

BOARD OF ADJUSTMENT MEETING AGENDA

OCTOBER 3, 2024



723 S. Lewis St., Room 1122 B

Stillwater, OK 74074

5:30 PM

Vice-Chair John Houck, Jim Rice, Bryan Langford-Loftis, and Micah Sexton.

Note: Members of the Board of Adjustment and City Staff will gather prior to the regular meeting in Room 1121 beginning at 5:00 p.m. No Board of Adjustment business will be discussed or otherwise acted upon at this time. This is not a closed session, and members of the public and press are welcome to attend.

1. Call Meeting to Order

2. Election of Chair.

3. Election of Vice-Chair.

4. Public Hearing

The Board of Adjustment will hear public comments, discuss, and take action including a vote or series of votes on each item unless otherwise indicated.

a. Gamma Delta Chapter of Sigma Chi House Corporation Jacquelyn Porter
requesting review and granting of a variance to Sec. 23-141.d.2.b
& c and Sec. 23-141.e.1 for the required yard setbacks for a
three-story building in the Multi-Family Urban (RMU) zoning
district (1101 W University) and Sec. 23-211.1.e for the required
setback for parking area of the Parking and Loading Standards
Design Standards (221 S Lincoln) at the properties addressed as
1101 West University Ave and 221 South Lincoln St. *(Tabled from
the September 12, 2024 meeting.)*

b. Gamma Delta Chapter of Sigma Chi House Corporation Jacquelyn Porter
requesting review and granting of a variance to Sec. 23-
141.d.2.a.2 for the required front yard setback abutting an alley
in the Multi-Family Urban (RMU) zoning district at the property
addressed as 1101 West University Ave.

5. Miscellaneous Items from Staff, Board Members or City Attorney for Discussion and Possible Action:

a. Review and approval of the 2025 Board of Adjustment meeting schedule.

6. Adjourn

On _____ at _____, a true and correct copy of this agenda was

posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

NOTE: The Board of Adjustment may take action including a vote or series of votes on all items listed on this agenda unless the item specifically indicates that no action will be taken. The City of Stillwater encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, please notify the Community Development Desk at least 48 hours prior to the meeting by calling 405.742.8220.

Date of Meeting: October 3, 2024

Subject: Variance to Sec. 23-141.d.2.b.1 and Sec. 23-141.e.1 for the three-story building required side yard setback in RMU district at 1101 W University Ave, and Sec. 23-211.1.e for the parking area setback at 221 S Lincoln St

Project Name: VAR24-05 Setback Variances

Location: 1101 West University Avenue and 221 South Lincoln Street

BACKGROUND

These items were tabled from September 12, 2024, for further review. During the meeting, it was mentioned that the request for a variance to the rear yard setback for the property addressed as 1101 West University Avenue was erroneously noticed due it being on the application after further discussion and provided information from the applicant that the rear yard request is not applicable because the current property line is a considered a front yard adjacent to an alley way. The two items for consideration for the property addressed as 1101 West University are a variance request to reduce the required side-yard setback for a three-story structure in the RMU zoning district. Based on Section 23-141.d.2.b.1, the required side yard is 15 feet plus an additional 3 feet for each adjacent story above the first defined by Section 23-141.e.1, making the required side yard setback 21 feet for the proposed three-story building. The proposed side yard setback is 10 feet. The other variance request is for the property addressed as 221 South Lincoln Street to reduce the required parking setback set forth by Section 23-211.1e from 5 feet to 0 feet.

As a reminder, the subject properties are located at the Southwest corner of West University Avenue and South Monroe Street and the Northeast corner of the intersection of South Lincoln Street and West 3rd Avenue. Wallace Design Collective is the applicant on behalf of the Gamma Delta Chapter of Sigma Chi House Corporation and Gamma Delta Investors, LLC. Sigma Chi owns three pieces of property located in this block. The property, located at the intersection of West University Avenue and South Monroe Street, is the Sigma Chi Fraternity house, with a separate structure, the gymnasium south of the house, across from the alley. The final piece of property is located at the intersection of South Lincoln Street and West 3rd Avenue adjacent to the Alpha Sigma Phi Fraternity gymnasium. Sigma Chi is proposing to build a new fraternity house at the property located at the intersection of West University Avenue, addressed as 1101 West University Avenue, with a new parking lot located at the northeast corner of the intersection of South Lincoln Street and West 3rd Avenue, addressed as 221 South Lincoln Street.

CODE APPLICATION

Sec. 23-141. - RMU (Multi-Family Urban) District.

(d) Bulk regulations. Bulk regulation requirements in the RMU district are as follows:

(2) Setbacks. The following are the minimum required setbacks in the RMU district:

b. Minimum side yard:

1. Residential structures: 15 feet.

(e) Exceptions. The following are the exceptions in the RMU district:

- (1) For all structures, the minimum side yard for this district shall be increased an additional three feet for each adjacent story above the first story.

Sec. 23-211. - Design standards.

All parking areas and associated driving aisles shall be designed and constructed in accordance with the following standards:

- (1) Perimeter requirements. The relationship of off-street parking and loading areas with adjoining uses and properties shall be regulated as follows:
 - e. Parking area setbacks:
 1. All parking areas adjacent to any residential district shall be set back to provide a five-foot buffer strip along any front property line.

CRITERIA FOR APPROVAL

The Board of Adjustment must find that each of the following four criteria have been met based on evidence and testimony received from the applicant and during the public hearing. Such approval may be granted in whole, in part, or with reasonable modifications and conditions.

- (1) The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- (2) Such conditions are peculiar to the particular piece of property involved;
- (3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Comprehensive Plan; and
- (4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

ALTERNATIVES

The Board of Adjustment has the following alternatives of action:

1. Find that each of the criteria for approval of the request is met. The Board will explain how each criterion is met in order to approve the variance(s).
2. Find that each of the criteria for approval of the request is met by imposing modifications or conditions to ensure that the criteria are met. The Board will explain how the criteria are met to grant partial, conditional, or modified approval of the variance(s).
3. Find that one or more of the criteria for approval of the request is not met and deny the request.
4. Table the discussion to a certain date to allow for additional information to be presented.

Prepared by:	Jacquelyn Porter, City Planner
Date of Preparation:	September 26, 2024
Attachments:	Area Map, Application Packet, Letter of Justification, Site Plan

Date of Meeting: September 12, 2024

Subject: Variance to Sec. 23-141.d.2.b & c and Sec. 23-141.e.1 for the three-story building required yard setback in RMU district at 1101 W University Ave, and Sec. 23-211.1.e for the parking area setback at 221 S Lincoln St

Project Name: VAR24-05 Setback Variance

Location: 1101 West University Avenue and 221 South Lincoln Street

BACKGROUND

The subject property is located at the Southwest corner of the intersection of West University Avenue and South Monroe Street and the Northeast corner of the intersection of South Lincoln Street and West 3rd Avenue. Wallace Design Collective is the applicant on behalf of the Gamma Delta Chapter of Sigma Chi House Corporation and Gamma Delt Investors, LLC. Sigma Chi owns three pieces of property located in this block. The property located at the intersection of West University Avenue and South Monroe Street is the location of the Sigma Chi Fraternity house with a separate structure that is the gymnasium south of the house across from the alley. The final piece of property is located at the intersection of South Lincoln Street and West 3rd Avenue adjacent to the gymnasium for Alpha Sigma Phi Fraternity. Sigma Chi is proposing to build a new fraternity house at the property located at the intersection of West University Avenue, addressed as 1101 West University Avenue, with a new parking lot located at the northeast corner of the intersection of South Lincoln Street and West 3rd Avenue, addressed as 221 South Lincoln Street.

The proposed fraternity house at 1101 W University will be a three-story structure with an encroachment to the rear and side yard setback. The required side yard for a three-story structure in the RMU zoning district is 15 feet plus an additional 3 feet for each adjacent story above the first, making the required side yard setback 21 feet. The proposed side yard setback is 10 feet. The required rear yard setback is 30 feet in the RMU zoning district. The proposed structure's rear yard setback is 10 feet. The new parking lot proposed at the property addressed at 221 South Lincoln Street is requesting a variance to the required setback for a parking lot. The required setback for this property is 5 feet and the request is to allow for zero feet of setback.

CODE APPLICATION

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(2) Setbacks. The following are the minimum required setbacks in the RMU district:

b. Minimum side yard:

1. Residential structures: 15 feet.

c. Minimum rear yard: 30 feet.

(e) Exceptions. The following are the exceptions in the RMU district:

(1) For all structures, the minimum side yard for this district shall be increased an additional three feet for each adjacent story above the first story.

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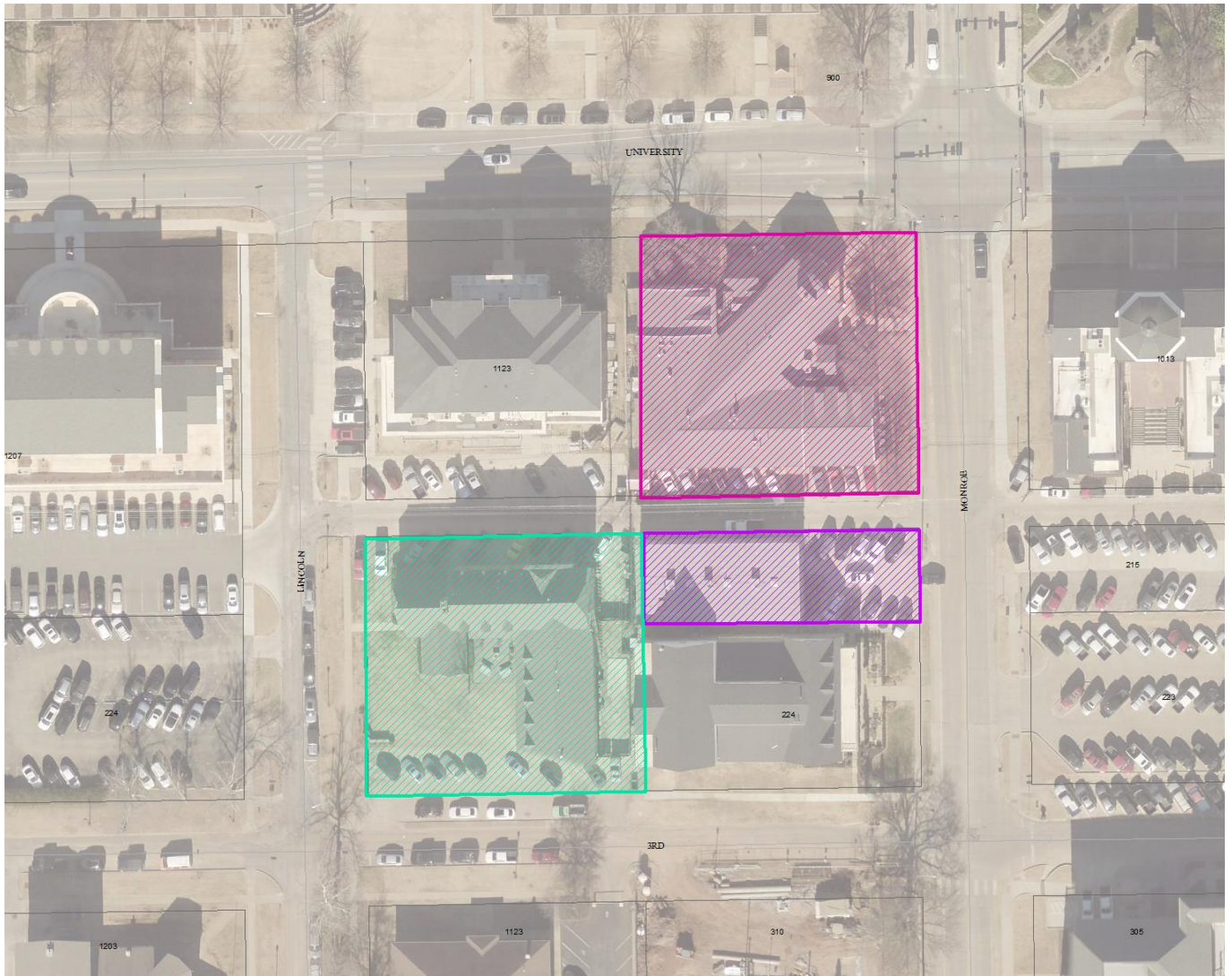
- (1) The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- (2) Such conditions are peculiar to the particular piece of property involved;
- (3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Comprehensive Plan; and
- (4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

ALTERNATIVES

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3. Find that one or more of the criteria for approval of the request is not met and deny the request.
4. Table the discussion to a certain date to allow for additional information to be presented.

Prepared by:	Jacquelyn Porter, City Planner
Date of Preparation:	September 5, 2024
Attachments:	Area Map, Application Packet, Letter of Justification, Site Plan



Stillwater. OKLAHOMA
stillwaterok.gov

Project Type: VARIANCE (VAR24-05)
Request: For a variance to the set back requirements for the building and parking lot
Address: 1101 W University, 221 S Lincoln, 206 S Monroe
Applicant: Wallace Design on behalf of Sigma Chi

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
BOARD OF ADJUSTMENT APPLICATION

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

_____ Appeal _____ Special Exception ☒ Variance _____ Minor Variance

Title of Subdivision/Plan: Sigma Chi Fraternity House (West College Addition)
 Owner(s) of Property: Gamma Delta Chapter of Sigma Chi House Corporation / Gamma Delta Investors, LLC
 Owner(s) Address: PO Box 269, Stillwater, OK 74076 / 2624 E 21st Street, Tulsa, OK 74114
 Owner(s) Phone/Fax/Email: See applicant info
 Applicant(s) Name: Colton Wayman, Wallace Design Collective
 Applicant(s) Address: 410 N Walnut Avenue #200, OKC, OK 73104
 Applicant(s) Phone/Fax/Email: 405-536-2035 / colton.wayman@wallace.design

Location of Property: Lot 1, Block 3, West College Addition (1101 W University Avenue)
Lot 3, Block 3, West College Addition (221 S Lincoln Street)

additionally 206 S Monroe

Chapter, Article, Section, City Code from which the action is requested: _____
Chapter 23, Article VI, Section 23-141, Subsections (d) and (e) - Variance request for sideyard setback from 21 feet to 10 feet
Chapter 23, Article VI, Section 23-141, Subsections (d) and (e) - Variance request for rear setback from 30 feet to 10 feet
Chapter 23, Article VIII, Section 23-211, Subsection (1) - Variance request to waive parking setback

Appeals application submittal requirements:

Applicant	Section 23.68	City
	1.) Completed application form	
	2.) Filing fee - \$140	
	3.) On a separate sheet, state the City's Code Section or the City Administrative Officer's decision or action for which appeal is being sought.	
	4.) Provide justification for the appeal.	

ALL Variance and Special Exception application submittal requirements: Ch. 23, Article 3

Applicant	Section 23.65, 23.67	City
	1.) Completed application form	✓
	2.) Filing fee - \$140	✓
	3.) A typewritten and electronic/digital copy of the legal description of the subject property, capable of being reproduced and emailed to digitals@stillwater.org .	✓
	4.) A typewritten list and electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, a licensed abstractor, attorney, engineer or architect, of all property owners within three hundred (300) feet of the subject property. The ownership list shall have been prepared no more than thirty (30) days prior to submission.	✓
	5.) Copy of existing or proposed restrictive covenants that apply to the property that is subject to the requested action, if applicable.	N/A
	6.) Original mortgage or field survey, if applicable.	N/A
	7.) Variances only – Letter explaining how the request meets the criteria for approval of a variance.	✓
	8.) Any other documents, information, etc. to assist the Board in making a decision.	✓

Findings Necessary for Granting Variances

In determining whether or not the variance should be granted, the Board of Adjustment shall consider and record in the official minutes of the meeting, the extent to which the evidence demonstrates that:

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;
2. Such conditions are peculiar to the particular piece of property involved;
3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Comprehensive Plan; and
4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Certification:

I (We) do hereby certify that the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I (We) do hereby understand that a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations. This application must be completed, signed, and dated by the applicant(s) and the owner(s).

Applicant



Date 7/2/2024

Owner/Agent (provide documentation)

See letter of authorization

Date _____

For City of Stillwater Use Only:

CASE NO.#: _____

Submission Date: 7/2/24
Approval Date: _____

Processing Tract: IRC 7/17/24, BOA 8/1/24
Fees: _____ Number of Copies: _____

RECEIVED 7/2/24 AM

July 2, 2024

City of Stillwater
Board of Adjustment
723 S. Lewis Street
Stillwater, OK 74074

RE: Sigma Chi Fraternity House Variance Requests

Dear Board Members,

This letter is to request variances to allow for a new fraternity house and parking lot for Sigma Chi – located at 1101 W. University Avenue, 206 S. Monroe Street, and 221 S. Lincoln Street (Payne County Account #600015163, #600015141, and #600015158). The applicant seeks your consideration in the request to reduce the side yard setback from 21 feet to 10 feet, reduce the rear yard setback from 30 feet to 10 feet, and waive the parking setback of 5 feet. Please see the attached site plan callouts for a visual representation of the requests.

The requested changes to the above requirements would allow for the proposed development to be designed in accordance with the surrounding area. Many surrounding fraternity and sorority houses have similar setbacks and parking designs. Such changes would not impair the intent of the Comprehensive Plan, nor be detrimental to the public good. The proposed development would further increase walkability in the area and provide appropriate parking for current/future residents.

Sigma Chi and the design team are appreciative of your time and consideration. If you have any questions, please feel free to reach the design team via the contact information below.

Sincerely,



Colton Wayman
Wallace Design Collective
405-536-2035
colton.wayman@wallace.design
Representative of the Applicants:
Gamma Delta Chapter of Sigma Chi House Corporation and Gamma Delta Investors, LLC

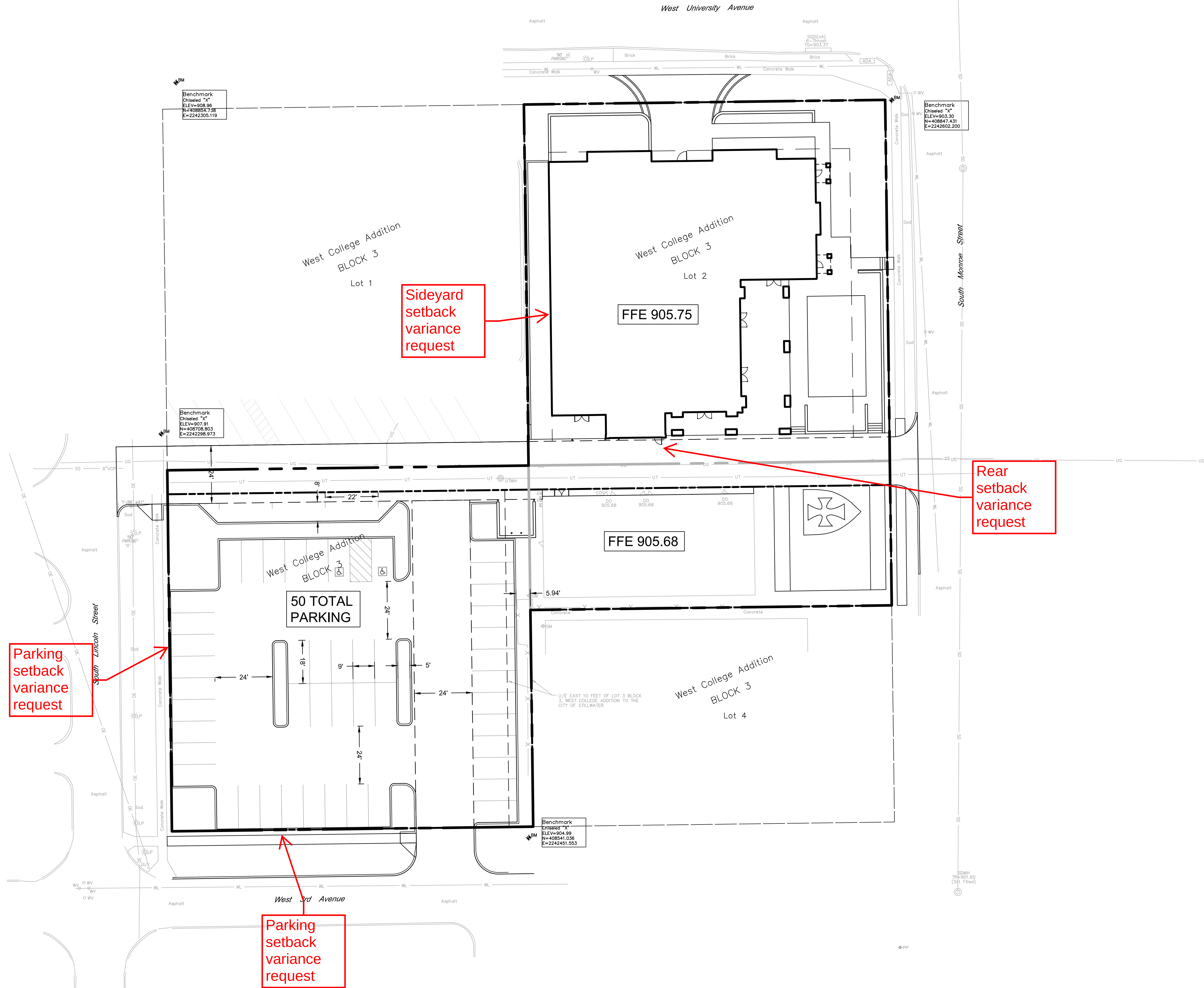


Know what's **below**.
Call before you dig

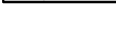
CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



LEGEND

	REINFORCED CONCRETE RE: 6/C800
	STANDARD DUTY CONCRETE RE: 6/C800
	STANDARD DUTY ASPHALT PAVEMENT RE: 6/C800
	CONCRETE SIDEWALK RE: 5/C800

GENERAL SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES, AND PLANTED MATERIALS.
5. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
6. RADI = 2'-0" UNLESS OTHERWISE INDICATED.

GENERAL PAVING NOTES:

1. ALL MATERIALS, EXECUTION, AND TESTING TO CONFORM TO AHJ REQUIREMENTS (I.E. LOCAL OR STATE DOT STANDARDS AND SPECIFICATIONS).
2. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTALS INCLUDING, BUT NOT LIMITED TO, DESIGN MIXES, MATERIAL CERTIFICATES, AND MATERIAL TEST REPORTS FOR MATERIALS AND PRODUCTS ASSOCIATED WITH PAVING AND PAVEMENT MARKING OPERATIONS.
4. CONTRACTOR SHALL DEVELOP AND IMPLEMENT PROPER TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST REVISION OF THE MUTCD. ACCESS FOR ADJACENT VEHICLES AND LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
5. PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AS TO THE GRADES AND ELEVATIONS REQUIRED BY THE CONSTRUCTION DOCUMENTS.
6. PAVEMENT CONTRACTOR TO INSPECT PAVEMENT SUBGRADE AND CORRECT ANY DEFICIENCIES PRIOR TO PAVING OPERATIONS.
7. CONTRACTOR TO COORDINATE CONSTRUCTION TESTING UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
8. THE PAVEMENT SECTIONS SHOWN IN DETAIL XX / CXXX ARE SHOWN FOR REFERENCE AND WERE PROVIDED BY (GEOTECHNICAL ENGINEER NAME) BASED ON SITE SPECIFIC CONDITIONS AS OUTLINED IN THEIR REPORT DATED XX.XX.XXXX. ANY QUESTIONS REGARDING THE SUITABILITY OF THESE OR ALTERNATE PAVEMENT SECTIONS, SPECIFIC PAVEMENT MAINTENANCE REQUIREMENTS, OR POTENTIAL PAVEMENT LIFE SHOULD BE DIRECTED TO (GEOTECHNICAL ENGINEER NAME) AS THIS IS BEYOND WALLACE'S SCOPE OF SERVICES FOR THIS PROJECT.

ASPHALT PAVEMENT:

9. CONSTRUCT JOINTS TO ENSURE A CONTINUOUS BOND BETWEEN ADJOINING PAVEMENT SECTIONS. OFFSET LONGITUDINAL JOINTS, IN SUCCESSIVE COURSES, A MINIMUM OF 6 INCHES AND TRANSVERSE JOINTS A MINIMUM OF 24 INCHES.
10. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION, WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
11. UNIFORM DENSITY REQUIREMENTS:
 - 11.1. AVERAGE DENSITY: 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D 6927 BUT NOT LESS THAN 94 PERCENT OR GREATER THAN 1 PERCENT.
 - 11.2. AVERAGE DENSITY: 92 PERCENT OF REFERENCE MAXIMUM THEORETICAL DENSITY ACCORDING TO ASTM D 2041 BUT NOT LESS THAN 90 PERCENT OR GREATER THAN 96 PERCENT.
12. INSTALLATION TOLERANCES:
 - 12.1. PAVEMENT THICKNESS: BASE COURSE PLUS OR MINUS 1/2 INCH; SURFACE PLUS 1/4 INCH.
 - 12.2. SURFACE SMOOTHNESS: BASE COURSE 1/4 INCH IN 10 FEET; SURFACE COURSE 1/8 INCH IN 10 FEET.

CONCRETE PAVEMENT:

- CONCRETE PLACEMENT TO CONFORM TO ACI 301 / 306 / 330 REQUIREMENTS.
14. CONCRETE MATERIAL:
- 14.1. 28 DAY COMPRESSIVE STRENGTH: 4000 PSI MINIMUM
- 14.2. MAXIMUM W/C RATIO AT POINT OF PLACEMENT: 0.45
- 14.3. SLUMP: 4 INCHES PLUS OR MINUS 1 INCH
- 14.4. AIR CONTENT: 6 PERCENT PLUS OR MINUS 1-1/2 PERCENT
15. STEEL:
- 15.1. GRADE 60
- 15.2. COMPLY WITH CRSIS' MANUAL OF STANDARD PRACTICE FOR FABRICATION, PLACEMENT, AND SUPPORT.
16. JOINTS:
- 16.1. FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. WHEN JOINING EXISTING PAVING, PLACE JOINT TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
- 16.2. FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING LIGHT STANDARD FOUNDATIONS, MANHOLES, INLETS, STRUCTURES, OR OTHER FIXED STRUCTURES. JOINT FILLERS THE FULL WIDTH AND DEPTH OF PAVEMENT.
- 16.3. CONTRACTION JOINT DEPTH TO BE 1/4 OF THE TOTAL CONCRETE THICKNESS.
- 16.4. JOINTS SHOULD EXTEND THROUGH ADJACENT CURB AND GUTTER.
17. JOINT SPACING
- 17.1. JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS (E.G. 0.5" THICK CONCRETE x 30 = 15" MAXIMUM JOINT SPACING) WITH A MAXIMUM SPACING OF 12 FEET.
- 17.2. LAY OUT JOINTS TO FORM SQUARE PANELS. WHEN THIS IS NOT PRACTICAL, RECTANGULAR PANELS CAN BE USED, BUT THE LENGTH SHALL NOT BE MORE THAN 25% LONGER THAN THE WIDTH (E.G. A 15' LONG PANEL CANNOT BE WIDER THAN 12').
- 17.3. CONTRACTOR TO SUBMIT A JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING PAVING OPERATIONS. CONTRACTOR TO TAKE INTO ACCOUNT REVIEW TIME AND CHANGES PER ANY COMMENTS WHEN SCHEDULING THE SUBMISSION OF THE JOINT LAYOUT PLAN.
18. REINFORCEMENT OF IRREGULARLY SHAPED PANELS OR MISMATCHED JOINTS
- 18.1. ON PANELS WITH RADI, ON PANELS THAT TAPER TO A SHARP ANGLE, AND/OR WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 1.25, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN BOTH DIRECTIONS ACROSS THE ENTIRE PANEL.
- 18.2. JOINT PATTERNS OF ABUTTING PAVEMENTS DO NOT MATCH AND ARE NOT SEPARATED BY AN EXPANSION JOINT, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN THE PAVEMENT OPPOSITE OF THE MISMATCHED JOINT FOR A DISTANCE OF THREE FEET BACK FROM THE JOINT ALONG THE FULL WIDTH OF THE PANEL.
19. WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
20. PROVIDE MEDIUM TO FINE TEXTURED BROOM FINISH UNLESS OTHERWISE INDICATED ON THE PLANS.
21. INSTALLATION TOLERANCES
- 21.1. ELEVATION: 1/4 INCH
- 21.2. THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
- 21.3. SURFACE: 1/4 INCH IN 10 FEET
- PAVEMENT MARKINGS:**
22. ALLOW PAVING TO AGE A MINIMUM OF 30 DAYS BEFORE STARTING PAVEMENT MARKING OPERATIONS.
23. PAVEMENT MARKING PAINT SHALL BE ACRYLIC, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, TYPE II, WITH A DRYING TIME OF LESS THAN THREE MINUTES.
24. COLOR AS INDICATED.

PAVEMENT MARKINGS

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24. COLOR AS INDICATED.

INTERIM REVIEW ONLY

THESE DOCUMENTS ARE INCOMPLETE.
THEY ARE NOT INTENDED TO BE USED
FOR PERMIT, BIDDING, OR
CONSTRUCTION.

5/22/2024 3:16:48 PM



wallace design collective, pc
structural-civil-landscape-surf
123 north martin luther king jr. b
tulsa, oklahoma 74103
918.584.5858
oklahoma cal460
exp: 6-30-25

SIGMA CHI FRATERNITY HOUSE
STILLWATER, OKLAHOMA

STILL WATER OKLAHOMA

C400

SITE PLAN

GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER
20210179

ISSUE DATE:
5/24/2024

ISSUE:

100% DESIGN DEVELOPMENT

OTHER ISSUE DATES

NO.	DESCRIPTION	DATE
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SHEET NAME

SITE PLAN

SHEET NUMBER

C400



CAUTION
NOTICE TO CONTRACTOR

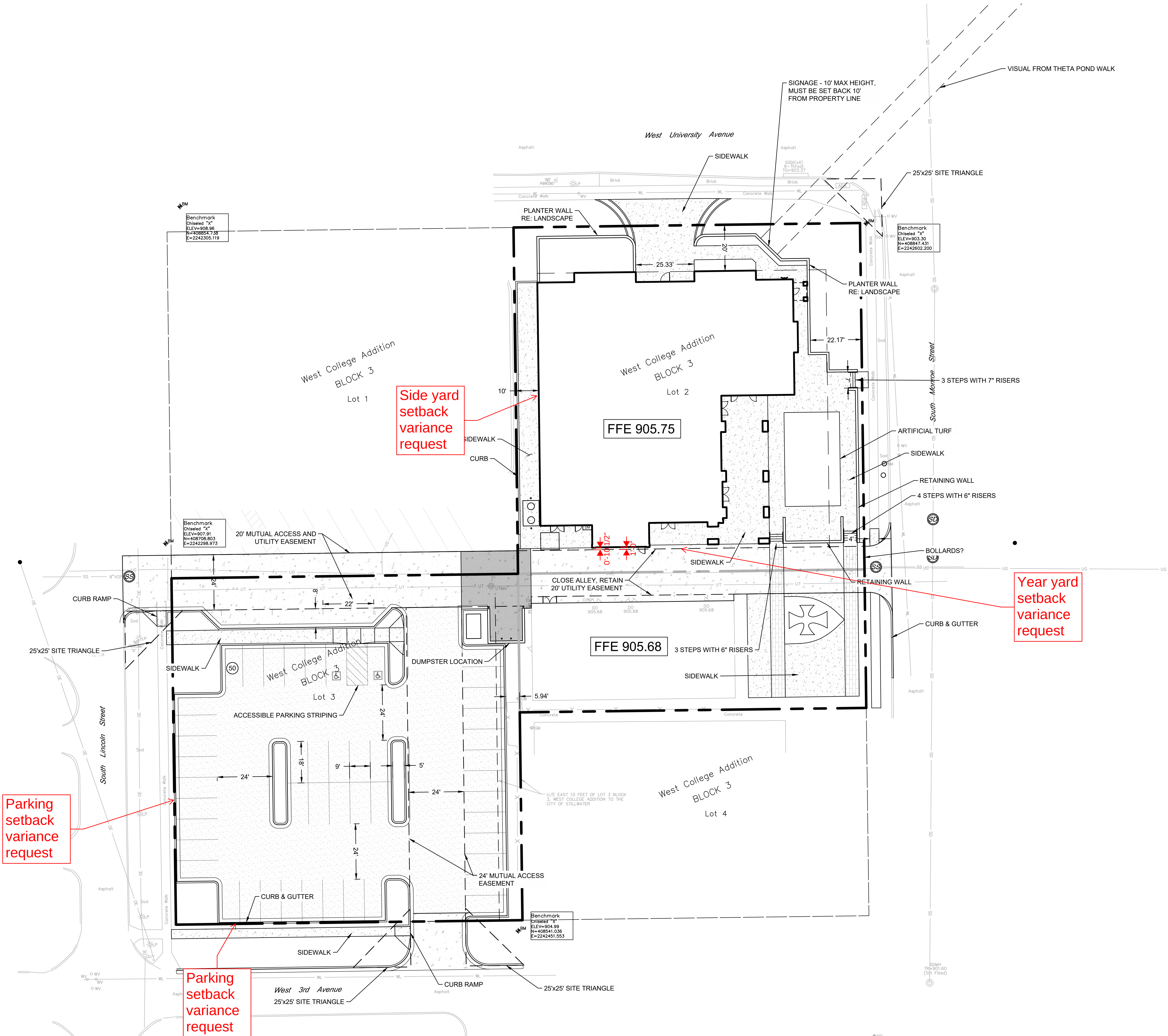
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Parking setback variance request

Parking setback variance request

Side yard setback variance request

Year yard setback variance request



LEGEND	
	REINFORCED CONCRETE RE: 6/C800
	STANDARD DUTY CONCRETE RE: 6/C800
	STANDARD DUTY ASPHALT PAVEMENT RE: 6/C800
	CONCRETE SIDEWALK RE: 5/C800

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 - GRADE 60
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SIGMA CHI FRATERNITY HOUSE
STILLWATER, OKLAHOMA

C400
SITE PLAN

GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER:
20210179
ISSUE DATE:
7/19/2024
ISSUE:
**STOP AND PRINT
PROGRESS SET**

OTHER ISSUE DATES:
NO. DESCRIPTION DATE

SHEET NAME:
SITE PLAN

SHEET NUMBER:
C400
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W University

Phi Gamma
Delta

S Lincoln

S Monroe

W 3rd Ave

Phi Delta
Theta





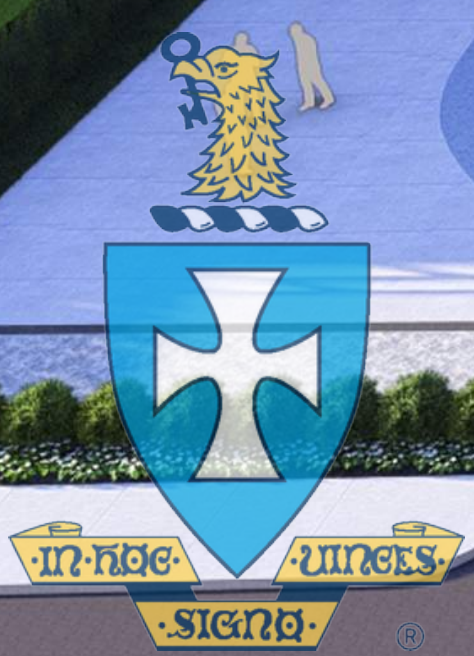
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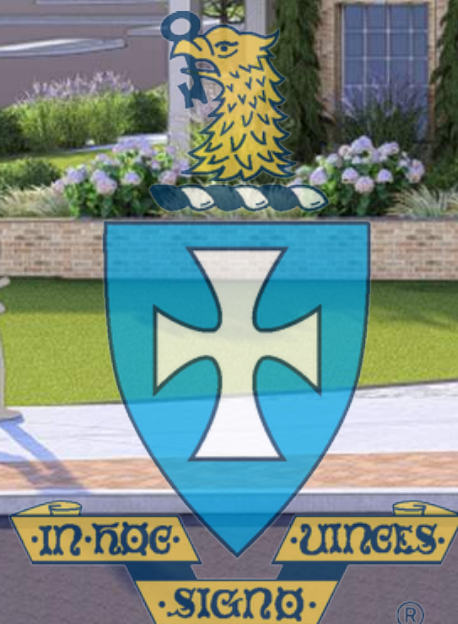
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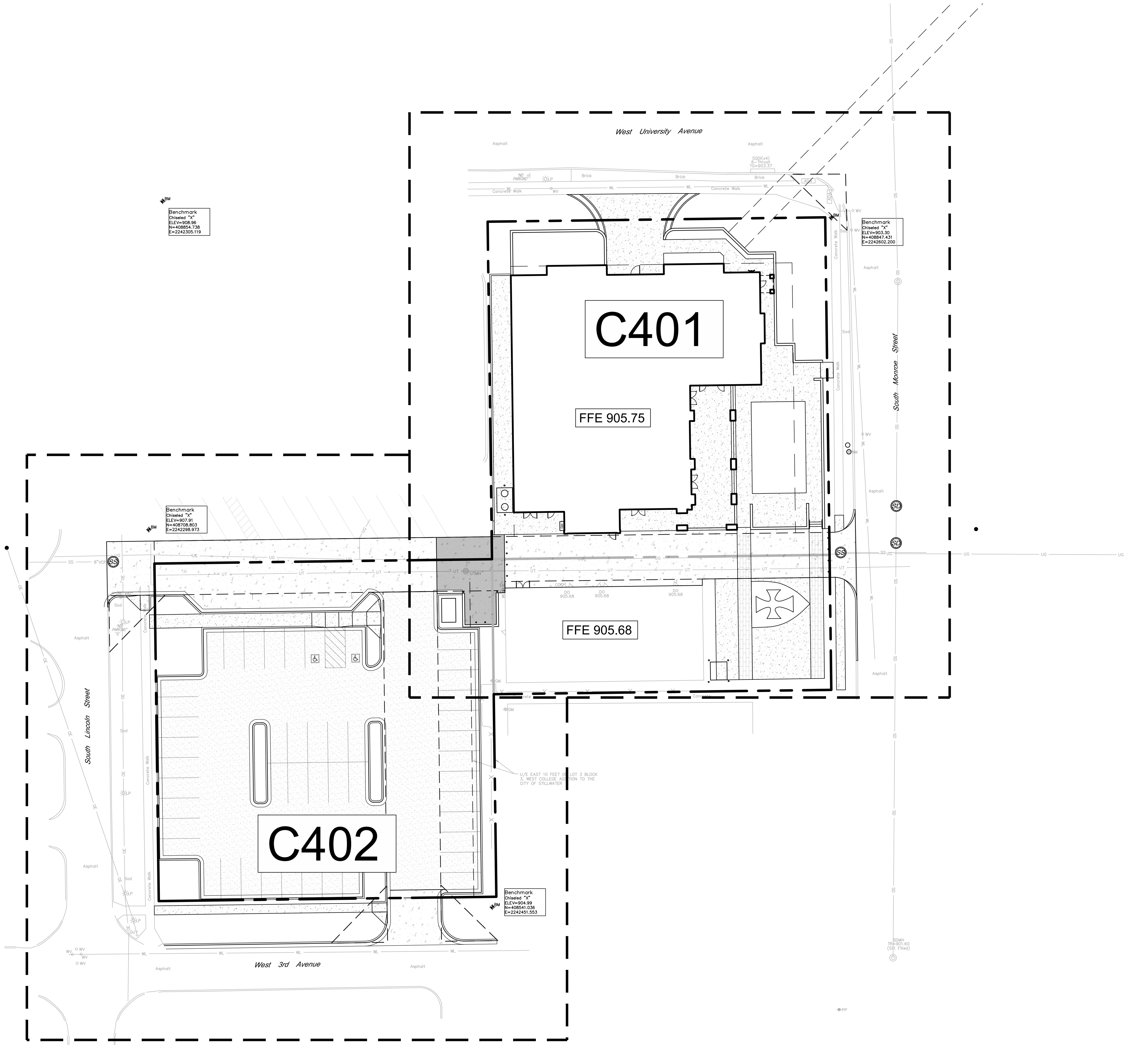






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SIGMA CHI FRATERNITY HOUSE
STILLWATER, OKLAHOMA

C400
SITE PLAN

GH2 ARCHITECTS

GH2 PROJECT NUMBER:
20210179

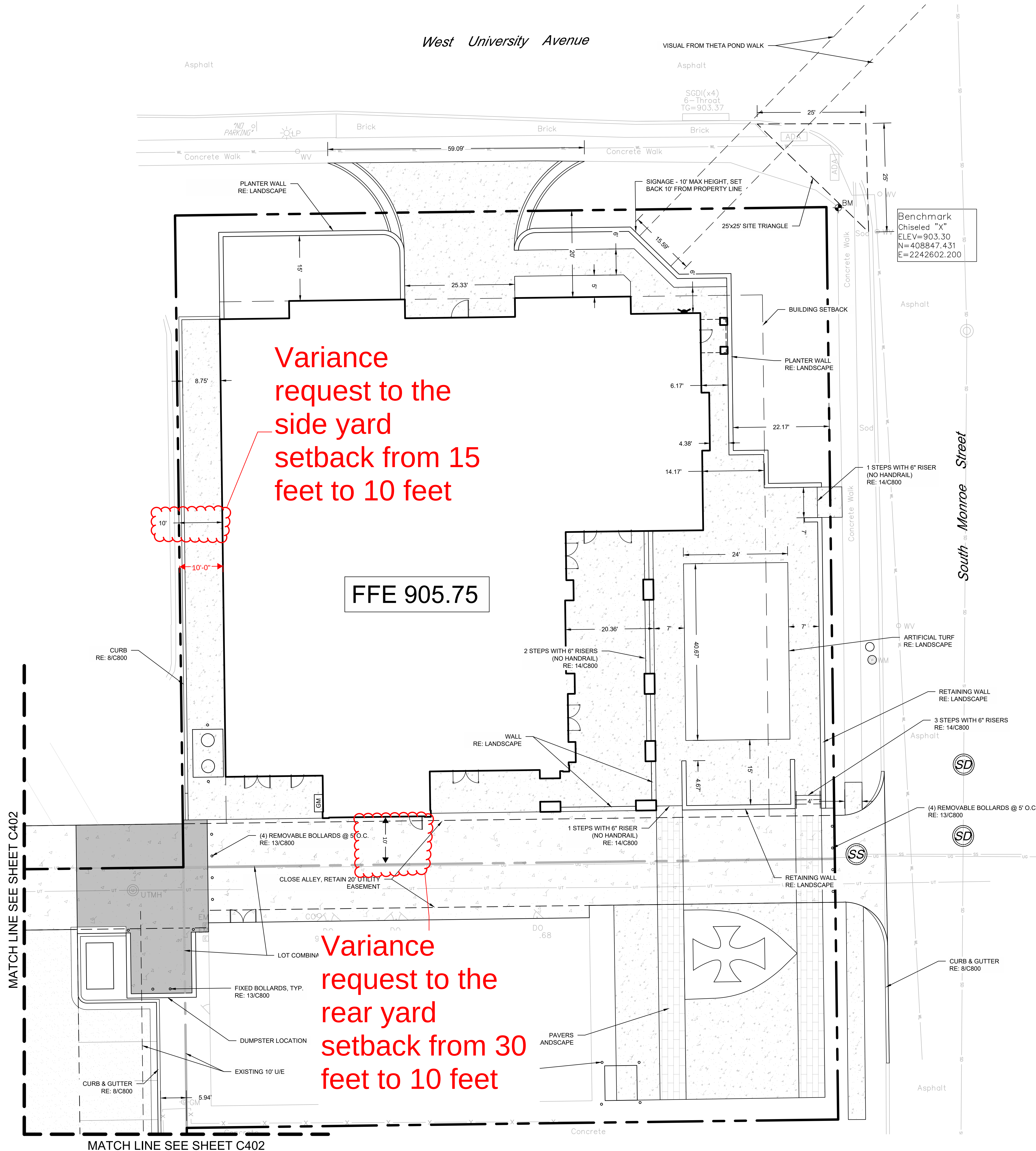
ISSUE DATE:
8/9/2024
ISSUE:
75% CONSTRUCTION DOCUMENTS

OTHER ISSUE DATES:
NO. DESCRIPTION DATE

SHEET NAME:
SITE PLAN

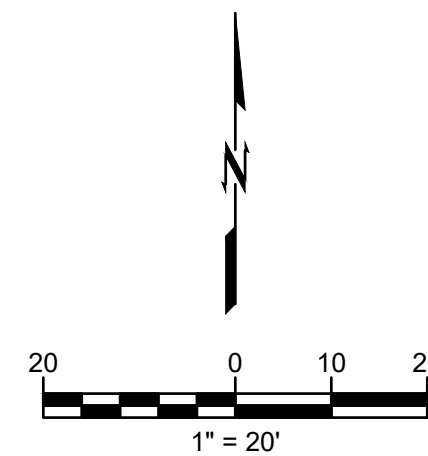
SHEET NUMBER:
C400

\\CIVIL-SERVER\Projects\240596 OSU Sigma Chi Fraternity\DWG\PRODUCTION\240596 Site Plan.dwg PLOT: 5/22/2024 3:17:14 PM ORIG SIZE: 30"x42"



RE: C400 FOR SITE AND PAVING NOTES

LEGEND	
	REINFORCED CONCRETE RE: 6/C800
	STANDARD DUTY CONCRETE RE: 6/C800
	STANDARD DUTY ASPHALT PAVEMENT RE: 6/C800
	CONCRETE SIDEWALK RE: 5/C800



Existing house is approximately 10' off the west property line

Proposed setback matches existing development adjacent to the site and in the surrounding area

Phi Gamma Delta was approved the same variance of 10-feet in 2013 (Property directly to the west)

Variance would allow for additional green/active space along S Monroe and W University

Reduces the likelihood of site triangle issues at the intersection of S Monroe and W University

Intent of the existing setback requirement is to mitigate taller structures "looking into the backyard" of adjacent homes. Adjacent properties are of similar height and setbacks as what is proposed

CAUTION
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SHEET NAME:
SITE PLAN

SHEET NUMBER:

C401

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Page 21 of 35



Sigma Chi

Phi Gamma Delta

Phi Delta Theta

Sigma Chi

$\Sigma\chi$
CHARLES W. LANPHERE
GYMNASIUM



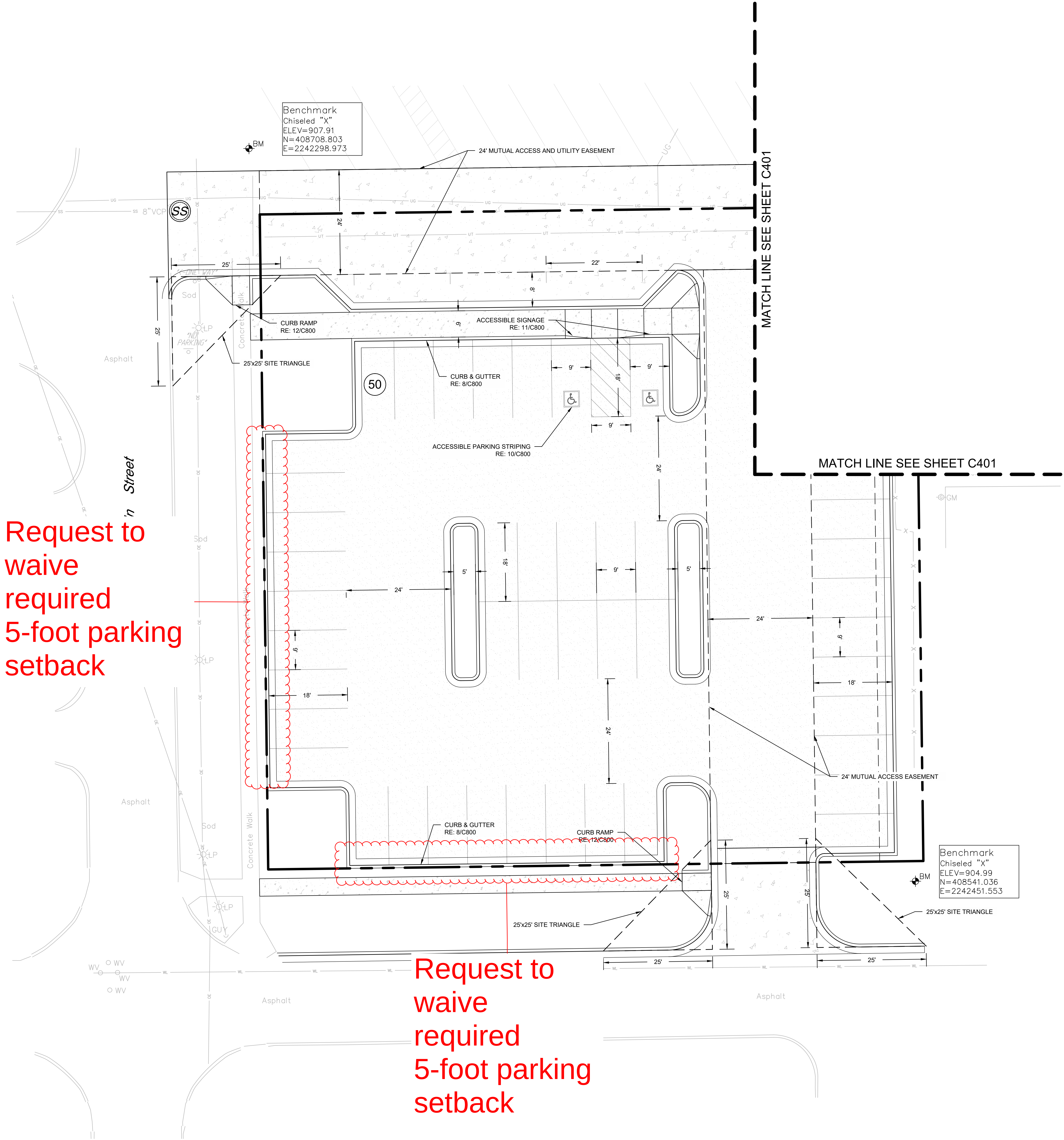
\\CIVIL-SERVER\Projects\2340598 OSU Sigma Chi Fraternity\Drawings\PRODUCTION\2340598 Site Plan.dwg PLOT: 5/22/2024 3:17:14 PM ORIG SIZE: 30"x42"



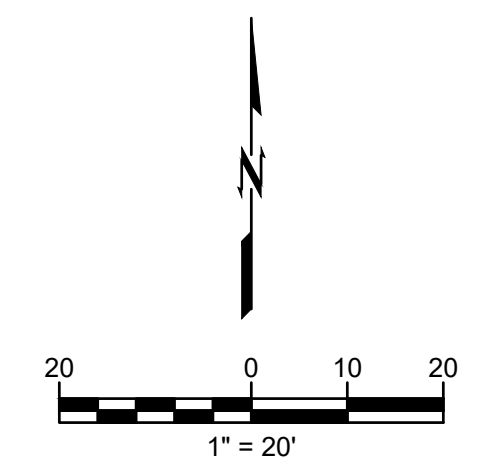
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Request to
waive
required
5-foot parking
setback



Request to
waive
required
5-foot parking
setback



RE: C400 FOR SITE AND PAVING NOTES

LEGEND	
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	STANDARD DUTY CONCRETE RE: 6/C800
	STANDARD DUTY ASPHALT PAVEMENT RE: 6/C800
	CONCRETE SIDEWALK RE: 5/C800

The site and surrounding area is unique in how dense it is relative to available parking solutions. Property to the north is owned by the university

The variance request would add an additional 10 spaces, allowing for the development to meet existing parking requirements

This area of Stillwater is uniquely dense. Adjacent properties setbacks as what is proposed



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SIGMA CHI FRATERNITY HOUSE
STILLWATER, OKLAHOMA

C402
SITE PLAN

GH2 ARCHITECTS

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GH2 PROJECT NUMBER:
20210179

ISSUE DATE:
8/9/2024

ISSUE:
75% CONSTRUCTION DOCUMENTS

OTHER ISSUE DATES:

NO.	DESCRIPTION	DATE
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SHEET NAME:
SITE PLAN

SHEET NUMBER:
C402



Beta Theta Pi

Phi Gamma Delta

Date of Meeting: October 3, 2024

Subject: Variance to Sec. 23-141.d.2.a.2 and Sec. 23-141.e.1 for the required front yard setback abutting an alley in RMU district at 1101 W University Ave

Project Name: VAR24-06 Front Yard Setback Abutting an Alley Variance

Location: 1101 West University Avenue

BACKGROUND

The subject property is located at the Southwest corner of West University Avenue and South Monroe Street. Wallace Design Collective is the applicant on behalf of the Gamma Delta Chapter of Sigma Chi House Corporation and Gamma Delta Investors, LLC. Sigma Chi owns three pieces of property located in this block. The subject property is located at the intersection of West University Avenue and South Monroe Street, and it is the Sigma Chi Fraternity house with a separate structure, the gymnasium south of the house across from the alley. The final piece of property is located at the intersection of South Lincoln Street and West 3rd Avenue, adjacent to the gymnasium for Alpha Sigma Phi Fraternity. Sigma Chi is proposing to build a new fraternity house at the subject property, 1101 West University Avenue, with a new parking lot at the northeast corner of the intersection of South Lincoln Street and West 3rd Avenue, addressed as 221 South Lincoln Street.

The proposed fraternity house at 1101 W University will be a three-story structure with an encroachment to the front yard setback abutting an alley. The requested variance allows the required front yard to have a minimum setback of 10.5 inches instead of the 10 foot-required setback. Exhibit A is the site plan for the setback request.

Several departments have concerns with the current location of existing utilities in the vicinity of the proposed structure. Section 23-83 states, "No permanent structure shall be constructed and/or maintained within ten feet of any existing utility or drainage facility..." Exhibit B is a site plan depicting the current distance from the proposed structure to existing utilities. Stillwater Electric Utility (SEU) overhead lines are located along the property line abutting the alley. The sewer is located in the alley. It is very likely that other private utilities, such as fiber, natural gas, etc. are also located in the alley..

There is correspondence with the applicant and Stillwater Electric Utility (SEU) working on quote estimates for the burial of the line for the entire block and for just mid-block. There are several site plans for this development, one showing the transformer at the southwest corner of the building that would not meet SEU specifications for needed clearance from the transformer, and one showing the transformer across the alleyway. One site plan that SEU is reviewing has the transformer just off the northeast corner of the new proposed parking lot, and the secondary would have to cross the alley.

At this time, electric is opposed to variance request until the electric concerns are addressed.

Engineering opposes the variance with the proposed setback abutting the alley. It would conflict with the temporary construction easement (TCE) that the City is requesting to accommodate the underway sanitary sewer project. Until the need for this project is complete, engineering cannot support any variance that would impede its utilization.

CODE APPLICATION

Sec. 23-141. - RMU (Multi-Family Urban) District.

(d) Bulk regulations. Bulk regulation requirements in the RMU district are as follows:

(2) Setbacks. The following are the minimum required setbacks in the RMU district:

a. Minimum front yard:

2. 10 feet from all property boundaries abutting an alley.

CRITERIA FOR APPROVAL

The Board of Adjustment must find that each of the following four criteria have been met based on evidence and testimony received from the applicant and during the public hearing. Such approval may be granted in whole, in part, or with reasonable modifications and conditions.

- (1) The application of the ordinance to the particular piece of property would create an unnecessary hardship;
- (2) Such conditions are peculiar to the particular piece of property involved;
- (3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Comprehensive Plan; and
- (4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

ALTERNATIVES

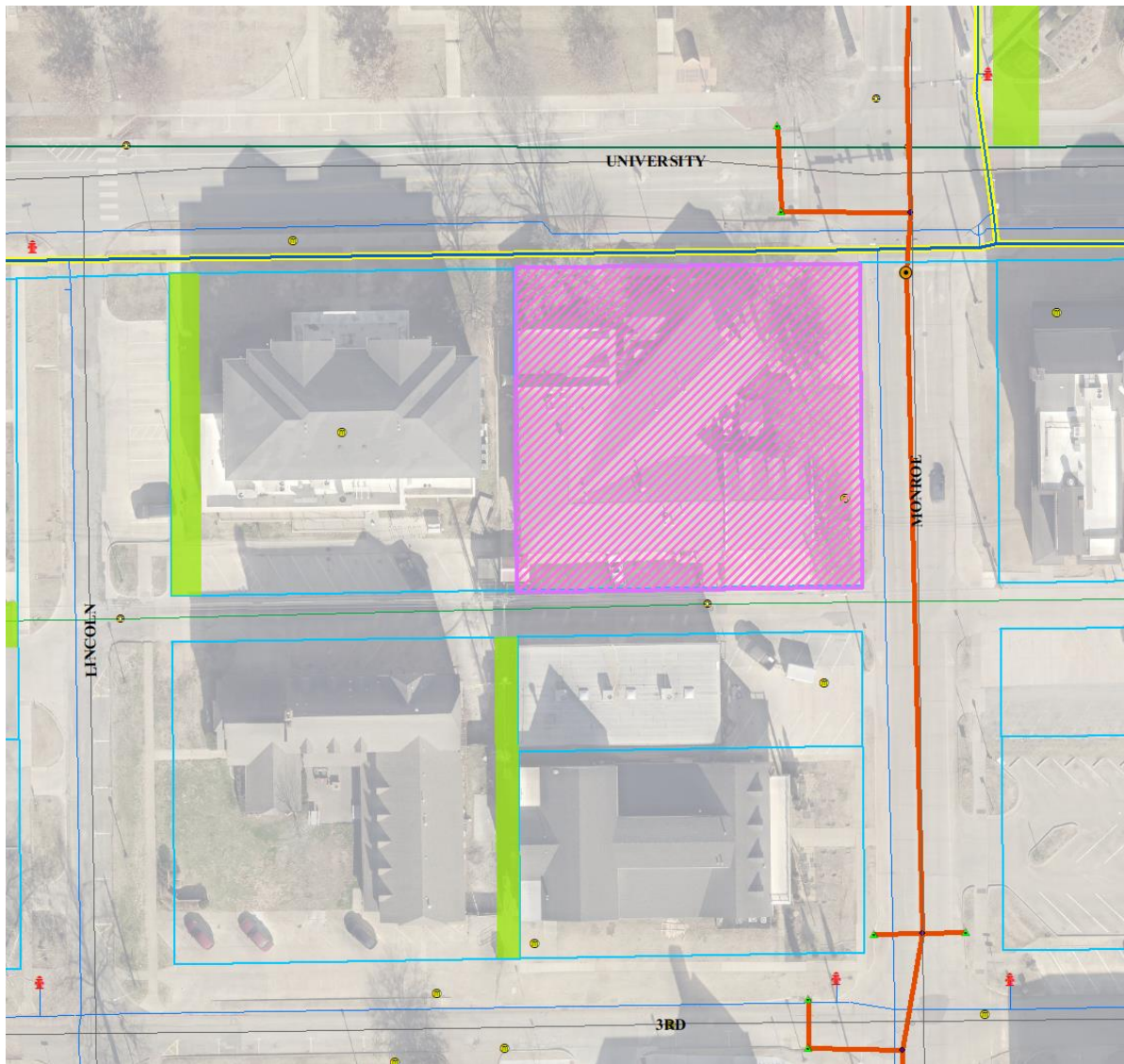
The Board of Adjustment has the following alternatives of action:

1. Find that each of the criteria for approval of the request is met. The Board will explain how each criterion is met in order to approve the variance(s).
2. Find that each of the criteria for approval of the request is met by imposing modifications or conditions to ensure that the criteria are met. The Board will explain how the criteria are met to grant partial, conditional, or modified approval of the variance(s).
3. Find that one or more of the criteria for approval of the request is not met and deny the request.
4. Table the discussion to a certain date to allow for additional information to be presented.

Prepared by: Jacquelyn Porter, City Planner

Date of Preparation: September 30, 2024

Attachments: Area Map, Application Packet, Letter of Justification,
Exhibit A Site Plan, Exhibit B



Stillwater OKLAHOMA
stillwaterok.gov

Project Type: VARIANCE (VAR24-06)
Request: For a variance to the set back requirements for the building
Address: 1101 W University
Applicant: Wallace Design on behalf of Sigma Chi

CITY OF STILLWATER - DEVELOPMENT SERVICES DEPARTMENT
BOARD OF ADJUSTMENT APPLICATION

Applications will be accepted Monday through Friday, from 8:30 AM to 11:30 AM
Per Resolution CC-2007-16

Appeal _____ Special Exception _____ ☒ Variance _____ Minor Variance _____

Title of Subdivision/Plan: Sigma Chi Fraternity House (West College Addition)
 Owner(s) of Property: Gamma Delta Chapter of Sigma Chi House Corporation / Gamma Delta Investors, LLC
 Owner(s) Address: PO Box 269, Stillwater, OK 74076 / 2624 E 21st Street, Tulsa, OK 74114
 Owner(s) Phone/Fax/Email: See applicant info
 Applicant(s) Name: Colton Wayman, Wallace Design Collective
 Applicant(s) Address: 410 N Walnut Avenue #200, OKC, OK 73104
 Applicant(s) Phone/Fax/Email: 405-536-2035 / colton.wayman@wallace.design
 Location of Property: Lot 1, Block 3, West College Addition (1101 W University Avenue)

Chapter, Article, Section, City Code from which the action is requested: _____
 Section 23-141.d.2.c and 23-141d.2.a.2 - Variance request for the rear yard setback (south lot line) to 0' (zero lot line)

Appeals application submittal requirements:

Applicant	Section 23.68	City
	1.) Completed application form	
	2.) Filing fee - \$140	
	3.) On a separate sheet, state the City's Code Section or the City Administrative Officer's decision or action for which appeal is being sought.	
	4.) Provide justification for the appeal.	

ALL Variance and Special Exception application submittal requirements: Ch. 23, Article 3

Applicant	Section 23.65, 23.67	City
	1.) Completed application form	✓
	2.) Filing fee - \$140	✓
	3.) A typewritten and electronic/digital copy of the legal description of the subject property, capable of being reproduced and emailed to digitals@stillwater.org .	✓
	4.) A typewritten list and electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, a licensed abstractor, attorney, engineer or architect, of all property owners within three hundred (300) feet of the subject property. The ownership list shall have been prepared no more than thirty (30) days prior to submission.	✓
	5.) Copy of existing or proposed restrictive covenants that apply to the property that is subject to the requested action, if applicable.	N/A
	6.) Original mortgage or field survey, if applicable.	N/A
	7.) Variances only – Letter explaining how the request meets the criteria for approval of a variance.	✓
	8.) Any other documents, information, etc. to assist the Board in making a decision.	✓

Findings Necessary for Granting Variances

In determining whether or not the variance should be granted, the Board of Adjustment shall consider and record in the official minutes of the meeting, the extent to which the evidence demonstrates that:

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;
2. Such conditions are peculiar to the particular piece of property involved;
3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the Comprehensive Plan; and
4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Certification:

I (We) do hereby certify that the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I (We) do hereby understand that a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations. This application must be completed, signed, and dated by the applicant(s) and the owner(s).

Applicant



Date

9/18/2024

Owner/Agent (provide documentation)

See letter of authorization

Date

For City of Stillwater Use Only:

CASE NO.#: _____

Submission Date: _____

Processing Tract: IRC _____, BOA _____

Approval Date: _____

Fees: _____ Number of Copies: _____

September 18, 2024

City of Stillwater
Board of Adjustment
723 S. Lewis Street
Stillwater, OK 74074

RE: Sigma Chi Fraternity House Variance Requests

Dear Board Members,

This letter is to request variances to allow for a new fraternity house and parking lot for Sigma Chi – located at 1101 W. University Avenue, 206 S. Monroe Street, and 221 S. Lincoln Street (Payne County Account #600015163, #600015141, and #600015158). The applicant seeks your consideration in the request to reduce the side yard setback from 21 feet to 10 feet, waive the parking setback of 5 feet, and waive the rear yard setback from 10 feet to 0 feet (zero lot line). Please see the attached site plan callouts for a visual representation of the requests.

The requested changes to the above requirements would allow for the proposed development to be designed in accordance with the surrounding area. Many surrounding fraternity and sorority houses have similar setbacks and parking designs. Such changes would not impair the intent of the Comprehensive Plan, nor be detrimental to the public good. The proposed development would further increase walkability in the area and provide appropriate parking for current/future residents.

Sigma Chi and the design team are appreciative of your time and consideration. If you have any questions, please feel free to reach the design team via the contact information below.

Sincerely,



Colton Wayman
Wallace Design Collective
405-536-2035
colton.wayman@wallace.design
Representative of the Applicants:

Gamma Delta Chapter of Sigma Chi House Corporation and Gamma Delta Investors, LLC



CAUTION
NOTICE TO CONTRACTOR

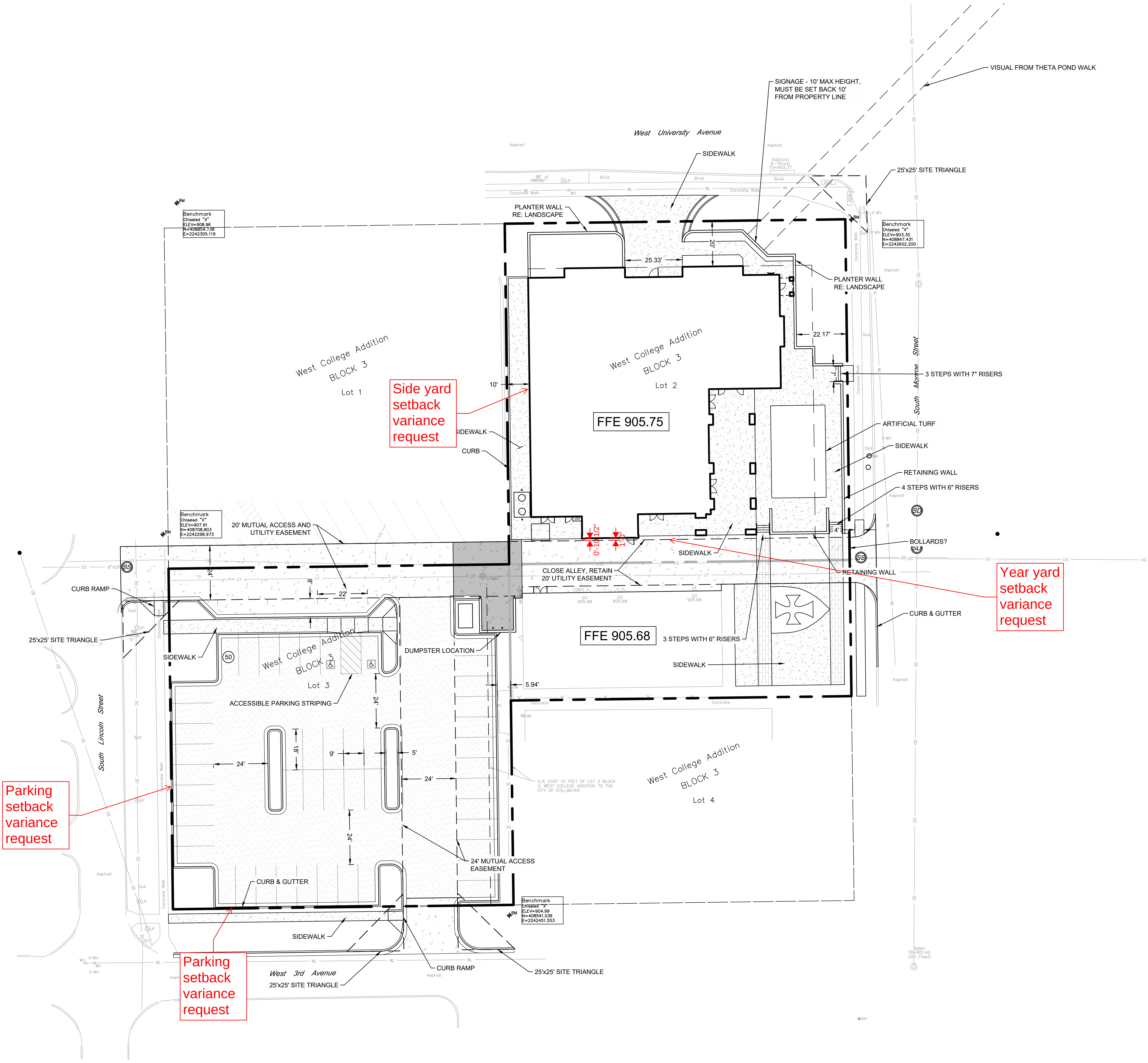
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

Parking setback variance request

Parking setback variance request

Side yard setback variance request

Year yard setback variance request



GENERAL SITE NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- REFER TO LANDSCAPE PLANS FOR GRASS, TREES, AND PLANTED MATERIALS.
- ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
- RADII = 2'-0" UNLESS OTHERWISE INDICATED.

GENERAL PAVING NOTES:

- ALL MATERIALS, EXECUTION, AND TESTING TO CONFORM TO AHJ REQUIREMENTS (I.E. LOCAL OR STATE DOT STANDARDS AND SPECIFICATIONS).
- ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTALS INCLUDING, BUT NOT LIMITED TO, DESIGN MIXES, MATERIAL CERTIFICATES, AND MATERIAL TEST REPORTS FOR MATERIALS AND PRODUCTS ASSOCIATED WITH PAVING AND PAVEMENT MARKING OPERATIONS.
- CONTRACTOR SHALL DEVELOP AND IMPLEMENT PROPER TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST REVISION OF THE MUTCD. ACCESS FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND TO THE GRADES AND ELEVATIONS REQUIRED BY THE CONSTRUCTION DOCUMENTS.
- PAVEMENT CONTRACTOR TO INSPECT PAVEMENT SUBGRADE AND CORRECT ANY DEFICIENCIES PRIOR TO PAVING OPERATIONS.
- CONTRACTOR TO COORDINATE CONSTRUCTION TESTING UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
- THE PAVEMENT SECTIONS SHOWN IN DETAIL XX / CXXX ARE SHOWN FOR REFERENCE AND WERE PROVIDED BY [GEOTECHNICAL ENGINEER NAME] BASED ON SITE SPECIFIC CONDITIONS AS OUTLINED IN THEIR REPORT DATED XX.XX.XXXX. ANY QUESTIONS REGARDING THE SUITABILITY OF THESE OR ALTERNATE PAVEMENT SECTIONS, SPECIFIC PAVEMENT MAINTENANCE REQUIREMENTS, OR POTENTIAL PAVEMENT LIFE SHOULD BE DIRECTED TO [GEOTECHNICAL ENGINEER NAME], AS THIS IS BEYOND WALLACE'S SCOPE OF SERVICES FOR THIS PROJECT.

ASPHALT PAVEMENT:

- CONSTRUCT JOINTS TO ENSURE A CONTINUOUS BOND BETWEEN ADJOINING PAVEMENT SECTIONS. OFFSET LONGITUDINAL JOINTS, IN SUCCESSIVE COURSES, A MINIMUM OF 6 INCHES AND TRANSVERSE JOINTS A MINIMUM OF 24 INCHES.
- WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION, WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
- UNIFORM DENSITY REQUIREMENTS:
 - AVERAGE DENSITY: 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D 6927 BUT NOT LESS THAN 94 PERCENT OR GREATER THAN 100 PERCENT, OR
 - AVERAGE DENSITY: 92 PERCENT OF REFERENCE MAXIMUM THEORETICAL DENSITY ACCORDING TO ASTM D 2041 BUT NOT LESS THAN 90 PERCENT OR GREATER THAN 96 PERCENT.
- INSTALLATION TOLERANCES:
 - PAVEMENT THICKNESS: BASE COURSE PLUS OR MINUS 1/2 INCH; SURFACE PLUS 1/4 INCH.
 - PAVEMENT SMOOTHNESS: BASE COURSE 1/4 INCH IN 10 FEET; SURFACE COURSE 1/8 INCH IN 10 FEET.

CONCRETE PAVEMENT:

- CONCRETE PLACEMENT TO CONFORM TO ACI 301 / 306 / 330 REQUIREMENTS.
- CONCRETE MATERIAL:
 - 28 DAY COMPRESSIVE STRENGTH: 4000 PSI MINIMUM
 - MAXIMUM W/C RATIO AT POINT OF PLACEMENT: 0.45
 - SLUMP: 4 INCHES PLUS OR MINUS 1 INCH
 - AIR CONTENT: 6 PERCENT PLUS OR MINUS 1-1/2 PERCENT
- STEEL:
 - GRADE 60
 - COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATION, PLACEMENT, AND SUPPORT.
- JOINTS:
 - FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. WHEN JOINING EXISTING PAVING, PLACE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
 - FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING LIGHT STANDARD FOUNDATIONS, MANHOLES, INLETS, STRUCTURES, OR OTHER FIXED OBJECTS. EXTEND JOINT FILLERS THE FULL WIDTH AND DEPTH OF PAVEMENT.
 - CONTRACTION JOINT DEPTH TO BE 1/4 OF THE TOTAL CONCRETE THICKNESS.
 - JOINTS SHOULD EXTEND THROUGH ADJACENT CURB AND GUTTER.
- JOINT SPACING:
 - JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS (E.G. 0.5" THICK CONCRETE x 30 = 15' MAXIMUM JOINT SPACING) WITH A MAXIMUM SPACING OF 15 FEET.
 - LAY OUT JOINTS TO FORM SQUARE PANELS. WHEN THIS IS NOT PRACTICAL, RECTANGULAR PANELS CAN BE USED, BUT THE LENGTH SHALL NOT BE MORE THAN 25% LONGER THAN THE WIDTH (E.G. A 15' LONG PANEL CANNOT BE WIDER THAN 12').
 - CONTRACTOR TO SUBMIT A JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING PAVING OPERATIONS. CONTRACTOR TO TAKE INTO ACCOUNT REVIEW TIME AND CHANGES PER ANY COMMENTS WHEN SCHEDULING THE SUBMISSION OF THE JOINT LAYOUT PLAN.
- REINFORCEMENT OF IRREGULARLY SHAPED PANELS OR MISMATCHED JOINTS:
 - ON PANELS WITH RADI, ON PANELS THAT TAPER TO A SHARP ANGLE, AND/OR WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 1.25, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN BOTH DIRECTIONS ACROSS THE ENTIRE PANEL.
 - WHERE JOINT PATTERNS OF ABUTTING PAVEMENTS DO NOT MATCH AND ARE NOT SEPARATED BY AN EXPANSION JOINT, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN THE PAVEMENT OPPOSITE OF THE MISMATCHED JOINT FOR A DISTANCE OF THREE FEET BACK FROM THE JOINT ALONG THE FULL WIDTH OF THE PANEL.
- WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
- PROVIDE MEDIUM TO FINE TEXTURED BROOM FINISH UNLESS OTHERWISE INDICATED ON THE PLANS.
- INSTALLATION TOLERANCES:
 - ELEVATION: 1/4 INCH
 - THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
 - SURFACE: 1/4 INCH IN 10 FEET

PAVEMENT MARKINGS:

- ALLOW PAVING TO AGE A MINIMUM OF 30 DAYS BEFORE STARTING PAVEMENT MARKING OPERATIONS.
- PAVEMENT MARKING PAINT SHALL BE ACRYLIC, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, TYPE II, WITH A DRYING TIME OF LESS THAN THREE MINUTES.
- COLOR AS INDICATED.

INTERIM REVIEW ONLY

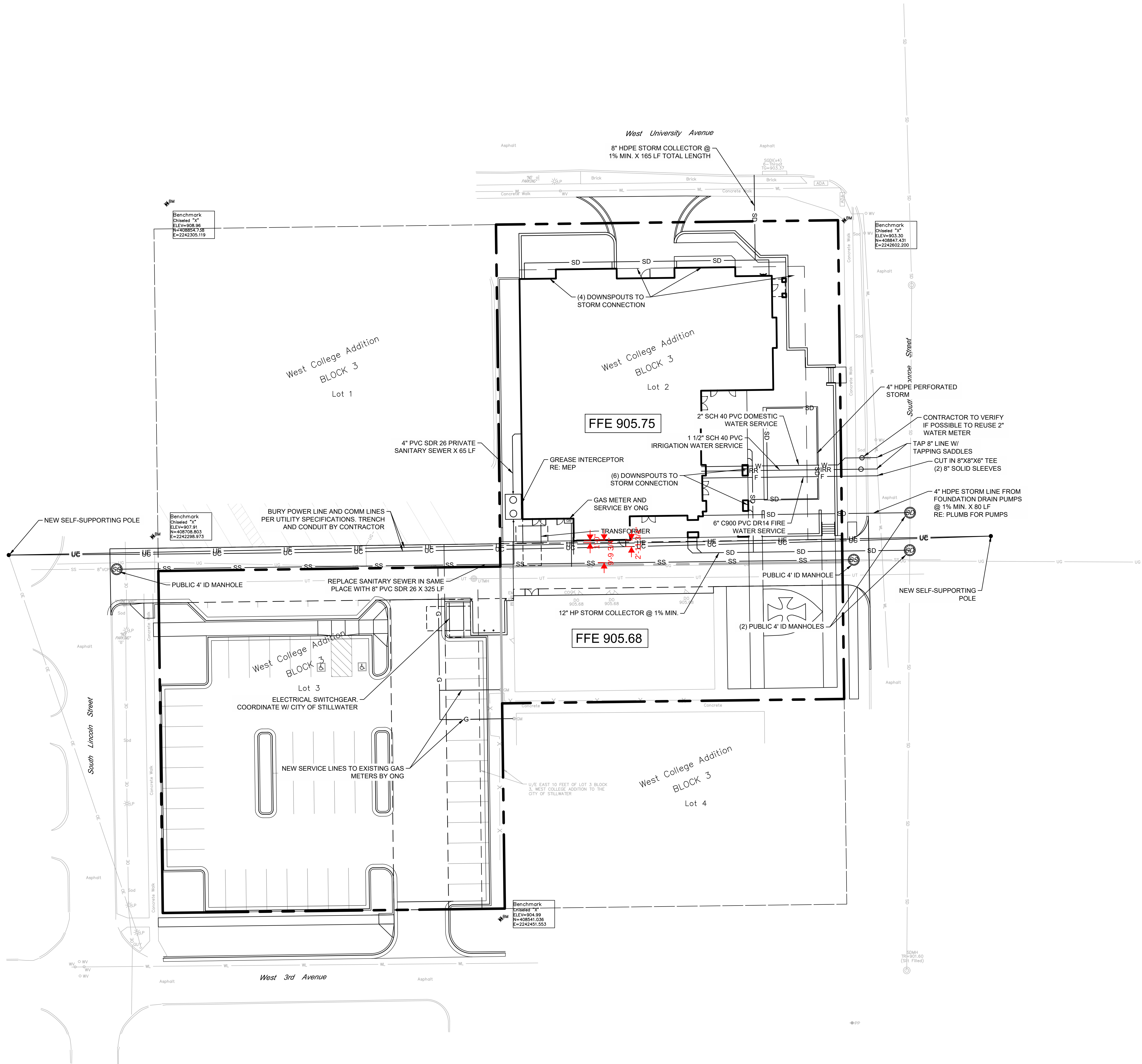
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CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



GENERAL UTILITY NOTES:

- PRIOR TO CONSTRUCTION, LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE. SERVICE LINES SHOWN FOR COORDINATION AND REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS (TELECOMMUNICATIONS, ELECTRIC, GAS, ETC.) PRIOR TO INSTALLING SERVICE LINES OR APPURTENANCES. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- THIS PLAN DEPICTS THE INTENT OF PRIVATE AND FRANCHISE UTILITY ROUTINGS AS UNDERSTOOD DURING DESIGN PHASES OF THE PROJECT. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO NEGOTIATE ALL CONTRACTS FOR SERVICE WITH EACH INDIVIDUAL UTILITY COMPANY AND TO PROVIDE THE ENGINEER WITH ANY DOCUMENTS THAT MAY AFFECT THE LAYOUT.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- NOT ALL EXISTING UNDERGROUND UTILITIES MAY BE SHOWN ON THIS PLAN. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO CONSTRUCTION.
- RESTRAINED JOINTS SHALL BE PROVIDED ON 4" AND LARGER WATER LINES AT ALL BENDS TEES AND FIRE HYDRANTS FOR A MINIMUM 2 JOINTS BOTH SIDES OF FITTING PER AWWA MINIMUM STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. TERMINATE SERVICE PIPING 5' FROM BUILDING WALL UNTIL BUILDING PIPING SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAP PLUG OR FLANGE AS REQUIRED FOR PIPING MATERIAL. MAKE CONNECTIONS TO BUILDING PIPING SYSTEMS WHEN THOSE SYSTEMS ARE INSTALLED.
- REFER TO PLUMBING AND/OR FIRE PROTECTION SHEETS FOR FIRE LINE LEAD-IN LOCATION AND DETAIL. CONTRACTOR SHALL UTILIZE AWWA AND FACTORY MUTUAL TEST AND CERTIFICATIONS FOR ALL UNDERGROUND FIRE PROTECTION LINES AS A MINIMUM. LOCAL OR STATE AUTHORITIES MAY REQUIRE MORE STRINGENT TESTING WHICH SHALL BE PROVIDED BY THE GC IF REQUIRED.
- FIRE LINE BACKFLOW PREVENTER (DOUBLE CHECK ASSEMBLY) SHALL BE LOCATED INSIDE THE BUILDING.
- ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. UTILITY TRENCH DETAIL RE: 1/C801. STORM TRENCH DETAIL RE: 2/C801.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING FOR CONTINUATION OF UTILITIES AT BUILDING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS (INCLUDING IRRIGATION SLEEVES) PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS. THE CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A PULL STRING. ALL CONDUIT SHALL BE SCH. 40 PVC, UNLESS NOTED OTHERWISE.
- CONSTRUCT CLAY TRENCH PLUG THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHALL CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOIL'S OPTIMUM WATER CONTENT. THE CLAY FILL SHALL BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
- ALL STORM PIPE ENTERING CONCRETE STRUCTURES SHALL BE GROUTED WITH NON SHRINK GROUT TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- PROVIDE SLEEVE WITH LINK-SEAL (OR APPROVED EQUAL) AT GRADE BEAM PENETRATION LOCATIONS (RE: STRUCTURAL FOR DETAIL).
- CONTRACTOR SHALL REFER TO ELECTRICAL SITE PLAN OR PHOTOMETRIC PLAN (BY OTHERS) FOR ALL SITE LIGHTING CONSTRUCTION DETAILS, REQUIREMENTS, AND FINAL POLE LOCATIONS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY ADJUSTMENTS TO POLE LOCATIONS AS NECESSARY TO AVOID OBSTRUCTIONS (I.E. UNDERGROUND UTILITIES, SIDEWALKS, ETC.). CONTRACTOR SHALL POT HOLE EACH LOCATION WHERE A NEW LIGHT POLE IS TO BE PLACED PRIOR TO CONSTRUCTION TO VERIFY THERE ARE NO CONFLICTS WITH EXISTING UTILITIES. IF DAMAGES OCCUR TO EXISTING UTILITIES THEY WILL REPLACE OR REPAIR AT THEIR OWN EXPENSE. POLE LOCATIONS MAY NOT BE ADJUSTED WITHOUT PRIOR APPROVAL FROM THE ENGINEERS SINCE A CHANGE IN LOCATION CAN IMPACT THE INTENDED PHOTOMETRIC DESIGN.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF PROPOSED SIGN(S) AND INSTALLATION OF SECURITY CAMERAS WITH OWNER'S CONSTRUCTION MANAGER. COORDINATE WITH ELECTRICAL SITE PLAN TO PROVIDE ALL CONDUIT NEEDED FOR DATA AND/OR POWER TO SITE SIGN(S), SECURITY CAMERAS, AND LIGHT POLES.



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SIGMA CHI FRATERNITY HOUSE

STILLWATER, OKLAHOMA

C600
UTILITY PLAN

GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER:
20210179

ISSUE DATE:
7/19/2024

ISSUE:
STOP AND PRINT
PROGRESS SET

OTHER ISSUE DATES:
NO. DESCRIPTION DATE

SHEET NAME:
UTILITY PLAN

SHEET NUMBER:
C600

SCHEDULE OF REGULAR MEETINGS FOR THE CALENDAR YEAR OF 2025

City of Stillwater Board of Adjustment

DATE	TIME	MEETING LOCATION
January 9, 2025 ▲	5:30 PM	Municipal Building
February 6, 2025	5:30 PM	Municipal Building
March 6, 2025	5:30 PM	Municipal Building
April 3, 2025	5:30 PM	Municipal Building
May 1, 2025	5:30 PM	Municipal Building
June 5, 2025	5:30 PM	Municipal Building
July 10, 2025 ▲	5:30 PM	Municipal Building
August 7, 2025	5:30 PM	Municipal Building
September 11, 2025 ▲	5:30 PM	Municipal Building
October 2, 2025	5:30 PM	Municipal Building
November 6, 2025	5:30 PM	Municipal Building
December 4, 2025	5:30 PM	Municipal Building

▲ Date changed due to holiday

Submitted By:	C. Gibson
Title:	Administrative Services Manager
Address:	723 S. Lewis

Phone Number:	405.742.8213
Fax Number:	405.742.8321

Received and filed in the Stillwater City Clerk's Office on the _____ day of _____, 2024.
