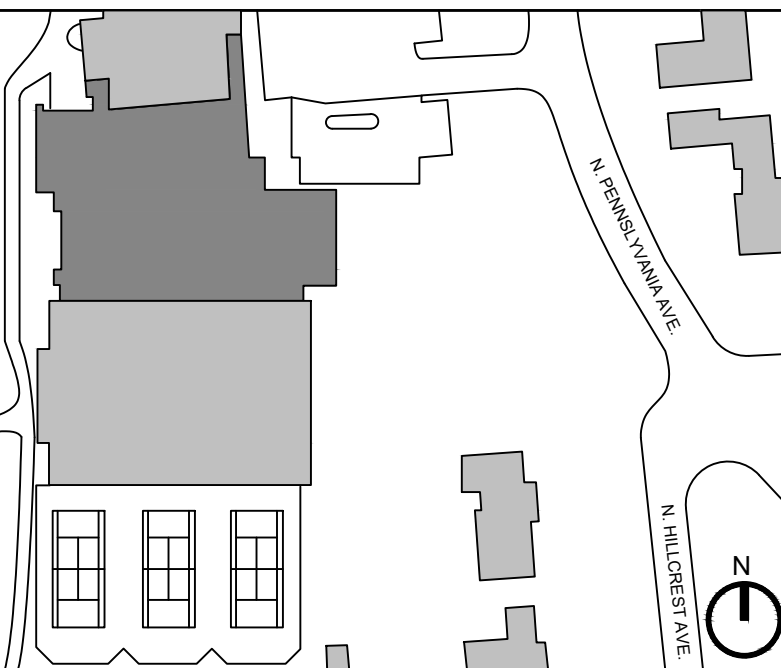
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ARCHITECTS LLC
PLOW BUILDING, 29 E RENO AVE, SUITE 440, OKLAHOMA CITY, OK 73104
TEL 001 (405) 600 1941 WEB WWW.AHMM.CO.UK

client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
SITE DIMENSIONAL PLAN

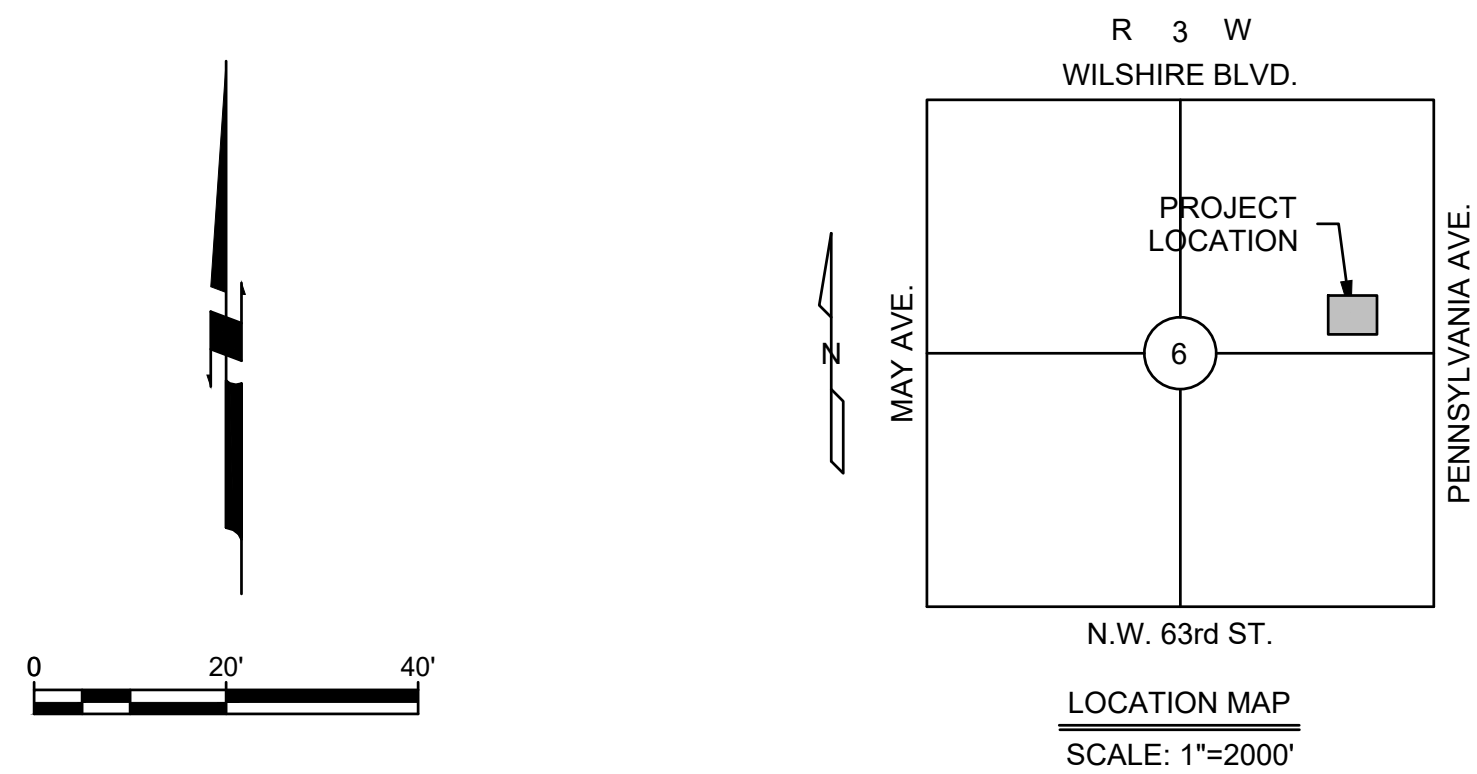
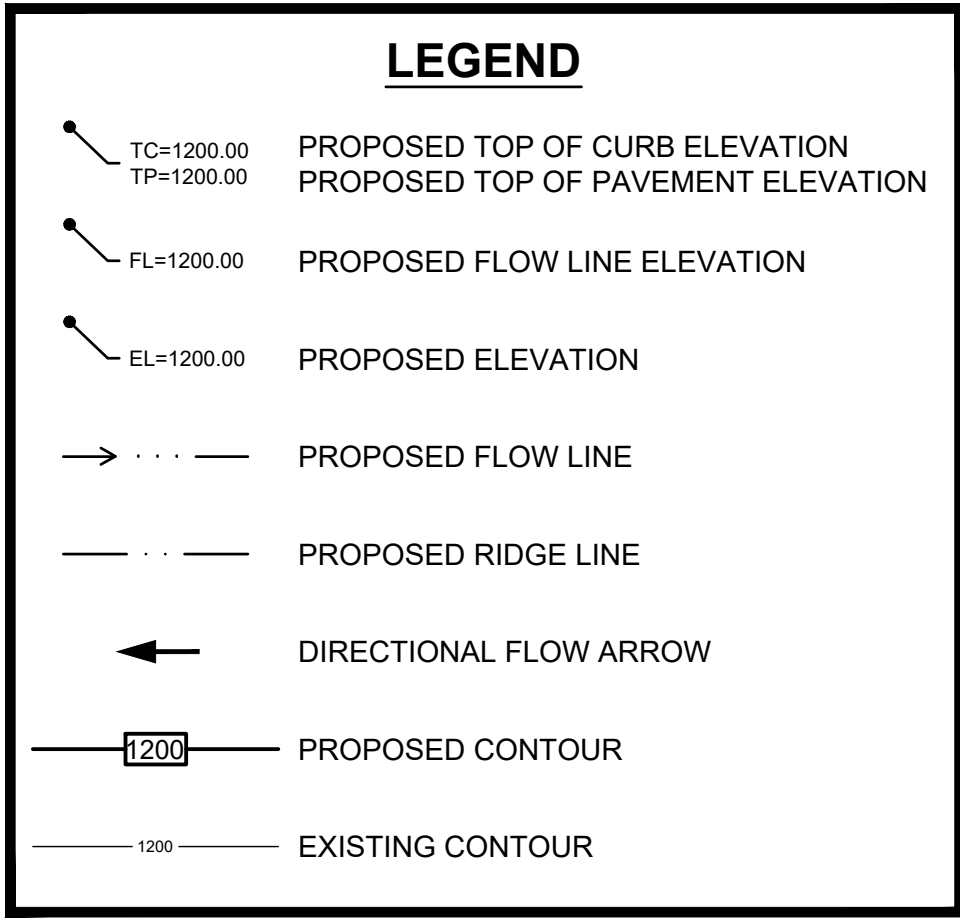
drawn by CP checked TM scale 1"=20" status PERMIT project originator A drawing no C3.0 revision			

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JA

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Certificate of Authorization #1484 Exp. Date: 05-30-2025

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1. ALL FILL AREAS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (OR AS DIRECTED IN THE GEOTECHNICAL REPORT).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION: DAMAGE TO ANY UTILITIES OR STRUCTURES DURING EXCAVATION AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONE CALL UTILITY LOCATION NUMBER IS 840-5032 OR 1-800-522-6543.
3. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURE.
4. ALL SITE GRADING SHALL INCLUDE THE FOLLOWING:
 - A) TOP SOIL REMOVAL, STOCKPILE AND RE-SPREADING IN LANDSCAPE AREAS.
 - B) EXCAVATION AND COMPACTED EMBANKMENT SHALL BE DONE WITH $\pm 0.1'$ WITH SURGRADE TAKE OFFS IN ACCORDANCE WITH TYPICAL PAVING SECTIONS.
5. CONTRACTOR IS TO INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO CONSTRUCTION. (COST TO BE INCLUDED IN BID ITEM FOR EROSION CONTROL.)
6. CONTRACTOR TO INSTALL GRAVEL WASH BED TO RUN EQUIPMENT THROUGH AND SHALL REMOVE ALL EXCESS DEBRIS FROM TRUCKS BEFORE LEAVING SITE. CLEAN ALL DEBRIS FROM PUBLIC RIGHT-OF-WAY IMMEDIATELY.
7. ANY REMOVAL OF TREES (AS APPROVED BY OWNER), FENCING OR DEBRIS WITHIN THE LIMITS OF SITE GRADING SHALL BE DISPOSED OF BY GRADING CONTRACTOR. (COST TO BE INCLUDED IN BID ITEM FOR TREE REMOVAL.)
8. CONTRACTOR IS RESPONSIBLE FOR SOIL PREPARATION UNDER PROPOSED BUILDING FOUNDATION PER GEOTECHNICAL REPORT
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED MANHOLES, PULL BOXES AND UTILITY APERTURES TO THE PROPOSED GRADES SHOWN ON THE GRADING PLAN.

Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83\CORS 96; NSRS 2007
Vertical Datum: NAVD88; GEOD 03

Benchmark #	268
Northing:	195805.492
Easting:	2110473.904
Elevation:	1183.593
Description:	Located 310' E. & 30' N. of the intersection of NW 63rd St & N Shartel Ave, approx. 20' S. of brick sign.
Object:	OKC 2" Alum. Disc

Benchmarks by Johnson & Associates
Set On/Around Site:

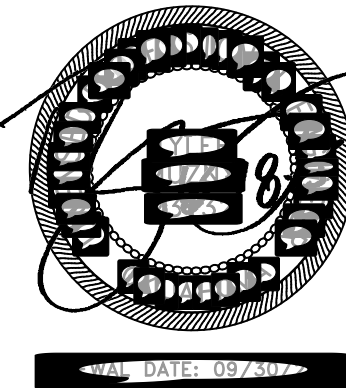
Benchmark # 450
 Northing: 199104.374
 Easting: 2102366.341
 Elevation: 1213.12
 Description: Located 27' W. of the CL of Penn. Ave, approx. 5' S. of round pull box S. of the N. entrance to Athletic Center.
 Client: #4 Penn. Ave. & Centennial Center

Benchmark # 451
 Northing: 198906.947
 Easting: 2102373.377
 Elevation: 1211.74

Object:	#4 Bar w/ J&A Control Cap
Benchmark #	452
Northing:	198646.697
Easting:	2120553.346
Elevation:	1211.38
Description:	Located 20' E. of the CL of Penn. Ave & 70' S. of the CL of Devonshire St, approx. 10' S. of curb PC.
Object:	Mag Nail w/ J&A Control Tag

KEY

REV	DATE	DESCRIPTION
	3/14/25	DESIGN DEVELOPMENT
	5/09/25	PERMIT
	6/12/25	50% CD SET
	6/18/25	NICHOLS HILLS BUILDING COMMISSION



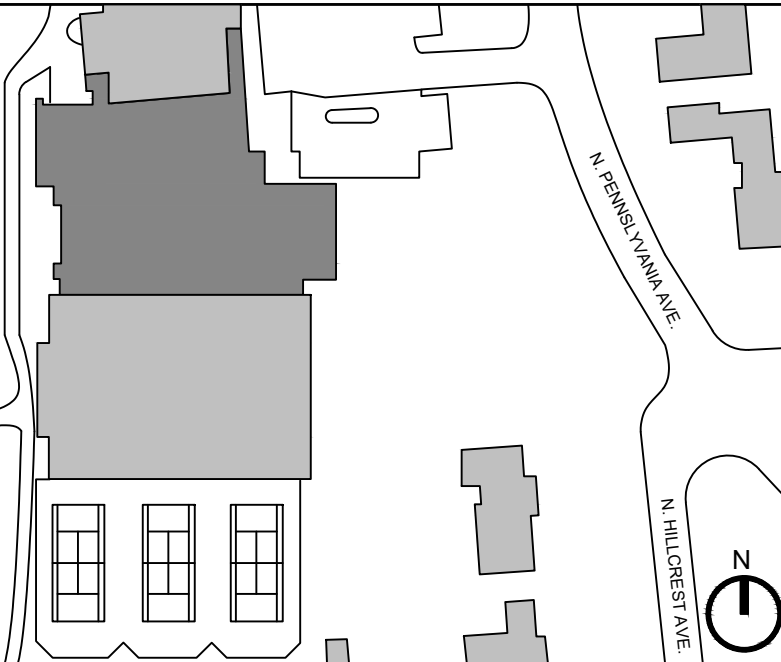
NOTE

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The following dimensions are to be taken from the drawings of the project:
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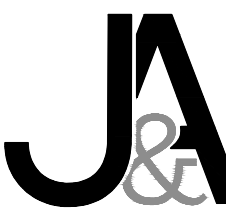
client	OKLAHOMA CITY GOLF & COUNTRY CLUB
job title	OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location	

GRADING PLAN

drawn by	checked	scale	status	
CP	TM	1"=20'	PERMIT	
project		originator	drawing no	revision
		A	C40	

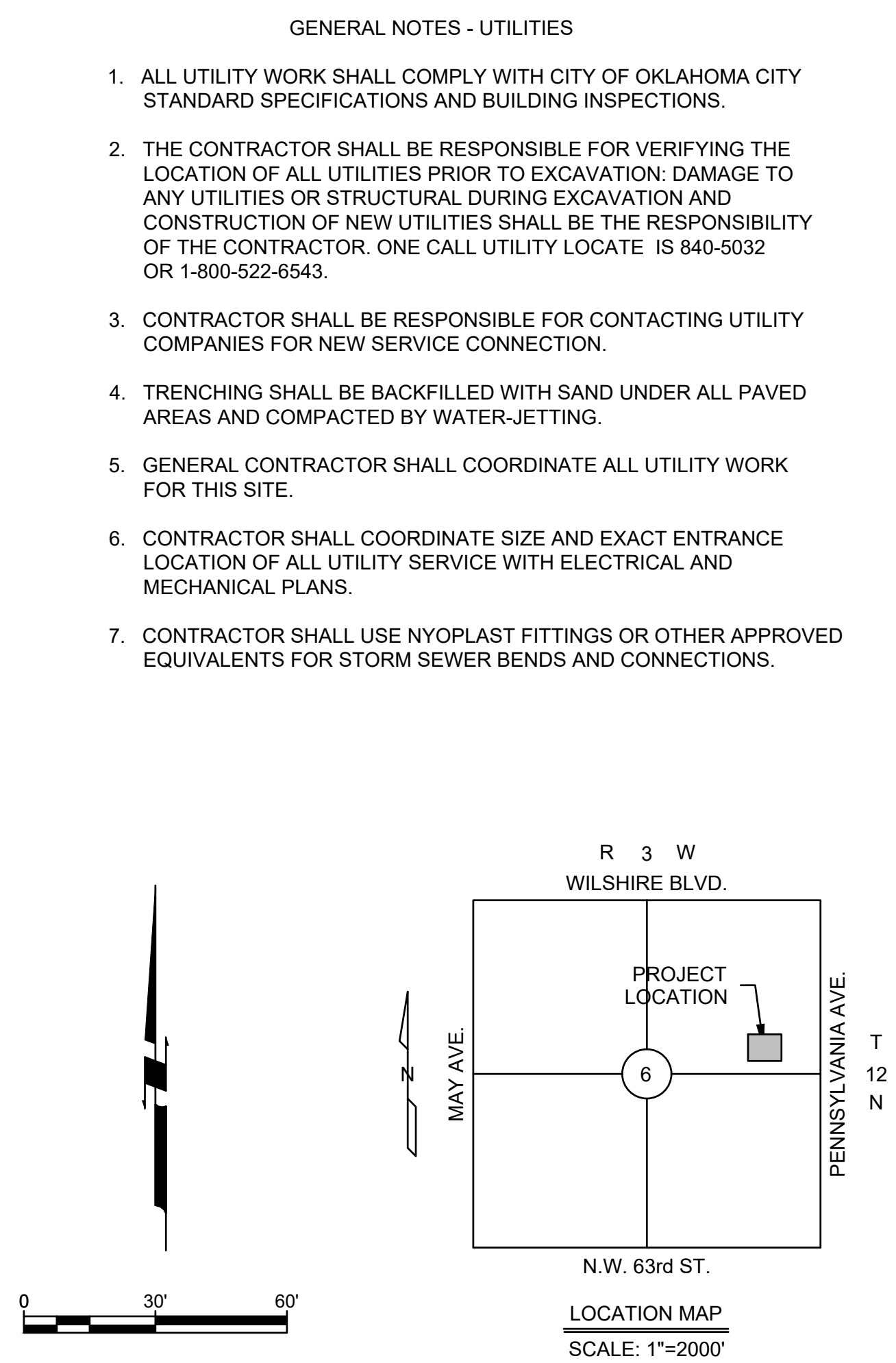
ONE CALL UTILITY LOCATION NUMBER
840-5032
1-800-522-6543

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.



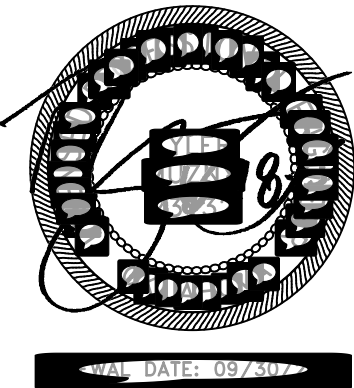
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025

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<u>LEGEND</u>	
SS	EXISTING SAN. SEWER LINE
ST	EXISTING STORM SEWER LINE
GAS	EXISTING GAS LINE
W	EXISTING WATER LINE
PUG	EXISTING UNDERGROUND ELECTRIC
SS	PROPOSED SAN. SEWER LINE
W	PROPOSED PUBLIC WATER LINE
ST	PROPOSED STORM SEWER LINE
SSS	PROPOSED SAN. SEWER SERVICE LINE
CW	PROPOSED DOMESTIC WATER SERVICE LINE
F	PROPOSED PRIVATE FIRE LINE
FDC	PROPOSED PRIVATE FIRE LINE FOR REMOTE FDC
G	PROPOSED GAS SERVICE LINE
TUG	PROPOSED UNDERGROUND TELEPHONE SERVICE LINE
E	PROPOSED ELECTRIC SERVICE LINE

REV	DATE	DESCRIPTION
	3/14/25	DESIGN DEVELOPMENT
	5/09/25	PERMIT
	6/12/25	50% CD SET
	6/18/25	NICHOLS HILLS BUILDING COMMISSION

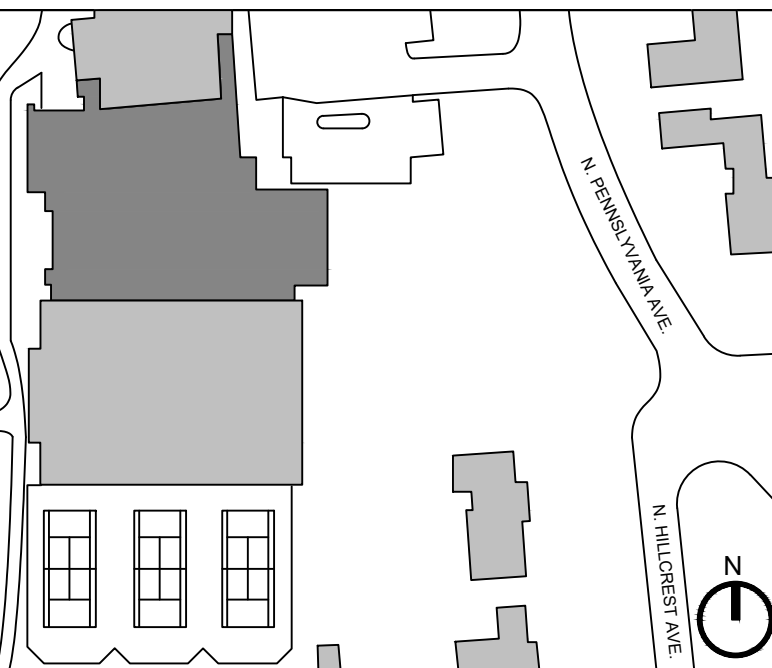


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and such dimensions shall be the contractor's responsibility

and the contractor shall be responsible for any loss or responsibility or liability for:

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client	OKLAHOMA CITY GOLF & COUNTRY CLUB
job title	OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location	

drawn by	checked	scale	status	
CP	TM	1"=30'	PERMIT	
project		originator	drawing no	revision
		A	C5.0	

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ROOF DRAINS TO DAYLIGHT ABOVE
GROUND WILL PROVIDE 114 GPM
OVERFLOW DRAIN ALSO PROVIDES 114 GPM

CONST. 2-6" x 45" BEND

CONST. 6" STORM SEWER
LINE CONNECTION FL = 1210.54
ROOF DRAINS TO TIE INTO
STORM SEWER PROVIDE 250 GPM
OVERFLOW DRAINS THAT DAYLIGHT
ALSO PROVIDE 250 GPM
CONST. 6" STORM LINE @0.50% MIN.

PROP.
BLDG.
PROP. FF=1214.54

CONST. 12" DIA. NYOPLAST DRAIN BASIN TR=1214.00
FL N (6") = 1207.93 FL E (8") = 1207.76 FL S (8") = 1207.76
CONST. 8" STORM LINE @0.50% MIN.

ROOF DRAINS TO DAYLIGHT ABOVE
GROUND WILL PROVIDE 217 GPM
OVERFLOW ALSO PROVIDES 217 GPM
8" ROOF DRAIN SHALL BE TIED INTO
PROP. 8" STORM LINE FL = 1210.54

ROOF DRAINS TO TIE INTO
STORM SEWER PROVIDE 470 GPM
OVERFLOW DRAINS THAT DAYLIGHT ALSO PROVIDE 470 GPM

CONST. 12" DIA. NYOPLAST DRAIN BASIN TR=1214.15
FL W (8") = 1209.95
FL N (8") = 1209.95

CONST. 12" DIA. NYOPLAST DRAIN BASIN
TR=1214.20 FL W (6") = 1210.00
FL SE (6") = 1210.00

CONST. 12" DIA. NYOPLAST DRAIN BASIN
TR=1214.10 FL S (6") = 1208.28
FL NW (6") = 1208.28

15' WATERLINE ESMT.
BK. 13117, PG. 1197

20' ACCESS ESMT.
BK. 15419, PG. 1361

CONST. 8" STORM LINE @0.50% MIN.

APPROX. LOC.
20'x20' TRACT
PER PLAT

EXTENDED
LEASE TRACT
BK. 15419, PG. 1361

10' ACCESS ESMT.
BK. 15419, PG. 1361

CONST. 12" DIA. NYOPLAST DRAIN BASIN
TR=1211.00
FL W (8") = 1206.95
FL S (8") = 1206.95

CONST. 8" STORM LINE @0.50% MIN.

CONST. 12" DIA. NYOPLAST DRAIN BASIN
TR=1211.00
FL E (8") = 1206.52
FL N (8") = 1206.52
EXIST. STORM SEWER MANHOLE
TR=1210.98
FL NW=1206.88 (15")
FL SE=1206.48 (18")

DEVONSHIRE ST.

HILLCREST AVE.

BLOCK 88
NICHOLS HILLS

LOT 4

LOT 3

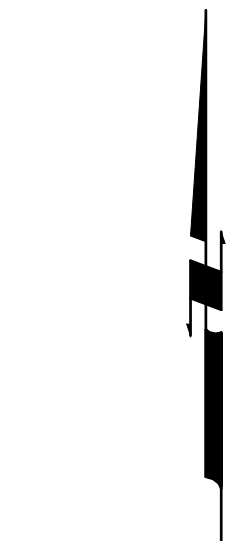
LOT 2

LOT 1

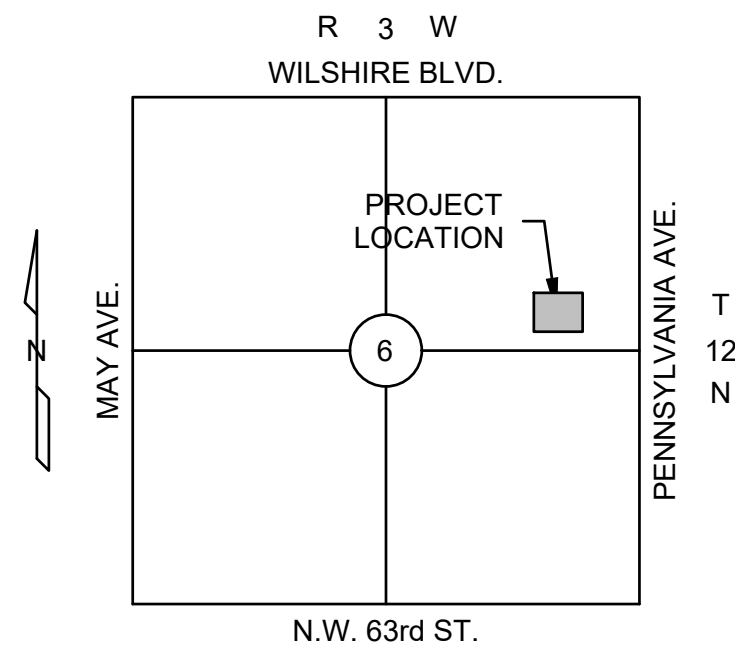
GENERAL NOTES - UTILITIES

1. ALL UTILITY WORK SHALL COMPLY WITH CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS AND BUILDING INSPECTIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. DAMAGE TO ANY UTILITIES OR STRUCTURAL DURING EXCAVATION AND CONSTRUCTION OF NEW UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONE CALL UTILITY LOCATE IS 840-5032 OR 1-800-522-6543.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITY COMPANIES FOR NEW SERVICE CONNECTION.
4. TRENCHING SHALL BE BACKFILLED WITH SAND UNDER ALL PAVED AREAS AND COMPACTED BY WATER-JETTING.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY WORK FOR THIS SITE.
6. CONTRACTOR SHALL COORDINATE SIZE AND EXACT ENTRANCE LOCATION OF ALL UTILITY SERVICE WITH ELECTRICAL AND MECHANICAL PLANS.
7. CONTRACTOR SHALL USE NYOPLAST FITTINGS OR OTHER APPROVED EQUIVALENTS FOR STORM SEWER BENDS AND CONNECTIONS.

TOTAL SITE RELEASE PROVIDED BY DEVELOPMENT = 1051 GPM
1051 GPM = 2.81 CFS
WITH OVERFLOW INCLUDED THE TOTAL FLOW = 2102 GPM
2102 GPM = 5.62 CFS

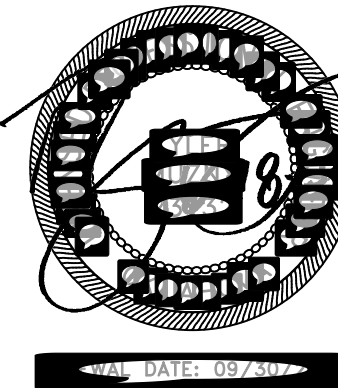


0 30' 60'



LEGEND

SS	EXISTING SAN. SEWER LINE
ST	EXISTING STORM SEWER LINE
GAS	EXISTING GAS LINE
W	EXISTING WATER LINE
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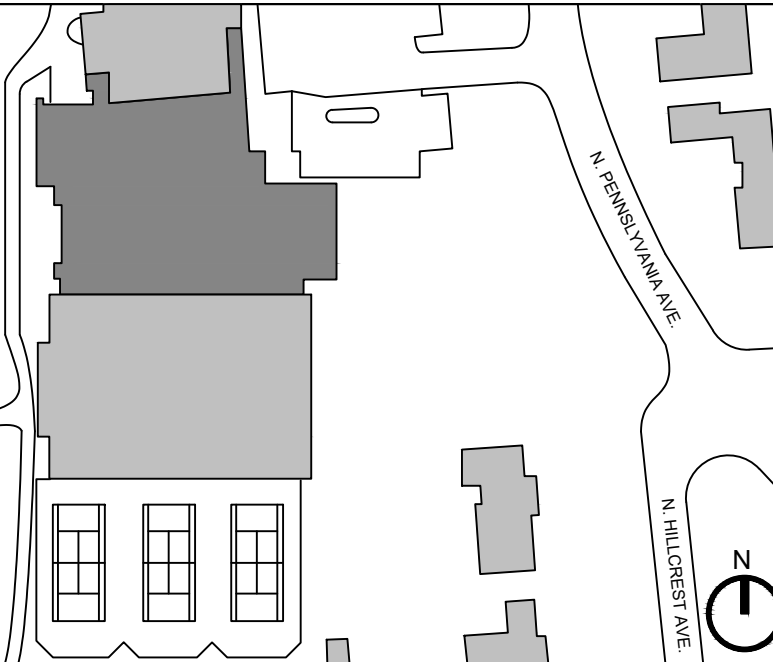


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client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
UTILITY PRIVATE DRAINAGE PLAN

drawn by	checked	scale	status
CP	TM	1"=30'	PERMIT
project	originator	drawing no	revision
A	C5.1		

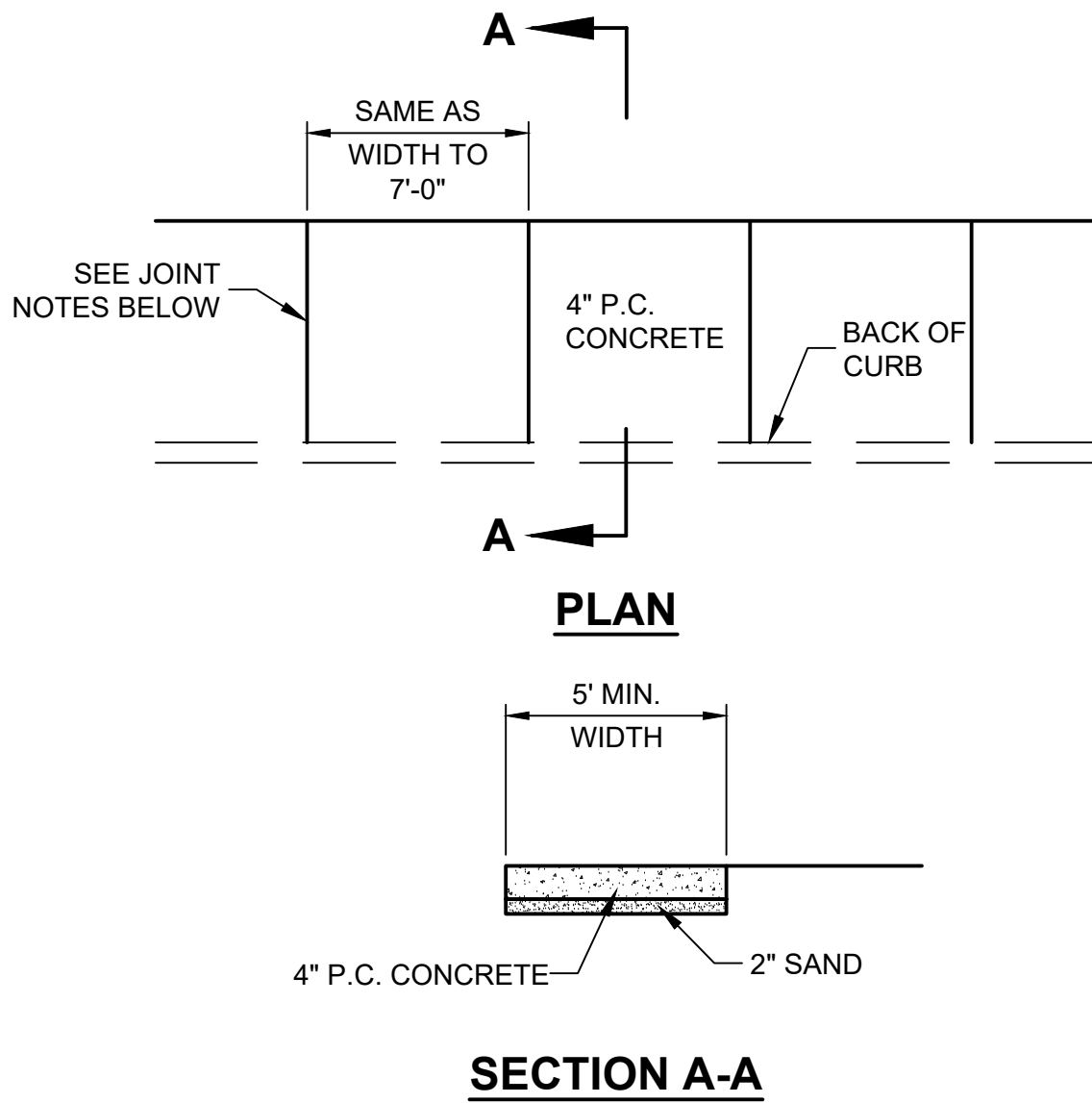
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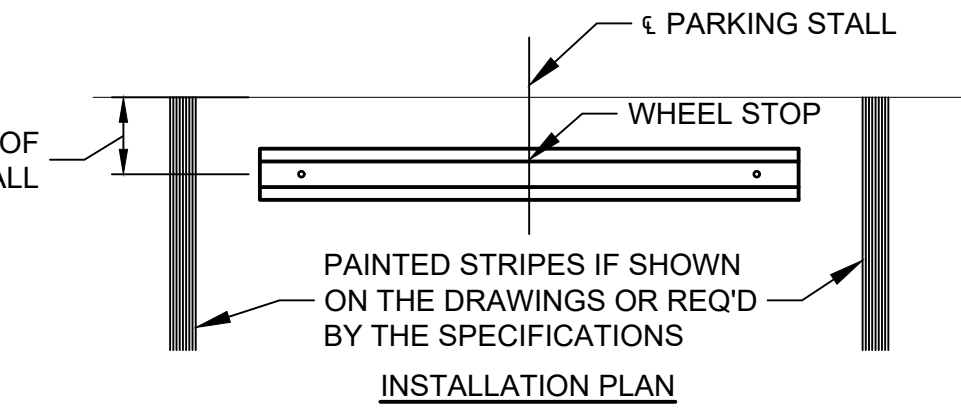
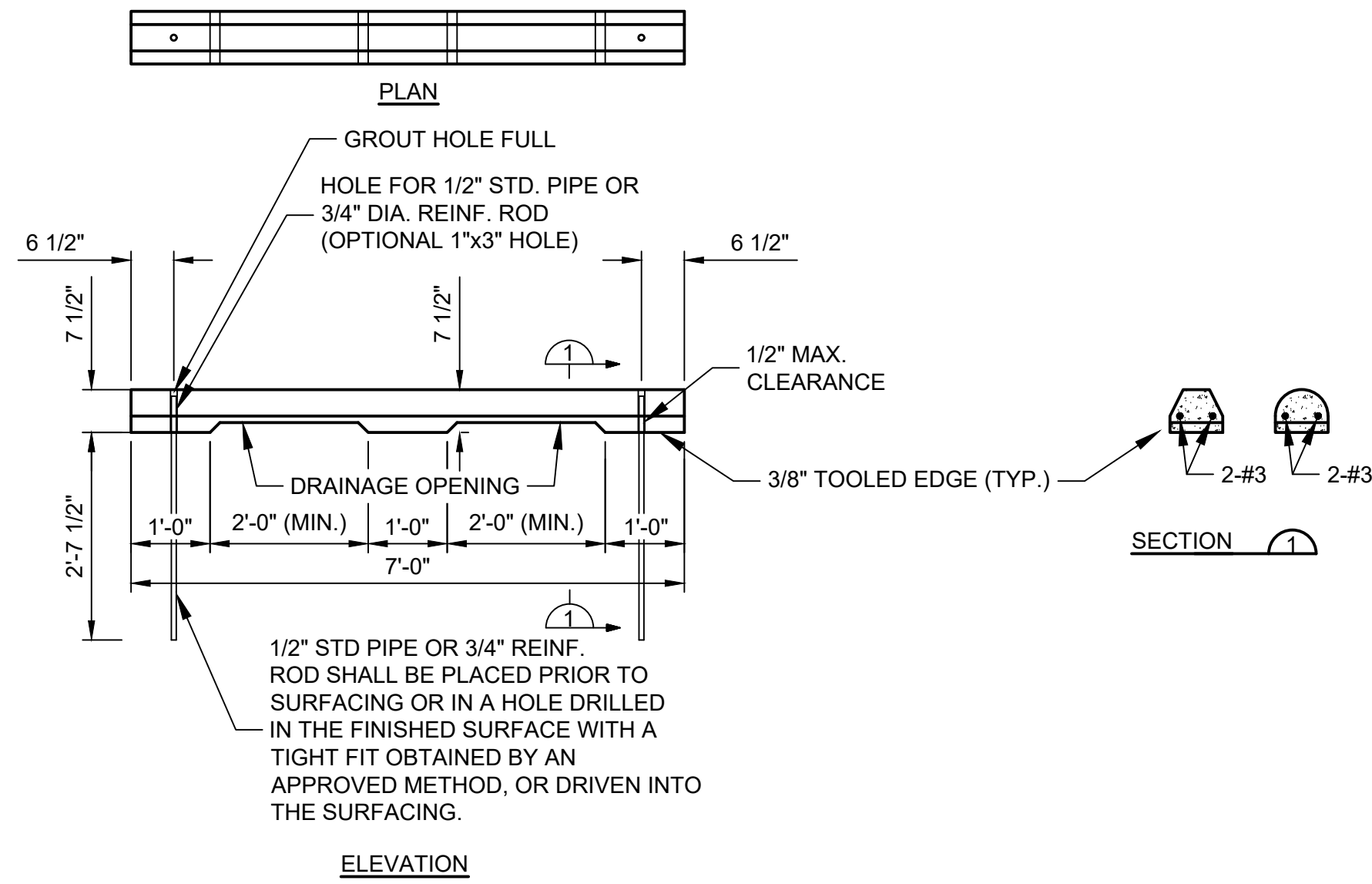
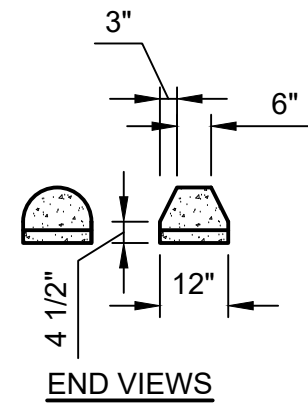
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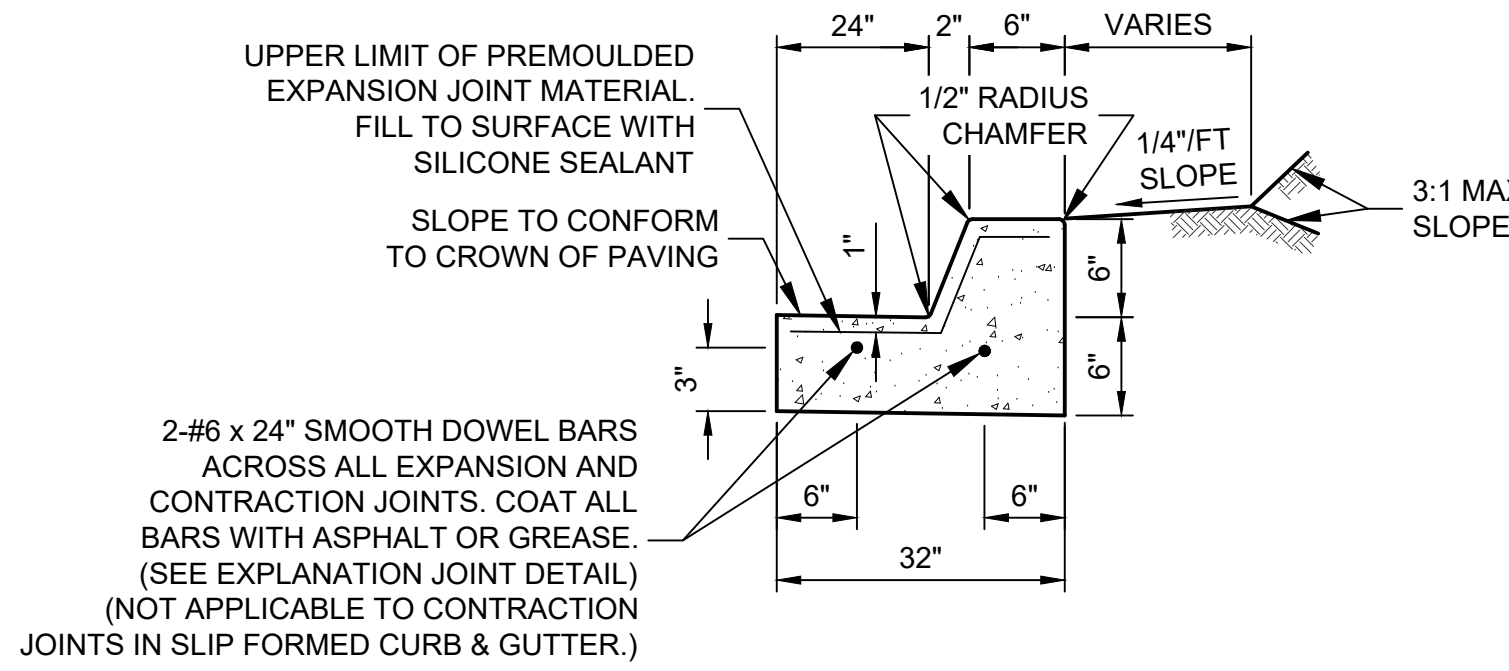
NOTES:

- 1/2"x4" PREMOULDED EXPANSION MATERIAL AROUND POWER POLES OR OTHER STRUCTURES IN WALK WITH AT LEAST 36" OF CLEAR TRAVEL SPACE.
- EXPANSION JOINTS MAXIMUM DISTANCE = 100'; USE 1/2"x4" PREMOULDED EXPANSION MATERIAL.
- CONTRACTION JOINTS MAXIMUM DISTANCE = 7'; SAW CUT 1 1/2" DEEP & FILL WITH SEALANT.
- SAW CUT JOINTS WITHIN 24 HOURS.
- USE 1/2"x4" PREMOULDED EXPANSION JOINT AT CURB AND AT BUILDINGS.
- ALL JOINTS TO BE SEALED. PREMOULDED EXPANSION MATERIAL TO BE REMOVED TO A DEPTH OF 1/2" PRIOR TO APPLYING SEALANT.

DETAIL FOR SIDEWALK
SCALE: N.T.S.

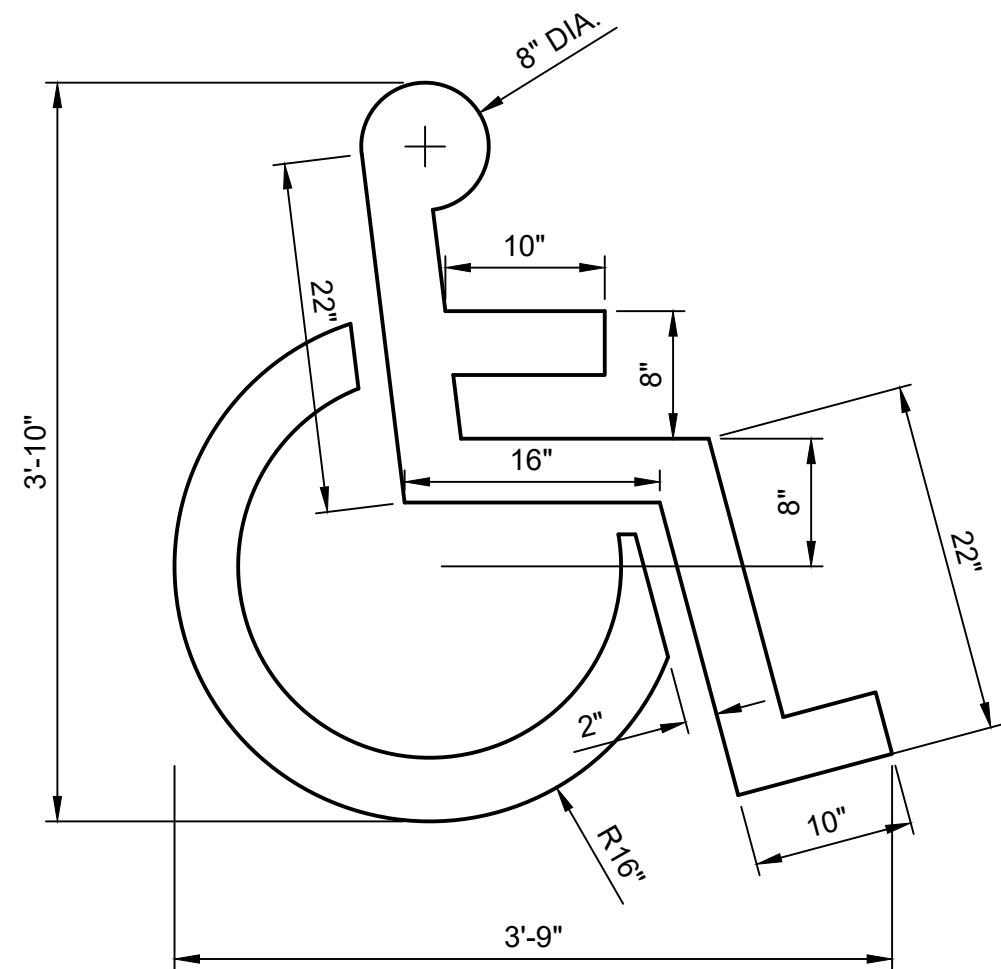


PRECAST CONCRETE WHEEL STOP DETAILS
SCALE: N.T.S.



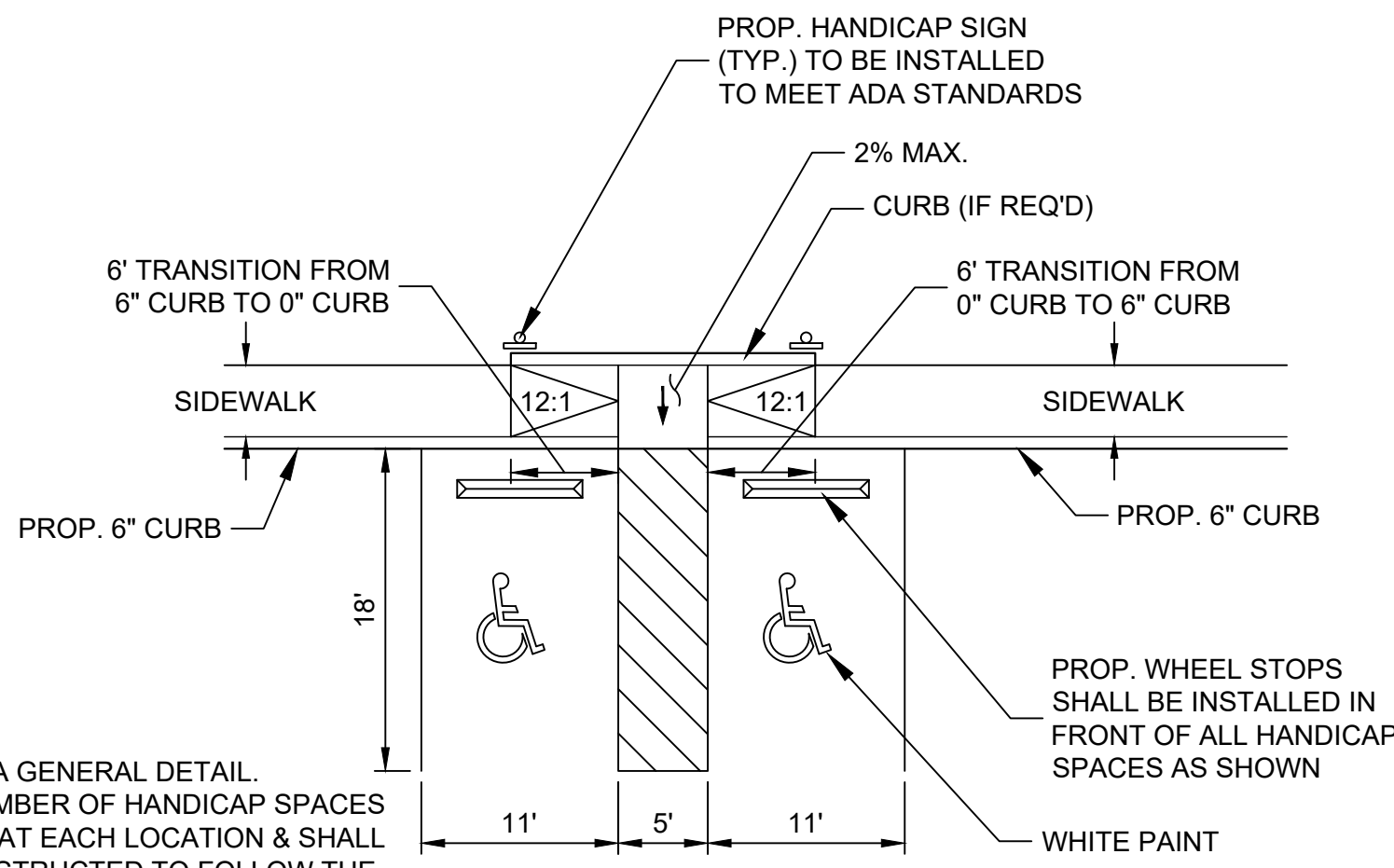
NOTE: MAXIMUM SPACING OF 1/2" EXPANSION JOINTS TO BE 100' C/C WITH CONTRACTION JOINTS 15'-20' APART TO MATCH DRIVEWAY RETURNS. (EXPANSION JOINT SPACING NOT APPLICABLE TO SLIP FORMED CURB & GUTTER.)

6" BARRIER CURB & GUTTER DETAIL
SCALE: N.T.S.



HANDICAP PAVEMENT MARKING DETAIL
SCALE: N.T.S.

NOTE: THIS IS A GENERAL DETAIL. THE NUMBER OF HANDICAP SPACES VARIES AT EACH LOCATION & SHALL BE CONSTRUCTED TO FOLLOW THE ABOVE DETAIL.



H.C. PARKING w/ SIDEWALK RAMP DETAILS
SCALE: 1"=10'

Sidewalk Notes:

- All work must meet current Americans with Disabilities Act (ADA) requirements.
- Minimum sidewalk width shall be as follows: residential, 5'-0" at curb, 4'-0" at property line; commercial, 6'-0" at curb, 5'-0" at property line.
- Sidewalk cross slope shall be a maximum of 2% and a minimum of 1/2% cross slope.
- Whenever the width of the sidewalk is less than 5'-0", a 5' x 5' passing area with a maximum 2% slope and minimum 1/2% 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 and minimum 1/2% 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 1 1/2" crusher run, 3/8" rock screenings, 1 1/2" clean recycled concrete or approved equal.
- All obstructions into the walk, such as power poles, hydrants, sign posts, etc. must have at least 48" of clear travel space around the obstruction.
- Sidewalk running grade shall not exceed 5% unless the sidewalk is contained in the R-O-W and then cannot exceed the general grade established for the adjacent street.

General Notes:

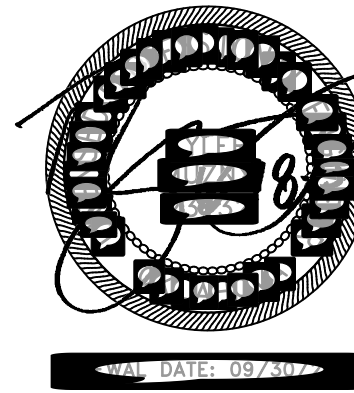
- The non-alternate curb-ramp layout shall be used whenever possible. Any deviation from the standard curb-ramp plans shall be approved by the City Engineer or his designee on a case by case basis.
- The standard curb-ramp drawings supersede all previous drawings and shall be a part of the new curb ramp standard drawings.
- All alternate ramps shall be approved by the City Engineer or his designee prior to construction.
- Seal all joints on sidewalks, landings and ramps. Width of expansion joint shall be 1/2".
- Owner to provide ADA/Handicap parking sign. Contractor shall coordinate with owner as needed.

Curb Ramp Notes:

- A curb ramp is defined as the entire concrete surface which includes the ramp and flared sides. The minimum 4' wide center portion, including the Detectable Warning Surface, shall have a 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 should be parallel to the sidewalk whenever possible. 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.
- Curb Ramps shall not exceed 15' in length.
- 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 accessible pathway.
- The surface of the curb ramp and Detectable Warning 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 5'-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. A level landing of a minimum of 30" wide x48" deep shall be provided at pedestrian push buttons at signalized crossings.
- 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" away from edge of the ramp. Pedestrian crosswalks push button poles, fire department call boxes 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 accessible pathway.
- Ramp opening shall be the same width as the sidewalk up to 6'-0" wide.
- Curb Ramp shall be constructed with 8" thick concrete at collector and arterial streets; and with 6" thick concrete at residential streets. All on top of 2" of 1 1/2" crusher run, 3/8" rock screenings, 1 1/2" recycled concrete or approved equal. The 8" or 6" thick concrete will extend a maximum of 8'-8" (maximum) behind the face of curb. The remainder of the ramp will be constructed of 4" thick concrete and paid as sidewalk. All landings and incidental connections will be paid as sidewalk and will be constructed of 4" thick concrete.
- For new construction all Detectable Warning Surfaces are to be set in concrete. Surface applied domes require special written approval by the City Engineer or his designee.

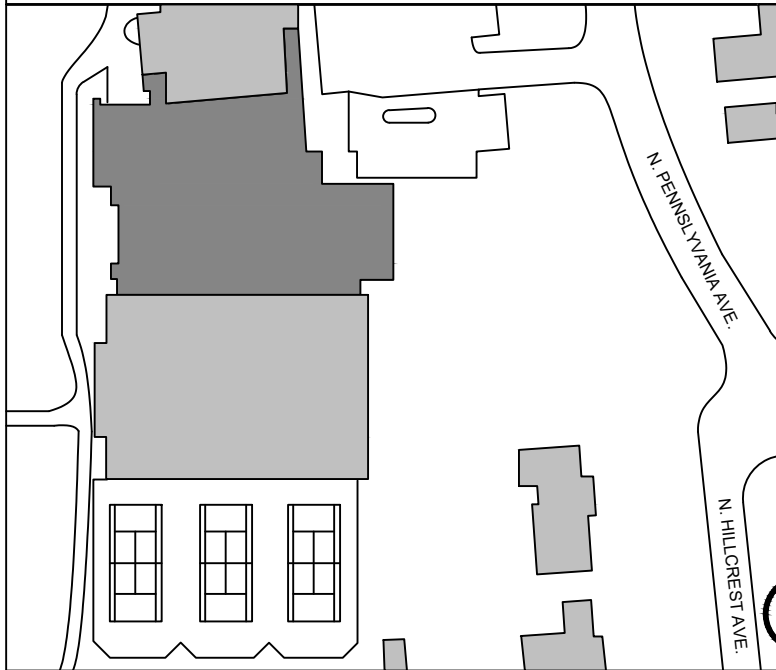
KEY

REV	DATE	DESCRIPTION
	3/14/25	DESIGN DEVELOPMENT
	5/09/25	PERMIT
	6/12/25	50% CD SET
	6/18/25	NICHOLS HILLS BUILDING COMMISSION



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TEL: 405 (405) 600 1941 WEB: WWW.AHMM.CO.UK

client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location
DETAILS

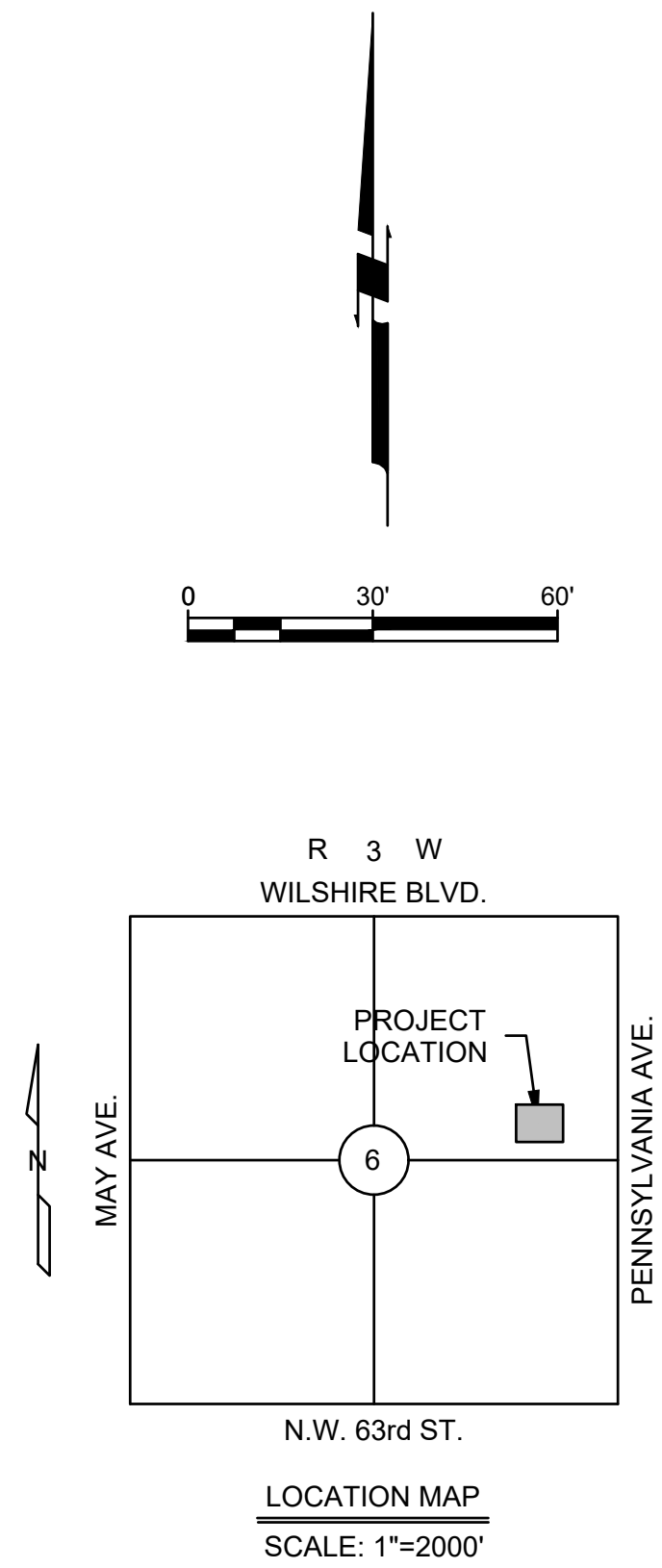
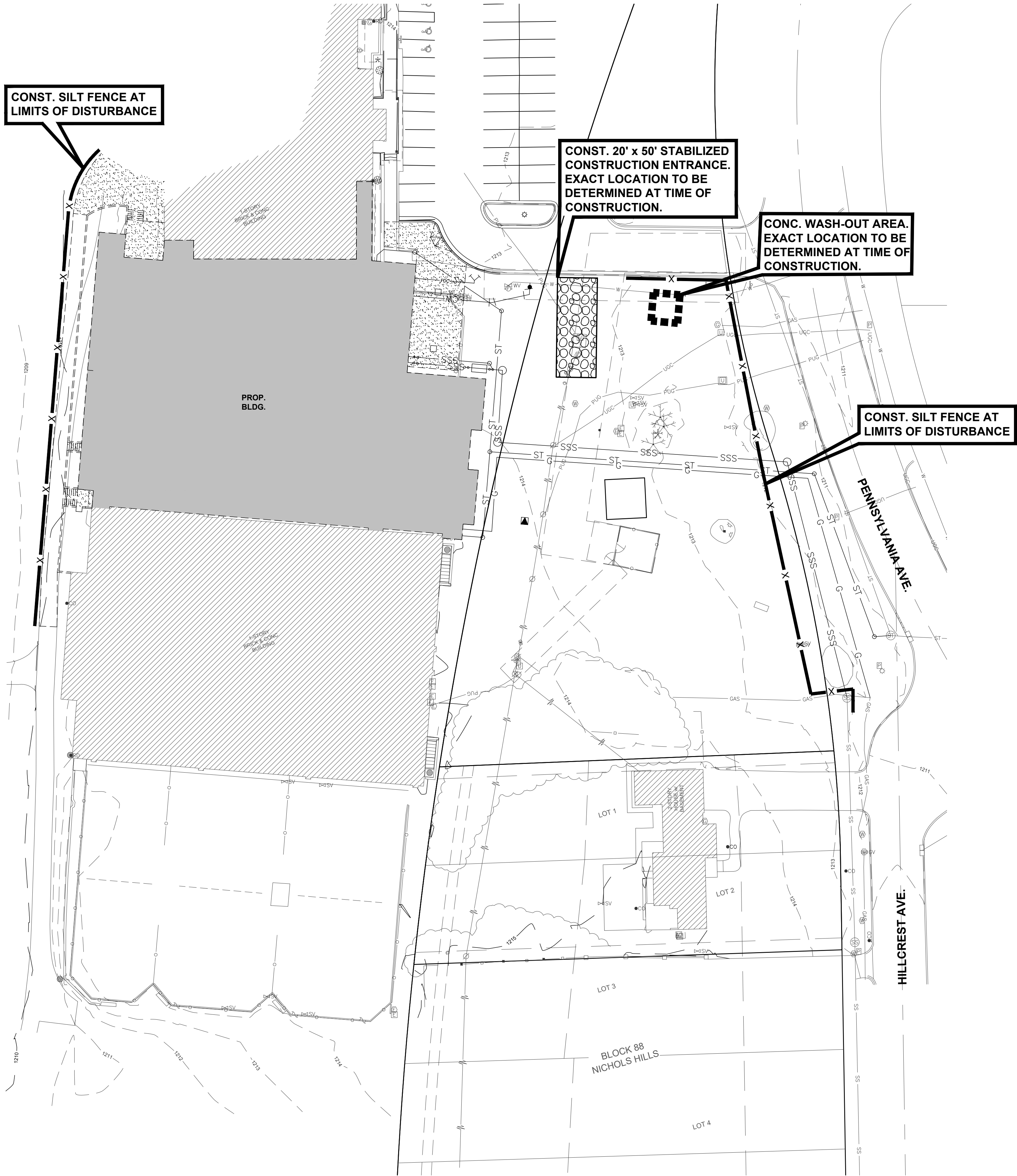
drawn by	checked	scale	status
CP	TM	N.T.S.	PERMIT
project	originator	drawing no	revision
	A	C6.0	

ONE CALL UTILITY LOCATION NUMBER

840-5032
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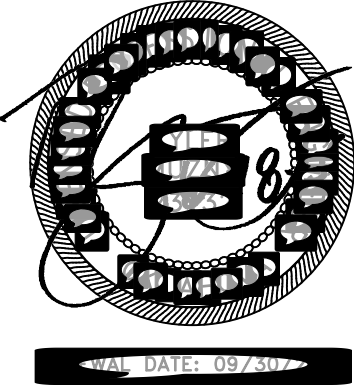


EROSION CONTROL - GENERAL NOTES

1. CONTRACTOR TO PROVIDE A TEMPORARY CULVERT UNDER ALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCES AS NECESSARY.
2. INSTALL PERIMETER EROSION CONTROL DEVICES PRIOR TO REMOVING TOPSOIL OR BEGINNING GRADING ACTIVITIES.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE IN AN AREA DRAINING INTO THE POLLUTION CONTROL SYSTEM.
4. CONSTRUCT ROCK BAG DITCH CHECKS AS SHOWN ON THE APPROVED PLANS AND AS NECESSARY TO PREVENT EROSION DAMAGE PRIOR TO PAVING.
5. AFTER ALL PRECIPITATION OF 0.5 INCHES OR GREATER, EROSION CONTROL FACILITIES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY. COMPLETED INSPECTION FORMS SHALL BE KEPT ON SITE AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS. COMPLETED INSPECTION FORMS SHALL BE KEPT ON SITE AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.
8. A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.
9. MAINTAIN ALL FACILITIES UNTIL ALL PAVEMENT AND/OR GROUND COVER IS ESTABLISHED. ANY DISTURBED AREA WHICH WILL NOT SEE CONSTRUCTION ACTIVITY FOR 14 DAYS OR MORE SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE.
10. A PERSON IN RESPONSIBLE CHARGE SHALL BE AVAILABLE DURING CONSTRUCTION HOURS TO SUPERVISE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN AND TO ASSIST WITH INSPECTIONS BY ANY REGULATORY AGENCY.
11. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT, SEED, SOD, MULCH OR OTHER MANNER CONSISTENT WITH THE APPROVED PLANS.
12. CONTRACTOR IS TO INSTALL ALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION. (COST TO BE INCLUDED IN BID ITEM FOR EROSION CONTROL.)
13. 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) ACRE MUST ALSO OBTAIN A PERMIT FROM ODEQ (FORM 605-002a) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. THIS MEANS THAT LAND DISTURBING OF ONE (1) ACRE OR MORE MUST PERMIT WITH ODEQ AND THE CITY OF OKLAHOMA CITY, STORM WATER QUALITY.
14. DEVELOPER TO SOD ALL DISTURBED AREAS AS PART OF LANDSCAPING.

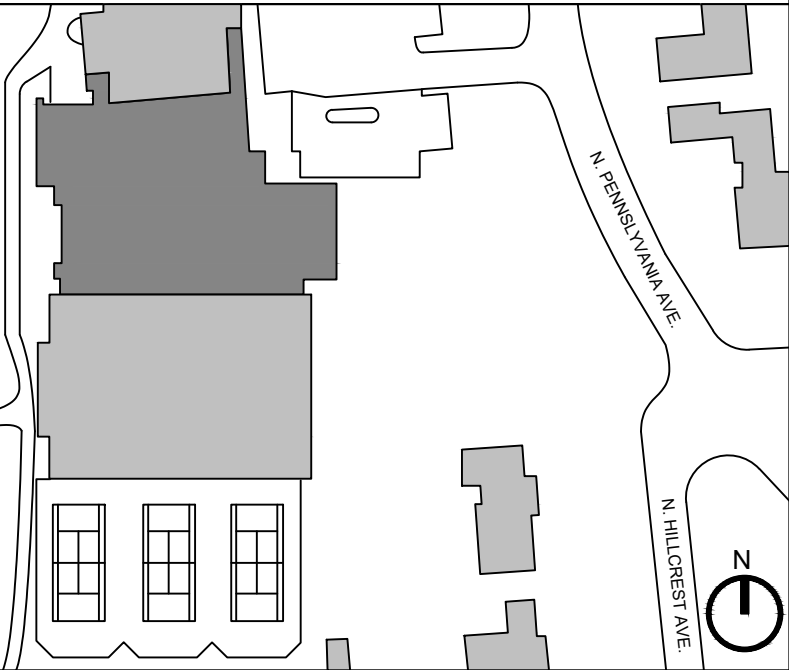
EROSION CONTROL QUANTITIES

NO	ITEM	UNIT	QTY
<u>GRADING CONTRACTOR</u>			
1.	CONSTRUCTION ENTRANCE	EA	1
2.	SILT FENCE	LF	540
<u>PAVING CONTRACTOR</u>			
1.	SEED ALL DISTURBED AREAS	LS	1
2.	CONCRETE WASHOUT	EA	1



NOTE

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client
OKLAHOMA CITY GOLF & COUNTRY CLUB
job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB
drawing title / location

EROSION CONTROL PLAN

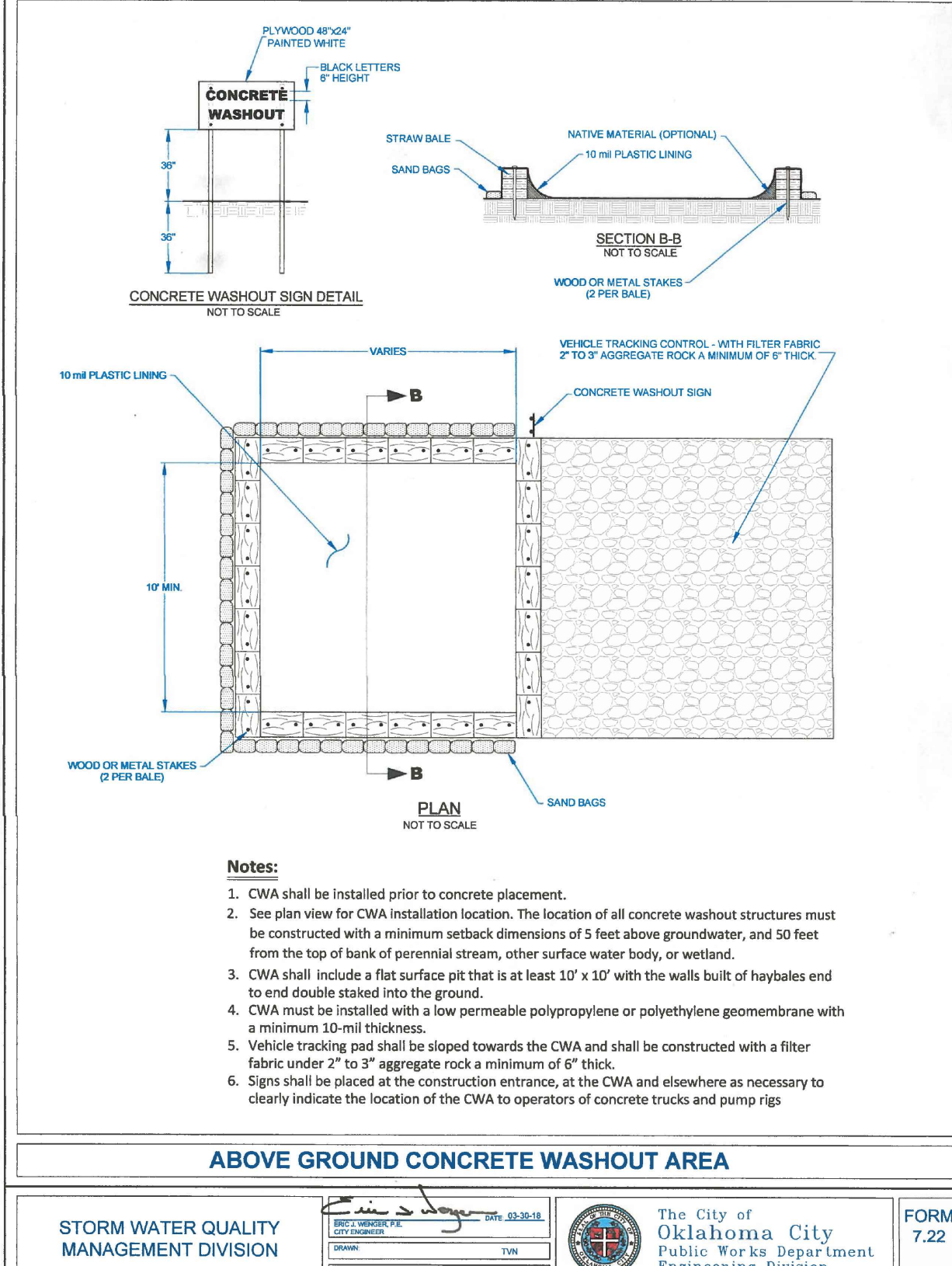
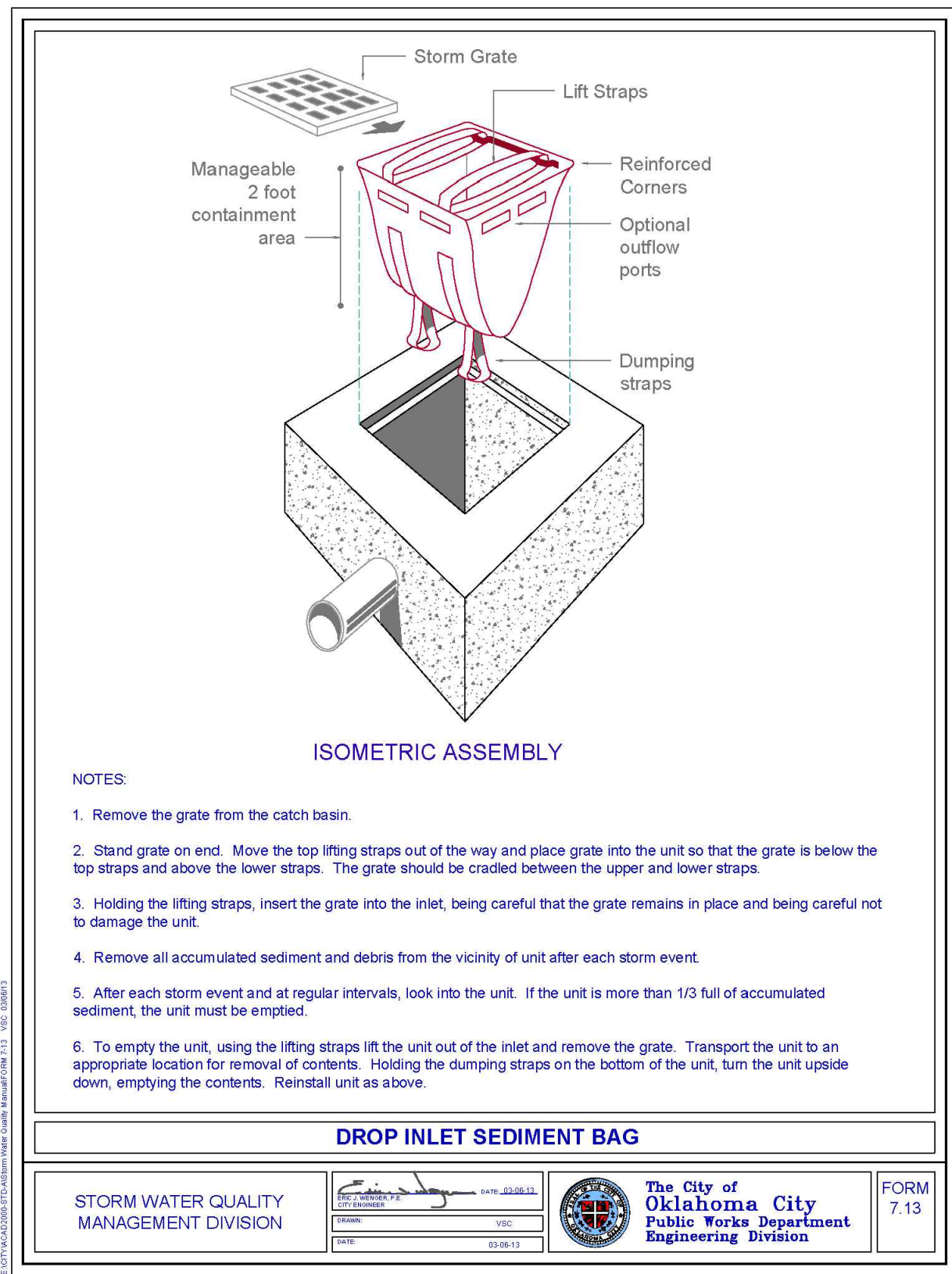
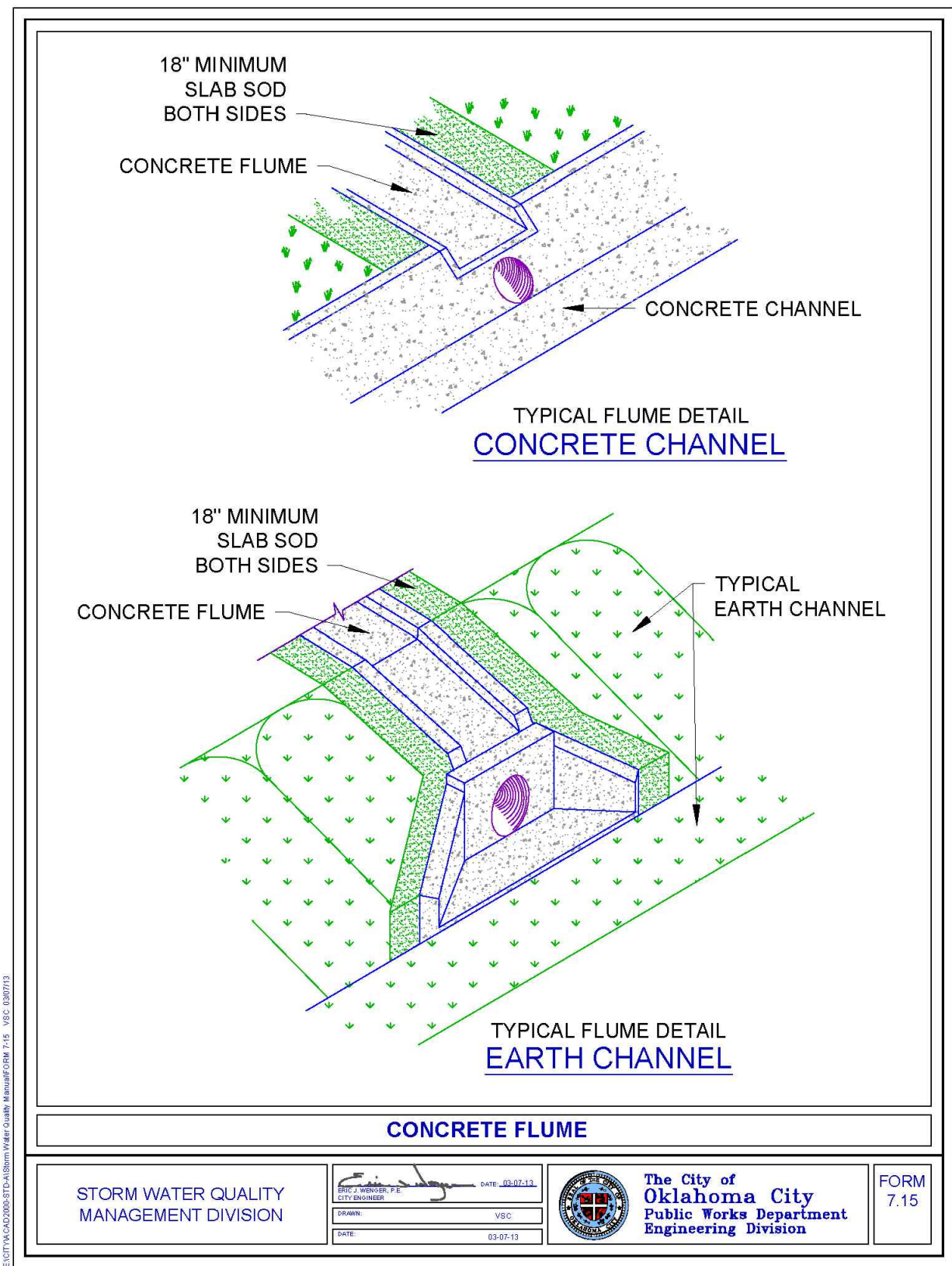
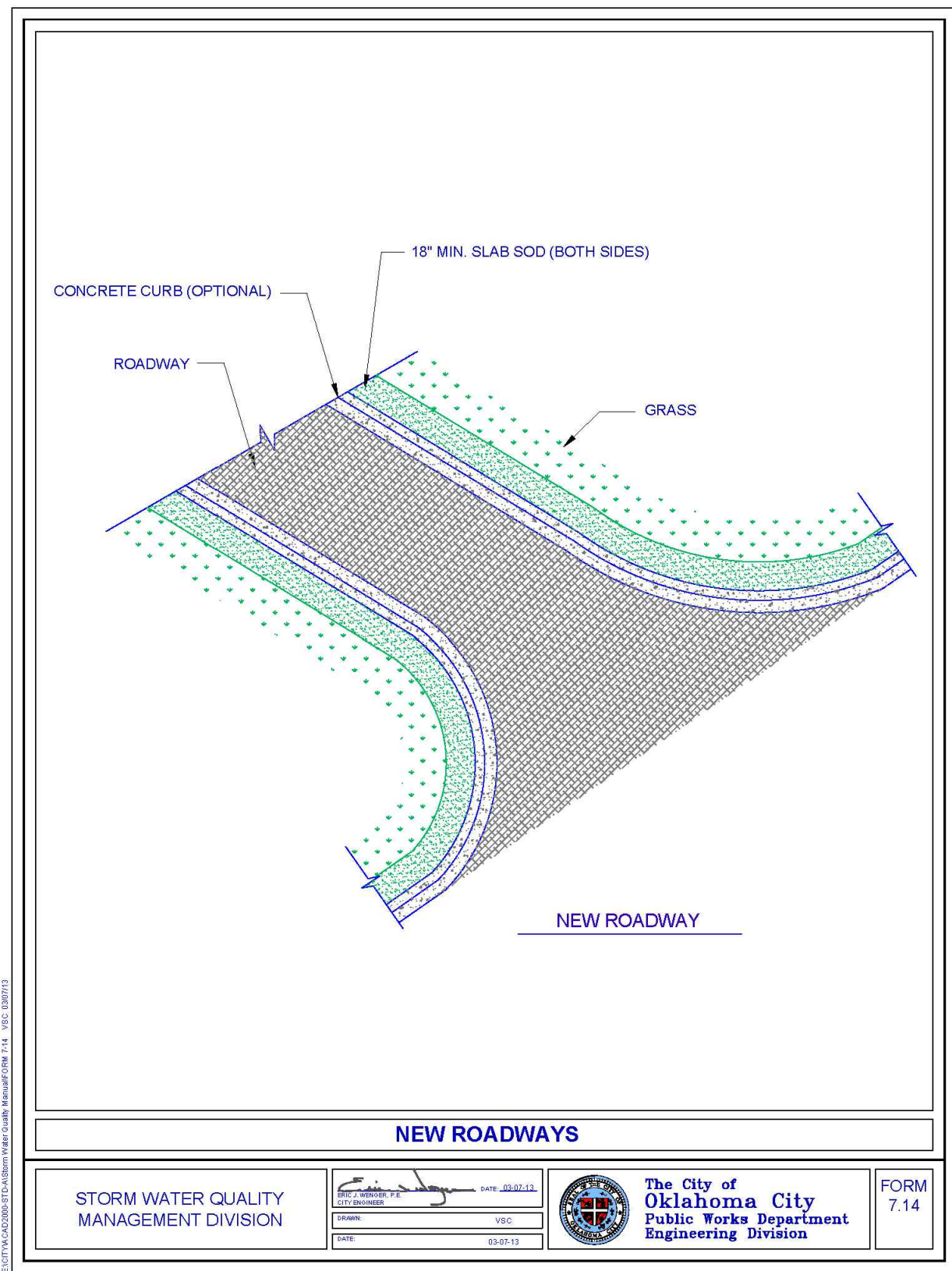
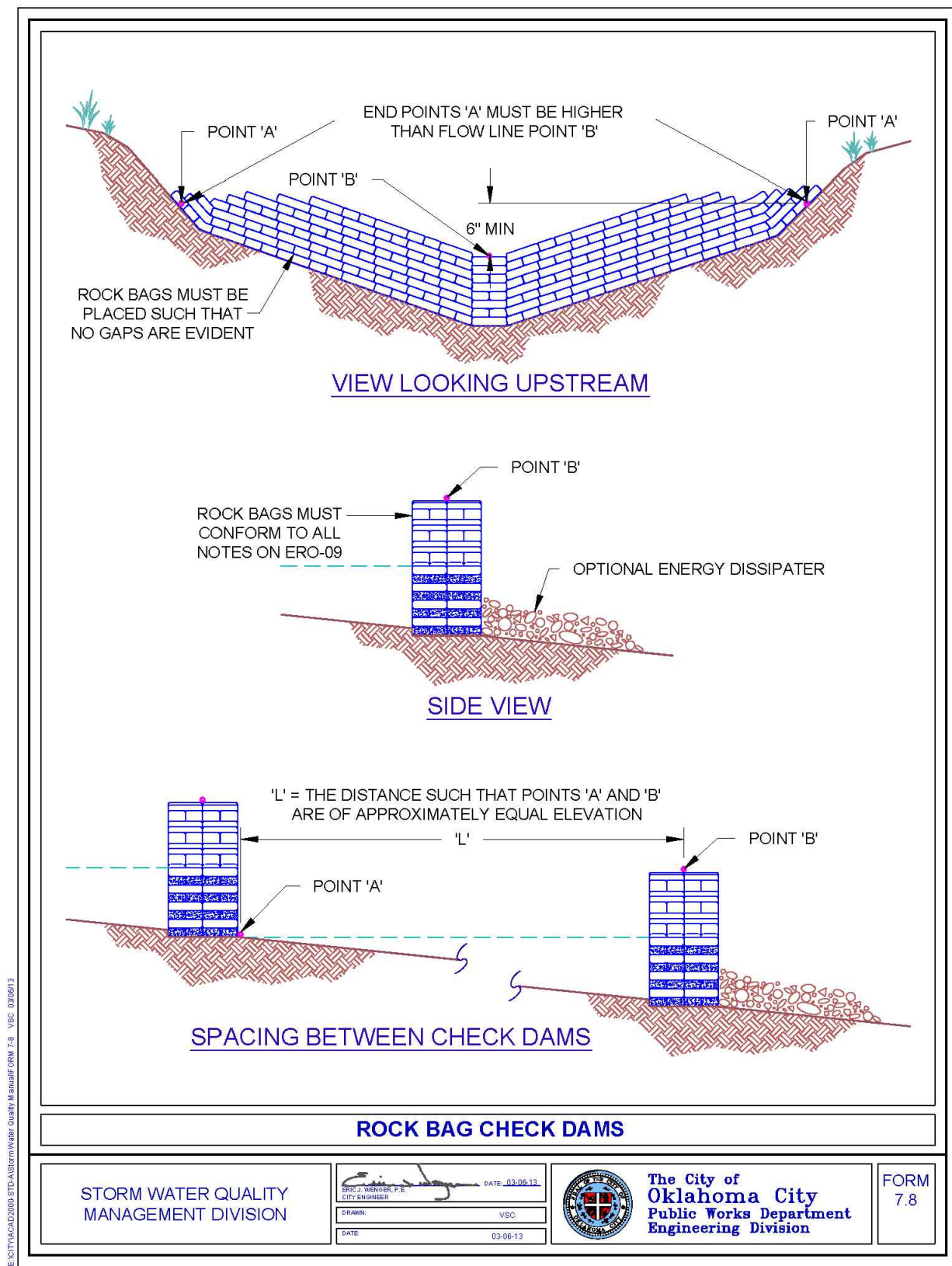
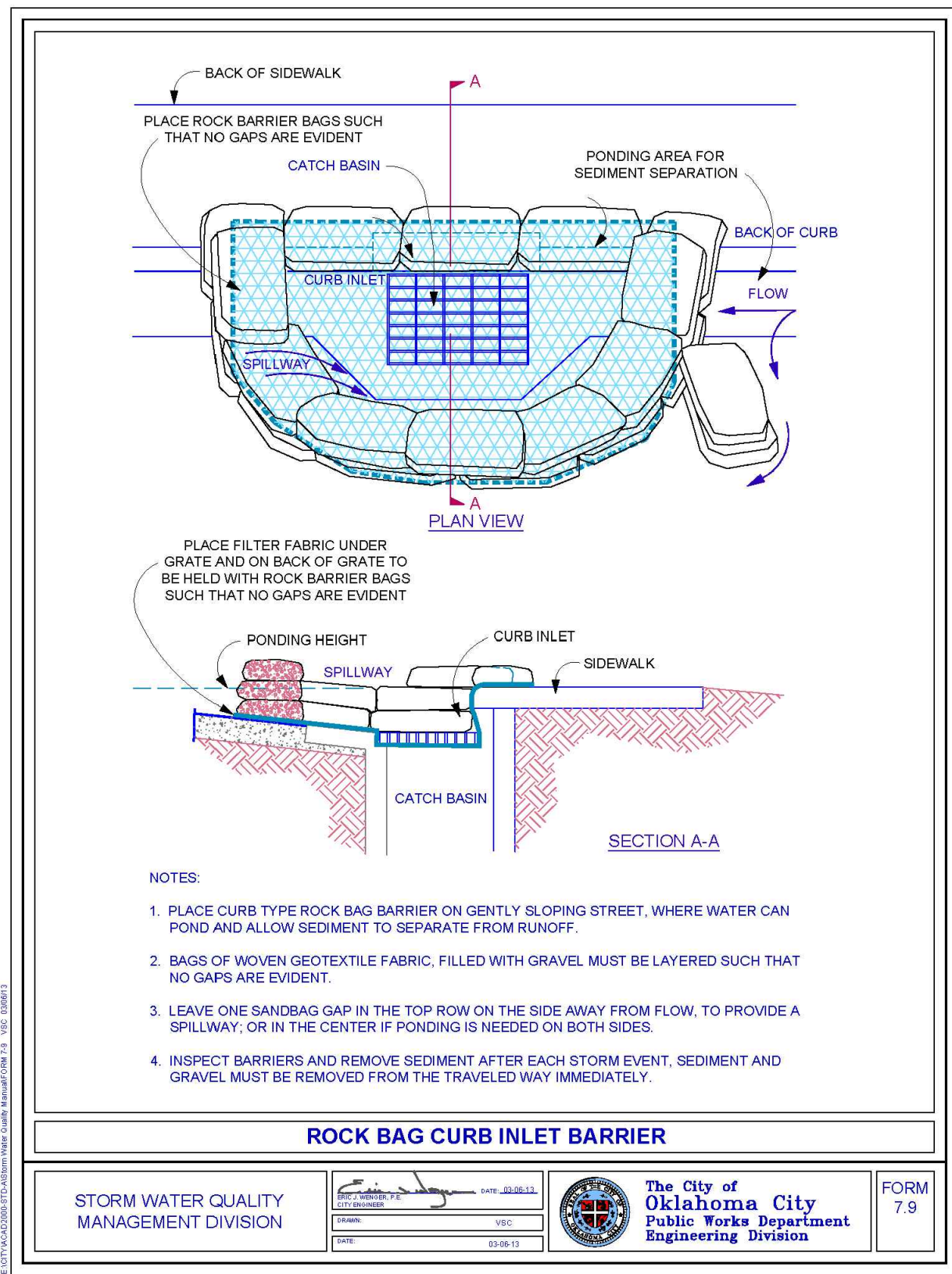
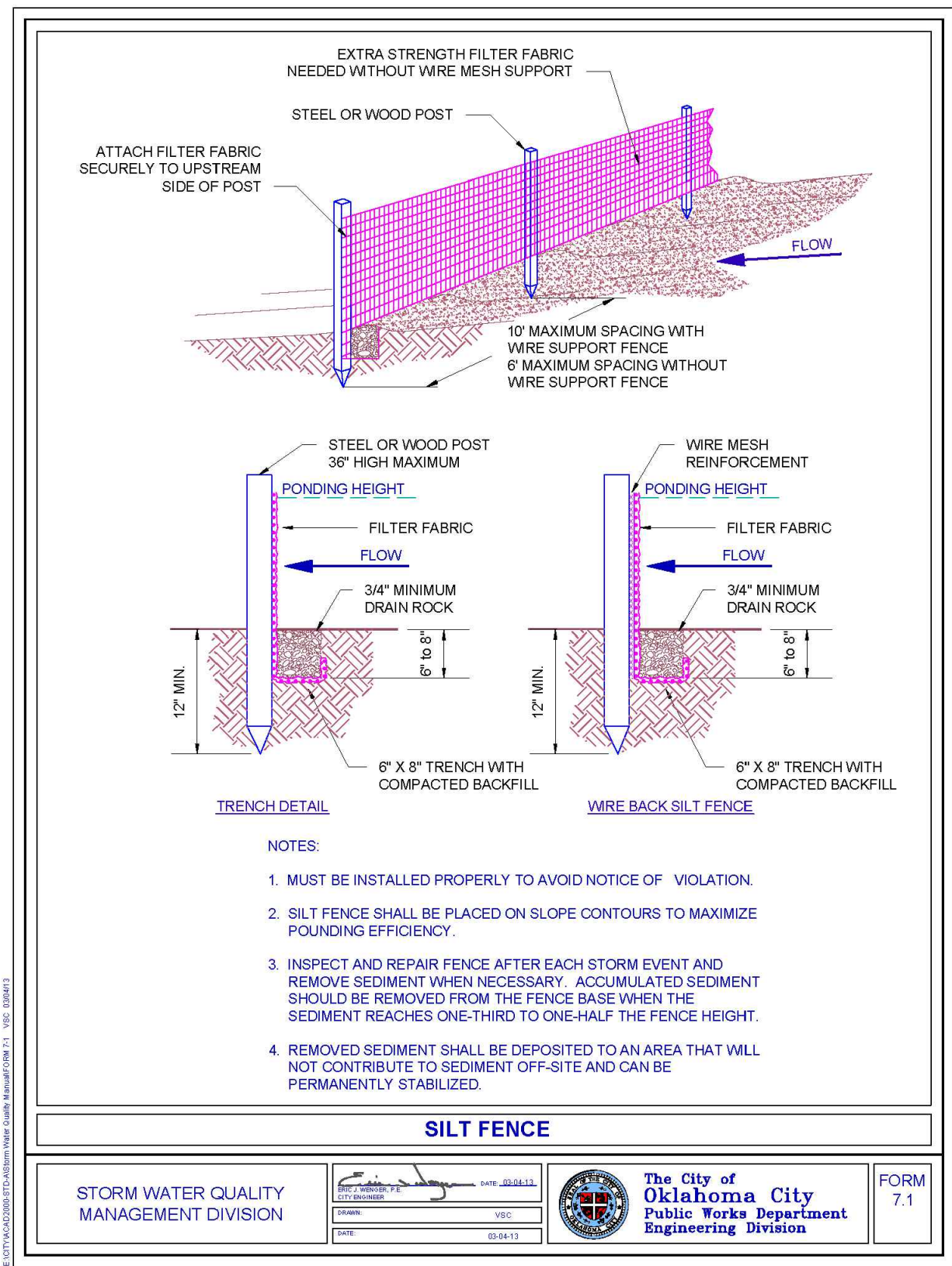
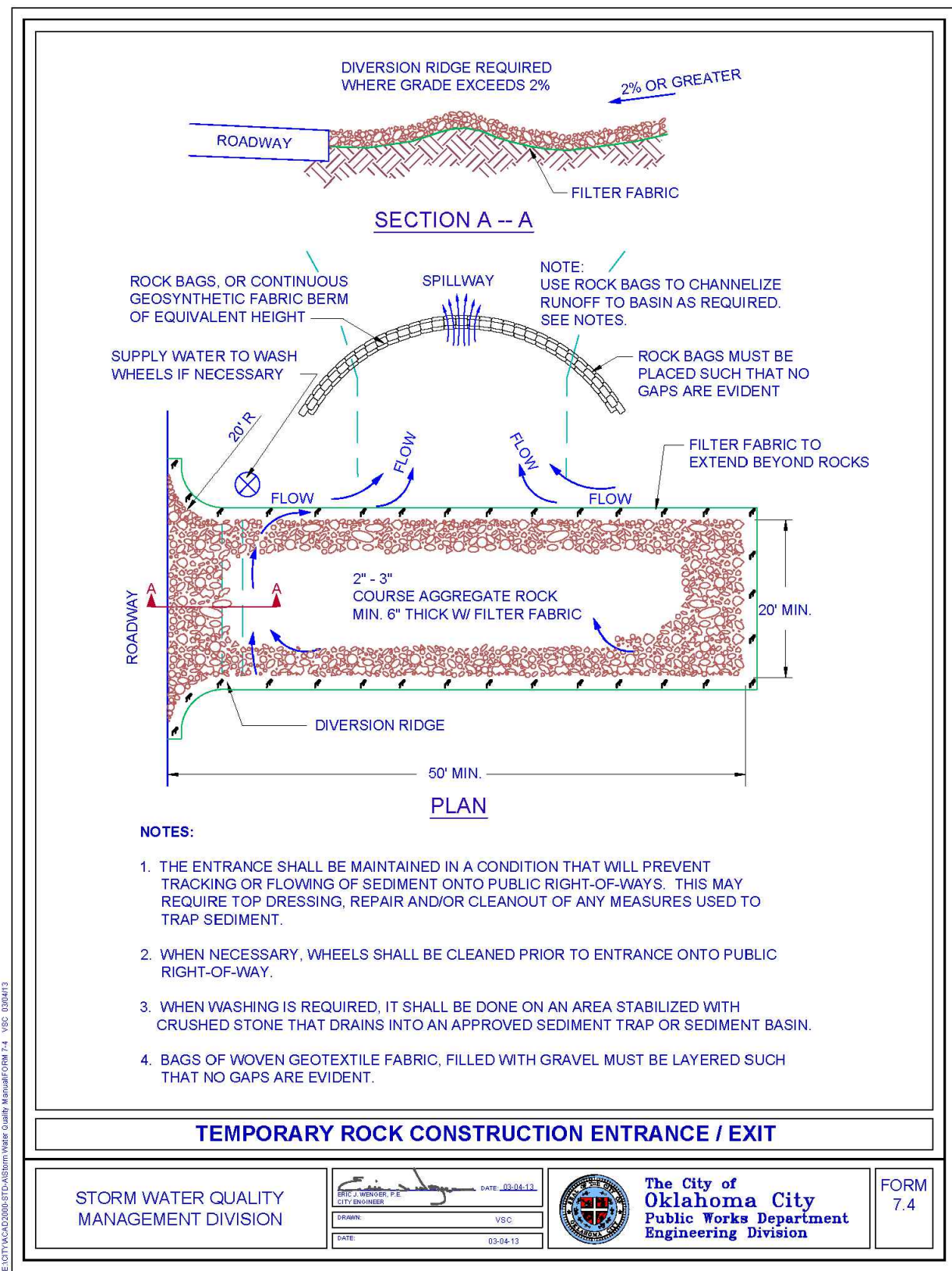
drawn by	checked	scale	status
CP	TM	1"=30'	PERMIT
project	originator	drawing no	revision
	A	EC1	

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SWC #



KEY

REV DATE DESCRIPTION

3/14/25 DESIGN DEVELOPMENT

5/09/25 PERMIT

6/12/25 50% CD SET

6/18/25 NICHOLS HILLS BUILDING COMMISSION

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client
OKLAHOMA CITY GOLF & COUNTRY CLUB

job title
OKLAHOMA CITY GOLF AND COUNTRY CLUB

drawing title / location
EROSION CONTROL DETAILS

drawn by checked scale status
CP TM N.T.S. PERMIT

project originator drawing no revision
A EC2

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Entrance



West Elevation



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