



City of Bixby Planning Commission Meeting Agenda

**Chairman Jason Mohler
Vice Chair Josh Nave
Commissioner Tom Holland
Commissioner Lance Whisman
Commissioner Eric Covey**

Monday, August 17, 2026

6:00 PM

**Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008**

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on June 15, 2026.
- 2) Consider and approve the minutes from the Planning Commission Special Meeting workshop held on June 30, 2026.

Public Hearing

- 1) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Case No. BXZO-26.02, a request to rezone approximately 27.398 acres from CS, Commercial Shopping; RD, Residential Duplex; and RS-3, Residential Single-Family, to CS, Commercial Shopping, generally located at the northeast corner of South Yale Avenue and East 151st Street South (State Highway 67).
- 2) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Case No. PUD-3 C, a request for approval of a Major Amendment to Planned Unit Development No. 3 (PUD-3) to remove the portions of the property currently zoned RD, Residential Duplex, and RS-3, Residential Single-Family, from the boundaries of PUD-3, consistent with the proposed rezoning, for property generally located at the northeast corner of South Yale Avenue and East 151st Street South (State Highway 67).

- 3) Discussion, consideration, and possible recommendation to the Bixby City Council regarding Case No. BXPUD-22.05 MA.01, a request for approval of Major Amendment No. 1 to Planned Unit Development BXPUD-22.05 (The Preserve) to amend Section IV.F., Platting and Site Plan Requirements, for approximately 159.768 acres located at the northeast corner of East 171st Street South and South Sheridan Road.
- 4) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Site Plan Case No. BXSP-26.06 for Lot 2, Block 2 of South County Industrial Park, an industrial development on approximately 1.490 acres, located at 14220 S 43rd East Avenue, Bixby, Oklahoma.
- 5) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Final Plat Case No. BXPT-22.03 FP for Bixby Business Park, a proposed commercial development consisting of seventeen (17) lots, five (5) blocks, and two (2) reserve areas on approximately 20.04 acres, located on the west side of South Kimberly-Clark Place and East 146th Street South, Bixby, Oklahoma.
- 6) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Final Plat Case No. BXPT-22.18 FP Blocks 6-15, a request for a residential subdivision consisting of one hundred thirty-three (133) lots within ten (10) blocks, including four (4) reserve areas, on approximately 73 acres, located at the northeast corner of South Sheridan Road and East 171st Street South, Bixby, Oklahoma, known as The Preserve.
- 7) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Preliminary Plat Case No. BXPT-26.08 for Spartan Square, a proposed commercial development consisting of four (4) lots within one (1) block, on approximately 3.16 acres, located at 211 N Cabaniss Avenue, Bixby, Oklahoma.
- 8) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXCP-26.02, a Minor Amendment to the City of Bixby Comprehensive Plan to change the Future Land Use designation from Medium Density Residential to Medium-High Density Residential for approximately 1.10 acres located at 15014 S. Sheridan Road, Bixby, Oklahoma.
- 9) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXZO-26.04, a request to rezone approximately 1.10 acres located at 15014 S. Sheridan Road from AG (Agriculture) to RD (Duplex Residential).
- 10) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXZO-26.06 & BXZO-26.07, a request to rezone property generally located at E. 148th Street South and S. Armstrong Avenue, including Lots 2 and 3, Block 3, Bishop Market Square, and Parcel 97313-73-13-17090, from Commercial General (CG), Residential Multi-Family (RM-1), and Industrial (IL) zoning to Commercial General (CG) zoning.
- 11) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXCP-26.01, a request for a Major Amendment to

the City of Bixby 2030 Comprehensive Plan Future Land Use Map for approximately 159.434 acres, generally located north of East 131st Street South, between South Memorial Drive (U.S. Highway 64) and South Mingo Road, to amend the Future Land Use designation from Commercial, Mixed Use, Recreation/Open Space, and Medium Density Residential to Commercial, Mixed Use, and Medium Density Residential.

- 12) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXZO-26.05, a request to rezone approximately 159.434 acres, generally located north of East 131st Street South, between South Memorial Drive (U.S. Highway 64) and South Mingo Road, from AG, Agricultural District, to CS, Commercial Shopping Center District; CG, Commercial General District; RM-3, Residential Multi-Family District; and RS-3, Residential Single-Family District.
- 13) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Case No. BXPUD-26.03, a request for approval of The Grove Planned Unit Development, consisting of approximately 159.434 acres, generally located north of East 131st Street South, between South Memorial Drive (U.S. Highway 64) and South Mingo Road, to establish a mixed-use development consisting of commercial, office, office-warehouse, multifamily residential, and single-family residential uses, together with associated parks, open space, trails, and supporting infrastructure.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of August 14, 2026, on or before 6:00 p.m., at City Hall, 111 N. Cabaniss Ave., Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill
Assistant Planner

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N. Cabaniss Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: SDuran@bixbyok.gov at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, “disturb, interfere or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

Planning Commission Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008
June 15, 2026 at 6:00 PM

Call to Order

Chairman Jason Mohler called the meeting to order at 6:01 P.M.

Roll Call

Roll call was conducted by the Secretary, Gladys Gill.

Commissioners present:

Chairman Jason Mohler
Vice Chairman Josh Nave
Commissioner Eric Covey

Absent:

Commissioner Tom Holland
Commissioner Lance Whisman

A quorum was declared present.

Staff present: Gladys Gill, Assistant Planner/Secretary

Consent Agenda

Consider and approve the minutes from the Planning Commission Meeting held on May 18, 2026.

Chairman Mohler called for a motion to approve the Consent Agenda. Vice Chair Nave moved to approve, with Chairman Mohler seconding the motion. The vote was taken with the following results:

Ayes: Nave, Mohler, Covey
Nays: None

Motion carried, 3-0.

Public Hearing

Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Planned Unit Development Case No. BXPUD-26.02, a request for a Planned Unit Development (PUD) overlay for property zoned CS, Commercial Shopping District, to be known as Sheridan Reserve, consisting of approximately 5.07 acres located at the northeast corner of East 121st Street South and South Sheridan Road.

Assistant Planner Gladys Gill presented the staff report. She stated that the proposed PUD would overlay the existing CS, Commercial Shopping District, zoning and establish development standards for approximately 5.07 acres. The application was submitted in conjunction with a preliminary plat proposing three commercial lots.

Staff explained that the development is anticipated to accommodate neighborhood-serving commercial uses, including professional and medical offices, retail establishments, restaurants, convenience services, and other uses permitted within the CS district. An auto wash facility under Use Unit 17 was proposed as a permitted use within the PUD, while other automotive uses classified under Use Unit 17 would continue to require approval of a Special Use Permit.

The PUD would establish standards related to permitted uses, site design, setbacks, landscaping, lighting, signage, parking, and screening. Certain uses, including medical marijuana establishments and sexually oriented businesses, would be prohibited. Tobacco-related uses would also be restricted on two of the three proposed lots.

Staff stated that the proposal complies with the Comprehensive Plan designation for the property and does not require a Comprehensive Plan amendment.

The Technical Advisory Committee (TAC) reviewed the application. Staff noted that BTC requested clarification regarding an existing fiber facility and utility easements. The applicant was continuing to coordinate with Public Works and City engineering staff regarding remaining technical comments.

Staff recommended approval of BXPUD-26.02. The Commission discussed architectural and masonry standards for the development, particularly in relation to existing commercial development along East 121st Street and nearby residential areas. Staff clarified that the property is not located within the City's Memorial Corridor Appearance District and, therefore, the Corridor Appearance masonry requirements do not automatically apply.

Commissioners expressed an interest in maintaining architectural compatibility and cohesiveness with surrounding development. Staff noted that the City Council could raise similar concerns regarding exterior building materials.

The applicant, Billy Cox with 66 E&G Group, addressed the Commission. Mr. Cox stated that a car wash was a likely use for one of the lots, while specific users for the remaining lots had not yet been determined. He stated that the submitted PUD did not currently contain a masonry requirement but that the matter could be discussed with the property owner.

The Commission also discussed stormwater drainage and the existing pond on the property. Mr. Cox stated that the pond does not function as a detention facility and that the development's proposed stormwater system would collect and convey runoff to the existing drainage infrastructure along East

121st Street and ultimately toward the Fry Creek drainage system. He stated that detention was not required based upon the current engineering analysis and that the project team had also discussed drainage with the City's Floodplain Manager.

No members of the public were signed up to speak on the item.

Vice Chair Nave moved to recommend approval of BXPUD-26.02, subject to staff recommendations and with the additional requirement that 100% of exterior materials be masonry, allowing metal veneer not to exceed 50%, with Chairman Mohler seconding the motion. The vote was taken with the following results:

Ayes: Nave, Mohler, Covey

Nays: None

Motion carried, 3-0.

Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Preliminary Plat Case No. BXPT-26.07, a request for a commercial development to be known as Sheridan Reserve, consisting of three (3) lots within one (1) block, on approximately 5.07 acres, located at the northeast corner of South Sheridan Road and East 121st Street, Bixby, Oklahoma.

Assistant Planner Gladys Gill stated that much of the staff report for the Preliminary Plat had been presented in conjunction with the preceding PUD item.

Staff advised that the Preliminary Plat had been reviewed with the applicant and that Public Works had provided comments primarily related to access along Sheridan Road. Remaining technical items would be addressed as the project proceeds toward Final Plat. Staff indicated that Public Works was generally supportive of the Preliminary Plat as presented, subject to resolution of staff comments.

The Commission discussed the Planning Commission's role in reviewing preliminary plats and the extent to which technical matters such as engineering, drainage, utilities, access, and easements are reviewed through the TAC and staff review process. Chairman Mohler noted that additional clarification regarding the Commission's role in the platting process could be discussed with the City Attorney at a future workshop.

The Commission further discussed ensuring that the Preliminary Plat remains consistent with the requirements approved as part of BXPUD-26.02. Staff confirmed that applicable PUD requirements would be reflected through the plat and associated Deed of Dedication.

Vice Chair Nave moved to recommend approval of BXPT-26.07, subject to staff comments and consistency with the approved motion and requirements of BXPUD-26.02, with Chairman Mohler seconding the motion. The vote was taken with the following results:

Ayes: Nave, Mohler, Covey

Nays: None

Motion carried, 3-0.

Commissioner Comments

Chairman Mohler announced that a special meeting of the Planning Commission is anticipated to be scheduled for a workshop session to discuss community priorities, housing needs, economic development opportunities, and other planning-related topics intended to assist in establishing overarching goals and a vision for the community's future.

It was also announced that a separate public participation and community engagement workshop is anticipated. The public workshop would provide residents, property owners, business owners, and other stakeholders an opportunity to provide input regarding the community's future vision.

No dates, times, or locations had been established at the time of the meeting. Once finalized, notice and the corresponding agenda will be posted in accordance with the Oklahoma Open Meeting Act.

Staff requested that the Chairman's call for the special Planning Commission workshop be reflected in the official record.

Adjournment

There being no further business, Chairman Mohler adjourned the meeting at approximately 6:28 P.M.

Planning Commission Special Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008
June 30, 2026 at 6:00 PM

Call to Order

Chairman Jason Mohler called the meeting to order at 6:00 P.M.

Roll Call

Roll call was conducted by the Secretary, Gladys Gill.

Commissioners present:

Chairman Jason Mohler
Vice Chairman Josh Nave
Commissioner Tom Holland
Commissioner Lance Whisman
Commissioner Eric Covey

With all members present, a quorum was declared.

Staff present:

JT Hammons, City Attorney
Gladys Gill, Assistant Planner/Secretary
Dylan Warner, Public Works Director
Nathan Radach, Assistant Public Works Director
Amber Vinson, GIS Tech

Workshop

The Planning Commission and City staff conducted a workshop regarding the City of Bixby's long-range planning initiatives.

Discussion included the City's ongoing Comprehensive Plan update, including the planning process, community priorities, and long-term goals for future growth and development. The Commission and staff discussed topics related to future land use, growth management, housing, transportation, parks and recreation, infrastructure, and economic development.

The Commission and staff also discussed the City's Capital Improvement Plan (CIP) and its relationship to anticipated growth, development, infrastructure needs, and implementation of the City's long-range planning objectives.

The Commission also discussed the City's Zoning Code Update, including opportunities to modernize development regulations, address current and future development needs, and improve

implementation of the Comprehensive Plan.

Planning Commissioners provided comments, recommendations, and general guidance to City staff regarding the City's long-range planning efforts.

The workshop was for discussion and planning purposes only. No public hearings were held, and the Planning Commission took no formal action or votes.

Adjournment

Chairman Mohler adjourned the meeting at approximately 7:36 p.m.



CITY OF BIXBY PLANNING COMMISSION MEETING

NOTICE OF REQUEST FOR CONTINUANCE

CASE NO.: BXZO-26.02 / PUD-3C

NOTICE IS HEREBY GIVEN that the applicant has requested that the public hearing and consideration of Case No. BXZO-26.02 / PUD-3C, currently scheduled before the Bixby Planning Commission for Monday, August 17, 2026, at 6:00 p.m., be continued to the Monday, September 21, 2026 Planning Commission meeting at 6:00 p.m.

The application concerns approximately 27.398 ± acres at the northwest corner of South Yale Avenue and East 151st Street, Bixby, Oklahoma, and requests rezoning of the subject property to Commercial Shopping (CS) and an amendment to PUD-3.

The request for continuance will be considered by the Bixby Planning Commission at its August 17, 2026 meeting. The continuance is subject to Planning Commission approval.

No action on the merits of the application is anticipated at the August 17, 2026 meeting.

If approved, the public hearing and consideration of the application will be continued to:

Monday, September 21, 2026 at 6:00 p.m.

Bixby City Council Chambers
Bixby Municipal Building
111 N. Cabaniss Ave.
Bixby, Oklahoma 74008



CITY OF BIXBY PLANNING COMMISSION MEETING

NOTICE OF REQUEST FOR CONTINUANCE

CASE NO.: BXZO-26.02 / PUD-3C

NOTICE IS HEREBY GIVEN that the applicant has requested that the public hearing and consideration of Case No. BXZO-26.02 / PUD-3C, currently scheduled before the Bixby Planning Commission for Monday, August 17, 2026, at 6:00 p.m., be continued to the Monday, September 21, 2026 Planning Commission meeting at 6:00 p.m.

The application concerns approximately 27.398 ± acres at the northwest corner of South Yale Avenue and East 151st Street, Bixby, Oklahoma, and requests rezoning of the subject property to Commercial Shopping (CS) and an amendment to PUD-3.

The request for continuance will be considered by the Bixby Planning Commission at its August 17, 2026 meeting. The continuance is subject to Planning Commission approval.

No action on the merits of the application is anticipated at the August 17, 2026 meeting.

If approved, the public hearing and consideration of the application will be continued to:

Monday, September 21, 2026 at 6:00 p.m.

Bixby City Council Chambers
Bixby Municipal Building
111 N. Cabaniss Ave.
Bixby, Oklahoma 74008



CITY OF BIXBY PLANNING COMMISSION MEETING

NOTICE OF REQUEST FOR CONTINUANCE

CASE NUMBER: BXPUD-22.05 Major Amendment #1 – The Preserve

NOTICE IS HEREBY GIVEN that the applicant has requested that the public hearing and consideration of Case No. BXPUD-22.05 Major Amendment #1 – The Preserve, currently scheduled before the Bixby Planning Commission for Monday, August 17, 2026, at 6:00 P.M., be continued to the Monday, September 21, 2026 Planning Commission meeting at 6:00 P.M.

The application is a request for approval of a Major Amendment to Planned Unit Development (PUD) BXPUD-22.05, The Preserve, concerning approximately 159.768 acres located at the northeast corner of East 171st Street South and South Sheridan Road, City of Bixby, Tulsa County, Oklahoma.

The request for continuance will be considered by the Bixby Planning Commission at its August 17, 2026 meeting. The continuance is subject to Planning Commission approval.

No action on the merits of the application is anticipated at the August 17, 2026 meeting.

If approved, the public hearing and consideration of the application will be continued to:

Monday, September 21, 2026 at 6:00 p.m.

Bixby City Council Chambers
Bixby Municipal Building
111 N. Cabaniss Ave.
Bixby, Oklahoma 74008



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: August 17, 2026

NAME: South County Industrial Park, Lot 2, Block 2

CASE(S): **SITE PLAN** | BXSP-26.06

LOCATION: South 43rd East Avenue near the 14100 block of Kimberly-Clark Place

EXISTING ZONING: Industrial Light (IL) within BXPUD-12, Major Amendment C

PROPOSED USE: Warehouse/Wholesaling with Office

STR: Section 16, Township 17N, Range 13E

APPLICANT: Select Design

REQUEST:

The applicant is requesting approval of a Site Plan for the development of Lot 2, Block 2 of South County Industrial Park. The property is located along South 43rd East Avenue and is subject to the development standards of the IL – Light Industrial zoning district and BXPUD-12, Major Amendment C.

The proposed development consists of an approximately 11,500-square-foot building, including approximately 9,900 square feet of warehouse space and 1,600 square feet of office space. The plans identify the warehouse as Use Unit 23: Warehousing and Wholesaling and the office component as Use Unit 11: Offices and Studios.

SITE PLAN SUMMARY

The subject property contains approximately 64,892.62 square feet (1.49 acres). The proposed building has a maximum height of 35 feet and a stated floor area ratio of 0.24, below the maximum 0.50 identified on the plans. Approximately 24,081 square feet of impervious area is proposed.

The site is designed with vehicular access from South 43rd East Avenue. The development includes paved parking and maneuvering areas, a loading berth, sidewalks, utility connections, private storm sewer improvements, fire suppression improvements, landscaping, and a screened dumpster enclosure.

The revised plans include a 10-foot by 30-foot loading berth and truck-turning exhibits demonstrating vehicle entry and exit movements. These revisions were provided in response to staff comments concerning truck circulation and loading operations.

PARKING

The plans calculate parking based upon the two proposed use components:

- **Warehouse/Wholesaling:** 9,900 square feet – 2 spaces required.
- **Office:** 1,600 square feet – 6 spaces required.
- **Total Required:** 8 spaces.
- **Total Provided:** 8 spaces, consisting of 7 standard spaces and 1 accessible space.

During staff review, staff requested revisions to the accessible parking space. The applicant subsequently revised the space to provide an 11-foot-wide accessible stall with a 7-foot-wide accessible aisle.

ACCESS AND CIRCULATION

Access to the development is proposed from South 43rd East Avenue. Because the proposed use includes warehouse operations, staff specifically reviewed truck circulation and the ability of larger vehicles to maneuver within the site.

In response to staff comments, the applicant provided dimensioned loading berth and vehicle-turning exhibits. The revised building permit plans include separate 30-foot and 40-foot truck-turning radius exhibits.

Vehicle tracking was also added for dumpster access, and an additional backing area was incorporated into the plan to improve parking-space maneuverability.

Final access and circulation details shall remain subject to City engineering and applicable development requirements.

UTILITIES, DRAINAGE AND FIRE PROTECTION

The development plans identify proposed sanitary sewer, domestic water, underground gas, electric, communication, private storm sewer, and fire suppression improvements. The site contains approximately 1.10 acres of disturbed area and approximately 24,081 square feet of proposed impervious surface. Grading, drainage, erosion control, paving, storm sewer, and utility information has been incorporated into the building permit plan set for technical review.

The applicant's response to staff comments directs drainage calculations, connection details, sections, and City standard details to the revised building permit plans.

The revised plans also include a dedicated Fire Code Compliance Plan showing the proposed fire lane, remote Fire Department Connection (FDC), existing hydrant, and hose-lay distances. The plan identifies the building as Type II-B construction and provides fire-flow information for the proposed 11,500-square-foot building.

All final drainage, utility, paving, fire protection, and engineering improvements shall be subject to review and approval by the appropriate City departments prior to construction.

LANDSCAPING

A revised landscape plan dated August 14, 2026 has been submitted for the development. The plan provides landscaped and sodded areas around the building and along South 43rd East Avenue.

The landscape schedule identifies five proposed trees, including two Amur Maples, two Lacebark Elms, and one Redbud. The plan also requires ordinance-required landscaped areas to be served by an underground automatic irrigation system.

STAFF REVIEW

Staff reviewed the proposed Site Plan for consistency with the applicable zoning and PUD requirements and provided technical comments regarding accessibility, parking, loading, truck circulation, access, drainage, utilities, dumpster circulation, and fire protection.

The applicant submitted a response dated August 4, 2026 addressing the comments and incorporated several revisions into the plans, including:

- Detectable warning devices at pedestrian crossings;
 - A dimensioned loading berth and truck-turning exhibits;
 - Revised accessible parking dimensions;
 - Additional vehicle maneuvering area;
 - Dumpster vehicle tracking;
 - Additional drainage and utility information within the building permit plans; and
 - A Fire Code Compliance Plan addressing fire access and the FDC.
- The applicant requested additional discussion regarding staff's comment concerning access to and from the public right-of-way. Accordingly, any outstanding engineering or access-related issues should be resolved to the satisfaction of City staff prior to issuance of applicable construction permits.

STAFF FINDINGS

Based upon review of the submitted materials, Staff finds:

1. The proposed warehouse and office development is located within the IL – Light Industrial zoning district and is subject to BXPUD-12, Major Amendment C.
2. The proposed development consists of an approximately 11,500-square-foot building on approximately 1.49 acres.
3. The proposed uses consist of approximately 9,900 square feet of warehousing/wholesaling and 1,600 square feet of office space.

4. The Site Plan provides the eight parking spaces identified as required by the submitted parking calculations, including one accessible space.
5. The revised plans provide a loading berth and truck-turning exhibits addressing the movement of delivery and service vehicles through the site.
6. A landscape plan has been submitted providing landscaping, trees, sod, and irrigation improvements.
7. Grading, drainage, paving, utilities, fire protection, and other technical improvements remain subject to final review and approval by the appropriate City departments.
8. Any outstanding staff and engineering comments shall be addressed prior to issuance of applicable permits.

Staff recommends approval of the Site Plan for South County Industrial Park, Lot 2, Block 2, subject to the following conditions:

1. The development shall substantially conform to the Site Plan, building plans, and landscape plan submitted for Planning Commission review.
2. All outstanding engineering, drainage, utility, access, fire protection, and other technical review comments shall be addressed to the satisfaction of City staff prior to issuance of applicable construction permits.
3. Final construction plans shall comply with applicable City of Bixby Engineering Standards and other applicable City development requirements.
4. Any substantive modification to the approved Site Plan shall be subject to additional City review and approval as required by applicable regulations.

Attachments: Site Plan
 Landscaping Plan

Sheet Index

COVER SHEET	C1
CONSTRUCTION NOTES & EROSION CONTROL DETAILS	C2
EROSION CONTROL PLAN	C3
GRADING PLAN	C4
DRAINAGE AREA MAP & STORM SEWER PLAN	C5
PAVING PLAN	C6
UTILITY PLAN	C7
FIRE CODE COMPLIANCE	C8

Legend

A/C	AIR CONDITIONER UNIT/PAD
#GAI	# GRATE AREA INLET
AMH	ACCESS MANHOLE
B/L	BUILDING SETBACK LINE
B/W	BARBED WIRE FENCE
BC	BOTTOM OF CURB
BM	BENCHMARK
BOP	BEGINNING OF PROJECT
C/L	CHAIN LINK FENCE
CCI	CONCRETE CURB INLET
CICI	CAST IRON CURB INLET
CONC	CONCRETE
CPED	CABLE/TV PEDESTAL
CY	CUBIC YARDS
EOP	END OF PROJECT
ELEC	ELECTRIC
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
EX	EXISTING
F/E	FENCE EASEMENT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FLT	THROAT FLOWLINE
FP	FLAG POLE
GLT	GROUND LIGHT
GM	GAS METER
GRSR	GAS RISER
GUY	DOWN GUY
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IPF	IRON PIN FOUND
LF	LINEAR FEET
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MAVE	MUTUAL ACCESS EASEMENT
MB	MAILBOX
OD/E	OVERLAND DRAINAGE ESMT
OE	OVERHEAD ELECTRIC
OL	ORNAMENTAL LIGHT
PG	PROPOSED GRADE
PP	POWER POLE
RW/E	RESTRICTED WL EASEMENT
RCP	REINFORCED CONC. PIPE
RET. WALL	RETAINING WALL
SAW	SIDEWALK
SD	STORM DRAIN
SDMH	STORMWATER MANHOLE
SF	SQUARE FEET
SGAI	SINGLE GRATE AREA INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GRATE
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF RIM
TS	TRAFFIC SIGN
TW	TOP OF WALL
U/E	UTILITY EASEMENT
UG	UNDERGROUND GAS LINE
UTMH	UTILITY MANHOLE
W/ DIP	WITH UNDERGROUND RISER
WL	WATERLINE
WLMH	WATERLINE MANHOLE
WM	WATER METER
WRSR	WATER SPIGOT
WV	WATER VALVE

Disclaimer

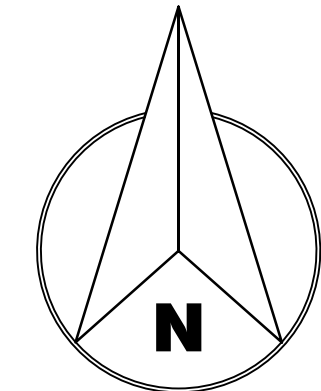
THESE PLANS AND DRAWINGS ARE NOT TO BE CHANGED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ENGINEERED BY DESIGN, PLLC. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF ENGINEERED BY DESIGN, PLLC ARE UNAUTHORIZED, AND SHALL RELIEVE ENGINEERED BY DESIGN, PLLC OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGE(S).

Grading, Drainage, Erosion Control, Paving & Utility Plans

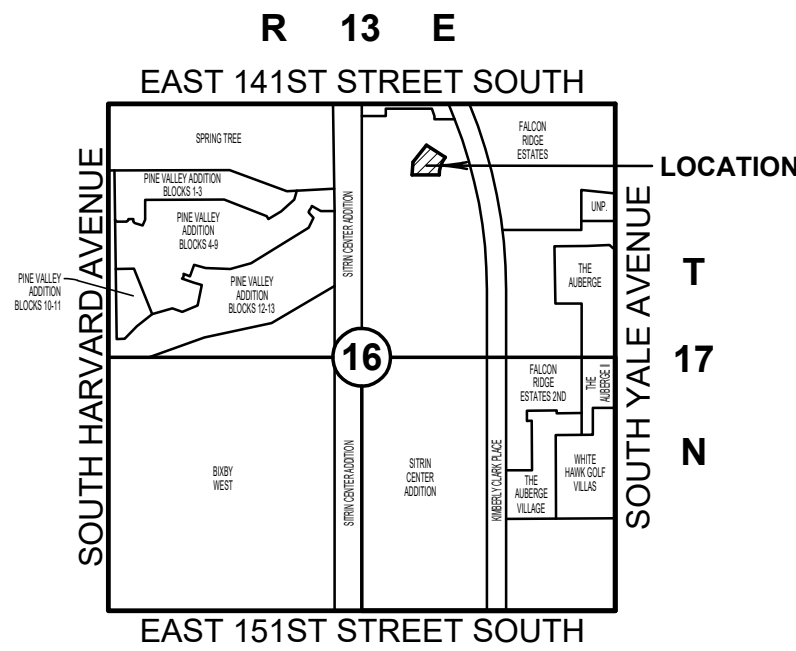
BXPUD-12 - Major Amendment C

South County Industrial Park
Lot 2 Block 2

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING A RE-PLAT OF PART OF SITRIN CENTER ADDITION (PLAT NO. 2993), AN ADDITION TO THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



Scale: 1" = 30'



Location Map

SCALE: 1"=2000'

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 DATUM USING ADS CONTROL STATION #535, ELEVATION = 659.385' AS THE PRIMARY BENCHMARK. SITE BENCHMARK AS SHOWN HEREON. CONTOUR INTERVAL IS 1'.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C04291- OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND THE FLOODWAY WITH A BASE FLOOD ELEVATION OF VARYING FROM 619' TO 624.6' AS SHOWN HEREON.

LAST SITE VISIT: MAY 1, 2023.

Owner / Developer

SOUTH COUNTY INDUSTRIAL PARK, LLC
802 WEST 91st STREET
TULSA, OK 74132
PHONE: (918) 284-7552
MR. JAMES ROBERTS

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pllc
C.A. # 7655 EXPIRES 6-30-2028

Site Summary

NET LOT AREA: 64,892.62 SF (1.490 AC)
PROPOSED BUILDING AREA: 11,500 SF
FLOOR AREA RATIO (0.50 MAX): 0.24
PROPOSED BUILDING HEIGHT: 35'-0" MAX.
PROPOSED BUILDING CONSTRUCTION: TYPE II-B

Impervious Calculations

NET LAND AREA: 64,892.62 SF (1.490 AC)
TOTAL DISTURBED AREA: 1.10 AC
** EXISTING IMPERVIOUS AREA: 0 SF
** PROPOSED IMPERVIOUS AREA: 24,081 SF
INCREASED IMPERVIOUS AREA: 24,081 SF
** INSIDE PROPERTY BOUNDARY

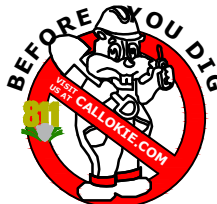
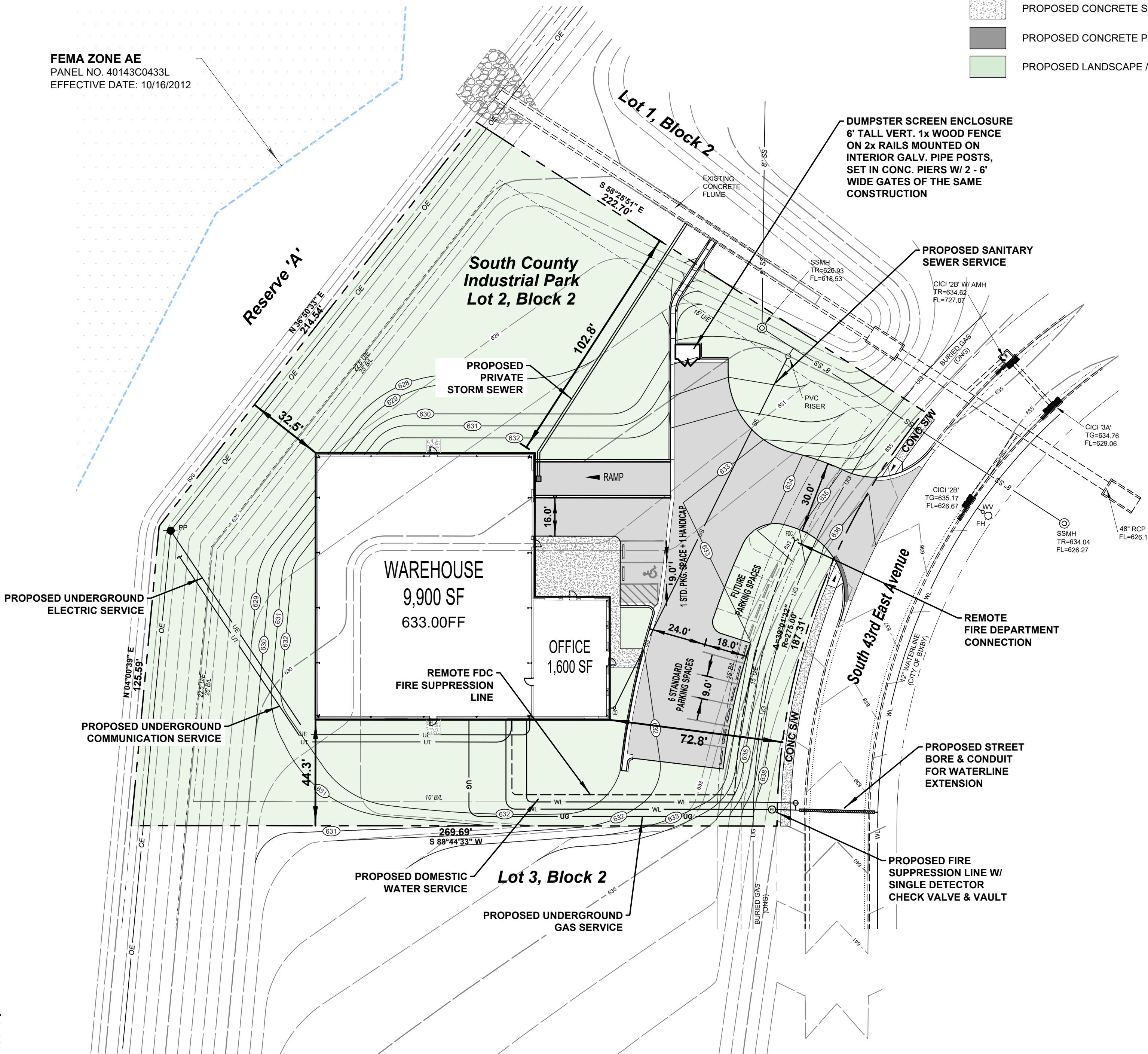
Parking Summary

IL - Light Industrial Zoning District

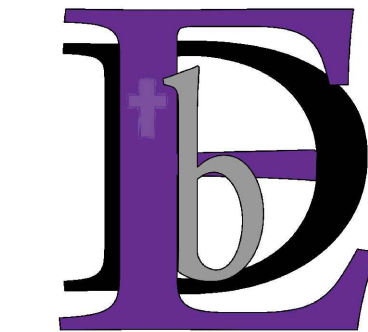
Use Unit 23 - Warehousing and Wholesaling
PROPOSED BUILDING AREA: 9,900 SF
REQUIRED PARKING SPACES (1 PER 500 SF): 2

Use Unit 11 - Offices and Studios
PROPOSED BUILDING AREA: 1,600 SF
REQUIRED PARKING SPACES (1 PER 300 SF): 6

TOTAL REQUIRED PARKING SPACES
TOTAL STANDARD PARKING SPACES PROVIDED: 8
TOTAL HANDICAP PARKING SPACES PROVIDED: 1
TOTAL PARKING SPACES PROVIDED: 8



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN. CALL 811 BEFORE YOU DIG!
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE CITY OF BIXBY ENGINEERING STANDARD SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION AND APPLICABLE SUPPLEMENTS.



ENGINEERED BY
DESIGN

Engineered by Design, PLLC
10700 Myers Lane, Choctaw, OK 73020
Ph. 405-234-0980
CA# 7655 - Expires 6/30/2028



BIXBY WAREHOUSE

SOUTH 43RD EAST AVENUE

C1 SITE PLAN

GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER:
20260050

ISSUE DATE:
06/8/2026

ISSUE:
PHASE

OTHER ISSUE DATES:

NO. DESCRIPTION DATE

SHEET NAME:

SITE PLAN

SHEET NUMBER:

C1

© 2026 COPYRIGHT GH2 ARCHITECTS, LLC

1. PROPOSED SOD TO BE BERMUDA SOLID SLAB TYPE.
2. FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE FLOAT SMOOTH TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
3. APPLY APPROVED FERTILIZER ON FINISH GRADE PRIOR TO SOD INSTALLATION AT A RATE OF ONE (1) POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET.
4. LAY SOD TO FORM A SOLID MASS TIGHTLY-FITTED JOINTS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
5. WATER SOD LIGHTLY THEN ROLL WITH A WATER FILLED COMMERCIAL LAWN ROLLER TO ENSURE CONTACT WITH SUBGRADE AND TO INSURE A SMOOTH SUBGRADE AND TO INSURE A SMOOTH SURFACE FREE OF CLUMPS AND DEPRESSIONS.

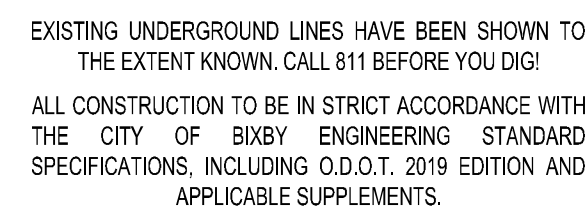
1. ALL ORDINANCE REQUIRED LANDSCAPE AREA TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
2. ALL IRRIGATION SHALL CONFORM TO LOCAL CODES.
3. IRRIGATION SHALL BE METERED SEPARATELY.
4. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS AND CUT SHEETS TO LANDSCAPE ARCHITECT 10 DAYS PRIOR TO INSTALLATION.
5. HEAD SIZING AND PLACEMENT SHALL BE SET TO PROVIDE UNIFORM COVERAGE.
6. ALL RISERS SHALL BE INSTALLED WITH A SWING JOINT.

1. LANDSCAPE PLANS ARE FOR PLANT MATERIAL AND IRRIGATION ONLY.
2. FORTY-EIGHT HOURS PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES, OR ENTITIES. REVIEW WITH OWNER SITE ELECTRICAL, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS AND RECORD SETS OF SAME IN POSSESSION OF OWNER. MARK ALL SUCH UTILITIES ON SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR DAMAGE TO ANY SYSTEM AT NO COST TO OWNER.
3. UTILITIES SHOWN FOR INFORMATION PURPOSES ONLY. LANDSCAPE AND IRRIGATION CONTRACTOR SHALL MOVE PLANTS AND IRRIGATION AS MAY BE NECESSARY TO AVOID CONFLICT WITH UTILITIES.
4. ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
5. ALL PLANT MATERIAL SHALL BE HEALTHY AND DISEASE FREE AT THE TIME OF PLANTING.
6. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. IF BERMUDA IS PRESENT, IT SHALL BE ERADICATED BY APPROVED MEANS.
7. FINISHED GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS OTHERWISE NOTED AND REVIEWED WITH THE ENGINEER FOR FINAL APPROVAL.
9. LANDSCAPE CONTRACTOR SHALL ADJUST TREE LOCATIONS IN THE FIELD TO INSURE THAT THE TREE TRUNK IS A MINIMUM OF 10' FEET FROM ANY UTILITY.
10. ON ALL TREES THE TOP SIX INCHES (6") OF BACK FILL SHALL CONSIST OF A 1:1 MIXTURE OF COMPOST TO SOIL.
11. AROUND ALL TREES FORM A CIRCULAR RING FREE OF VEGETATION. CIRCLE SHALL BE TRUE IN FORM AND CENTERED ON THE TREE.
12. ALL TREES SHALL BE STAKED WITH TWO (2) BLACK METAL SPLIT TEE FENCE POST AND TIED WITH WIRE THROUGH THE HOSE.

TREES					
KEY	DESIGN	QTY	MATERIAL NAME	SIZE / REMARKS	TYPE
AG	SMALL	2	Acer ginnala Amur Maple	Height = 6' (Minimum) Caliper = 1 1/2"	B&B
CE	SMALL	1	Cercis canadensis sp. Redbud	Height = 6' (Minimum) Caliper = 1 1/2"	B&B
UP	LARGE	2	Ulmus parvifolia Lacebark Elm	Height = 12' (Minimum) Caliper = 2"	B&B

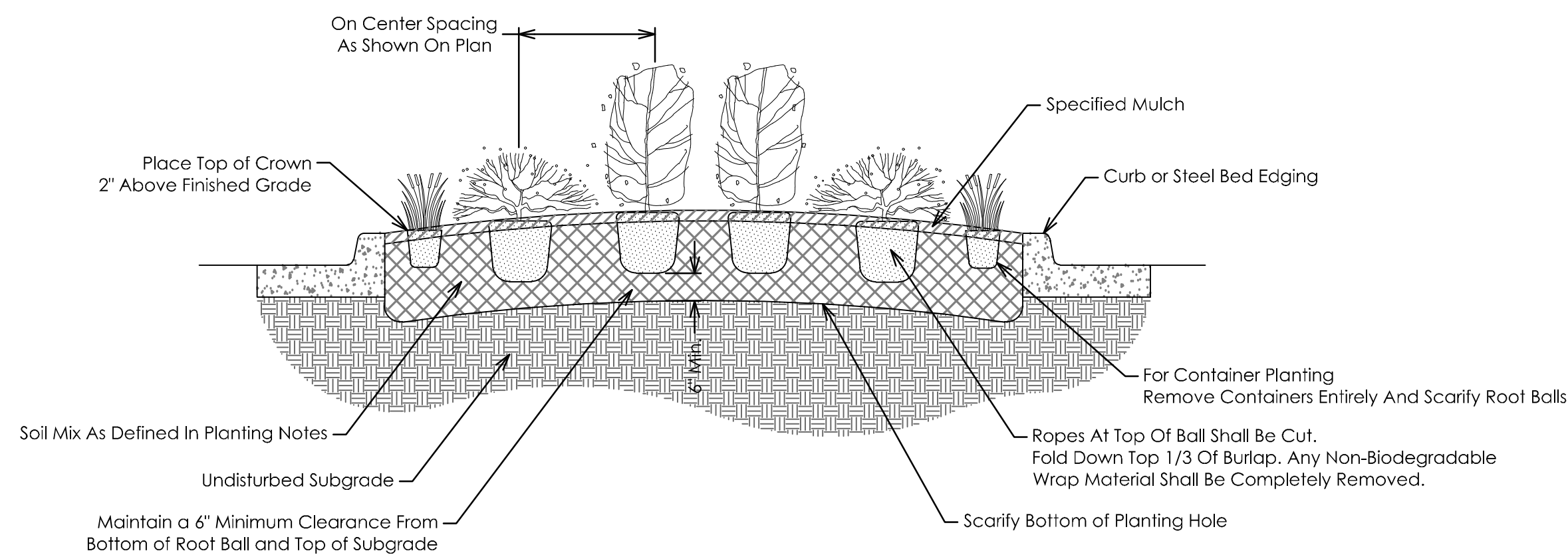


 PROPOSED CONCRETE SIDEWALK
 PROPOSED CONCRETE PAVING
 PROPOSED LANDSCAPE / SOD
 PROPOSED TREE

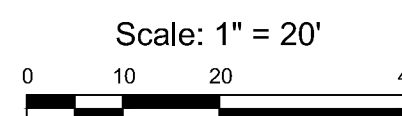


LS

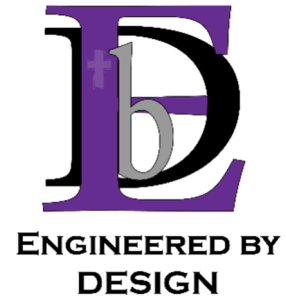
Page 21 of 111



B Shrub Planting Detail
SCALE: NONE



Engineered by Design, PLLC
10700 Myers Ln
Choctaw, OK 73020
Ph. 405-234-0980, Email ahale@engineeredbydesign.pro



August 4, 2026

Gladys Gill

Dear Gladys,

The following is a document of our response to the Site Plan review comments as of August 4, 2026, I have documented the responses in order of the original comments.

1. Provide detectable warning devices at each crossing.
 - a. Detectable warning devices added to crossings.
2. Label and dimension one loading berth (minimum 10' by 30' with 14' of clear height) Show a design-vehicle swept path proving a semitrailer can enter, load, turn, and leave all loading areas without backing into South 43rd East Avenue or blocking accessible/fire routes.
 - a. One loading berth has been dimensioned and design-vehicle paths have been provided.
3. 36' minimum.
 - a. The Bixby Engineering Design Manual Section C.4 requires the driveway width to be 10' min to 35' max. No revisions have been made to the site plan.
4. What is this thickened gray area?
 - a. This is the flow away curb. This hasp been added to the legend.
5. Provide access to and from the Right-of-Way for your development.
 - a. We would like to discuss this comment further.
6. This is required to be an 11 ft stall minimum with a minimum of 5ft accessible aisle. The accessible aisle shall also be on the passenger side.
 - a. The ADA parking stall has been updated to an 11 ft stall and 7 ft wide accessible aisle.
7. Minimum parking stall shall be no less than 180 sqft. Meaning 9x30 or 10x18.
 - a. The City of Bixby zoning code 11-10-4 requires the width of parking stall to be 8.5'-9.5' and the length 18'-20'. No revisions have been made to the site plan.
8. What is this and where is it going?
 - a. Concrete stoop for exit door as provided by architect. Refer to architectural plans.
9. Where is this water going. It cannot be directed at your neighbor without proven dissipation.
 - a. Refer to building permit plans.

10. You need to provide an area to back into to provide room for this spot to leave the site.
 - a. An area to back into has been added.
11. Is there not already access to water without boring?
 - a. No, the bore is provided for fire suppression.
12. Provide all drainage information, calculations, etc., and provide report for review.
 - a. Refer to building permit plans.
13. Provide and Use all COB Standard Details.
 - a. Refer to building permit plans.
14. Provide vehicle tracking path for dumpster.
 - a. Vehicle tracking has been added.
15. How is this going to connect? Please provide a detail for review.
 - a. Refer to building permit plans.
16. Provide section view.
 - a. Refer to building permit plans.
17. Does this have a name yet? Please use name.
 - a. There is no name for the project.
18. I have concerns with the FDC location and having no access to the back side of the building.
 - a. Please refer to Fire Code Compliance Plan on building permit plans.
19. Only one sheet is attached here. Provide all sheets.
 - a. All other sheets are provided in the building permit plans.

Sincerely,



Aaron Hale, P.E.
President

CC: Ryan McCarty, Select Design

COVER SHEET	C1
CONSTRUCTION NOTES & EROSION CONTROL DETAILS	C2
EROSION CONTROL PLAN	C3
GRADING PLAN	C4
DRAINAGE AREA MAP & STORM SEWER PLAN	C5
PAVING PLAN	C6
30FT TRUCK TURNING RADII DETAILS	C7
40FT TRUCK TURNING RADII DETAILS	C8
UTILITY PLAN	C9
FIRE CODE COMPLIANCE PLAN	C10

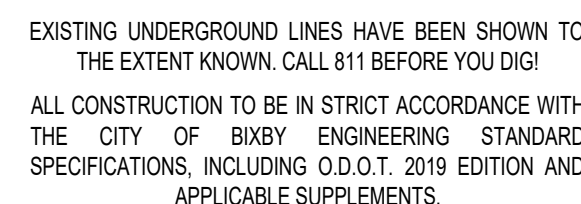
ACC	AIR CONDITIONER UNIT/PAD
#GAI	# GRATE AREA INLET
AMH	ACCESS MANHOLE
B/L	BUILDING SETBACK LINE
B/W	BARBED WIRE FENCE
BC	BOTTOM OF CURB
BM	BENCHMARK
BOP	BEGINNING OF PROJECT
CL	CHAIN LINK FENCE
CCI	CONCRETE CURB INLET
CICI	CAST IRON CURB INLET
CONC.	CONCRETE
CPED	CABLE/TV PEDESTAL
CY	CUBIC YARDS
EOP	END OF PROJECT
ELEC	ELECTRIC
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
EX	EXISTING
F/E	FENCE EASEMENT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FLT	THROAT FLOWLINE
FP	FLAG POLE
GLT	GROUND LIGHT
GM	GAS METER
GRSR	GAS RISER
GUY	DOWN GUY
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IPF	IRON PIN FOUNDATION
LF	LINEAR FEET
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA/E	MUTUAL ACCESS EASEMENT
MB	MAILBOX
OD/E	OVERLAND DRAINAGE ESMT
OE	OVERHEAD ELECTRIC
OL	ORNAMENTAL LIGHT
PG	PROPOSED GRADE
PP	POWER POLE
RWE	RESTRICTED WL EASEMENT
RCP	REINFORCED CONC. PIPE
RET. WALL	RETAINING WALL
SW	SIDEWALK
SD	STORM DRAIN
SDMH	STORMWATER MANHOLE
SF	SQUARE FEET
SGAI	SINGLE GRATE AREA INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSLH	SANITARY SEWER LAMP/POLE
SSMH	SANITARY SEWER MANHOLE
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GRADE
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF RIM
TS	TRAFFIC SIGN
TW	TOP OF WALL
U/E	UTILITY EASEMENT
UG	UNDERGROUND GAS LINE
UTMH	UTILITY MANHOLE
W/ DIP	WITH UNDERGROUND RISER
WLH	WATERLINE
WLMH	WATERLINE MANHOLE
WM	WATER METER
WRSR	WATER SPIGOT
WV	WATER VALVE

THESE PLANS AND DRAWINGS ARE NOT TO BE CHANGED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ENGINEERED BY DESIGN, PLLC. ANY CHANGES MADE FROM THESE PLANS WITHOUT THE CONSENT OF ENGINEERED BY DESIGN, PLLC ARE UNAUTHORIZED, AND SHALL RELIEVE ENGINEERED BY DESIGN, PLLC OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGE(S).

 PROPOSED CONCRETE SIDEWALK
 PROPOSED CONCRETE PAVING
 PROPOSED LANDSCAPE / SOD



TOTAL REQUIRED PARKING SPACES	8
TOTAL STANDARD PARKING SPACES PROVIDED:	7
TOTAL HANDICAP PARKING SPACES PROVIDED:	1
TOTAL PARKING SPACES PROVIDED:	8

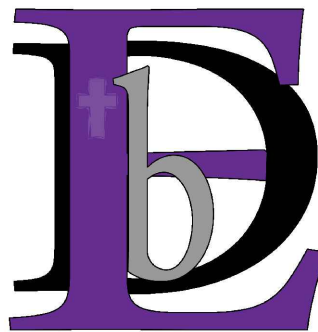


OTHER ISSUE DATES

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	6/12/2026
2	REVISED UTILITY ROUTING & SIZE	7/7/2026
3	ADDED TRUCK TURNING RADII	8/4/2026

SHEET NAME

SHEET NUMBER



ENGINEERED BY
DESIGN

Engineered by Design, PLLC
10700 Myers Lane, Choctaw, OK 73020
Ph. 405-234-0980
CA# 7655 - Expires 6/30/2028



BIXBY WAREHOUSE

SOUTH 43RD EAST AVENUE

C7
30FT TRUCK TURNING
RADIi DETAILS

GH2 ARCHITECTS
GH2.COM

GH2 PROJECT NUMBER:
20260050

ISSUE DATE:
08/04/2026

ISSUE:
PHASE

OTHER ISSUE DATES:

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	6/12/2026
2	REVISED UTILITY ROUTING & SIZE	7/7/2026
3	ADDED TRUCK TURNING RADIi	8/4/2026

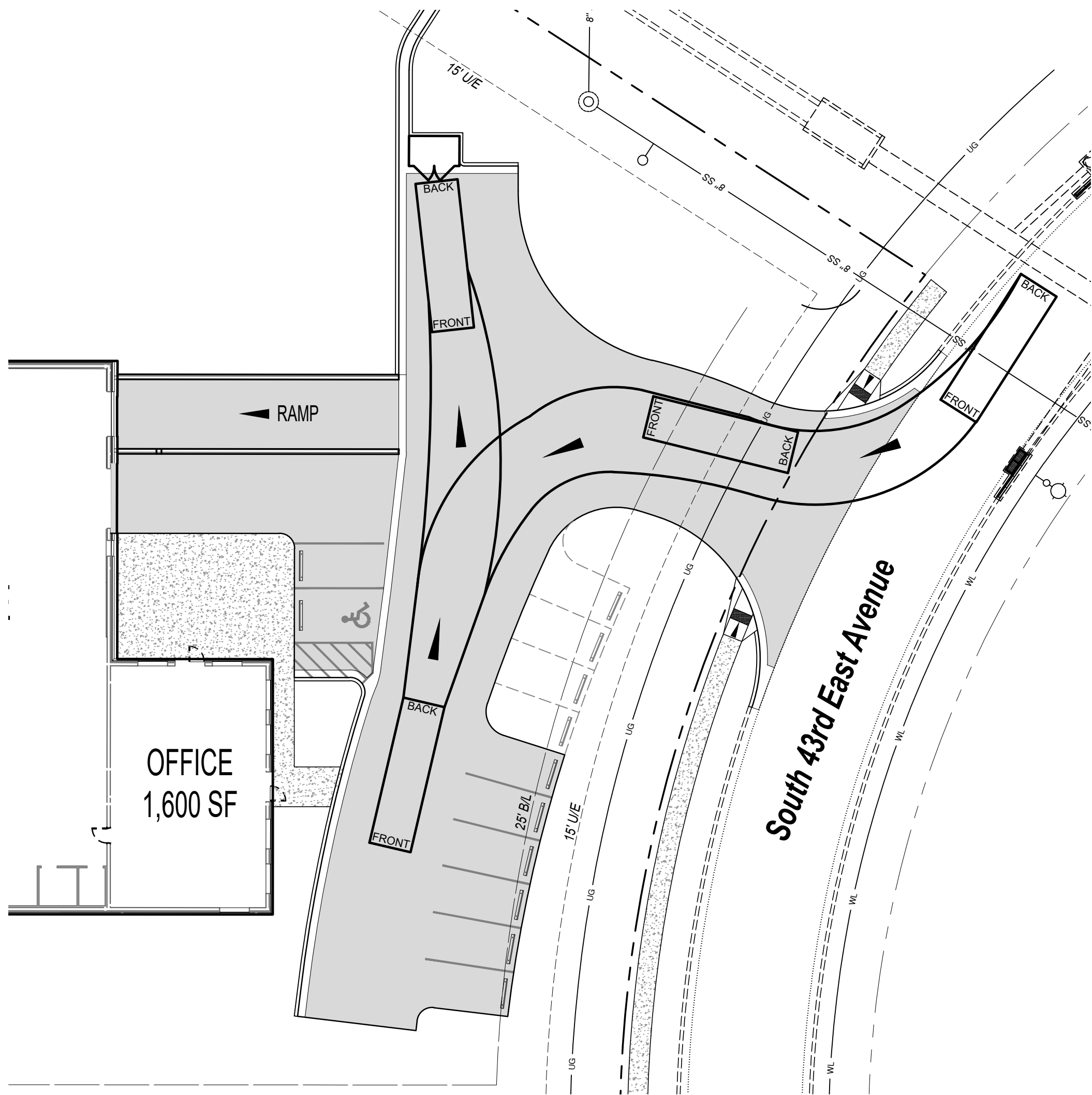


EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO
THE EXTENT KNOWN. CALL 811 BEFORE YOU DIG!
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH
THE CITY OF BIXBY ENGINEERING STANDARD
SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION AND
APPLICABLE SUPPLEMENTS.

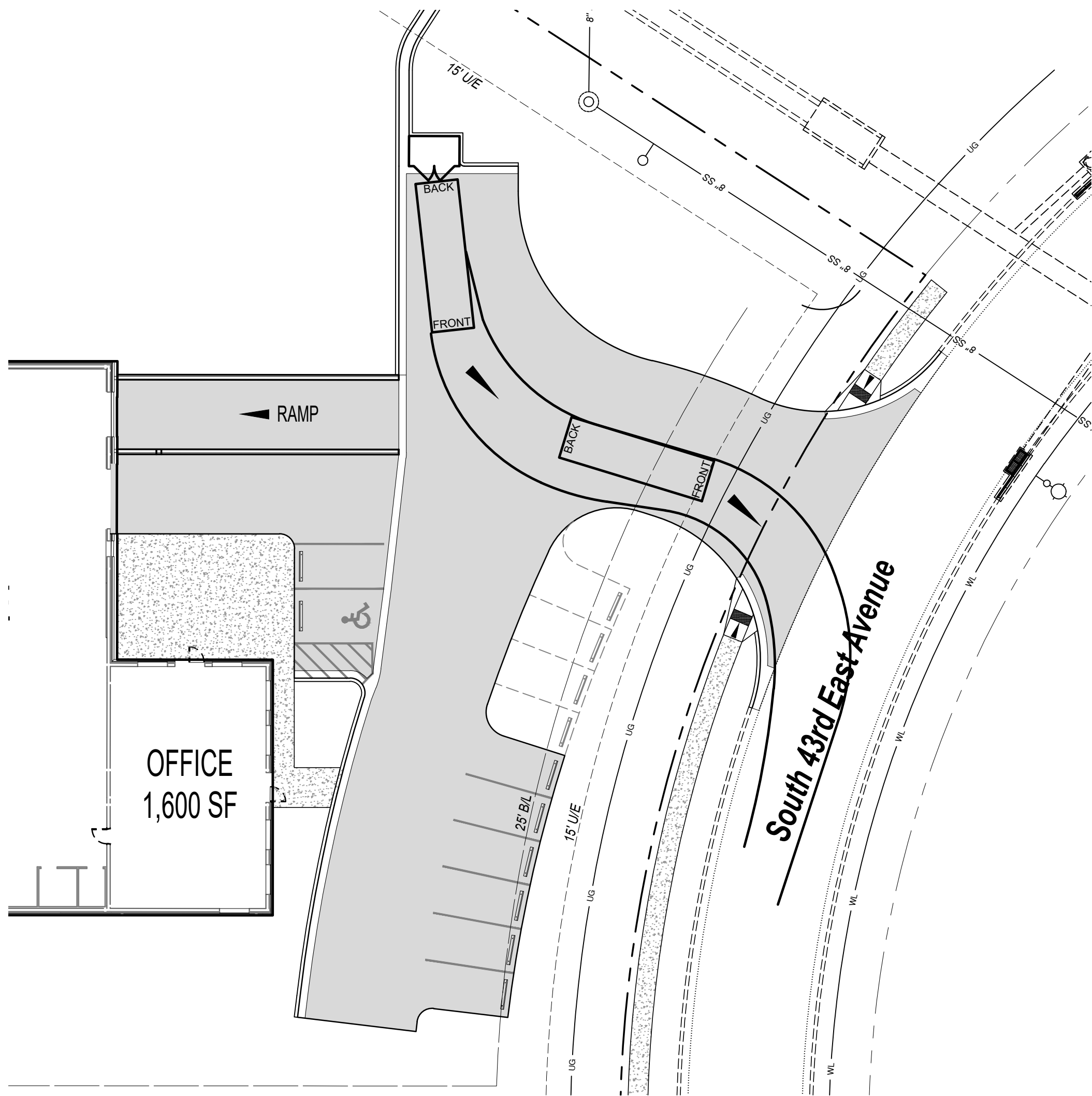
SHEET NUMBER:

C7

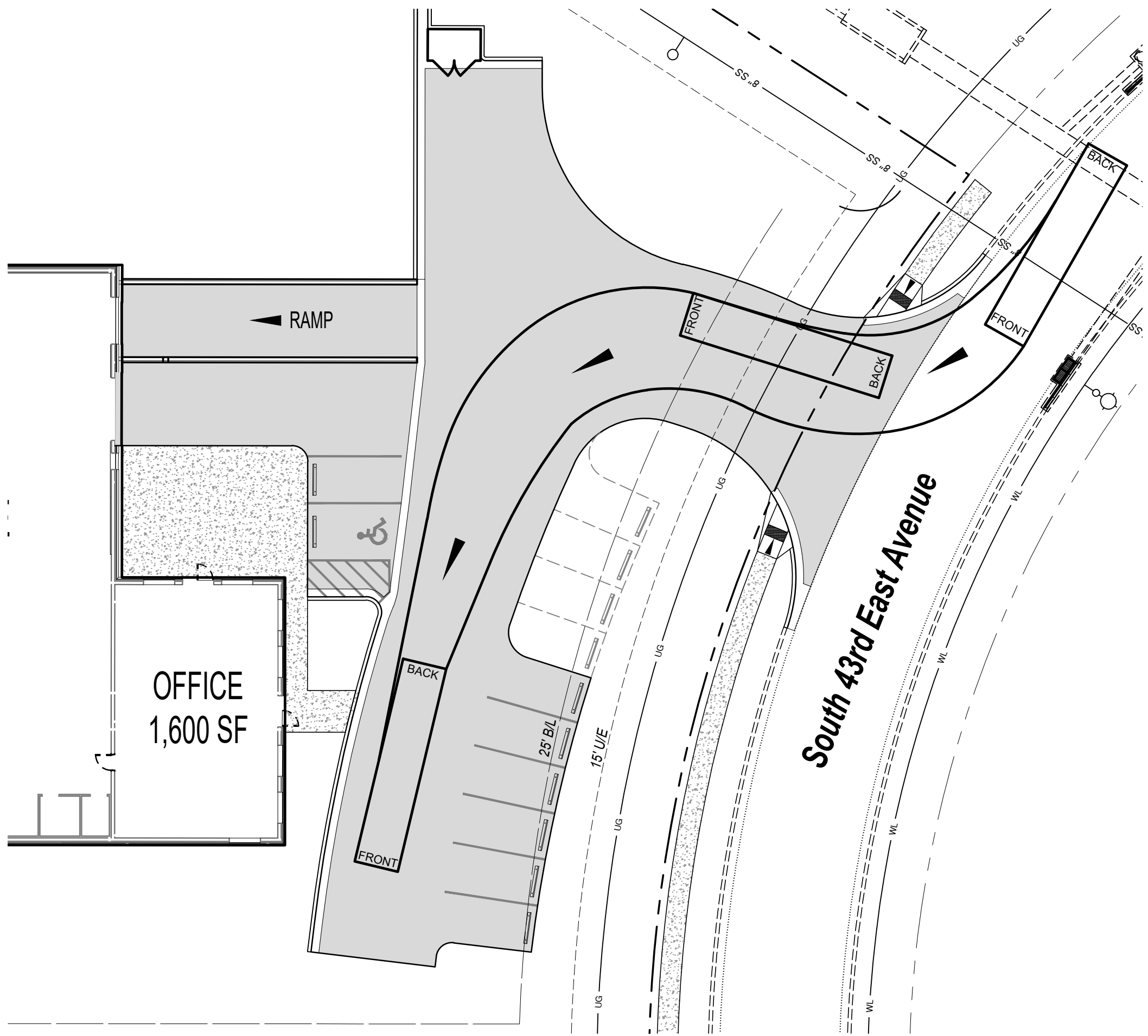
© 2026 COPYRIGHT GH2 ARCHITECTS, LLC



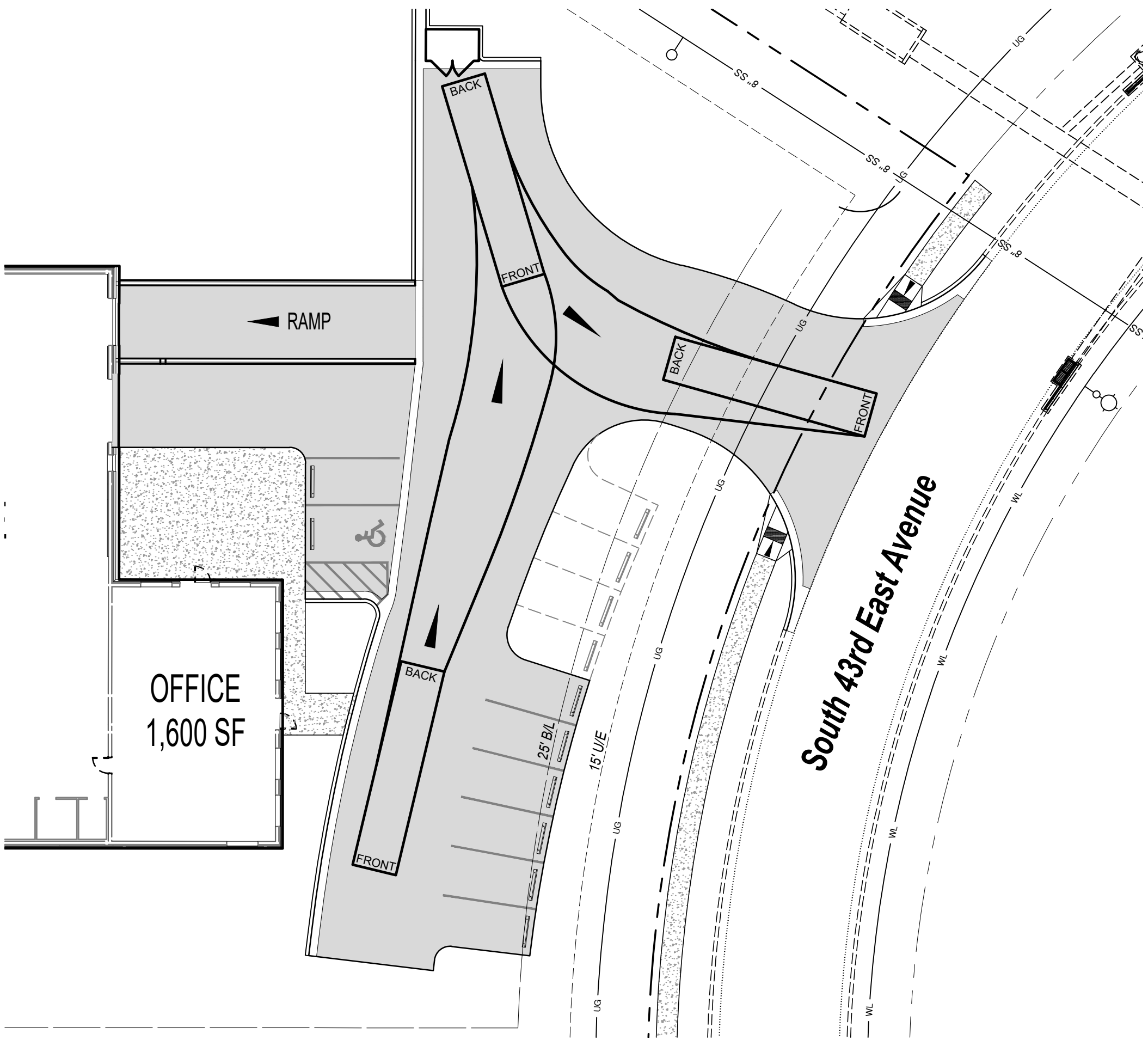
A 30' Truck Entry Detail
SCALE: 1"=20'



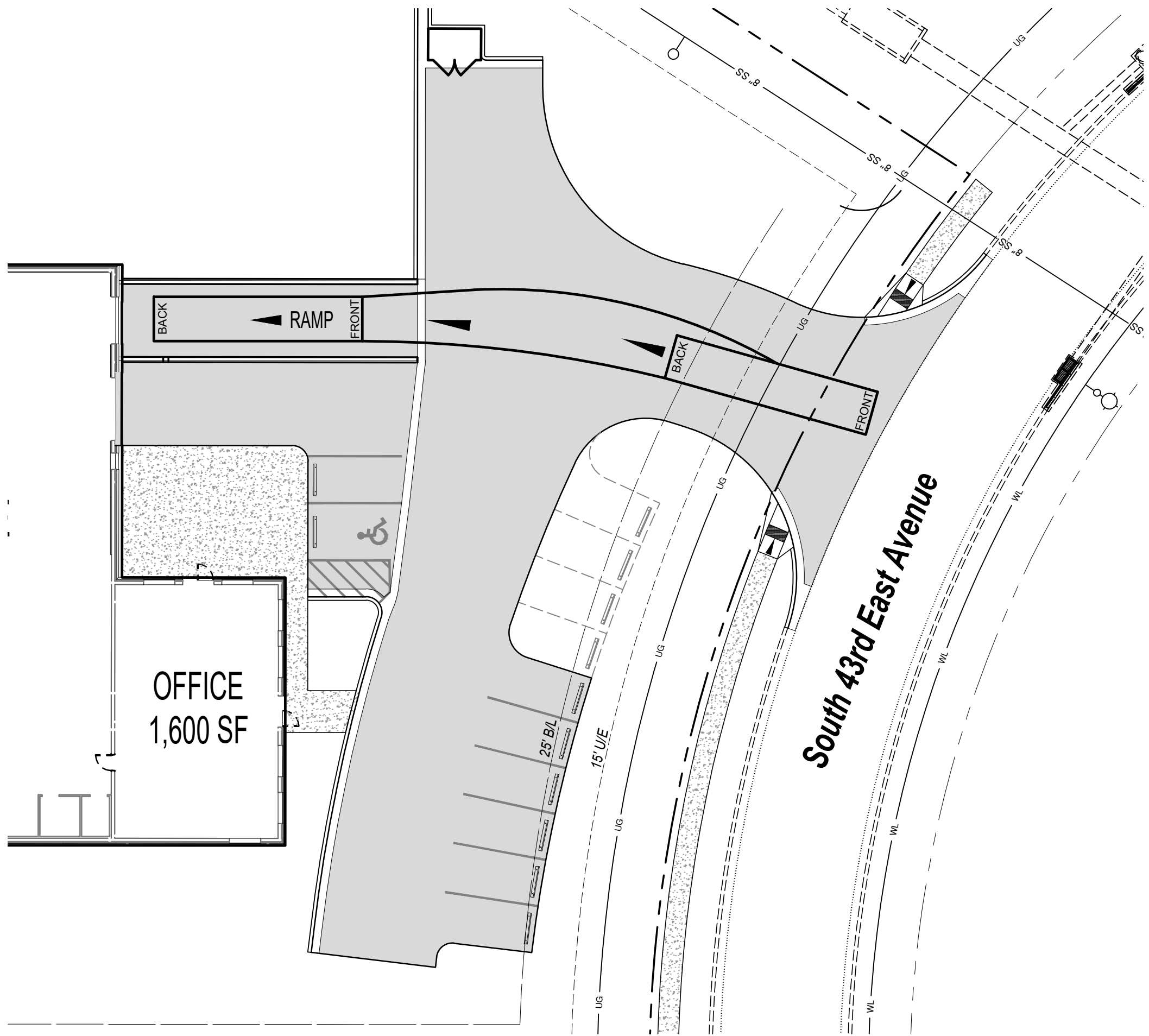
B 30' Truck Exit Detail
SCALE: 1"=20'



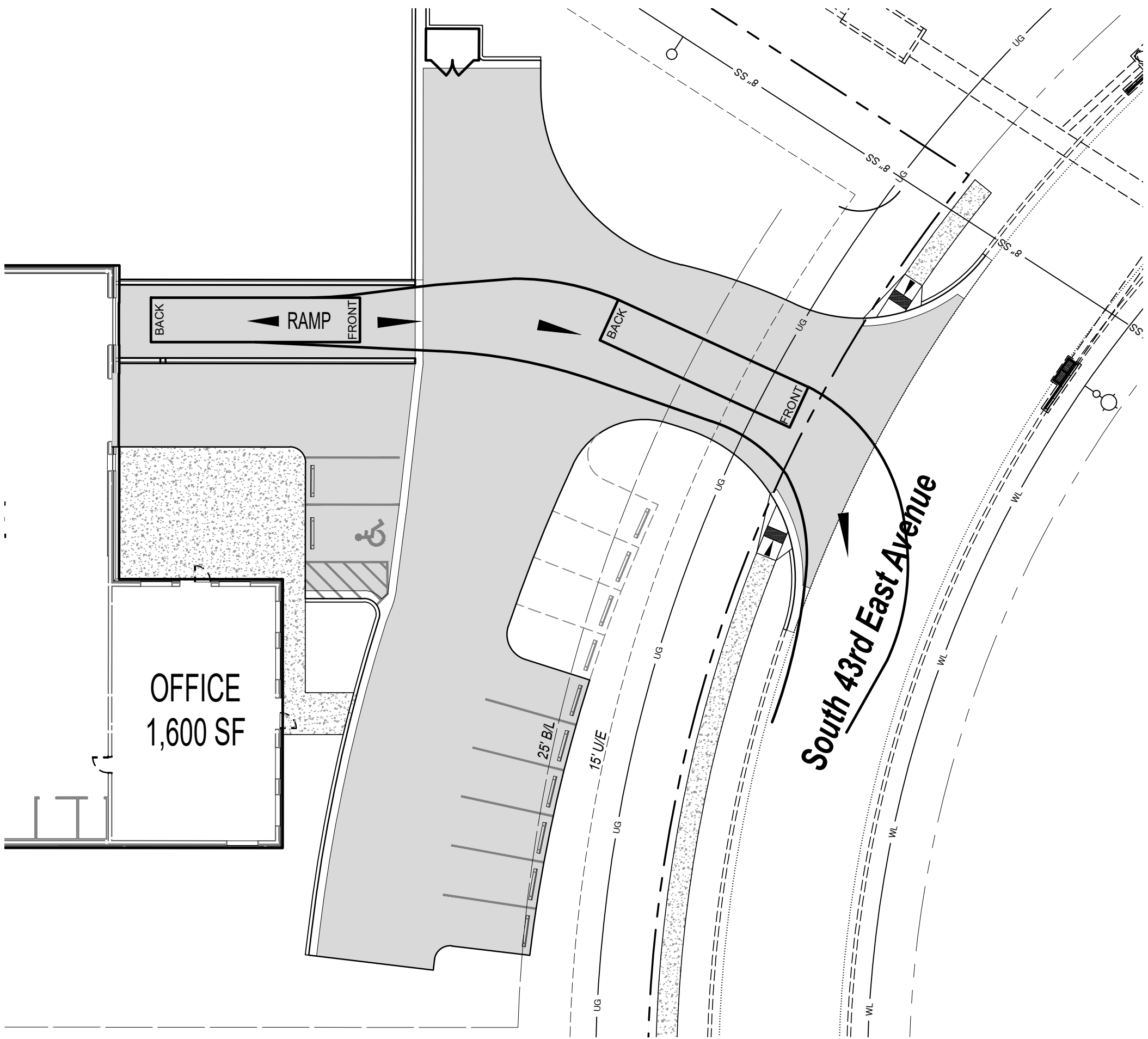
A 40' Truck Entry Detail
SCALE: 1"=20'



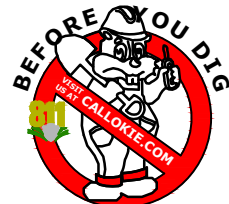
B 40' Truck Turnaround Detail
SCALE: 1"=20'



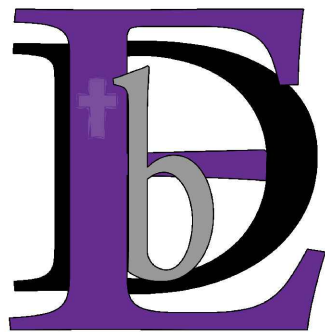
C 40' Truck Docking Detail
SCALE: 1"=20'



D 40' Truck Exit Detail
SCALE: 1"=20'



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN. CALL 811 BEFORE YOU DIG!
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE CITY OF BIXBY ENGINEERING STANDARD SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION AND APPLICABLE SUPPLEMENTS.



**ENGINEERED BY
DESIGN**
Engineered by Design, PLLC
10700 Myers Lane, Choctaw, OK 73020
Ph. 405-234-0980
CA# 7655 - Expires 6/30/2028



BIXBY WAREHOUSE

SOUTH 43RD EAST AVENUE

C8
40FT TRUCK TURNING
RADIUS DETAILS

GH2 ARCHITECTS
GH2.COM

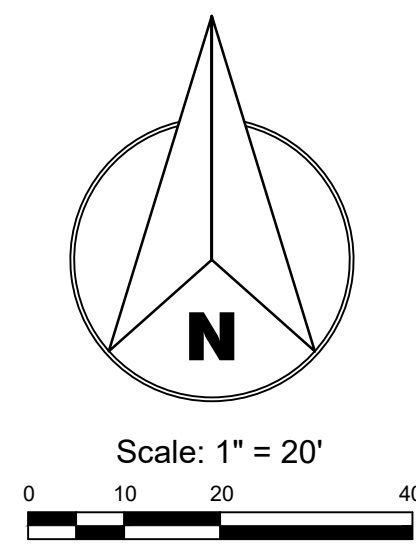
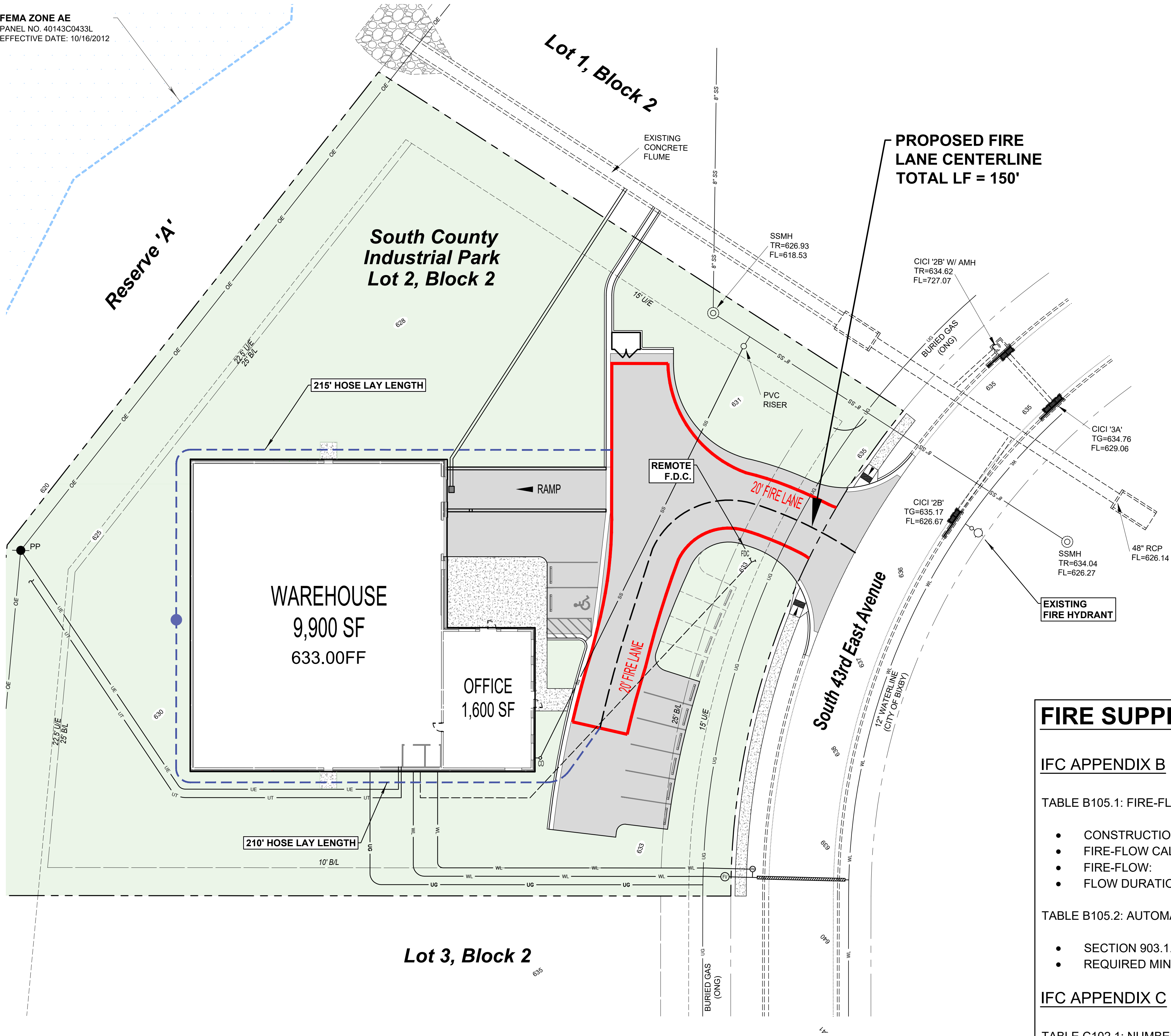
GH2 PROJECT NUMBER:
20260050
ISSUE DATE:
08/04/2026
ISSUE:
PHASE

OTHER ISSUE DATES:		
NO.	DESCRIPTION	DATE
1	ADDENDUM #1	6/12/2026
2	REVISED UTILITY ROUTING & SIZE	7/7/2026
3	ADDED TRUCK TURNING RADIUS	8/4/2026

SHEET NAME:
**40FT TRUCK
TURNING RADIUS
DETAILS**

SHEET NUMBER:
C8
© 2026 COPYRIGHT GH2 ARCHITECTS, LLC

FEMA ZONE AE
PANEL NO. 40143C0433L
EFFECTIVE DATE: 10/16/2012



FIRE SUPPRESSION DATA

IFC APPENDIX B

TABLE B105.1: FIRE-FLOW REQUIREMENTS

• CONSTRUCTION TYPE:	TYPE IIB
• FIRE-FLOW CALCULATION AREA:	11,500 sf
• FIRE-FLOW:	2,250 gpm
• FLOW DURATION:	2 hours

TABLE B105.2: AUTOMATIC SPRINKLER SYSTEM

• SECTION 903.1.1.2 OF IFC:	25% OF MIN. FIRE FLOW
• REQUIRED MINIMUM FIRE-FLOW:	1,500 gpm

IFC APPENDIX C

TABLE C102.1: NUMBER OF FIRE HYDRANTS

• FIRE-FLOW REQUIREMENT:	1,750 gpm or less
• MINIMUM NUMBER OF HYDRANTS:	1
• AVERAGE SPACING BETWEEN HYDRANTS:	500 ft
• MAXIMUM DISTANCE FROM STREET:	250 ft



ENGINEERED BY
DESIGN

Engineered by Design, PLLC
10700 Myers Lane, Choctaw, OK 73020
Ph. 405-234-0980
CA# 7655 - Expires 6/30/2028



BIXBY WAREHOUSE

SOUTH 43RD EAST AVENUE

C10
FIRE CODE COMPLIANCE PLAN

GH2 ARCHITECTS
GH2.COM

GH2 PROJECT NUMBER:
20260050

ISSUE DATE:
08/04/2026

ISSUE:
PHASE

OTHER ISSUE DATES:

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	6/12/2026
2	REVISED UTILITY ROUTING & SIZE	7/7/2026
3	ADDED TRUCK TURNING RADIUS	8/4/2026



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO
THE EXTENT KNOWN. CALL 811 BEFORE YOU DIG!
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH
THE CITY OF BIXBY ENGINEERING STANDARD
SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION AND
APPLICABLE SUPPLEMENTS.

SHEET NAME:

**FIRE CODE
COMPLIANCE PLAN**

SHEET NUMBER:

C10

© 2026 COPYRIGHT GH2 ARCHITECTS, LLC



CITY OF BIXBY
111 N Cabaniss Ave
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: August 17, 2026

NAME: Bixby Business Park

CASE(S): **FINAL PLAT** | BXPT-22.03 FP

LOCATION: 14600-block West side of South Kimberly-Clark Place,
between East 141st Street South and East 151st Street
South

EXISTING ZONING: Industrial Light (IL)

PROPOSED ZONING: N/A

STR: Section 16, Township 17N, Range 13E

APPLICANT: Abdul Alhlou with Bixby Business Park, LLC

REQUEST:

The applicant, Bixby Business Park, LLC, is requesting approval of the Final Plat for Bixby Business Park, formerly referred to as “Abby’s Business Park.” The subject property is part of Lot 3, Block 1 of the Sitrin Center Addition, located within an established industrial corridor. The proposed subdivision is zoned IL (Industrial Light) with supplemental zoning under PUD-12.

Site Stats:

Acres: 20.043 +/-	Min. Lot Width: 175 ft.	Avg. Lot Size: 1 Acre	Max Bldg Floor Area: 1,180,890 sq. ft.
Number of Lots: 17	Number of Blocks: 5	Reserve Areas: 2	

Abutting Zoning; Use:

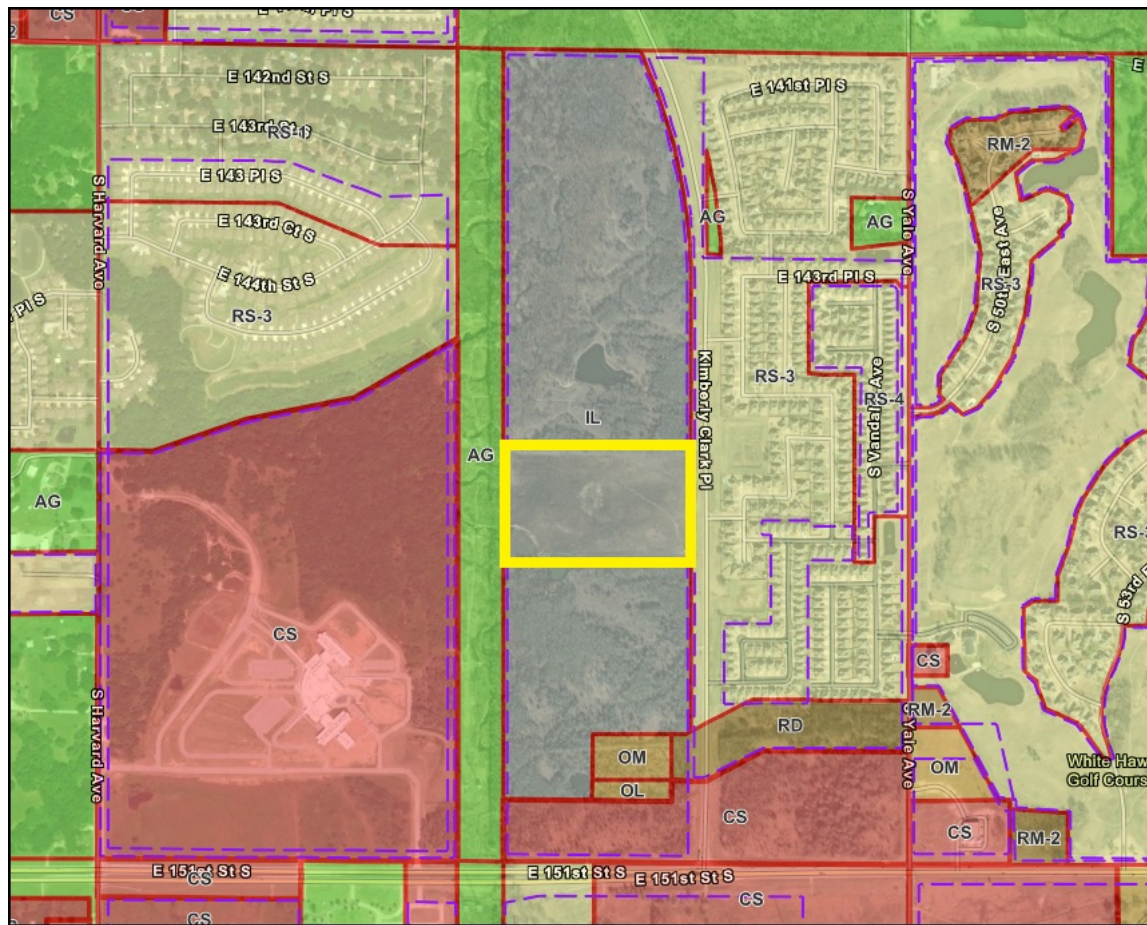
North: (IL) Industrial Light, Undeveloped

East: (RS-3) Residential Single-Family Dwellings, Falcon Ridge Estates II

South: (IL) Industrial Light, Undeveloped

West: (AG) Agriculture, Undeveloped

Figure 1: City of Bixby Zoning Map



Engineering Review Comments:

No public comments had been received at the time of this writing. However, the City Engineer has been in direct communication with the project engineer, Sisemore & Associates, LLC.

Public Comments:

Plats are not subject to public advertising, and no public comments were received at the time of writing.

Staff Comments:

The proposed Final Plat for Bixby Business Park is consistent with the applicable IL (Industrial Light) zoning requirements, the provisions of PUD-12, and the City's applicable subdivision and engineering standards. The plat provides the required utility easements, stormwater detention areas, building setback lines, and access controls necessary to support the proposed industrial development.

Reserve Area "A" is designated for stormwater detention and will be maintained by the property owner. Reserve Area "B" is designated for open space and/or utility-related functions and will be assigned an address for identification and service purposes. Limits of no access are clearly identified along applicable frontages to control vehicular movement, with access provided from public streets.

The applicant has provided the required utility provider sign-offs, engineering approvals, and lighting information, and the Deed of Dedication has been corrected to properly reference the City of Bixby.

Staff recommends approval of the Conditional Final Plat for Bixby Business Park, subject to the following conditions:

1. All comments and requirements of the City Engineer shall be satisfactorily addressed.
2. All comments and requirements of the City Attorney, Fire Marshal, Planning Department, Public Works Department, and other applicable City departments shall be satisfactorily addressed.
3. The final plat shall remain consistent with the approved development standards of PUD-12, including any amendments applicable at the time of final execution.
4. Any outstanding infrastructure, drainage, access, easement, or right-of-way requirements shall be resolved to the satisfaction of the City Engineer.
5. The final plat shall not be executed or released for recording until all applicable City requirements have been satisfied.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Final Plat with Deed of Dedication

Final Plat

Bixby Business Park

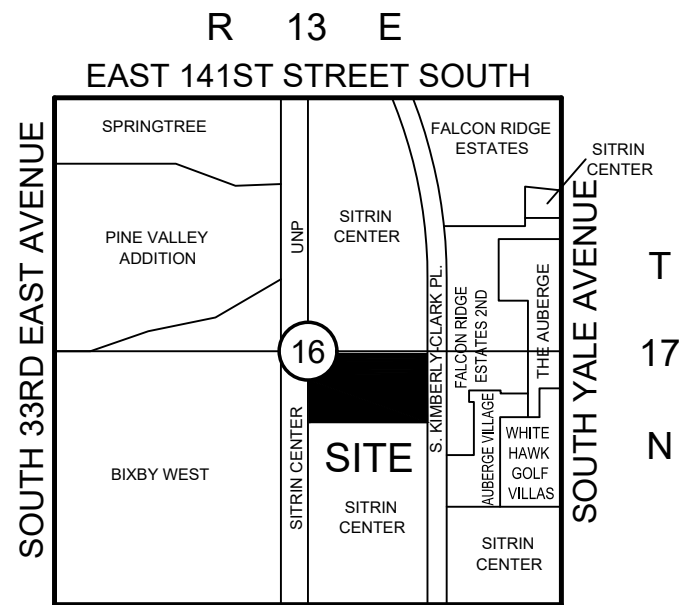
A SUBDIVISION OF PART OF LOT THREE (3), BLOCK ONE (1), SITRIN CENTER ADDITION IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 12

Owner/Developer:
Bixby Business Park, LLC
An Oklahoma Limited Liability Company
1235 N. Birch Ave.
Broken Arrow, OK 74012
Phone: (918) 230-0074

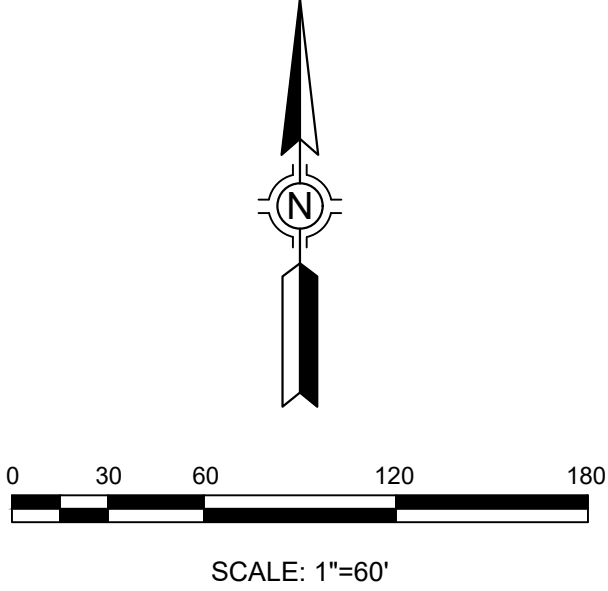
Contact: Mr. Abdul Salam Alhjou, General Partner

Engineer/Surveyor:
Sisemore & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2027
6660 S. Sheridan, Suite 210
Tulsa, Oklahoma 74133
Phone: (918) 665-3600
E-mail: dpalinskee@sw-assoc.com



Location Map

SCALE: 1"=2000'



Subdivision Statistics:

SUBDIVISION CONTAINS SEVENTEEN (16) LOTS IN FIVE (5) BLOCKS AND TWO (2) RESERVE AREAS
RESERVE AREA "A" CONTAINS 1.27 ACRES (55,224 SF)
RESERVE AREA "B" CONTAINS 1.78 ACRES (77,401 SF)
SUBDIVISION CONTAINS 20.04 TOTAL ACRES (873,024 SF)

Legend:

- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- MD/E = MUTUAL DRAINAGE EASEMENT
- OD/E = OVERLAND DRAINAGE EASEMENT
- SD/E = STORM SEWER EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- L/E = LANDSCAPE EASEMENT
- R/W = RIGHT-OF-WAY
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- FND = FOUND
- IP = IRON PIN
- CB = CHORD BEARING
- CL = CHORD LENGTH
- L = LENGTH
- R = RADIUS
- BK = BOOK
- PG. = PAGE
- SEC. = SECTION

Monumentation:

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

Basis of Bearing:

BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501

Benchmark:

CHISELED "BOX" IN CONCRETE LOCATED EAST SIDE OF S. KIMBERLY-CLARK PLACE AND NORTH OF E. 146TH STREET S.
NAVD 1988 DATUM
ELEVATION=661.71

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA (Δ)	CHORD LENGTH	CHORD BEARING
C1	39.53'	25.00'	90°35'42"	35.54'	N 44°02'53" E
C2	39.01'	25.00'	89°24'18"	35.17'	N 45°57'07" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 44°20'44" W
C4	92.32'	75.00'	70°31'44"	86.60'	S 34°36'36" W
C5	25.49'	75.00'	19°28'16"	25.37'	S 79°36'35" W
C6	117.81'	75.00'	90°00'00"	106.07'	S 44°20'44" W
C7	117.81'	75.00'	90°00'00"	106.07'	S 45°39'16" E
C8	17.26'	75.00'	13°11'07"	17.22'	S 84°03'43" E
C9	100.55'	75.00'	76°48'53"	93.19'	S 39°03'43" E
C10	39.27'	25.00'	90°00'00"	35.36'	S 45°39'16" E
C11	39.53'	25.00'	90°35'42"	35.54'	N 44°02'53" E
C12	39.01'	25.00'	89°24'18"	35.17'	N 45°57'07" W
C13	39.01'	25.00'	89°24'18"	35.17'	S 45°57'07" E
C14	39.53'	25.00'	90°35'42"	35.54'	S 44°02'53" W

**OIL AND GAS CONSERVATION DIVISION
CERTIFICATE OF RECORDS SEARCH**

Upon Written Application of: **Abdul Alhlou, Applicant**
For Firm or Company: **Bixby Business Park, LLC**
1235N Birch Avenue
Broken Arrow, Oklahoma 74012

Receipt No. **2711979**
Request Date: **February 26, 2026**

Pursuant to the provisions of Oklahoma Statute 17 O.S. Section 167, the Oklahoma Corporation Commission issues this Certificate of Records Search for the lands described as follows:

SE/4 Section 16, Township 17 North, Range 13 East, Tulsa County, Oklahoma

According to the records of the Oklahoma Corporation Commission there is currently:

At least one (1) well, the Wildcat M #4*, SW SE SE, API #143-07048 completed 10/20/1918, last known operator was Worth & Woody.

According to public information available to the Oklahoma Corporation Commission there **has not** been recent production reported for this tract. Oklahoma Corporation Commission records **do not** indicate that other wells fall within or on the boundaries of the tract described above. Interested parties may choose to verify this well by an on-site investigation.

***A physical inspection has been conducted and the well above cannot be located.**

PLEASE NOTE: THIS RECORDS SEARCH DOES NOT INCLUDE A HORIZONTAL WELL, IF ANY, WHICH MAY HAVE BEEN DRILLED FROM A SURFACE LOCATION OUTSIDE THE SUBJECT TRACT.

This Certificate of Records Search does not necessarily provide a comprehensive list of wells or well documentation for the tract described above. It does not address the existence of shut-in gas wells, leases without reported production or directionally or horizontally drilled wells, nor are any assertions made herein regarding title to the subject tract. This records search has been conducted using the Commission's records and public records available to the Oklahoma Corporation Commission. An inspection of this tract is recommended to determine the actual status of well(s) on the tract and to ascertain the existence of wells not disclosed in this Certificate, whether or not they are documented in the files of the Oklahoma Corporation Commission.

Signed this 2nd day of March 2026

FOR THE OKLAHOMA CORPORATON COMMISSION

By: 
KIM DAVID, CHAIRMAN

ATTEST: 
Garey Wortham, Secretary
Oklahoma Corporation Commission





February 24, 2026

Sisemore and Associates
6660 S. Sheridan, Ste. 210
Tulsa, Ok 74133

Attn: Deborah Palinskee

RE: Bixby Business Park

To Whom It May Concern:

Cox Communications, has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Bixby Business Park satisfy the requirements of Cox Communications for the designated use of the property as can be determined presently. Currently, Cox Communications does not have any objections on approving the final plat.

Prior to beginning any digging and/ or trenching activities, please call OKIE-ONE 1-800-522-6543 for exact location of our facilities. Cost to repair ANY Cox Communications facility damage caused during construction of this project will be the responsibility of the damaging party. If any future repairs are necessary, Cox Communications is not responsible for any damages to any structures placed on or in the utility easements.

If you have any question or concerns, please feel free to contact our office at (918) 286-4686 or email TULROW@cox.com.

Sincerely,

Angela Hughes
Cox Communications
Land Use Agent
11811 E. 51st St.
(918) 286-4686
TULROW@cox.com



**Oklahoma
Natural Gas®**

A Division of ONE Gas

5848 E 15th St

Tulsa, OK 74114

918-831-8371 oklahomanaturalgas.com

April 6, 2026

Sisemore & Associates, Inc.
6660 S Sheridan, Suite 210
Tulsa, Oklahoma 74133

RE: Bixby Business Park

Letter of No Objection

Dear Sisemore & Associates,

Oklahoma Natural Gas Company, a division of ONE Gas, Inc. ("ONG") has no objection to the release of the above-mentioned easement. The easements presently indicated on the plat of Bixby Business Park satisfy the requirements of Oklahoma Natural Gas for the designated use of the property as can be determined presently. Additionally, the Deed of Dedication contains the requested language to our satisfaction. Please be advised that ONG has underground/aboveground facilities in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate.

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of forty-eight (48) hours for approximate location of our facilities. ONG will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, ONG is not responsible for any damage to any structures or landscaping on or in the utility easement.

Sincerely,

Chandler Eidson
Manager of Engineering



An **AEP** Company

BOUNDLESS ENERGYSM

Public Service Company of Oklahoma
P.O. Box 201
Tulsa, OK. 74102 – 0201 www.aep.com

January 14, 2026

City of Bixby
116 W Needles Ave
Bixby Ok, 74008

Subject: **Bixby Business Park**

AEP/Public Service Company of Oklahoma agrees to the release of the Final Plat of **Bixby Business Park (Dated 3/23/2026)**. The easements presently indicated on the plat of the subdivision named above satisfy the requirements of Public Service Company of Oklahoma for the designated use of the property as far as we know at this date.

Also, the Deed of Dedication contains the requested language to our satisfaction.

Further, this concurrence is not to be construed as to preempt the grant of any additional easements necessary to provide service to the property at some future date.

Sincerely,

Kent Sands

Public Service Company of Oklahoma



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: Planning Commission
From: Gladys Gill, Assistant Planner
Date: August 17, 2026
Name: The Preserve
Cases: Final Plat BXPT-22.18 Blocks 6-15
Location: Northeast corner of 171st Street S and Sheridan Road
STR: Section 26, Township 17N, Range 13E
Applicant: Tanner Consulting, LLC.

Request:

Tanner Consulting requests approval of the Final Plat for blocks 6-15 for The Preserve, a residential development zoned RS-3 with supplemental zoning of BXPUD-22.05. The PUD was recommended for approval by the Bixby Planning Commission on July 18, 2022, and approved by the Bixby City Council on August 8, 2022, through Ordinance No. 2401.

The Preserve is being developed in multiple phases. The proposed Blocks 6–15 plat is adjacent to the previously platted The Preserve Blocks 1–4 and The Preserve Block 5 Amended. The deed of dedication identifies those previous plats as Plat Nos. 7196 and 7211, respectively.

The submitted plat identifies access to the development from South Sheridan Road and East 171st Street South, with the necessary right-of-way being dedicated through the plat.

Site Stats: Blocks 6-15

Gross Area: 73.006 +/- Acres	Number of Blocks: 10	Average Lot Size: 6,060 sf
Number of Lots: 133	Reserve Areas: 4	Average Lot Width: 55 ft

Existing Zoning; Use:

Residential Single-Family (RS-3), BXPUD-22.05

Abutting Zoning; Use:

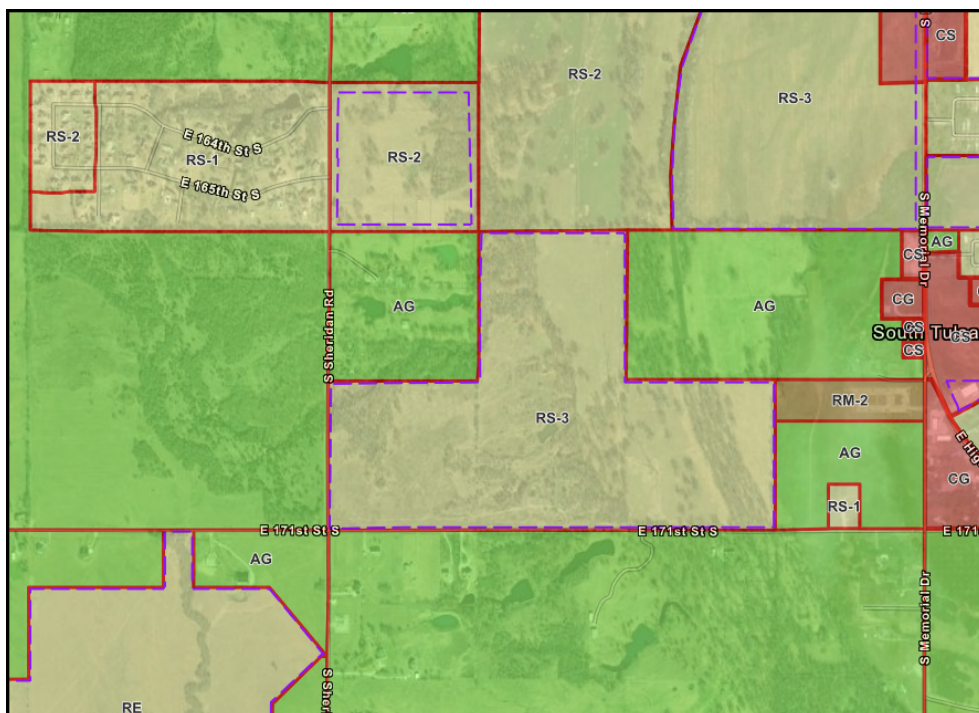
North: (RS-2) Single-Family Dwellings: Spartan Crossing (Vacant), (RS-2) Single-Family Dwellings: Pecan Meadows (Vacant), and (RS-3) Single-Family Dwelling: Ellis Ranch (Vacant)

East: (AG) Agriculture Single-Family Dwellings, (CS) Commercial Shopping Rainbow Meadows, (CG) Commercial General, (RM-2) Residential Multifamily: Hadlee Manor Senior Community and (RS-1) Residential Single-Family Dwellings.

South: (AG) Agriculture: Single-Family Dwellings

West: (AG) Agriculture: Single-Family Dwelling

Figure 1: City of Bixby Zoning Map



Plat Summary:

The plat identifies Blocks 6 through 14 primarily as the residential portion of the development, while Block 15 is identified as Development Area B. Development Area B is to be developed in accordance with the use and development standards of the underlying zoning.

The residential portion of the PUD permits detached single-family dwellings and customary accessory uses, along with common-area facilities such as neighborhood parks, playgrounds, and recreational open space.

PUD Compliance:

The proposed plat implements a portion of the previously approved BXPUD-22.05 development plan.

Development Area A permits a maximum of 375 residential lots, with 133 lots included in the current plat. The PUD establishes varying residential lot standards, including Reserve, Estate, Villa, and Gated Cottage lot types, with specific minimum lot widths, lot sizes, setbacks, dwelling sizes, and open-space requirements.

The PUD further requires that, when fully platted, not less than 15 percent or 24 acres of The Preserve be maintained as open space for the benefit of residents within Development Area A.

Internal streets are generally intended to be public minor residential streets, except where the PUD authorizes private gated streets. Streets must meet applicable City of Bixby standards unless an alternative design is approved through the platting process.

The PUD also requires subdivision plat approval before issuing building permits. The subdivision plat must include covenants implementing the approved PUD development standards, with the City of Bixby designated as a beneficiary of those covenants.

Streets, Utilities, and Easements:

The Deed of Dedication dedicates the streets depicted on the plat to the public and establishes utility easements for public infrastructure, including water, sanitary sewer, storm sewer, communication, electric, and gas facilities.

The plat also establishes stormwater drainage and detention easements for the conveyance, detention, retention, and discharge of stormwater runoff. Drainage facilities located within these easements are required to be constructed in accordance with standards and specifications approved by the City of Bixby.

Limits of No Access are established where shown on the plat, including along portions of East 171st Street South. Vehicular access within designated Limits of No Access is prohibited unless subsequently amended or released in accordance with applicable City procedures.

Reserves B, G, and H are identified for stormwater drainage and detention and private recreational/common-area purposes. Reserve F is intended primarily for private recreational and common-area purposes and is also dedicated as a utility easement.

Maintenance of the reserve areas and associated improvements is ultimately the responsibility of the Property Owners' Association following conveyance.

Engineering Review Comments: The Conditional Final Plat has been reviewed by City staff, including Engineering. The submitted engineering review copy contains comments and corrections that must be addressed before the plat is considered complete for execution and recording. No additional comments were received at the time of writing this report.

Public Comments:

Plats are not subject to public advertising, and no public comments were received at the time of writing this report.

Staff Comments

The proposed plat is consistent with the framework established by BXPUD-22.05. The Deed of Dedication incorporates development standards from the PUD and establishes provisions addressing streets, utilities, drainage, reserve areas, property owners' association responsibilities, and enforcement by the City.

Because technical comments remain to be addressed, staff recommends conditional approval. Final signatures and recording should occur only after City staff determines that all applicable comments and requirements have been satisfactorily resolved.

Staff recommends approval of the Conditional Final Plat for The Preserve Blocks 6–15, subject to the following conditions:

1. All comments and requirements of the City Engineer shall be satisfactorily addressed.
2. All comments and requirements of the City Attorney, Fire Marshal, Planning Department, Public Works Department, and other applicable City departments shall be satisfactorily addressed.
3. All corrections to the plat and Deed of Dedication and Restrictive Covenants shall be completed and approved by City staff.
4. The final plat shall remain consistent with the approved development standards of BXPUD-22.05, including any amendments applicable at the time of final execution.
5. Any outstanding infrastructure, drainage, access, easement, or right-of-way requirements shall be resolved to the satisfaction of the City Engineer.
6. The final plat shall not be executed or released for recording until all applicable City requirements have been satisfied.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Conditional Final Plat with Deed of Dedication for blocks 6-15

Conditional Final Plat

DXPUD-22.05

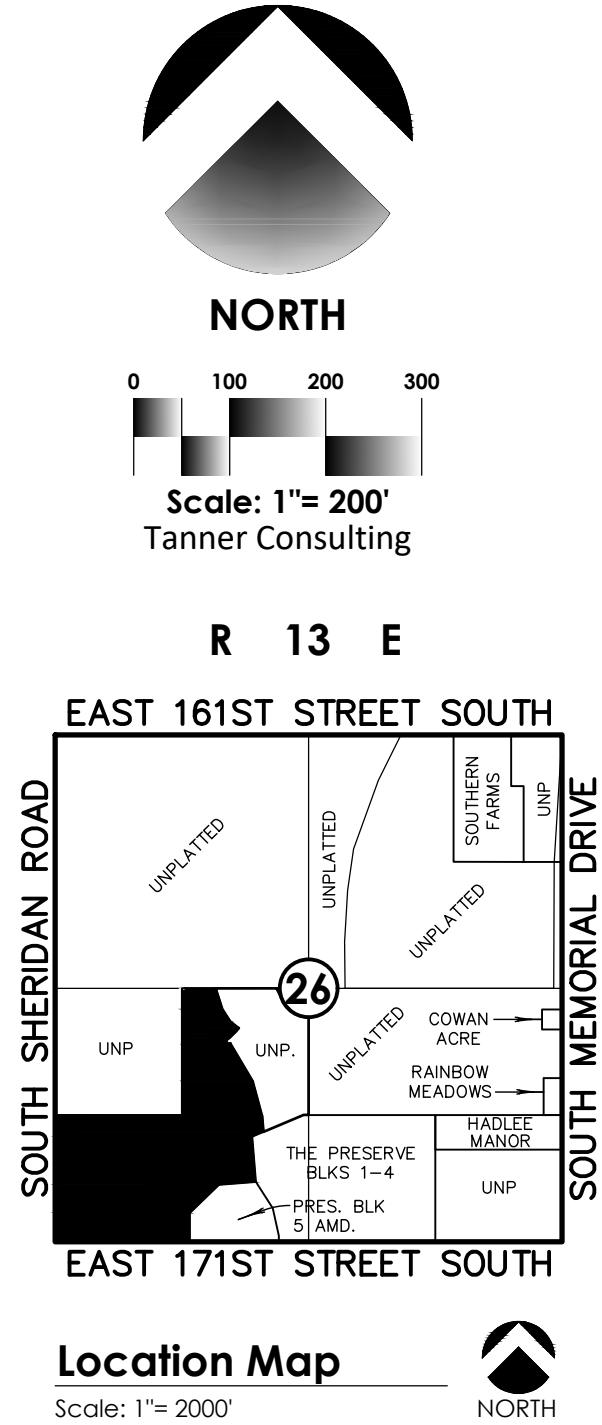
THE PRESERVE
Blocks 6-15

A TRACT OF LAND THAT IS ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4)
AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4),
ALL IN SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY IF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

COVER SHEET

OWNER:
PPM 171 Development, LLC
CONTACT: BRIAN HUMPHREY, MANAGER
EMAIL: BRRBUYERS@GMAIL.COM
3015 East Skelly Drive, Suite 2065-H
Tulsa, Oklahoma 74105
Phone: (918) 808-3489

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Lot Area & Address Table (South)		
AREA LABEL	AREA(SQFT)	ADDRESS
BLOCK 6 LOT 1	9,122	00000 STREET SOUTH
BLOCK 6 LOT 2	8,099	00000 STREET SOUTH
BLOCK 6 LOT 3	8,099	00000 STREET SOUTH
BLOCK 6 LOT 4	8,099	00000 STREET SOUTH
BLOCK 6 LOT 5	8,099	00000 STREET SOUTH
BLOCK 6 LOT 6	8,099	00000 STREET SOUTH
BLOCK 6 LOT 7	7,968	00000 STREET SOUTH
BLOCK 6 LOT 8	7,620	00000 STREET SOUTH
BLOCK 6 LOT 9	7,619	00000 STREET SOUTH
BLOCK 6 LOT 10	8,249	00000 STREET SOUTH
BLOCK 6 LOT 11	12,949	00000 STREET SOUTH
BLOCK 6 LOT 12	8,981	00000 STREET SOUTH
BLOCK 6 LOT 13	7,386	00000 STREET SOUTH
BLOCK 6 LOT 14	7,500	00000 STREET SOUTH
BLOCK 6 LOT 15	7,500	00000 STREET SOUTH
BLOCK 6 LOT 16	7,500	00000 STREET SOUTH
BLOCK 6 LOT 17	7,500	00000 STREET SOUTH
BLOCK 6 LOT 18	7,500	00000 STREET SOUTH
BLOCK 6 LOT 19	8,423	00000 STREET SOUTH
BLOCK 7 LOT 1	8,400	00000 STREET SOUTH
BLOCK 7 LOT 2	7,200	00000 STREET SOUTH
BLOCK 7 LOT 3	7,200	00000 STREET SOUTH
BLOCK 7 LOT 4	7,200	00000 STREET SOUTH
BLOCK 7 LOT 5	7,661	00000 STREET SOUTH
BLOCK 7 LOT 6	8,239	00000 STREET SOUTH
BLOCK 7 LOT 7	7,200	00000 STREET SOUTH
BLOCK 7 LOT 8	7,800	00000 STREET SOUTH
BLOCK 8 LOT 1	7,200	00000 STREET SOUTH
BLOCK 8 LOT 2	7,200	00000 STREET SOUTH
BLOCK 8 LOT 3	7,200	00000 STREET SOUTH
BLOCK 8 LOT 4	7,200	00000 STREET SOUTH
BLOCK 8 LOT 5	7,200	00000 STREET SOUTH
BLOCK 8 LOT 6	8,142	00000 STREET SOUTH
BLOCK 8 LOT 7	17,556	00000 STREET SOUTH
BLOCK 8 LOT 8	13,780	00000 STREET SOUTH
BLOCK 8 LOT 9	10,228	00000 STREET SOUTH
BLOCK 8 LOT 10	10,022	00000 STREET SOUTH
BLOCK 8 LOT 11	10,162	00000 STREET SOUTH
BLOCK 8 LOT 12	9,800	00000 STREET SOUTH
BLOCK 8 LOT 13	9,800	00000 STREET SOUTH
BLOCK 8 LOT 14	9,800	00000 STREET SOUTH
BLOCK 9 LOT 1	9,800	00000 STREET SOUTH
BLOCK 9 LOT 2	10,997	00000 STREET SOUTH
BLOCK 9 LOT 3	12,905	00000 STREET SOUTH
BLOCK 9 LOT 4	18,229	00000 STREET SOUTH
BLOCK 9 LOT 5	14,824	00000 STREET SOUTH
BLOCK 9 LOT 6	12,529	00000 STREET SOUTH
BLOCK 9 LOT 7	10,150	00000 STREET SOUTH
BLOCK 9 LOT 8	10,150	00000 STREET SOUTH
BLOCK 9 LOT 9	10,150	00000 STREET SOUTH
BLOCK 9 LOT 10	10,150	00000 STREET SOUTH
BLOCK 9 LOT 11	12,206	00000 STREET SOUTH
BLOCK 10 LOT 1	17,163	00000 STREET SOUTH
BLOCK 10 LOT 2	10,066	00000 STREET SOUTH
BLOCK 10 LOT 3	10,995	00000 STREET SOUTH
BLOCK 10 LOT 4	9,800	00000 STREET SOUTH
BLOCK 10 LOT 5	9,711	00000 STREET SOUTH
BLOCK 10 LOT 6	13,016	00000 STREET SOUTH
BLOCK 10 LOT 7	18,178	00000 STREET SOUTH
BLOCK 11 LOT 1	12,654	00000 STREET SOUTH
BLOCK 11 LOT 2	9,728	00000 STREET SOUTH
BLOCK 11 LOT 3	9,582	00000 STREET SOUTH
BLOCK 11 LOT 4	9,596	00000 STREET SOUTH
BLOCK 11 LOT 5	11,023	00000 STREET SOUTH
BLOCK 11 LOT 6	10,905	00000 STREET SOUTH
BLOCK 11 LOT 7	9,622	00000 STREET SOUTH
BLOCK 11 LOT 8	10,092	00000 STREET SOUTH
BLOCK 11 LOT 9	11,922	00000 STREET SOUTH
BLOCK 12 LOT 1	11,498	00000 STREET SOUTH
BLOCK 12 LOT 2	13,298	00000 STREET SOUTH
BLOCK 12 LOT 3	13,800	00000 STREET SOUTH
BLOCK 12 LOT 4	13,539	00000 STREET SOUTH
BLOCK 12 LOT 5	14,445	00000 STREET SOUTH
BLOCK 12 LOT 6	10,937	00000 STREET SOUTH
BLOCK 12 LOT 7	13,728	00000 STREET SOUTH
BLOCK 12 LOT 8	11,424	00000 STREET SOUTH
BLOCK 12 LOT 9	9,417	00000 STREET SOUTH
BLOCK 12 LOT 10	10,855	00000 STREET SOUTH
BLOCK 12 LOT 11	11,324	00000 STREET SOUTH
BLOCK 12 LOT 12	9,567	00000 STREET SOUTH
BLOCK 12 LOT 13	9,569	00000 STREET SOUTH
BLOCK 12 LOT 14	9,492	00000 STREET SOUTH
BLOCK 12 LOT 15	9,921	00000 STREET SOUTH
BLOCK 12 LOT 16	10,350	00000 STREET SOUTH
BLOCK 12 LOT 17	11,071	00000 STREET SOUTH
BLOCK 12 LOT 18	10,596	00000 STREET SOUTH
BLOCK 12 LOT 19	9,800	00000 STREET SOUTH
BLOCK 12 LOT 20	9,800	00000 STREET SOUTH
BLOCK 12 LOT 21	9,800	00000 STREET SOUTH
BLOCK 12 LOT 22	9,800	00000 STREET SOUTH
BLOCK 12 LOT 23	11,201	00000 STREET SOUTH
BLOCK 12 LOT 24	17,550	00000 STREET SOUTH
BLOCK 12 LOT 25	17,089	00000 STREET SOUTH
BLOCK 12 LOT 26	19,441	00000 STREET SOUTH
BLOCK 12 LOT 27	17,870	00000 STREET SOUTH
BLOCK 12 LOT 28	20,145	00000 STREET SOUTH
BLOCK 12 LOT 29	13,207	00000 STREET SOUTH
BLOCK 12 LOT 30	12,770	00000 STREET SOUTH
BLOCK 12 LOT 31	21,108	00000 STREET SOUTH
BLOCK 12 LOT 32	15,865	00000 STREET SOUTH
BLOCK 12 LOT 33	19,617	00000 STREET SOUTH
BLOCK 12 LOT 34	16,221	00000 STREET SOUTH
BLOCK 12 LOT 35	16,882	00000 STREET SOUTH
BLOCK 12 LOT 36	13,164	00000 STREET SOUTH
BLOCK 12 LOT 37	13,608	00000 STREET SOUTH
BLOCK 15 LOT 1	412,058	00000 STREET SOUTH

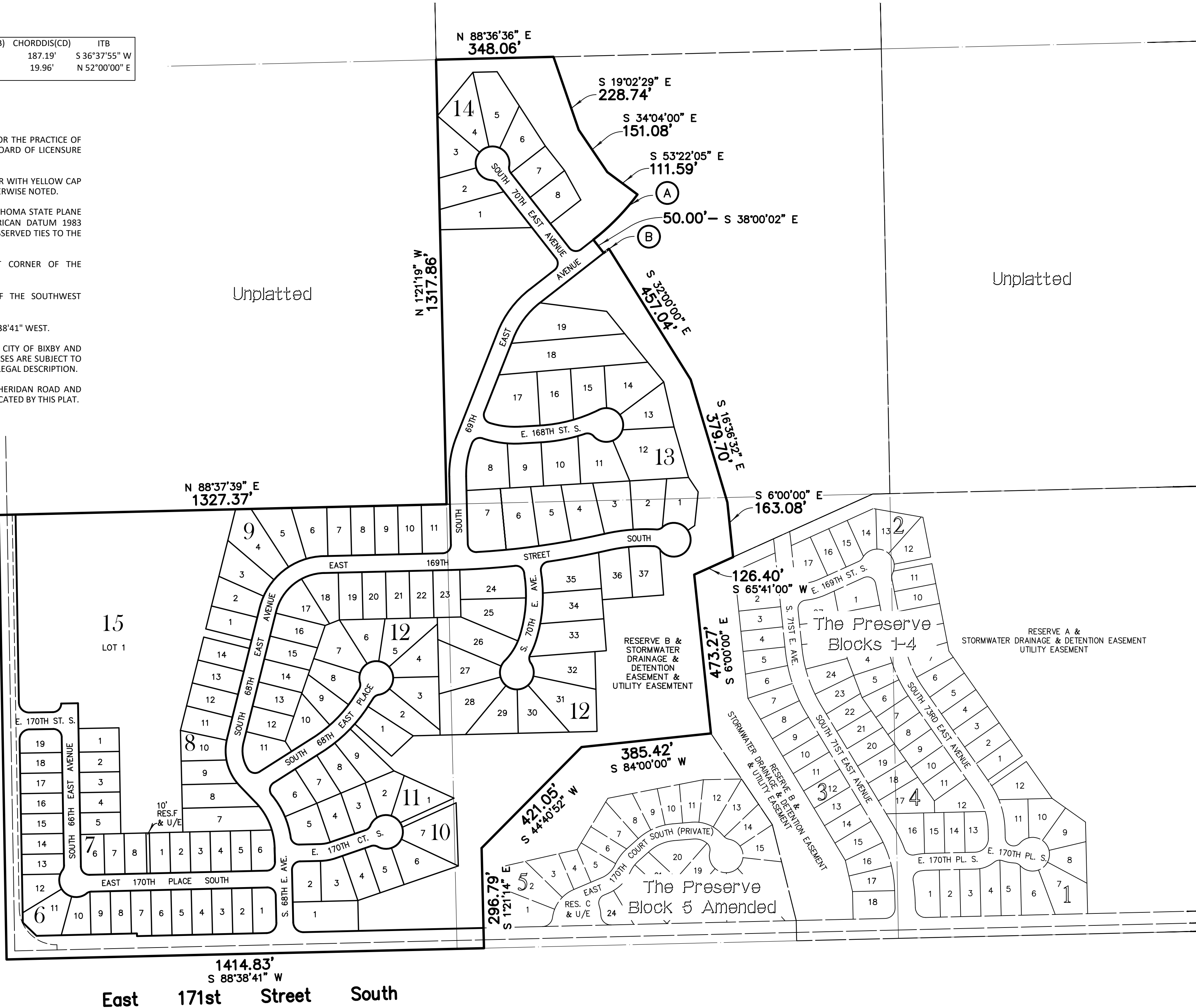
AREA LABEL	AREA(SQFT)	ADDRESS
BLOCK 13 LOT 1	12,870	00000 STREET SOUTH
BLOCK 13 LOT 2	14,293	00000 STREET SOUTH
BLOCK 13 LOT 3	14,461	00000 STREET SOUTH
BLOCK 13 LOT 4	15,679	00000 STREET SOUTH
BLOCK 13 LOT 5	16,117	00000 STREET SOUTH
BLOCK 13 LOT 6	16,876	00000 STREET SOUTH
BLOCK 13 LOT 7	19,477	00000 STREET SOUTH
BLOCK 13 LOT 8	17,389	00000 STREET SOUTH
BLOCK 13 LOT 9	12,996	00000 STREET SOUTH
BLOCK 13 LOT 10	14,703	00000 STREET SOUTH
BLOCK 13 LOT 11	16,353	00000 STREET SOUTH
BLOCK 13 LOT 12	22,232	00000 STREET SOUTH
BLOCK 13 LOT 13	13,426	00000 STREET SOUTH
BLOCK 13 LOT 14	17,984	00000 STREET SOUTH
BLOCK 13 LOT 15	13,756	00000 STREET SOUTH
BLOCK 13 LOT 16	15,743	00000 STREET SOUTH
BLOCK 13 LOT 17	22,232	00000 STREET SOUTH
BLOCK 13 LOT 18	35,076	00000 STREET SOUTH
BLOCK 13 LOT 19	25,839	00000 STREET SOUTH
BLOCK 14 LOT 1	20,520	00000 STREET SOUTH
BLOCK 14 LOT 2	13,963	00000 STREET SOUTH
BLOCK 14 LOT 3	13,573	00000 STREET SOUTH
BLOCK 14 LOT 4	17,141	00000 STREET SOUTH
BLOCK 14 LOT 5	18,505	00000 STREET SOUTH
BLOCK 14 LOT 6	12,855	00000 STREET SOUTH
BLOCK 14 LOT 7	12,005	00000 STREET SOUTH
BLOCK 14 LOT 8	12,014	00000 STREET SOUTH

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)	ITB
A	187.76'	700.00'	15°22'05"	S44°18'58"W	187.19'	S 36°37'55" W
B	19.96'	750.00'	1°31'28"	N51°14'16"E	19.96'	N 52°00'00" E

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND ALUMINUM ODOT CAP AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
(b) FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°38'41" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH SHERIDAN ROAD AND EAST 171ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.



Conditional Final Plat

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD(BRG(CB)	CHORDDIS(CD)
1	47.12'	30.00'	90°00'05"	N46°21'16"W	42.43'
2	47.12'	30.00'	89°59'55"	N43°38'44"E	42.43'
3	39.27'	25.00'	90°00'00"	N46°21'14"W	35.36'
4	16.09'	25.00'	36°52'12"	N70°12'40"E	15.81'
5	143.18'	50.00'	164°04'32"	N46°11'10"W	99.04'
6	16.09'	25.00'	36°52'12"	N17°25'00"E	15.81'
7	39.27'	25.00'	90°20'09"	N46°11'10"W	35.46'
8	39.27'	25.00'	90°00'00"	N43°38'46"E	35.36'
9	46.20'	150.00'	17°38'46"	N79°49'23"E	46.01'
10	21.03'	25.00'	48°11'23"	N84°54'19"W	20.41'
11	241.19'	50.00'	276°22'46"	N19°00'00"W	66.67'
12	21.03'	25.00'	48°11'23"	N46°54'19"E	20.41'
13	30.80'	100.00'	17°38'46"	N79°49'23"E	30.68'
14	36.29'	25.00'	83°09'41"	N49°46'24"W	33.18'
15	148.20'	200.00'	42°27'24"	N22°34'56"W	144.83'
16	138.38'	250.00'	31°42'53"	N24°03'00"W	136.62'
17	42.52'	25.00'	97°26'15"	N8°48'41"E	37.57'
18	193.22'	450.00'	24°36'04"	N45°13'47"E	191.74'
19	21.03'	25.00'	48°11'23"	N57°01'26"E	20.41'
20	241.19'	50.00'	276°22'46"	N57°04'16"W	66.67'
21	21.03'	25.00'	48°11'23"	N8°50'03"E	20.41'
22	173.05'	400.00'	24°47'16"	N45°19'22"E	171.70'
23	38.98'	25.00'	89°19'34"	N77°48'24"W	35.15'
24	151.35'	150.00'	57°48'38"	N14°54'19"W	145.01'
25	82.28'	100.00'	47°08'37"	N9°34'19"W	79.98'
26	195.37'	150.00'	74°37'39"	N51°18'49"E	181.85'
27	260.50'	200.00'	74°37'39"	N51°18'49"E	242.47'
28	39.26'	25.00'	89°58'58"	N43°38'10"E	35.35'
29	188.31'	2325.00'	4°38'26"	N86°18'26"E	188.26'
30	38.74'	25.00'	88°46'51"	N51°37'22"W	34.98'
31	38.74'	25.00'	88°46'51"	N37°09'29"E	34.98'
32	170.90'	400.00'	24°28'45"	N5°00'26"E	169.60'
33	192.26'	450.00'	24°28'45"	N5°00'26"E	190.80'
34	87.96'	185.00'	27°14'25"	N30°52'01"E	87.13'
35	44.27'	235.00'	10°47'37"	N22°38'37"E	44.20'
36	225.99'	50.00'	258°57'37"	N84°59'35"W	77.18'
37	27.28'	25.00'	62°30'49"	N3°12'59"W	25.94'
38	181.47'	2325.00'	4°28'20"	N79°18'45"E	181.43'
39	135.47'	500.00'	15°31'25"	N84°50'18"E	135.06'
40	22.46'	25.00'	51°28'43"	N61°39'38"W	21.71'
41	241.06'	50.00'	276°14'00"	N5°57'43"E	66.76'
42	19.78'	25.00'	45°20'24"	N70°30'55"E	19.27'
43	154.63'	550.00'	16°06'32"	N85°07'51"E	154.13'
44	382.78'	2275.00'	9°38'25"	N81°53'47"E	382.33'
45	40.11'	25.00'	91°55'41"	N47°19'09"W	35.95'
46	39.27'	25.00'	90°00'00"	N46°01'05"W	35.36'
64	39.27'	25.00'	90°00'00"	N43°58'55"E	35.36'
65	47.12'	30.00'	90°00'00"	N43°58'55"E	42.43'
66	47.12'	30.00'	90°00'00"	N46°01'05"W	42.43'

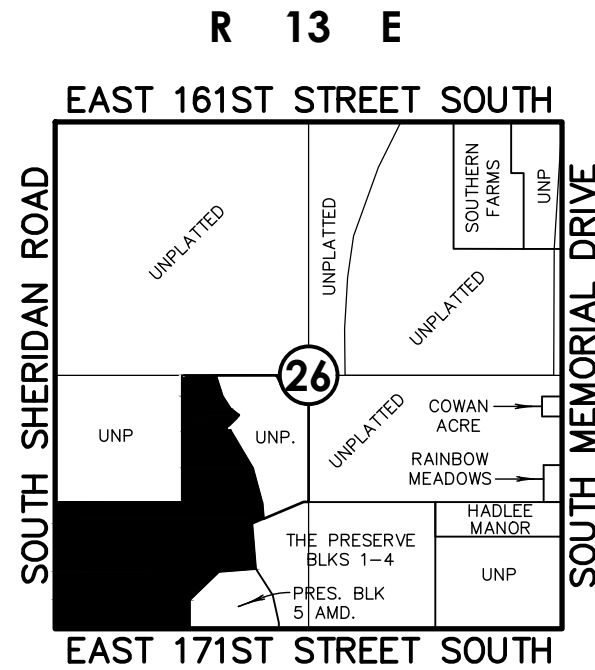
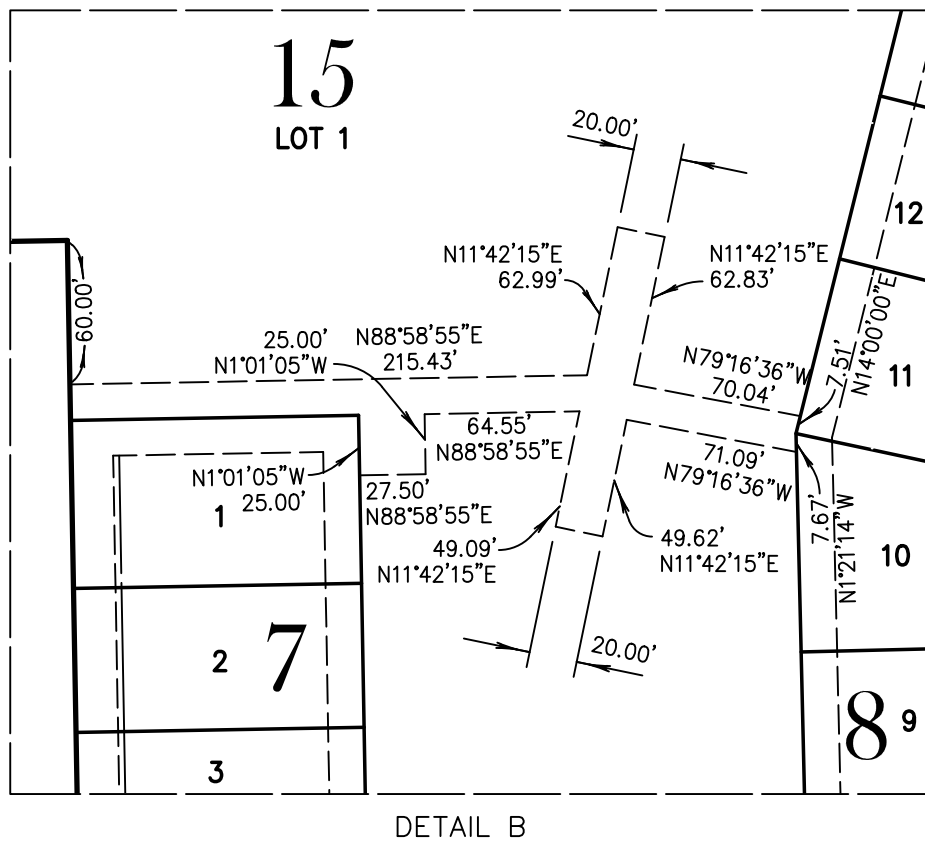
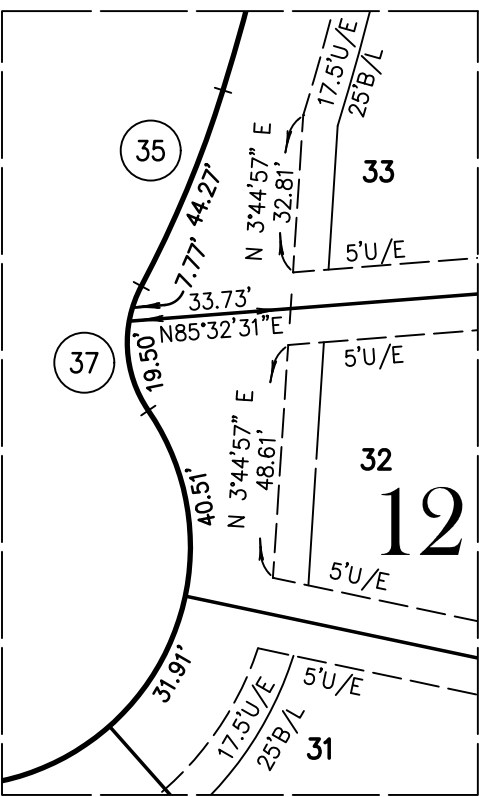
OWNER:
PPM 171 Development, LLC
CONTACT: BRIAN HUMPHREY, MANAGER
EMAIL: BRBUYERS@GMAIL.COM
3015 East Skelly Drive, Suite 2065-H
Tulsa, Oklahoma 74105
Phone: (918) 808-3489

THE PRESERVE

Blocks 6-15

A TRACT OF LAND THAT IS ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4)
AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4),
ALL IN SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SOUTH PART



Location Map
Scale: 1" = 200'

SUBDIVISION CONTAINS:
ONE HUNDRED THIRTY THREE (133) LOTS
IN TEN (10) BLOCKS
WITH FOUR (4) RESERVE AREAS
GROSS SUBDIVISION AREA: 73.006 ACRES

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
| DOC | DOCUMENT |
| ESMT | EASEMENT |
| GOVT | GOVERNMENT |
| ITB | INITIAL TANGENT BEARING |
| LNA | LIMITS OF NO ACCESS |
| ODE | OVERLAND DRAINAGE EASEMENT |
| RES | RESERVE |
| RTW | RIGHT-OF-WAY |
| SD&DE | STORMWATER DRAINAGE AND DETENTION EASEMENT |
| U/E | UTILITY EASEMENT |
| R/W | RURAL WATER DISTRICT EASEMENT |
| 1234 | ADDRESS ASSIGNED |
| ○ | FOUND MONUMENT |
| ● | SET MONUMENT (SEE NOTE 2) |

DATE OF PREPARATION: July 7, 2026

The Preserve Blocks 6-15
SHEET 2 OF 5

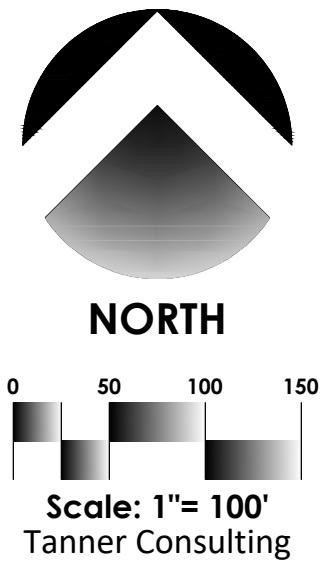
Conditional Final Plat

BXPUD-22.05

THE PRESERVE
Blocks 6-15

A TRACT OF LAND THAT IS ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4)
AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4),
ALL IN SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

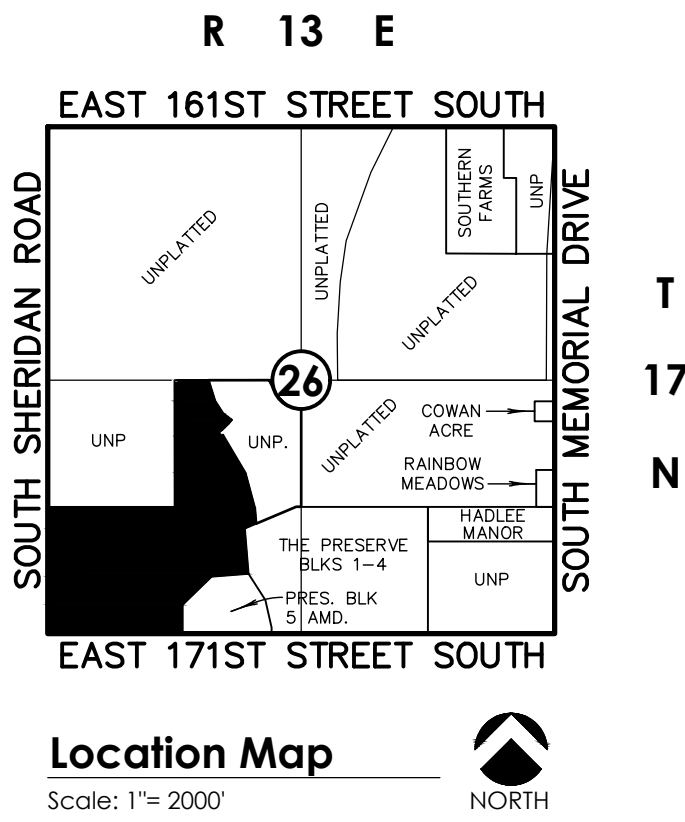


- LEGEND
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - GOV'T GOVERNMENT
 - ITB INITIAL TANGENT BEARING
 - LNA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - RES RESERVE
 - R/W RIGHT-OF-WAY
 - SD&DE STORMWATER DRAINAGE AND DETENTION EASEMENT
 - U/E UTILITY EASEMENT
 - RW/E RURAL WATER DISTRICT EASEMENT
 - 1234 ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)

SUBDIVISION CONTAINS:

ONE HUNDRED THIRTY THREE (133) LOTS
IN TEN (10) BLOCKS
WITH FOUR (4) RESERVES AREAS

GROSS SUBDIVISION AREA: 73.006 ACRES



OWNER:
PPM 171 Development, LLC
CONTACT: BRIAN HUMPHREY, MANAGER
EMAIL: BRRBUYERS@GMAIL.COM
3015 East Skelly Drive, Suite 2065-H
Tulsa, Oklahoma 74105
Phone: (918) 808-3489

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)	ITB
A	187.76'	700.00'	15°22'05"	S44°18'58"W	187.19'	S 36°37'55" W
B	19.96'	750.00'	1°31'28"	N51°14'16"E	19.96'	N 52°00'00" E

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
46	99.63'	250.00'	22°49'58"	N10°03'40"E	98.97'
47	119.67'	300.00'	22°51'19"	N10°04'21"E	118.88'
48	38.09'	25.00'	87°17'23"	N65°01'16"E	34.51'
49	115.30'	300.00'	22°01'17"	N82°20'40"W	114.59'
50	132.30'	500.00'	15°09'36"	N79°03'53"E	131.91'
51	29.07'	25.00'	66°37'12"	N75°12'19"W	27.46'
52	222.12'	50.00'	254°32'02"	N05°50'16"E	79.58'
53	181.22'	450.00'	23°04'26"	N75°06'28"E	180.00'
54	90.58'	250.00'	20°45'36"	N82°58'31"W	90.09'
55	41.06'	25.00'	94°05'43"	N25°32'51"W	36.60'
56	133.08'	250.00'	30°30'00"	N36°45'00"E	131.52'
57	159.70'	300.00'	30°30'00"	N36°45'00"E	157.82'
58	39.27'	25.00'	90°00'00"	N7°00'00"E	35.36'
59	39.27'	25.00'	90°00'00"	N83°00'00"W	35.36'
60	21.03'	25.00'	48°11'23"	N62°05'41"W	20.41'
61	241.19'	50.00'	276°22'46"	N52°00'00"E	66.67'
62	21.03'	25.00'	48°11'23"	N13°54'19"W	20.41'



DATE OF PREPARATION: July 7, 2026

Conditional Final Plat

BXPUD-22.05

THE PRESERVE
Blocks 6-15

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT PPM 171 DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE NORTH 1°01'05" WEST AND ALONG THE WEST LINE OF SAID SW/4, FOR A DISTANCE OF 1,317.48 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE NORTH 88°37'39" EAST AND ALONG THE NORTH LINE OF SAID SW/4 SW/4, FOR A DISTANCE OF 1,327.37 FEET TO THE NORTHEAST CORNER OF THE SW/4 SW/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE NORTH 1°21'19" WEST AND ALONG THE WEST LINE OF SAID NE/4 SW/4, FOR A DISTANCE OF 1,317.86 FEET TO THE NORTHWEST CORNER OF THE NE/4 SW/4; THENCE NORTH 88°36'36" EAST AND ALONG THE NORTH LINE OF THE NE/4 SW/4, FOR A DISTANCE OF 348.6 FEET; THENCE SOUTH 19°02'29" EAST FOR A DISTANCE OF 228.74 FEET; THENCE SOUTH 34°04'00" EAST FOR A DISTANCE OF 151.08 FEET; THENCE SOUTH 53°22'05" EAST FOR A DISTANCE OF 111.59 FEET; THENCE ALONG A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 36°37'55" WEST, A CENTRAL ANGLE OF 15°22'05", WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°18'58" WEST FOR 187.19 FEET, FOR AN ARC DISTANCE OF 187.76 FEET; THENCE SOUTH 38°00'02" EAST FOR A DISTANCE OF 50.00 FEET; THENCE ALONG A 750.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 52°00'00" EAST, A CENTRAL ANGLE OF 1°31'28", WITH A CHORD BEARING AND DISTANCE OF NORTH 51°14'16" EAST FOR 19.96 FEET, FOR AN ARC DISTANCE OF 19.96 FEET; THENCE SOUTH 32°00'00" EAST FOR A DISTANCE OF 457.04 FEET; THENCE SOUTH 16°36'32" EAST FOR A DISTANCE OF 379.70 FEET; THENCE SOUTH 6°00'00" EAST FOR A DISTANCE OF 163.08 FEET TO A POINT ON THE NORTHERLY LINE OF "THE PRESERVE BLOCKS 1-4", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7196); THENCE SOUTH 65°41'00" WEST AND ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 126.40 FEET TO THE NORTHWEST CORNER OF SAID "THE PRESERVE BLOCKS 1-4"; THENCE SOUTH 6°00'00" EAST AND ALONG THE WESTERLY LINE OF "THE PRESERVE BLOCKS 1-4", FOR A DISTANCE OF 473.27 FEET TO A POINT ON THE NORTHERLY LINE OF "THE PRESERVE BLOCK 5 AMENDED", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7211); THENCE SOUTH 84°00'00" WEST AND ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 385.42 FEET; THENCE SOUTH 44°40'52" WEST AND CONTINUING ALONG THE NORTHERLY LINE OF "THE PRESERVE BLOCK 5 AMENDED", FOR A DISTANCE OF 421.05 FEET TO THE WESTERNMOST NORTHWEST CORNER OF "THE PRESERVE BLOCK 5 AMENDED"; THENCE SOUTH 1°21'14" EAST AND ALONG THE WEST LINE OF "THE PRESERVE BLOCK 5 AMENDED", FOR A DISTANCE OF 296.79 FEET TO A POINT ON THE SOUTH LINE OF THE SW/4; THENCE SOUTH 88°38'41" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,414.83 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,180,132 SQUARE FEET OR 73.006 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) ALUMINUM ODOT CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
- (2) BRASS CAP FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°38'41" WEST.

PPM 171 DEVELOPMENT, LLC HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "THE PRESERVE BLOCKS 6-15", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENT" OR "U/E" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS; PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, REPLACE, AND REMOVE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, REPLACING, AND REMOVING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A STREET OR UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE RIGHTS-OF-WAY OF SOUTH SHERIDAN ROAD AND EAST 171ST STREET SOUTH AS GRANTED, DONATED, CONVEYED, AND DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURES MAY BE LOCATED UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC STORM SEWER FACILITIES LOCATED ON THEIR LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID MAINS, OR FACILITIES. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, OR PUBLIC STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SUCH MAINS OR FACILITIES, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATERMAIN, PUBLIC SANITARY SEWER FACILITY, OR PUBLIC

STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

2. THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC STORM SEWER FACILITIES, BUT THE OWNER OF EACH LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

3. THE CITY OF BIXBY, OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

4. ALL WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE BOND OF WHICH THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE DURING SAID TERM, THE OWNER/DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION C. CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EXCEPT FOR STORMWATER DETENTION FACILITIES CONSTRUCTED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, EACH LOT AND RESERVE AREA OWNER WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT STREETS AND EASEMENTS, AND NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SAID OWNER'S LOT OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER, THE PROPERTY OWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION IV, AND THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. LIMITS OF NO ACCESS

THE OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 171ST STREET SOUTH AND ANY OTHER STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY PLANNING COMMISSION, AND WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR THEIR RESPECTIVE SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS.

G. STORMWATER DRAINAGE AND DETENTION EASEMENT

1. THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS LOTS AND RESERVE AREAS AS DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE & DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. EXCEPT FOR PERMITTED STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREAS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

4. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA AS SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE ASSOCIATION SHALL MAINTAIN SAID FACILITIES IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- A) GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- B) CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- C) THE STORMWATER DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
- D) CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT.

6. IN THE EVENT THE OWNER OF LOT OR RESERVE AREA AS SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALTERATION OF GRADE, OR THE ACCUMULATION OF SILTATION WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION, INCLUDING SILTATION, OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER, AS SUBJECT TO THE EASEMENT. IN THE EVENT SUCH OWNER SHOULD FAIL TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS WITH THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA, OR AS, DETERMINED BY THE CITY OF BIXBY, OKLAHOMA, AGAINST EACH LOT WITHIN THE JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW). A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

H. FENCE EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY ESTABLISH FOR THE BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, AND RESERVES FOR FUTURE GRANT AND CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW), PERPETUAL, NON-EXCLUSIVE FENCE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "FENCE EASEMENT" OR "F/E" AND SHOWN ON THE ACCOMPANYING PLAT. THE FENCE EASEMENTS ARE FOR THE LIMITED PURPOSES OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO SIGNAGE, FENCES, WALLS, IRRIGATION SYSTEMS, LANDSCAPING, AND LIGHTING, AND FOR THE MAINTENANCE AND REPAIR OF THEREOF, TOGETHER WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, AND ALONG ALL AREAS WHICH CONTAIN SUCH EASEMENTS FOR THE PURPOSES FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. WITHIN THE FENCE EASEMENT AREAS, THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW) SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL FENCES AND WALLS AND ALL LANDSCAPING WITHIN THE PUBLIC STREET AREAS LOCATED OUTSIDE OF SUCH FENCES AND WALLS. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

I. RETAINING WALL EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY ESTABLISH FOR THE BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, AND RESERVES FOR FUTURE GRANT AND CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW), A PERPETUAL, NON-EXCLUSIVE RETAINING WALL EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "RETAINING WALL EASEMENT" OR "RW/E" ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF THE CITY OF BROKEN ARROW, OKLAHOMA, THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND SAID ASSOCIATION. THE RETAINING WALL EASEMENTS ARE FOR THE LIMITED PURPOSES OF CONSTRUCTING AND MAINTAINING RETAINING WALLS, SOMETIMES TOGETHER WITH PRIVACY WALLS OR FENCES, AND THE MAINTENANCE AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, ALL AREAS WHICH CONTAIN SUCH EASEMENTS FOR THE PURPOSES FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. WITHIN THE RETAINING WALL EASEMENT AREAS, THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW) SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL WALLS AND FENCES, ANY PRIVACY FENCES OR WALLS WITHIN THE EASEMENT, ADJACENT TO OR INTEGRATED WITH A RETAINING WALL, SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING, BUT NOT NECESSARILY LIMITED TO: STORMWATER DRAINAGE AND DETENTION, OPEN SPACE, PARK AND OTHER NEIGHBORHOOD AMENITIES AND RELATED PARKING, ENTRY FEATURES, SIGNAGE, NEIGHBORHOOD PERIMETER FENCING, WALLS, AND RETAINING WALLS, LANDSCAPING, IRRIGATION, LIGHTING, OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND WHERE SPECIFICALLY DESIGNATED, FOR UTILITY EASEMENTS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV HEREOF.

B. RESERVES B, G, AND H

RESERVES B, G, AND H ARE HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE STORMWATER DRAINAGE AND DETENTION AND PRIVATE RECREATIONAL USES SUCH AS OPEN SPACE, PRIVATE PARK, UTILITIES, SIGNAGE, FENCES AND WALLS, INCLUDING BUT NOT LIMITED TO RETAINING WALLS, LANDSCAPING, IRRIGATION, LIGHTING, AND OTHER RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA. RESERVES B, G, AND H, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS BOTH A STORMWATER DRAINAGE AND DETENTION EASEMENTS AND UTILITY EASEMENTS, PROVIDED THAT THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PROPERLY-PERMITTED PRIVATE RECREATIONAL USES AND FACILITIES AS OUTLINED HEREINABOVE.

C. RESERVE F

RESERVE F IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE RECREATIONAL USES SUCH AS OPEN SPACE, PRIVATE PARK, UTILITIES, SIGNAGE, FENCES AND WALLS, LANDSCAPING, IRRIGATION, LIGHTING, AND OTHER RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA. RESERVE F, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY DEDICATED AS A UTILITY EASEMENT, PROVIDED THAT THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PROPERLY-PERMITTED PRIVATE RECREATIONAL USES AND FACILITIES AS OUTLINED HEREINABOVE.

D. ALL RESERVE AREAS

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF IMPROVEMENTS AND RECREATIONAL FACILITIES THEREIN, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS TO THE ASSOCIATION.

2. IN THE EVENT THE RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM NECESSARY MAINTENANCE AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE OWNER OF THE RESERVE AREA SHOULD FAIL TO PAY THE COSTS OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE BY AND RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AS SPECIFICALLY PROVIDED HEREIN FOR THE RESERVE AREA, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

3. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND MEMBER OF THE PROPERTY OWNERS' ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF BIXBY, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF BIXBY NOR THE OWNER/DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Conditional Final Plat

BXPUD-22.05

THE PRESERVE
Blocks 6-15

A TRACT OF LAND THAT IS ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4)
AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4),
ALL IN SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY IF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PRESERVE BLOCKS 6-15 WAS SUBMITTED AS PART OR A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. BXPUD-22.05) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. BXPUD-22.05 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON JULY 18, 2022, AND APPROVED BY THE BIXBY CITY COUNCIL ON AUGUST 08, 2022, THE IMPLEMENTING ORDINANCE NO. 2401 WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL AUGUST 08, 2022, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA A (ALL OF "THE PRESERVE BLOCKS 6-15" EXCEPTING BLOCK 15)

GROSS LAND AREA: 6,534,000 SF 150 AC
NET LAND AREA: 6,534,000 SF 150 AC
PERMITTED USES: USE UNIT 6 DETACHED SINGLE-FAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.

MAXIMUM NUMBER OF LOTS: 375 [133 IN THIS PLAT]
MINIMUM LOT WIDTH †: 55 FT : 90 FT ††

MINIMUM LOT SIZE: 5,500 SF : 12,000 SF ††
MINIMUM LAND AREA PER DWELLING UNIT: 8,400 SF *

MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT **

OFF-STREET PARKING AND YARD COVERAGE: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD WIDTH OR AREA.

MINIMUM LIVABILITY SPACE: 2,500 SF : 4,000 SF *** ††

MINIMUM YARD SETBACKS

FRONT YARD: 20 FT : 25 FT ††
REAR YARD: 15 FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10 FT : 20 FT ††

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-3 DISTRICT

MINIMUM DWELLING SIZE: 1,500 SF : 2,500 SF ††

FIRST FLOOR EXTERIOR MATERIALS: 75% (SEE SECTION III.D.3.)

* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.

** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

*** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.

†† SEE SECTION III.C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS.

B. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA B (ALL OF BLOCK 15)

DEVELOPMENT AREA B SHALL BE DEVELOPED IN ACCORDANCE WITH THE USE AND DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING.

GROSS LAND AREA: 435,600 SF 10 AC
NET LAND AREA: 435,600 SF 10 AC

C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS

THE FOLLOWING RATIOS AND RESIDENTIAL BULK AND AREA DEVELOPMENT STANDARDS SHALL APPLY WITHIN DEVELOPMENT AREA A:

RESERVE LOTS:

MINIMUM LOT TYPE RATIO: 5% OF PUD
MAXIMUM LOT TYPE RATIO: N/A
MINIMUM LOT WIDTH: 90 FT
MINIMUM LOT SIZE: 12,000 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *

MINIMUM YARD SETBACKS: **

FRONT YARD: 25 FT
REAR YARD: 20 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:

WHERE REAR YARD BACKS TO SIDE YARD 20 FT
WHERE REAR YARD BACKS TO REAR YARD 15 FT
GARAGE FACING SIDE STREET: 20 FT

MINIMUM DWELLING SIZE: 2,500 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

ESTATE LOTS:

MINIMUM LOT TYPE RATIO: 15% OF PUD
MAXIMUM LOT TYPE RATIO: N/A
MINIMUM LOT WIDTH: 70 FT
MINIMUM LOT SIZE: 9,500 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **
FRONT YARD: 25 FT
REAR YARD: 20 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:

WHERE REAR YARD BACKS TO SIDE YARD 20 FT
WHERE REAR YARD BACKS TO REAR YARD 15 FT
GARAGE FACING SIDE STREET: 20 FT
MINIMUM DWELLING SIZE: 2,200 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

VILLAS LOTS:

MINIMUM LOT TYPE RATIO: N/A
MAXIMUM LOT TYPE RATIO: 70% OF PUD
MINIMUM LOT WIDTH: 60 FT
MINIMUM LOT SIZE: 6,900 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **
FRONT YARD: 20 FT
REAR YARD: 20 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:

WHERE REAR YARD BACKS TO SIDE YARD: 15 FT
WHERE REAR YARD BACKS TO REAR YARD: 10 FT
GARAGE FACING SIDE STREET: 20 FT
MINIMUM DWELLING SIZE: 1,650 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

GATED COTTAGE LOTS:

MINIMUM LOT TYPE RATIO: N/A
MAXIMUM LOT TYPE RATIO: 15% OF PUD
MINIMUM LOT WIDTH: 55 FT
MINIMUM LOT SIZE: 5,500 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 2,500 SF *
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 15 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:

WHERE REAR YARD BACKS TO SIDE YARD: 15 FT (NO ATTACHED GARAGE SHALL FACE SIDE STREET)

WHERE REAR YARD BACKS TO REAR YARD: 10 FT (NO ATTACHED GARAGE SHALL FACE SIDE STREET)

MINIMUM DWELLING SIZE: 1,500 SF

* EACH LOT SHALL CONTAIN NOT LESS THAN 2,200 SF OF LIVABILITY OPEN SPACE. THE BALANCE REQUIRED OPEN SPACE SHALL BE ESTABLISHED BY PLAT WITHIN RESERVE AREAS WITH RESTRICTIVE COVENANTS PRESERVING THE AREAS AS PERPETUAL OPEN SPACE AND GUARANTEEING ACCESS TO ALL GATED COTTAGE LOTS.

NOTE: ALL GATED COTTAGE LOTS SHALL BE SERVED BY PRIVATE, GATED STREETS.

D. DEVELOPMENT STANDARDS FOR ALL DEVELOPMENT AREAS

1. ACCESS AND CIRCULATION

INTERNAL STREETS SERVING THE PRESERVE WILL BE MINOR RESIDENTIAL STREETS AND ARE PROPOSED TO BE PUBLIC, WITH THE EXCEPTION OF THE GATED COTTAGE LOTS, WHICH SHALL BE SERVED BY PRIVATE, GATED STREETS [AND PRIVATE STORM SEWERS]. AS PHASES DEVELOP, HOWEVER, ALL NEIGHBORHOODS WILL HAVE THE OPTION OF PRIVATE, GATED STREETS, PER THIS PUD. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF BIXBY FOR MINOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO, PRIVATE, GATED

STREETS WITH REDUCED RIGHT-OF-WAY WIDTH AND NO SIDEWALKS, OR SIDEWALKS ON ONE SIDE OF THE STREET. ANY DIVIDED, BOULEVARD-STYLE STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF BIXBY DURING THE PLATTING STAGE. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

EXCEPT AS OTHERWISE APPROVED AS OUTLINED ABOVE, SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTS, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF STREET RIGHT-OF-WAY SHALL BE PLACED IN A SIDEWALK EASEMENT.

2. SIGNS

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG THE ARTERIAL STREET FRONTAGE AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. ENTRY SIGNAGE WILL BE INTEGRATED WITH THE LANDSCAPED ENTRIES AND CONTAINED WITHIN RESERVE AREAS OR EASEMENTS TO BE MAINTAINED BY THE [PROPERTY] OWNERS' ASSOCIATION. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. RESIDENTIAL SIGNAGE SHALL OTHERWISE COMPLY WITH THE BIXBY ZONING CODE. ANY NONRESIDENTIAL SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

WHILE PROPERTY DESCRIPTIONS ARE PROVIDED FOR DEVELOPMENT AREAS A AND B, FINAL DEVELOPMENT AREA BOUNDARIES AND AREAS SHALL BE ESTABLISHED BY REQUIRED PUD SUBDIVISION PLATS, PROVIDED THAT THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE MAINTAINED.

AS USED WITHIN THIS PUD, MASONRY SHALL INCLUDE BRICK, NATURAL OR MANUFACTURED STONE, AND STUCCO. CEMENTITIOUS FIBER IS AN APPROVED ALTERNATIVE. MASONRY SHALL BE APPLIED TO A MINIMUM OF THREE (3) BUILDING SIDES AND TO THE FIRST-FLOOR TOP PLATE. MINIMUM MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES.

PHASE 1 OF DEVELOPMENT AREA A IS ESTIMATED TO INCLUDE APPROXIMATELY 253 LOTS.

WHEN FULLY PLATTED, NOT LESS THAN 15% OR 24 ACRES OF THE PRESERVE SHALL BE PRESERVED AS OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS WITHIN DEVELOPMENT AREA A.

4. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION IV - PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

1. THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN "THE PRESERVE BLOCKS 1-4", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7196) AND WITHIN "THE PRESERVE BLOCK 5 AMENDED", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7211), AND THIS SUBDIVISION (THE "PROPERTY OWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE AND DETENTION FACILITIES WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, ENTRY FEATURES, LANDSCAPING, AND OTHER COMMON AREAS AND IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION BY THE OWNER/DEVELOPER OR THE ASSOCIATION.

2. THE STORMWATER DRAINAGE AND DETENTION FACILITIES WITHIN RESERVES A AND B OF "THE PRESERVE BLOCKS 1-4" AND RESERVE B WITHIN "THE PRESERVE BLOCK 5 AMENDED" ADDITIONALLY SERVE "THE PRESERVE BLOCKS 6-15" AND ALSO THAT CERTAIN 22.876 ACRES ABUTTING TO THE NORTH AND EAST OF THIS SUBDIVISION AND TO BE PLATTED AS A LATER PHASE. THE STORMWATER DRAINAGE AND DETENTION FACILITIES AND AMENITIES TO BE LOCATED WITHIN SAID RESERVE A AND RESERVES B ARE INTENDED TO BE SHARED BETWEEN

THE RESIDENTS OF ALL THREE (3) SUBDIVISIONS AND SAID LATER PHASE. SIMILARLY, THE STORMWATER DRAINAGE AND DETENTION FACILITIES WITHIN THAT PORTION OF LOT ONE (1), BLOCK SIXTEEN (16) AS DESIGNATED "STORMWATER DRAINAGE & DETENTION EASEMENT" OR "SOD/E" ON THE ACCOMPANYING PLAT OF THIS SUBDIVISION ADDITIONALLY SERVE THE BALANCE OF THIS SUBDIVISION. "THE PRESERVE BLOCK 5 AMENDED" IS SERVED BY GATED, PRIVATE STREETS. THE ASSESSMENTS MAY VARY BETWEEN ALL SPECIFIED EXISTING SUBDIVISIONS AND SAID LATER PHASE AND WILL BE SPECIFIED WITHIN THE PROPERTY OWNERS' ASSOCIATION'S BYLAWS OR OTHER INSTRUMENT PREPARED BY THE OWNER/DEVELOPER FOR THIS PURPOSE.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. BY DECLARATION OR OTHER SEPARATE INSTRUMENT FILED OF RECORD SUBSEQUENT TO THIS PLAT AND DEED OF DEDICATION AND RESTRICTIVE COVENANTS, OWNER/DEVELOPER MAY PROVIDE FOR THE DIVISION AND ALLOCATION OF CLASSES OF MEMBERS SUCH AS BETWEEN RESIDENTIAL AND NONRESIDENTIAL LOTS, THOSE LOTS DERIVING ACCESS VIA PRIVATE STREETS, OR BASED ON OTHER QUALITIES.

C. ASSESSMENT

EACH OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE. BY DECLARATION OR OTHER SEPARATE INSTRUMENT FILED OF RECORD SUBSEQUENT TO THIS PLAT AND DEED OF DEDICATION AND RESTRICTIVE COVENANTS, OWNER/DEVELOPER MAY PROVIDE FOR THE DIVISION AND ALLOCATION OF MAINTENANCE RESPONSIBILITIES AND ASSESSMENT DUES SUCH AS BETWEEN RESIDENTIAL AND NONRESIDENTIAL LOTS, THOSE LOTS DERIVING ACCESS VIA PRIVATE STREETS, OR BASED ON OTHER QUALITIES.

D. ASSOCIATION TO BE BENEFICIARY

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING THE OWNER/DEVELOPER, EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, ALL AS PROVIDED FOR WITHIN THIS DEED OF DEDICATION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

E. EXPANSION RIGHTS OF THE ASSOCIATION

THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE PROPERTY OWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF STORMWATER DRAINAGE AND DETENTION FACILITIES LOCATED WITHIN RESERVE AREAS, AND OTHER COMMON AREAS OR IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION OR OTHER ADDITIONAL LANDS WHICH MAY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER/DEVELOPER, UNTIL SUCH TIME AS THE OWNER/DEVELOPER RELINQUISHES THIS RIGHT TO THE PROPERTY OWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE PROPERTY OWNERS' ASSOCIATION.

SECTION V - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I PUBLIC STREETS, EASEMENTS, AND UTILITIES, SECTION II RESERVE AREAS, AND SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I, II, AND III, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A

WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD "BXPUD-22.05" BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD "BXPUD-22.05" UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2026.

PPM 171 DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
JOSHUA GLESENER, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED JOSHUA GLESENER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF PPM 171 DEVELOPMENT, LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, 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 COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES: NOTARY PUBLIC

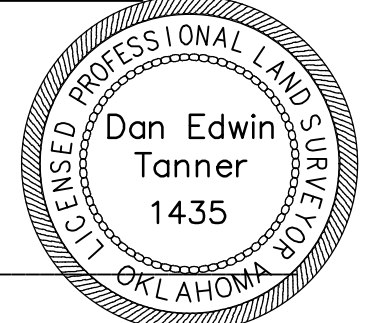


CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "THE PRESERVE BLOCKS 6-15", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

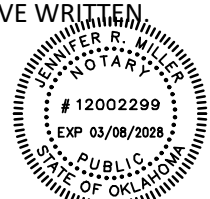


STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED TO ME DAN E. TANNER WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES: NOTARY PUBLIC



Conditional Final Plat

BXPUD-22.05

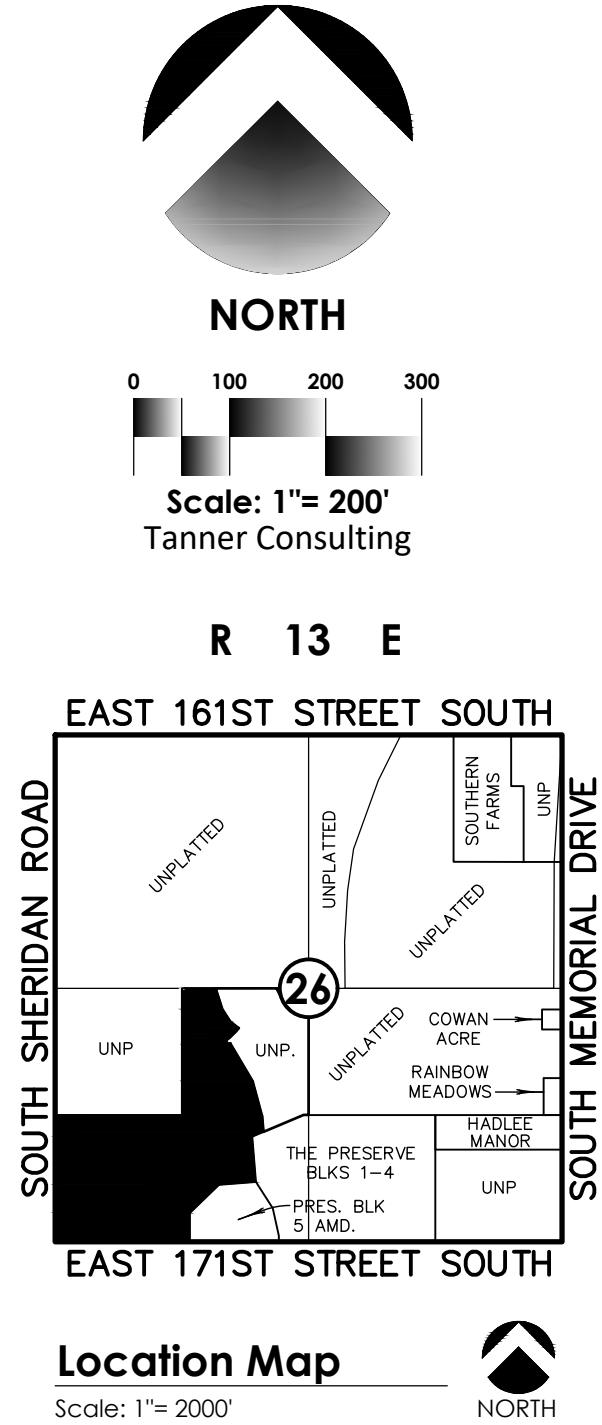
THE PRESERVE
Blocks 6-15

A TRACT OF LAND THAT IS ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4)
AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4),
ALL IN SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY IF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

COVER SHEET

OWNER:
PPM 171 Development, LLC
CONTACT: BRIAN HUMPHREY, MANAGER
EMAIL: BRRBUYERS@GMAIL.COM
3015 East Skelly Drive, Suite 2065-H
Tulsa, Oklahoma 74105
Phone: (918) 808-3489

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Lot Area & Address Table (South)

AREA LABEL	AREA(SQFT)	ADDRESS
BLOCK 6 LOT 1	9,122	00000 STREET SOUTH
BLOCK 6 LOT 2	8,099	00000 STREET SOUTH
BLOCK 6 LOT 3	8,099	00000 STREET SOUTH
BLOCK 6 LOT 4	8,099	00000 STREET SOUTH
BLOCK 6 LOT 5	8,099	00000 STREET SOUTH
BLOCK 6 LOT 6	8,099	00000 STREET SOUTH
BLOCK 6 LOT 7	7,968	00000 STREET SOUTH
BLOCK 6 LOT 8	7,620	00000 STREET SOUTH
BLOCK 6 LOT 9	7,619	00000 STREET SOUTH
BLOCK 6 LOT 10	8,249	00000 STREET SOUTH
BLOCK 6 LOT 11	12,949	00000 STREET SOUTH
BLOCK 6 LOT 12	8,981	00000 STREET SOUTH
BLOCK 6 LOT 13	7,386	00000 STREET SOUTH
BLOCK 6 LOT 14	7,500	00000 STREET SOUTH
BLOCK 6 LOT 15	7,500	00000 STREET SOUTH
BLOCK 6 LOT 16	7,500	00000 STREET SOUTH
BLOCK 6 LOT 17	7,500	00000 STREET SOUTH
BLOCK 6 LOT 18	7,500	00000 STREET SOUTH
BLOCK 6 LOT 19	8,423	00000 STREET SOUTH
BLOCK 7 LOT 1	8,400	00000 STREET SOUTH
BLOCK 7 LOT 2	7,200	00000 STREET SOUTH
BLOCK 7 LOT 3	7,200	00000 STREET SOUTH
BLOCK 7 LOT 4	7,200	00000 STREET SOUTH
BLOCK 7 LOT 5	7,661	00000 STREET SOUTH
BLOCK 7 LOT 6	8,239	00000 STREET SOUTH
BLOCK 7 LOT 7	7,200	00000 STREET SOUTH
BLOCK 7 LOT 8	7,800	00000 STREET SOUTH
BLOCK 8 LOT 1	7,200	00000 STREET SOUTH
BLOCK 8 LOT 2	7,200	00000 STREET SOUTH
BLOCK 8 LOT 3	7,200	00000 STREET SOUTH
BLOCK 8 LOT 4	7,200	00000 STREET SOUTH
BLOCK 8 LOT 5	7,200	00000 STREET SOUTH
BLOCK 8 LOT 6	8,142	00000 STREET SOUTH
BLOCK 8 LOT 7	17,556	00000 STREET SOUTH
BLOCK 8 LOT 8	13,780	00000 STREET SOUTH
BLOCK 8 LOT 9	10,228	00000 STREET SOUTH
BLOCK 8 LOT 10	10,022	00000 STREET SOUTH
BLOCK 8 LOT 11	10,162	00000 STREET SOUTH
BLOCK 8 LOT 12	9,800	00000 STREET SOUTH
BLOCK 8 LOT 13	9,800	00000 STREET SOUTH
BLOCK 8 LOT 14	9,800	00000 STREET SOUTH
BLOCK 9 LOT 1	9,800	00000 STREET SOUTH
BLOCK 9 LOT 2	10,997	00000 STREET SOUTH
BLOCK 9 LOT 3	12,905	00000 STREET SOUTH
BLOCK 9 LOT 4	18,229	00000 STREET SOUTH
BLOCK 9 LOT 5	14,824	00000 STREET SOUTH
BLOCK 9 LOT 6	12,529	00000 STREET SOUTH
BLOCK 9 LOT 7	10,150	00000 STREET SOUTH
BLOCK 9 LOT 8	10,150	00000 STREET SOUTH
BLOCK 9 LOT 9	10,150	00000 STREET SOUTH
BLOCK 9 LOT 10	10,150	00000 STREET SOUTH
BLOCK 9 LOT 11	12,206	00000 STREET SOUTH
BLOCK 10 LOT 1	17,163	00000 STREET SOUTH
BLOCK 10 LOT 2	10,066	00000 STREET SOUTH
BLOCK 10 LOT 3	10,995	00000 STREET SOUTH
BLOCK 10 LOT 4	9,800	00000 STREET SOUTH
BLOCK 10 LOT 5	9,711	00000 STREET SOUTH
BLOCK 10 LOT 6	13,016	00000 STREET SOUTH
BLOCK 10 LOT 7	18,178	00000 STREET SOUTH
BLOCK 11 LOT 1	12,654	00000 STREET SOUTH
BLOCK 11 LOT 2	9,728	00000 STREET SOUTH
BLOCK 11 LOT 3	9,582	00000 STREET SOUTH
BLOCK 11 LOT 4	9,596	00000 STREET SOUTH
BLOCK 11 LOT 5	11,023	00000 STREET SOUTH
BLOCK 11 LOT 6	10,905	00000 STREET SOUTH
BLOCK 11 LOT 7	9,622	00000 STREET SOUTH
BLOCK 11 LOT 8	10,092	00000 STREET SOUTH
BLOCK 11 LOT 9	11,922	00000 STREET SOUTH
BLOCK 12 LOT 1	11,498	00000 STREET SOUTH
BLOCK 12 LOT 2	13,298	00000 STREET SOUTH
BLOCK 12 LOT 3	13,800	00000 STREET SOUTH
BLOCK 12 LOT 4	13,539	00000 STREET SOUTH
BLOCK 12 LOT 5	14,445	00000 STREET SOUTH
BLOCK 12 LOT 6	10,937	00000 STREET SOUTH
BLOCK 12 LOT 7	13,728	00000 STREET SOUTH
BLOCK 12 LOT 8	11,424	00000 STREET SOUTH
BLOCK 12 LOT 9	9,417	00000 STREET SOUTH
BLOCK 12 LOT 10	10,855	00000 STREET SOUTH
BLOCK 12 LOT 11	11,324	00000 STREET SOUTH
BLOCK 12 LOT 12	9,567	00000 STREET SOUTH
BLOCK 12 LOT 13	9,569	00000 STREET SOUTH
BLOCK 12 LOT 14	9,492	00000 STREET SOUTH
BLOCK 12 LOT 15	9,921	00000 STREET SOUTH
BLOCK 12 LOT 16	10,350	00000 STREET SOUTH
BLOCK 12 LOT 17	11,071	00000 STREET SOUTH
BLOCK 12 LOT 18	10,596	00000 STREET SOUTH
BLOCK 12 LOT 19	9,800	00000 STREET SOUTH
BLOCK 12 LOT 20	9,800	00000 STREET SOUTH
BLOCK 12 LOT 21	9,800	00000 STREET SOUTH
BLOCK 12 LOT 22	9,800	00000 STREET SOUTH
BLOCK 12 LOT 23	11,201	00000 STREET SOUTH
BLOCK 12 LOT 24	17,550	00000 STREET SOUTH
BLOCK 12 LOT 25	17,089	00000 STREET SOUTH
BLOCK 12 LOT 26	19,441	00000 STREET SOUTH
BLOCK 12 LOT 27	17,870	00000 STREET SOUTH
BLOCK 12 LOT 28	20,145	00000 STREET SOUTH
BLOCK 12 LOT 29	13,207	00000 STREET SOUTH
BLOCK 12 LOT 30	12,770	00000 STREET SOUTH
BLOCK 12 LOT 31	21,108	00000 STREET SOUTH
BLOCK 12 LOT 32	15,865	00000 STREET SOUTH
BLOCK 12 LOT 33	19,617	00000 STREET SOUTH
BLOCK 12 LOT 34	16,211	00000 STREET SOUTH
BLOCK 12 LOT 35	16,882	00000 STREET SOUTH
BLOCK 12 LOT 36	13,164	00000 STREET SOUTH
BLOCK 12 LOT 37	13,608	00000 STREET SOUTH
BLOCK 15 LOT 1	412,058	00000 STREET SOUTH

Lot Area & Address Table (North)

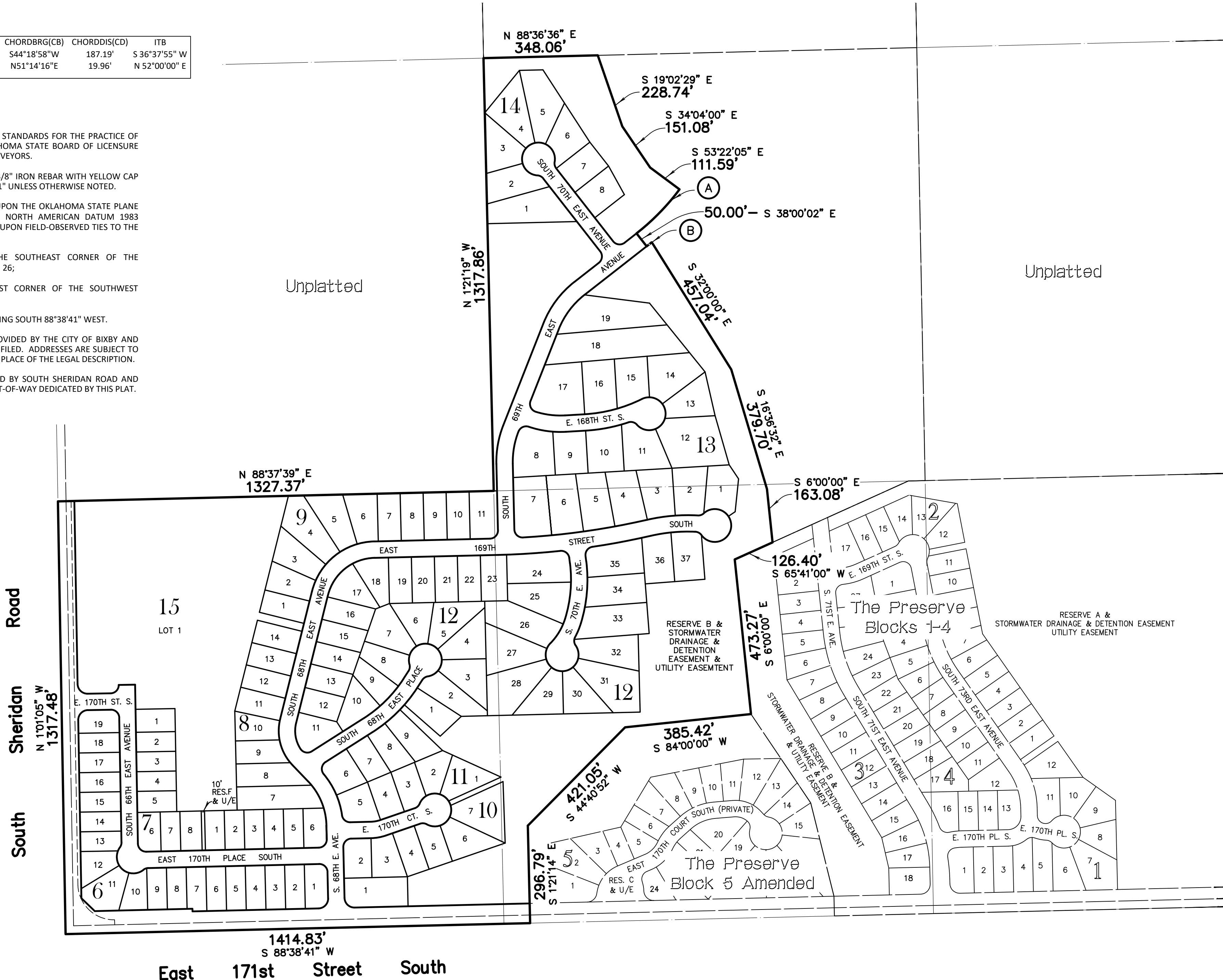
AREA LABEL	AREA(SQFT)	ADDRESS
BLOCK 13 LOT 1	12,870	00000 STREET SOUTH
BLOCK 13 LOT 2	14,293	00000 STREET SOUTH
BLOCK 13 LOT 3	14,461	00000 STREET SOUTH
BLOCK 13 LOT 4	15,679	00000 STREET SOUTH
BLOCK 13 LOT 5	16,117	00000 STREET SOUTH
BLOCK 13 LOT 6	16,876	00000 STREET SOUTH
BLOCK 13 LOT 7	19,477	00000 STREET SOUTH
BLOCK 13 LOT 8	17,389	00000 STREET SOUTH
BLOCK 13 LOT 9	12,996	00000 STREET SOUTH
BLOCK 13 LOT 10	14,703	00000 STREET SOUTH
BLOCK 13 LOT 11	16,353	00000 STREET SOUTH
BLOCK 13 LOT 12	22,232	00000 STREET SOUTH
BLOCK 13 LOT 13	13,426	00000 STREET SOUTH
BLOCK 13 LOT 14	17,984	00000 STREET SOUTH
BLOCK 13 LOT 15	13,756	00000 STREET SOUTH
BLOCK 13 LOT 16	15,743	00000 STREET SOUTH
BLOCK 13 LOT 17	22,232	00000 STREET SOUTH
BLOCK 13 LOT 18	35,076	00000 STREET SOUTH
BLOCK 13 LOT 19	25,839	00000 STREET SOUTH
BLOCK 14 LOT 1	20,520	00000 STREET SOUTH
BLOCK 14 LOT 2	13,963	00000 STREET SOUTH
BLOCK 14 LOT 3	13,573	00000 STREET SOUTH
BLOCK 14 LOT 4	17,141	00000 STREET SOUTH
BLOCK 14 LOT 5	18,505	00000 STREET SOUTH
BLOCK 14 LOT 6	12,855	00000 STREET SOUTH
BLOCK 14 LOT 7	12,005	00000 STREET SOUTH
BLOCK 14 LOT 8	12,014	00000 STREET SOUTH

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)	ITB
A	187.76'	700.00'	15°22'05"	S44°18'58"W	187.19'	S 36°37'55" W
B	19.96'	750.00'	1°31'28"	N51°14'16"E	19.96'	N 52°00'00" E

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND ALUMINUM ODOT CAP AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
(b) FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°38'41" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH SHERIDAN ROAD AND EAST 171ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.



Does not meet the 2 access roads for the number homes at this time.

DATE OF PREPARATION: July 7, 2026

The Preserve Blocks 6-15
SHEET 1 OF 5

Conditional Final Plat

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD(CB)	CHORDDIS(CD)
1	47.12'	30.00'	90°00'05"	N46°21'16"W	42.43'
2	47.12'	30.00'	89°59'55"	N43°38'44"E	42.43'
3	39.27'	25.00'	90°00'00"	N46°21'14"W	35.36'
4	16.09'	25.00'	36°52'12"	N70°12'40"E	15.81'
5	143.18'	50.00'	164°04'32"	N46°11'10"W	99.04'
6	16.09'	25.00'	36°52'12"	N17°25'00"E	15.81'
7	39.27'	25.00'	90°20'09"	N46°11'10"W	35.46'
8	39.27'	25.00'	90°00'00"	N43°38'46"E	35.36'
9	46.20'	150.00'	17°38'46"	N79°49'23"E	46.01'
10	21.03'	25.00'	48°11'23"	N84°54'19"W	20.41'
11	241.19'	50.00'	276°22'46"	N19°00'00"W	66.67'
12	21.03'	25.00'	48°11'23"	N46°54'19"E	20.41'
13	30.80'	100.00'	17°38'46"	N79°49'23"E	30.68'
14	36.29'	25.00'	83°09'41"	N49°46'24"W	33.18'
15	148.20'	200.00'	42°27'24"	N22°34'56"W	144.83'
16	138.38'	250.00'	31°42'53"	N24°03'00"W	136.62'
17	42.52'	25.00'	97°26'15"	N8°48'41"E	37.57'
18	193.22'	450.00'	24°36'04"	N45°13'47"E	191.74'
19	21.03'	25.00'	48°11'23"	N57°01'26"E	20.41'
20	241.19'	50.00'	276°22'46"	N57°04'16"W	66.67'
21	21.03'	25.00'	48°11'23"	N8°50'03"E	20.41'
22	173.05'	400.00'	24°47'16"	N45°19'22"E	171.70'
23	38.98'	25.00'	89°19'34"	N77°48'24"W	35.15'
24	151.35'	150.00'	57°48'38"	N14°54'19"W	145.01'
25	82.28'	100.00'	47°08'37"	N9°34'19"W	79.98'
26	195.37'	150.00'	74°37'39"	N51°18'49"E	181.85'
27	260.50'	200.00'	74°37'39"	N51°18'49"E	242.47'
28	39.26'	25.00'	89°58'58"	N43°38'10"E	35.35'
29	188.31'	2325.00'	4°38'26"	N86°18'26"E	188.26'
30	38.74'	25.00'	88°46'51"	N51°37'22"W	34.98'
31	38.74'	25.00'	88°46'51"	N37°09'29"E	34.98'
32	170.90'	400.00'	24°28'45"	N5°00'26"E	169.60'
33	192.26'	450.00'	24°28'45"	N5°00'26"E	190.80'
34	87.96'	185.00'	27°14'25"	N30°52'01"E	87.13'
35	44.27'	235.00'	10°47'37"	N22°38'37"E	44.20'
36	225.99'	50.00'	258°57'37"	N84°59'35"W	77.18'
37	27.28'	25.00'	62°30'49"	N3°12'59"W	25.94'
38	181.47'	2325.00'	4°28'20"	N79°18'45"E	181.43'
39	135.47'	500.00'	15°31'25"	N84°50'18"E	135.06'
40	22.46'	25.00'	51°28'43"	N61°39'38"W	21.71'
41	241.06'	50.00'	276°14'00"	N5°57'43"E	66.76'
42	19.78'	25.00'	45°20'24"	N70°30'55"E	19.27'
43	154.63'	550.00'	16°06'32"	N85°07'51"E	154.13'
44	382.78'	2275.00'	9°38'25"	N81°53'47"E	382.33'
45	40.11'	25.00'	91°55'41"	N47°19'09"W	35.95'
46	39.27'	25.00'	90°00'00"	N46°01'05"W	35.36'
64	39.27'	25.00'	90°00'00"	N43°58'55"E	35.36'
65	47.12'	30.00'	90°00'00"	N43°58'55"E	42.43'
66	47.12'	30.00'	90°00'00"	N46°01'05"W	42.43'

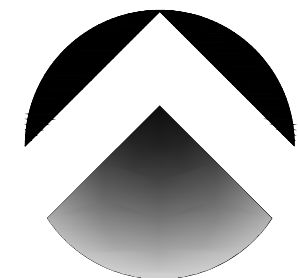
OWNER:
PPM 171 Development, LLC
CONTACT: BRIAN HUMPHREY, MANAGER
EMAIL: BRBUYERS@GMAIL.COM
3015 East Skelly Drive, Suite 2065-H
Tulsa, Oklahoma 74105
Phone: (918) 808-3489

THE PRESERVE
Blocks 6-15

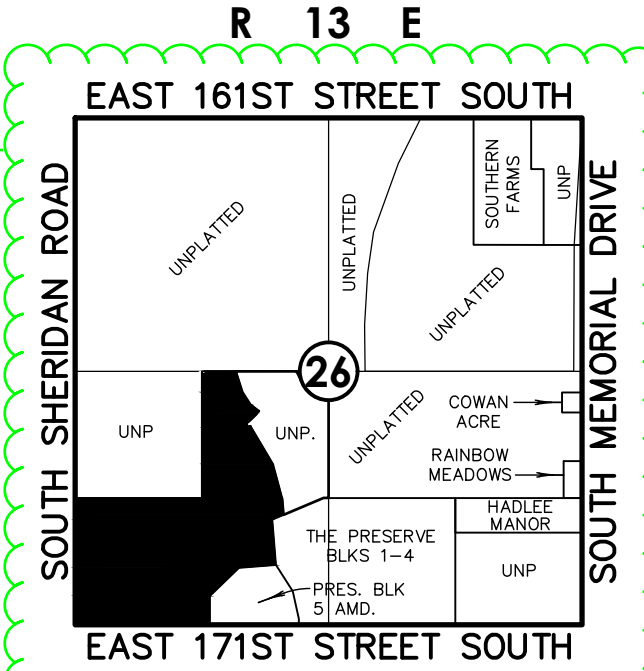
A TRACT OF LAND THAT IS ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4)
AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4),
ALL IN SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SOUTH PART

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Scale: 1"= 100'
Tanner Consulting



Location Map

Scale: 1"= 2000'

SUBDIVISION CONTAINS:

ONE HUNDRED THIRTY THREE (133) LOTS
IN TEN (10) BLOCKS
WITH FOUR (4) RESERVE AREAS

GROSS SUBDIVISION AREA: 73.006 ACRES

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOVT GOVERNMENT
- ITB INITIAL TANGENT BEARING
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES RESERVE
- R/W RIGHT-OF-WAY
- SD&DE STORMWATER DRAINAGE AND DETENTION EASEMENT
- U/E UTILITY EASEMENT
- R/W/R RURAL WATER DISTRICT EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)



Conditional Final Plat

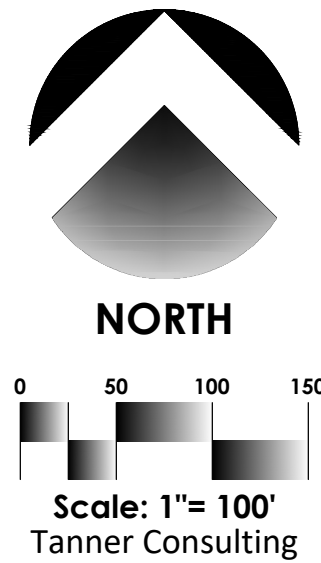
BXPUD-22.05

THE PRESERVE
Blocks 6-15

A TRACT OF LAND THAT IS ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4)
AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4),
ALL IN SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



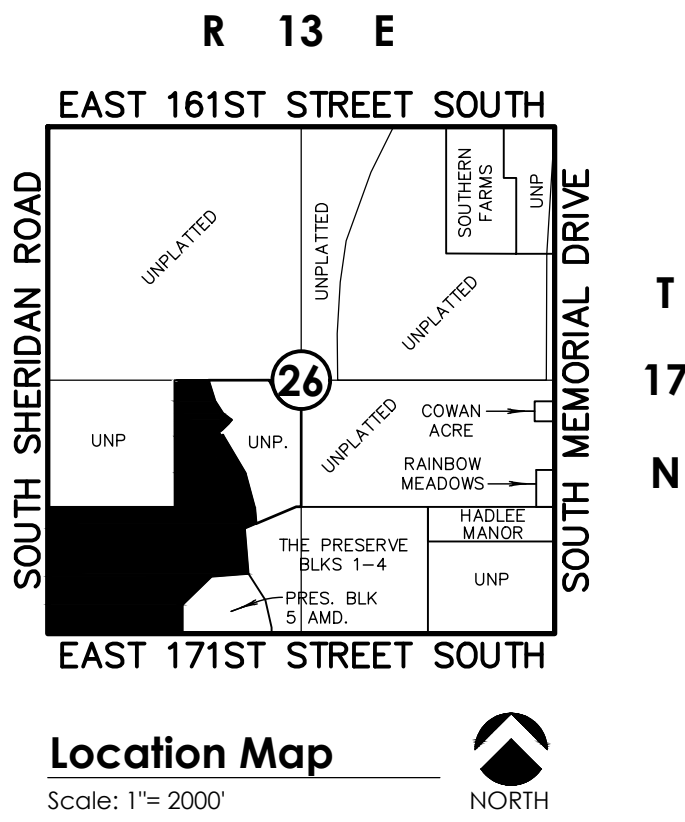
LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOV'T GOVERNMENT
- ITB INITIAL TANGENT BEARING
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES RESERVE
- R/W RIGHT-OF-WAY
- SD&DE STORMWATER DRAINAGE AND DETENTION EASEMENT
- U/E UTILITY EASEMENT
- RW/E RURAL WATER DISTRICT EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

SUBDIVISION CONTAINS:

ONE HUNDRED THIRTY THREE (133) LOTS
IN TEN (10) BLOCKS
WITH FOUR (4) RESERVES AREAS

GROSS SUBDIVISION AREA: 73.006 ACRES



Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)	ITB
A	187.76'	700.00'	15°22'05"	S44°18'58"W	187.19'	S 36°37'55" W
B	19.96'	750.00'	1°31'28"	N51°14'16"E	19.96'	N 52°00'00" E

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
46	99.63'	250.00'	22°49'58"	N10°03'40"E	98.97'
47	119.67'	300.00'	22°51'19"	N10°04'21"E	118.88'
48	38.09'	25.00'	87°17'23"	N65°01'16"E	34.51'
49	115.30'	300.00'	22°01'17"	N82°20'40"W	114.59'
50	132.30'	500.00'	15°09'36"	N79°03'53"E	131.91'
51	29.07'	25.00'	66°37'12"	N75°12'19"W	27.46'
52	222.12'	50.00'	254°32'02"	N10°50'16"E	79.58'
53	181.22'	450.00'	23°04'26"	N75°06'28"E	180.00'
54	90.58'	250.00'	20°45'36"	N82°58'31"W	90.09'
55	41.06'	25.00'	94°05'43"	N25°32'51"W	36.60'
56	133.08'	250.00'	30°30'00"	N36°45'00"E	131.52'
57	159.70'	300.00'	30°30'00"	N36°45'00"E	157.82'
58	39.27'	25.00'	90°00'00"	N7°00'00"E	35.36'
59	39.27'	25.00'	90°00'00"	N83°00'00"W	35.36'
60	21.03'	25.00'	48°11'23"	N62°05'41"W	20.41'
61	241.19'	50.00'	276°22'46"	N52°00'00"E	66.67'
62	21.03'	25.00'	48°11'23"	N13°54'19"W	20.41'

DATE OF PREPARATION: July 7, 2026



The Preserve Blocks 6-15
SHEET 3 OF 5

Conditional Final Plat

BXPUD-22.05

THE PRESERVE
Blocks 6-15

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT PPM 171 DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW/4; THENCE NORTH 1°01'05" WEST AND ALONG THE WEST LINE OF SAID SW/4, FOR A DISTANCE OF 1,317.48 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE NORTH 88°37'39" EAST AND ALONG THE NORTH LINE OF SAID SW/4 SW/4, FOR A DISTANCE OF 1,327.37 FEET TO THE NORTHEAST CORNER OF THE SW/4 SW/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE NORTH 1°21'19" WEST AND ALONG THE WEST LINE OF SAID NE/4 SW/4, FOR A DISTANCE OF 1,317.86 FEET TO THE NORTHWEST CORNER OF THE NE/4 SW/4; THENCE NORTH 88°36'36" EAST AND ALONG THE NORTH LINE OF THE NE/4 SW/4, FOR A DISTANCE OF 348.6 FEET; THENCE SOUTH 19°02'29" EAST FOR A DISTANCE OF 228.74 FEET; THENCE SOUTH 34°04'00" EAST FOR A DISTANCE OF 151.08 FEET; THENCE SOUTH 53°22'05" EAST FOR A DISTANCE OF 111.59 FEET; THENCE ALONG A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 36°37'55" WEST, A CENTRAL ANGLE OF 15°22'05", WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°18'58" WEST FOR 187.19 FEET, FOR AN ARC DISTANCE OF 187.76 FEET; THENCE SOUTH 38°00'02" EAST FOR A DISTANCE OF 50.00 FEET; THENCE ALONG A 750.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 52°00'00" EAST, A CENTRAL ANGLE OF 1°31'28", WITH A CHORD BEARING AND DISTANCE OF NORTH 51°14'16" EAST FOR 19.96 FEET, FOR AN ARC DISTANCE OF 19.96 FEET; THENCE SOUTH 32°00'00" EAST FOR A DISTANCE OF 457.04 FEET; THENCE SOUTH 16°36'32" EAST FOR A DISTANCE OF 379.70 FEET; THENCE SOUTH 6°00'00" EAST FOR A DISTANCE OF 163.08 FEET TO A POINT ON THE NORTHERLY LINE OF "THE PRESERVE BLOCKS 1-4", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7196); THENCE SOUTH 65°41'00" WEST AND ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 126.40 FEET TO THE NORTHWEST CORNER OF SAID "THE PRESERVE BLOCKS 1-4"; THENCE SOUTH 6°00'00" EAST AND ALONG THE WESTERLY LINE OF "THE PRESERVE BLOCKS 1-4", FOR A DISTANCE OF 473.27 FEET TO A POINT ON THE NORTHERLY LINE OF "THE PRESERVE BLOCK 5 AMENDED", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7211); THENCE SOUTH 84°00'00" WEST AND ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 385.42 FEET; THENCE SOUTH 44°40'52" WEST AND CONTINUING ALONG THE NORTHERLY LINE OF "THE PRESERVE BLOCK 5 AMENDED", FOR A DISTANCE OF 421.05 FEET TO THE WESTERNMOST NORTHWEST CORNER OF "THE PRESERVE BLOCK 5 AMENDED"; THENCE SOUTH 1°21'14" EAST AND ALONG THE WEST LINE OF "THE PRESERVE BLOCK 5 AMENDED", FOR A DISTANCE OF 296.79 FEET TO A POINT ON THE SOUTH LINE OF THE SW/4; THENCE SOUTH 88°38'41" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,414.83 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,180,132 SQUARE FEET OR 73.006 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) ALUMINUM ODOT CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
- (2) BRASS CAP FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°38'41" WEST.

PPM 171 DEVELOPMENT, LLC HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "THE PRESERVE BLOCKS 6-15", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENT" OR "U/E" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS; PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, REPLACE, AND REMOVE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, REPLACING, AND REMOVING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE STREETS AND UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF A STREET OR UTILITY EASEMENT SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE RIGHTS-OF-WAY OF SOUTH SHERIDAN ROAD AND EAST 171ST STREET SOUTH AS GRANTED, DONATED, CONVEYED, AND DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURES MAY BE LOCATED UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC STORM SEWER FACILITIES LOCATED ON THEIR LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID MAINS, OR FACILITIES. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, OR PUBLIC STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SUCH MAINS OR FACILITIES, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATERMAIN, PUBLIC SANITARY SEWER FACILITY, OR PUBLIC

STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

2. THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC STORM SEWER FACILITIES, BUT THE OWNER OF EACH LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

3. THE CITY OF BIXBY, OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

4. ALL WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE BOND OF WHICH THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE DURING SAID TERM, THE OWNER/DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION C. CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EXCEPT FOR STORMWATER DETENTION FACILITIES CONSTRUCTED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, EACH LOT AND RESERVE AREA OWNER WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM ADJACENT STREETS AND EASEMENTS, AND NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SAID OWNER'S LOT OR RESERVE AREA. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER, THE PROPERTY OWNERS' ASSOCIATION DEFINED HEREINAFTER IN SECTION IV, AND THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. LIMITS OF NO ACCESS

THE OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 171ST STREET SOUTH AND ANY OTHER STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY PLANNING COMMISSION, AND WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR THEIR RESPECTIVE SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS.

G. STORMWATER DRAINAGE AND DETENTION EASEMENT

1. THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS LOTS AND RESERVE AREAS AS DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE & DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. EXCEPT FOR PERMITTED STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREAS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

4. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA AS SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE ASSOCIATION SHALL MAINTAIN SAID FACILITIES IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- A) GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- B) CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- C) THE STORMWATER DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
- D) CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT.

6. IN THE EVENT THE OWNER OF LOT OR RESERVE AREA AS SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALTERATION OF GRADE, OR THE ACCUMULATION OF SILTATION WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION, INCLUDING SILTATION, OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER, AS SUBJECT TO THE EASEMENT. IN THE EVENT SUCH OWNER SHOULD FAIL TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS WITH THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA, OR AS, DETERMINED BY THE CITY OF BIXBY, OKLAHOMA, AGAINST EACH LOT WITHIN THE JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW). A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

H. FENCE EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY ESTABLISH FOR THE BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, AND RESERVES FOR FUTURE GRANT AND CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW), PERPETUAL, NON-EXCLUSIVE FENCE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "FENCE EASEMENT" OR "F/E" AND SHOWN ON THE ACCOMPANYING PLAT. THE FENCE EASEMENTS ARE FOR THE LIMITED PURPOSES OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO SIGNAGE, FENCES, WALLS, IRRIGATION SYSTEMS, LANDSCAPING, AND LIGHTING, AND FOR THE MAINTENANCE AND REPAIR OF THEREOF, TOGETHER WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, AND ALONG ALL AREAS WHICH CONTAIN SUCH EASEMENTS FOR THE PURPOSES FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. WITHIN THE FENCE EASEMENT AREAS, THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW) SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL FENCES AND WALLS AND ALL LANDSCAPING WITHIN THE PUBLIC STREET AREAS LOCATED OUTSIDE OF SUCH FENCES AND WALLS. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

I. RETAINING WALL EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY ESTABLISH FOR THE BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, AND RESERVES FOR FUTURE GRANT AND CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW), A PERPETUAL, NON-EXCLUSIVE RETAINING WALL EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "RETAINING WALL EASEMENT" OR "RW/E" ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF THE CITY OF BROKEN ARROW, OKLAHOMA, THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND SAID ASSOCIATION. THE RETAINING WALL EASEMENTS ARE FOR THE LIMITED PURPOSES OF CONSTRUCTING AND MAINTAINING RETAINING WALLS, SOMETIMES TOGETHER WITH PRIVACY WALLS OR FENCES, AND THE MAINTENANCE AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, ALL AREAS WHICH CONTAIN SUCH EASEMENTS FOR THE PURPOSES FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. WITHIN THE RETAINING WALL EASEMENT AREAS, THE PROPERTY OWNERS' ASSOCIATION (AS DEFINED BELOW) SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL WALLS AND FENCES, ANY PRIVACY FENCES OR WALLS WITHIN THE EASEMENT, ADJACENT TO OR INTEGRATED WITH A RETAINING WALL, SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING, BUT NOT NECESSARILY LIMITED TO: STORMWATER DRAINAGE AND DETENTION, OPEN SPACE, PARK AND OTHER NEIGHBORHOOD AMENITIES AND RELATED PARKING, ENTRY FEATURES, SIGNAGE, NEIGHBORHOOD PERIMETER FENCING, WALLS, AND RETAINING WALLS, LANDSCAPING, IRRIGATION, LIGHTING, OTHER USES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND WHERE SPECIFICALLY DESIGNATED, FOR UTILITY EASEMENTS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV HEREOF.

B. RESERVES B, G, AND H

RESERVES B, G, AND H ARE HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE STORMWATER DRAINAGE AND DETENTION AND PRIVATE RECREATIONAL USES SUCH AS OPEN SPACE, PRIVATE PARK, UTILITIES, SIGNAGE, FENCES AND WALLS, INCLUDING BUT NOT LIMITED TO RETAINING WALLS, LANDSCAPING, IRRIGATION, LIGHTING, AND OTHER RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA. RESERVES B, G, AND H, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS BOTH A STORMWATER DRAINAGE AND DETENTION EASEMENTS AND UTILITY EASEMENTS, PROVIDED THAT THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PROPERLY-PERMITTED PRIVATE RECREATIONAL USES AND FACILITIES AS OUTLINED HEREINABOVE.

C. RESERVE F

RESERVE F IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE RECREATIONAL USES SUCH AS OPEN SPACE, PRIVATE PARK, UTILITIES, SIGNAGE, FENCES AND WALLS, LANDSCAPING, IRRIGATION, LIGHTING, AND OTHER RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA. RESERVE F, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY DEDICATED AS A UTILITY EASEMENT, PROVIDED THAT THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PROPERLY-PERMITTED PRIVATE RECREATIONAL USES AND FACILITIES AS OUTLINED HEREINABOVE.

D. ALL RESERVE AREAS

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF IMPROVEMENTS AND RECREATIONAL FACILITIES THEREIN, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS TO THE ASSOCIATION.

2. IN THE EVENT THE RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM NECESSARY MAINTENANCE AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE OWNER OF THE RESERVE AREA SHOULD FAIL TO PAY THE COSTS OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE BY AND RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AS SPECIFICALLY PROVIDED HEREIN FOR THE RESERVE AREA, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

3. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND MEMBER OF THE PROPERTY OWNERS' ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF BIXBY, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE CITY OF BIXBY NOR THE OWNER/DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

CITY OF BIXBY

Conditional Final Plat

BXPUD-22.05

THE PRESERVE
Blocks 6-15

A TRACT OF LAND THAT IS ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4)
AND A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4),
ALL IN SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY IF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE PRESERVE BLOCKS 6-15 WAS SUBMITTED AS PART OR A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. BXPUD-22.05) AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE), AND

WHEREAS PUD NO. BXPUD-22.05 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON JULY 18, 2022, AND APPROVED BY THE BIXBY CITY COUNCIL ON AUGUST 08, 2022, THE IMPLEMENTING ORDINANCE NO. 2401 WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL AUGUST 08, 2022, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA A (ALL OF "THE PRESERVE BLOCKS 6-15" EXCEPTING BLOCK 15)

GROSS LAND AREA: 6,534,000 SF 150 AC
NET LAND AREA: 6,534,000 SF 150 AC
PERMITTED USES: USE UNIT 6 DETACHED SINGLE-FAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.

MAXIMUM NUMBER OF LOTS: 375 [133 IN THIS PLAT]
MINIMUM LOT WIDTH †: 55 FT : 90 FT ††

MINIMUM LOT SIZE: 5,500 SF : 12,000 SF ††
MINIMUM LAND AREA PER DWELLING UNIT: 8,400 SF *

MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT **
OFF-STREET PARKING AND YARD COVERAGE: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD WIDTH OR AREA.

MINIMUM LIVABILITY SPACE: 2,500 SF : 4,000 SF *** ††
MINIMUM YARD SETBACKS

FRONT YARD: 20 FT : 25 FT ††
REAR YARD: 15 FT

SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10 FT : 20 FT ††

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-3 DISTRICT
MINIMUM DWELLING SIZE: 1,500 SF : 2,500 SF ††

FIRST FLOOR EXTERIOR MATERIALS: 75% (SEE SECTION III.D.3.)
* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.

** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

*** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.

†† SEE SECTION III.C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS.

B. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA B (ALL OF BLOCK 15)

DEVELOPMENT AREA B SHALL BE DEVELOPED IN ACCORDANCE WITH THE USE AND DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING.

GROSS LAND AREA: 435,600 SF 10 AC
NET LAND AREA: 435,600 SF 10 AC

C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS

THE FOLLOWING RATIOS AND RESIDENTIAL BULK AND AREA DEVELOPMENT STANDARDS SHALL APPLY WITHIN DEVELOPMENT AREA A:

RESERVE LOTS:

MINIMUM LOT TYPE RATIO: 5% OF PUD
MAXIMUM LOT TYPE RATIO: N/A

MINIMUM LOT WIDTH: 90 FT
MINIMUM LOT SIZE: 12,000 SF

MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **

FRONT YARD: 25 FT
REAR YARD: 20 FT

SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:

WHERE REAR YARD BACKS TO SIDE YARD: 20 FT
WHERE REAR YARD BACKS TO REAR YARD: 15 FT

GARAGE FACING SIDE STREET: 20 FT
MINIMUM DWELLING SIZE: 2,500 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

ESTATE LOTS:

MINIMUM LOT TYPE RATIO: 15% OF PUD
MAXIMUM LOT TYPE RATIO: N/A

MINIMUM LOT WIDTH: 70 FT
MINIMUM LOT SIZE: 9,500 SF

MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **

FRONT YARD: 25 FT
REAR YARD: 20 FT

SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:

WHERE REAR YARD BACKS TO SIDE YARD: 20 FT
WHERE REAR YARD BACKS TO REAR YARD: 15 FT

GARAGE FACING SIDE STREET: 20 FT
MINIMUM DWELLING SIZE: 2,200 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

VILLAS LOTS:

MINIMUM LOT TYPE RATIO: N/A
MAXIMUM LOT TYPE RATIO: 70% OF PUD

MINIMUM LOT WIDTH: 60 FT
MINIMUM LOT SIZE: 6,900 SF

MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **

FRONT YARD: 20 FT
REAR YARD: 20 FT

SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:

WHERE REAR YARD BACKS TO SIDE YARD: 15 FT
WHERE REAR YARD BACKS TO REAR YARD: 10 FT

GARAGE FACING SIDE STREET: 20 FT
MINIMUM DWELLING SIZE: 1,650 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.

** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

GATED COTTAGE LOTS:

MINIMUM LOT TYPE RATIO: N/A
MAXIMUM LOT TYPE RATIO: 15% OF PUD

MINIMUM LOT WIDTH: 55 FT
MINIMUM LOT SIZE: 5,500 SF

MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 2,500 SF *
MINIMUM YARD SETBACKS:

FRONT YARD: 20 FT
REAR YARD: 15 FT

SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:

WHERE REAR YARD BACKS TO SIDE YARD: 15 FT (NO ATTACHED GARAGE SHALL FACE SIDE STREET)

WHERE REAR YARD BACKS TO REAR YARD: 10 FT (NO ATTACHED GARAGE SHALL FACE SIDE STREET)

MINIMUM DWELLING SIZE: 1,500 SF
* EACH LOT SHALL CONTAIN NOT LESS THAN 2,200 SF OF LIVABILITY OPEN SPACE. THE BALANCE REQUIRED OPEN SPACE SHALL BE ESTABLISHED BY PLAT WITHIN RESERVE AREAS WITH RESTRICTIVE COVENANTS PRESERVING THE AREAS AS PERPETUAL OPEN SPACE AND GUARANTEEING ACCESS TO ALL GATED COTTAGE LOTS.

NOTE: ALL GATED COTTAGE LOTS SHALL BE SERVED BY PRIVATE, GATED STREETS.

D. DEVELOPMENT STANDARDS FOR ALL DEVELOPMENT AREAS

1. ACCESS AND CIRCULATION

INTERNAL STREETS SERVING THE PRESERVE WILL BE MINOR RESIDENTIAL STREETS AND ARE PROPOSED TO BE PUBLIC, WITH THE EXCEPTION OF THE GATED COTTAGE LOTS, WHICH SHALL BE SERVED BY PRIVATE, GATED STREETS [AND PRIVATE STORM SEWERS]. AS PHASES DEVELOP, HOWEVER, ALL NEIGHBORHOODS WILL HAVE THE OPTION OF PRIVATE, GATED STREETS, PER THIS PUD. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF BIXBY FOR MINOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO, PRIVATE, GATED

STREETS WITH REDUCED RIGHT-OF-WAY WIDTH AND NO SIDEWALKS, OR SIDEWALKS ON ONE SIDE OF THE STREET. ANY DIVIDED, BOULEVARD-STYLE STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF BIXBY DURING THE PLATTING STAGE.

ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

EXCEPT AS OTHERWISE APPROVED AS OUTLINED ABOVE, SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTS, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF STREET RIGHT-OF-WAY SHALL BE PLACED IN A SIDEWALK EASEMENT.

2. SIGNS

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG THE ARTERIAL STREET FRONTAGE AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. ENTRY SIGNAGE WILL BE INTEGRATED WITH THE LANDSCAPED ENTRIES AND CONTAINED WITHIN RESERVE AREAS OR EASEMENTS TO BE MAINTAINED BY THE [PROPERTY] OWNERS' ASSOCIATION. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. RESIDENTIAL SIGNAGE SHALL OTHERWISE COMPLY WITH THE BIXBY ZONING CODE. ANY NONRESIDENTIAL SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

WHILE PROPERTY DESCRIPTIONS ARE PROVIDED FOR DEVELOPMENT AREAS A AND B, FINAL DEVELOPMENT AREA BOUNDARIES AND AREAS SHALL BE ESTABLISHED BY REQUIRED PUD SUBDIVISION PLATS, PROVIDED THAT THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE MAINTAINED.

AS USED WITHIN THIS PUD, MASONRY SHALL INCLUDE BRICK, NATURAL OR MANUFACTURED STONE, AND STUCCO. CEMENTITIOUS FIBER IS AN APPROVED ALTERNATIVE. MASONRY SHALL BE APPLIED TO A MINIMUM OF THREE (3) BUILDING SIDES AND TO THE FIRST-FLOOR TOP PLATE. MINIMUM MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, AND BENEATH COVERED PATIOS AND PORCHES.

PHASE 1 OF DEVELOPMENT AREA A IS ESTIMATED TO INCLUDE APPROXIMATELY 253 LOTS.

WHEN FULLY PLATTED, NOT LESS THAN 15% OR 24 ACRES OF THE PRESERVE SHALL BE PRESERVED AS OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS WITHIN DEVELOPMENT AREA A.

4. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHAL, CITY ENGINEER, AND CITY ATTORNEY SHALL BE MET.

SECTION IV - PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

1. THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN "THE PRESERVE BLOCKS 1-4", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7196) AND WITHIN "THE PRESERVE BLOCK 5 AMENDED", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7211), AND THIS SUBDIVISION (THE "PROPERTY OWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE AND DETENTION FACILITIES WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, ENTRY FEATURES, LANDSCAPING, AND OTHER COMMON AREAS AND IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION BY THE OWNER/DEVELOPER OR THE ASSOCIATION.

2. THE STORMWATER DRAINAGE AND DETENTION FACILITIES WITHIN RESERVES A AND B OF "THE PRESERVE BLOCKS 1-4" AND RESERVE B WITHIN "THE PRESERVE BLOCK 5 AMENDED" ADDITIONALLY SERVE "THE PRESERVE BLOCKS 6-15" AND ALSO THAT CERTAIN 22.876 ACRES ABUTTING TO THE NORTH AND EAST OF THIS SUBDIVISION AND TO BE PLATTED AS A LATER PHASE. THE STORMWATER DRAINAGE AND DETENTION FACILITIES AND AMENITIES TO BE LOCATED WITHIN SAID RESERVE A AND RESERVES B ARE INTENDED TO BE SHARED BETWEEN

THE RESIDENTS OF ALL THREE (3) SUBDIVISIONS AND SAID LATER PHASE. SIMILARLY, THE STORMWATER DRAINAGE AND DETENTION FACILITIES WITHIN THAT PORTION OF LOT ONE (1), BLOCK SIXTEEN (16) AS DESIGNATED "STORMWATER DRAINAGE & DETENTION EASEMENT" OR "SOD/E" ON THE ACCOMPANYING PLAT OF THIS SUBDIVISION ADDITIONALLY SERVE THE BALANCE OF THIS SUBDIVISION. "THE PRESERVE BLOCK 5 AMENDED" IS SERVED BY GATED, PRIVATE STREETS. THE ASSESSMENTS MAY VARY BETWEEN ALL SPECIFIED EXISTING SUBDIVISIONS AND SAID LATER PHASE AND WILL BE SPECIFIED WITHIN THE PROPERTY OWNERS' ASSOCIATION'S BYLAWS OR OTHER INSTRUMENT PREPARED BY THE OWNER/DEVELOPER FOR THIS PURPOSE.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. BY DECLARATION OR OTHER SEPARATE INSTRUMENT FILED OF RECORD SUBSEQUENT TO THIS PLAT AND DEED OF DEDICATION AND RESTRICTIVE COVENANTS, OWNER/DEVELOPER MAY PROVIDE FOR THE DIVISION AND ALLOCATION OF CLASSES OF MEMBERS SUCH AS BETWEEN RESIDENTIAL AND NONRESIDENTIAL LOTS, THOSE LOTS DERIVING ACCESS VIA PRIVATE STREETS, OR BASED ON OTHER QUALITIES.

C. ASSESSMENT

EACH OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREOF, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE. BY DECLARATION OR OTHER SEPARATE INSTRUMENT FILED OF RECORD SUBSEQUENT TO THIS PLAT AND DEED OF DEDICATION AND RESTRICTIVE COVENANTS, OWNER/DEVELOPER MAY PROVIDE FOR THE DIVISION AND ALLOCATION OF MAINTENANCE RESPONSIBILITIES AND ASSESSMENT DUES SUCH AS BETWEEN RESIDENTIAL AND NONRESIDENTIAL LOTS, THOSE LOTS DERIVING ACCESS VIA PRIVATE STREETS, OR BASED ON OTHER QUALITIES.

D. ASSOCIATION TO BE BENEFICIARY

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING THE OWNER/DEVELOPER, EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, ALL AS PROVIDED FOR WITHIN THIS DEED OF DEDICATION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

E. EXPANSION RIGHTS OF THE ASSOCIATION

THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE PROPERTY OWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF STORMWATER DRAINAGE AND DETENTION FACILITIES LOCATED WITHIN RESERVE AREAS, AND OTHER COMMON AREAS OR IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION OR OTHER ADDITIONAL LANDS WHICH MAY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER/DEVELOPER, UNTIL SUCH TIME AS THE OWNER/DEVELOPER RELINQUISHES THIS RIGHT TO THE PROPERTY OWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE PROPERTY OWNERS' ASSOCIATION.

SECTION V - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I PUBLIC STREETS, EASEMENTS, AND UTILITIES, SECTION II RESERVE AREAS, AND SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I, II, AND III, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A

WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD "BXPUD-22.05" BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD "BXPUD-22.05" UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, 2026.

PPM 171 DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
JOSHUA GLESENER, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____, 2026, PERSONALLY APPEARED JOSHUA GLESENER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF PPM 171 DEVELOPMENT, LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, 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 COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES: NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "THE PRESERVE BLOCKS 6-15", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 2026.

BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____, 2026, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES: NOTARY PUBLIC



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: Planning Commission
From: Gladys Gill, Assistant Planner
Date: August 17, 2026
Name: Spartan Square
Case No.: Preliminary Plat BXPT-26.08
Location: 211 N Cabaniss Avenue, Bixby, Oklahoma
STR: Section 24, Township 17N, Range 13E
Applicant: Harden & Associates

Request:

Harden & Associates requests consideration of Preliminary Plat Case No. BXPT-26.08 for Spartan Square, a proposed commercial development consisting of four (4) lots within one (1) block, on approximately 3.16 acres, located at 211 N Cabaniss Avenue, Bixby, Oklahoma.

The proposed plat is a resubdivision of Lots 1 through 14, Block 10, all of Block 5, vacated alleys adjacent thereto, and vacated railroad right-of-way, all within the Midland Addition to Bixby.

Site Stats:

The proposed Preliminary Plat establishes four commercial lots and provides the overall framework for the future development of Spartan Square.

The total platted area is approximately 137,740.40 square feet, or 3.16 acres.

The plat establishes the proposed lot configuration along with building lines and utility, drainage, pedestrian, maintenance, and mutual access easements necessary to support the development.

Existing Zoning; Use:

IL, Industrial; CH, Commercial, BXPUD-22.02 MA.01

Abutting Zoning; Use:

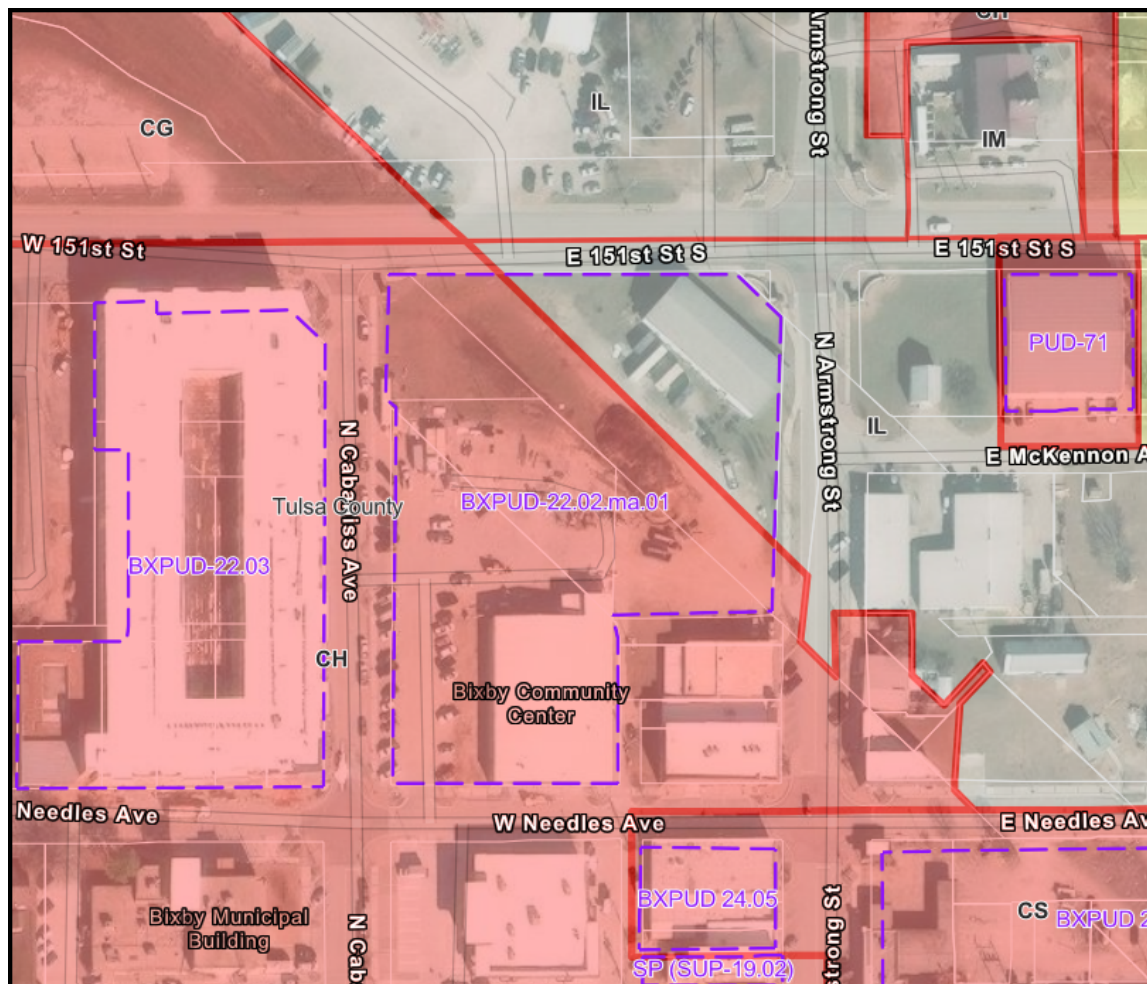
North: (IL) Industrial, (CG) Commercial General

East: (IL) Industrial, (CH) Commercial High

South: (CH) Commercial High, (CS) Commercial Shopping within BXPUD-24.05: Midland Development

West: (CH) Commercial High within BXPUD-22.03: Iconik Bixby

Figure 1: City of Bixby Zoning Map



Plat Summary:

The Preliminary Plat establishes the proposed lot configuration and identifies the building lines, utility easements, pedestrian easements, mutual access easements, maintenance easements, drainage areas, and right-of-way dedication necessary to support development of the property. The plat includes an 18-foot right-of-way dedication, a 22.75-foot mutual access and utility easement, pedestrian easements, and an overland drainage easement.

The accompanying Preliminary Site Plan, dated July 9, 2026, illustrates the anticipated commercial development and demonstrates how the proposed lots are intended to function as an integrated development. The site plan depicts commercial development, parking areas, internal drive aisles, pedestrian connections, and shared access across portions of the property.

The plat and site plan are designed to accommodate shared access, shared parking, and common infrastructure among the individual lots.

PUD Compliance:

Spartan Square is subject to Planned Unit Development BXPUD-22.02 MA.01.

The proposed Deed of Dedication and Covenants requires development to remain in substantial conformance with the approved PUD, including applicable development standards, architectural standards, permitted uses, landscaping requirements, lighting requirements, signage standards, and conditions of approval.

All applicable City ordinances will continue to apply unless the approved PUD specifically modifies them.

Access, Circulation and Shared Parking:

The proposed plat ensures mutual access between different parts of the development to promote efficient vehicular and pedestrian movement.

The accompanying Deed of Dedication and Covenants states that all lots within Spartan Square will have reciprocal rights to use the private drives outlined in the Final Plat for both vehicular and pedestrian access. This cross-access arrangement is intended to be perpetual and will run with the land.

This setup will allow the four individual lots to operate as a cohesive commercial development instead of separate, isolated sites.

Additionally, the proposed Deed of Dedication and Covenants establish shared parking provisions for Spartan Square.

The parking areas indicated on the site plan are designed to function as a unified parking system, accessible to all uses within Spartan Square. Individual property owners may not reserve or restrict parking spaces, except for ADA spaces, emergency access, loading zones, or other areas approved by the City.

Streets, Utilities, and Easements:

The Preliminary Plat identifies utility easements and other easements necessary to serve the proposed development.

The Deed of Dedication and Covenants provides for utility easements for water, sanitary sewer, storm sewer, electric, gas, telecommunications, fiber, and cable television.

Utility providers will retain rights of ingress and egress necessary to construct, inspect, repair, replace, relocate, and maintain facilities within designated easements.

Final utility locations and easement dimensions remain subject to applicable City and utility-provider review.

The Preliminary Plat identifies drainage easements, including an overland drainage easement. The plat further notes that the fully urbanized floodplain is contained within the drainage easements shown on the plat.

Surface runoff is required to follow drainage patterns established by approved engineering plans. The proposed covenants prohibit alterations to drainage patterns that would adversely impact adjoining properties.

Final drainage and engineering plans will remain subject to review and approval by the City prior to construction.

Engineering Review Comments: The City Engineer and Public Works have reviewed the Preliminary Plat. The engineering review copy submitted includes comments and corrections that must be addressed before the Final Plat can be deemed complete for execution and recording. At the time of this report, no additional comments were received.

Public Comments:

Plats are not subject to public advertising, and no public comments were received at the time of writing this report.

Staff Comments:

Staff concludes that the Preliminary Plat provides a solid framework for Spartan Square's continued development, pending technical review and required revisions before Final Plat approval.

Staff recommends approval of Preliminary Plat Case No. BXPT-26.08 for Spartan Square, subject to the following conditions:

1. The Preliminary Plat and subsequent Final Plat shall comply with all applicable City of Bixby requirements and the provisions of BXPUD-22.02 MA.01.
2. The Final Plat shall incorporate all corrections and revisions required by City Staff, the City Engineer, utility providers, Fire Department, and other applicable reviewing agencies.
3. Final utility, drainage, access, and easement locations and dimensions shall be reviewed and approved prior to Final Plat approval.
4. The Final Plat shall provide all required mutual access, pedestrian, utility, drainage, maintenance, and other easements necessary to serve the development.
5. The Deed of Dedication and Covenants shall be finalized to the satisfaction of the City prior to Final Plat approval.
6. Final engineering and construction plans shall be reviewed and approved by the appropriate City departments prior to construction of applicable improvements.
7. Any substantive changes to the proposed lot configuration, access, drainage, or easements may require additional review prior to Final Plat approval.

8. Approval of the Preliminary Plat shall not constitute approval of future site plans, building permits, or construction plans.

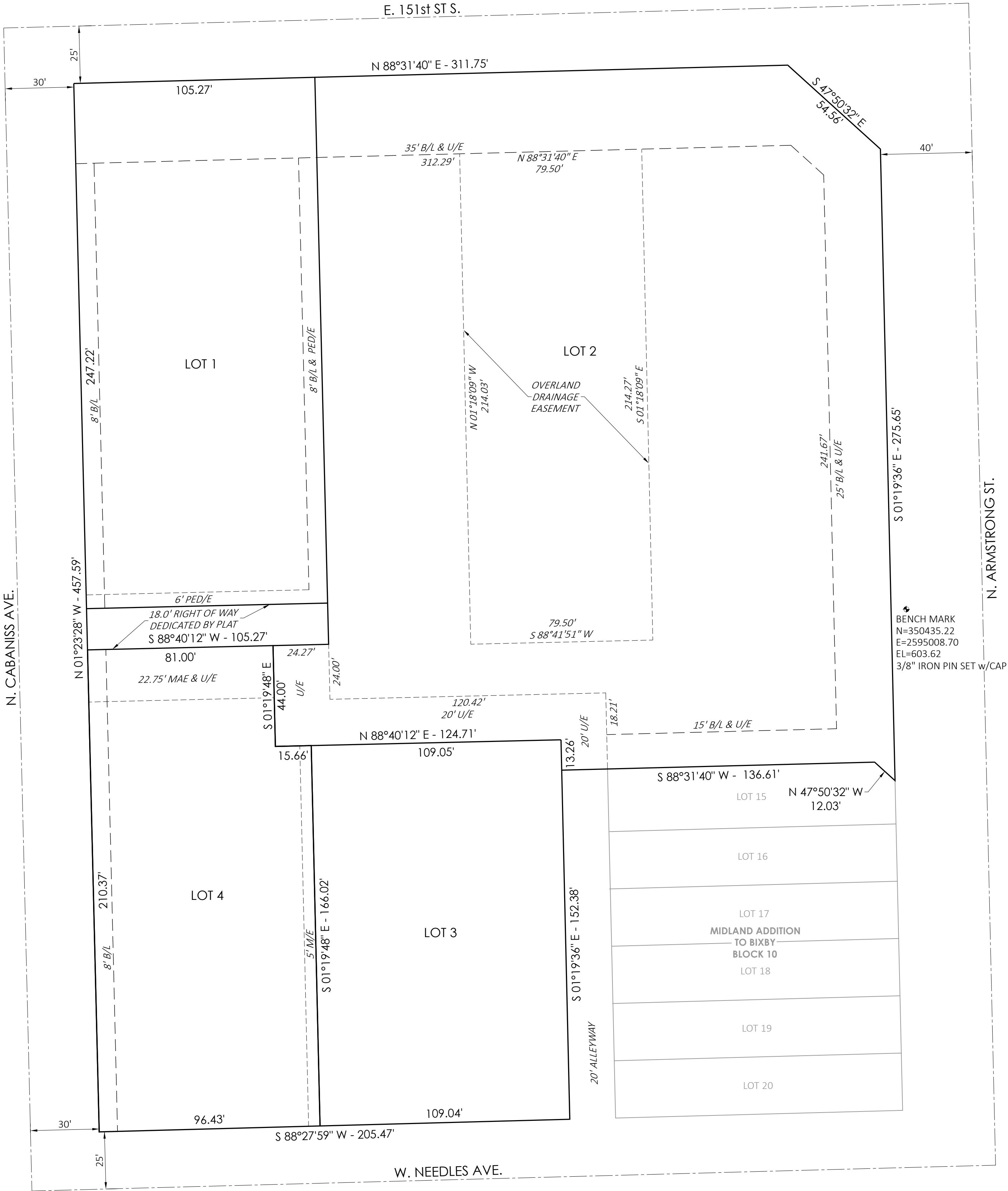
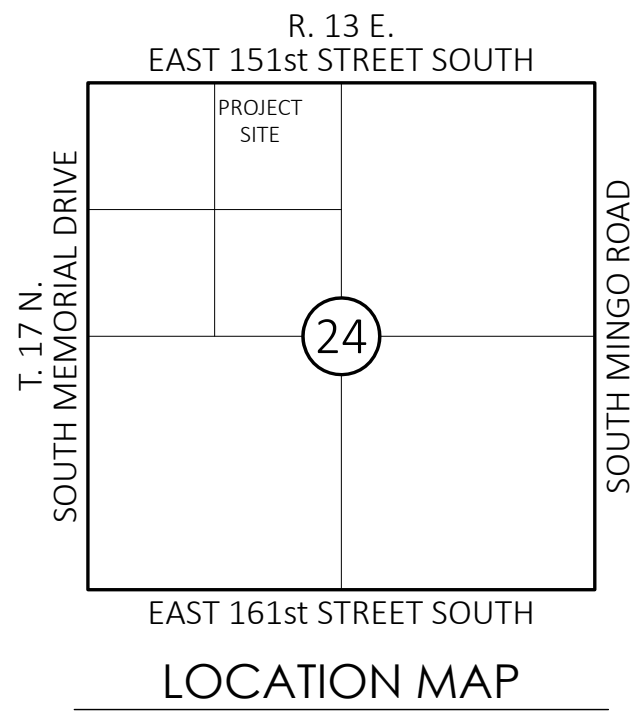
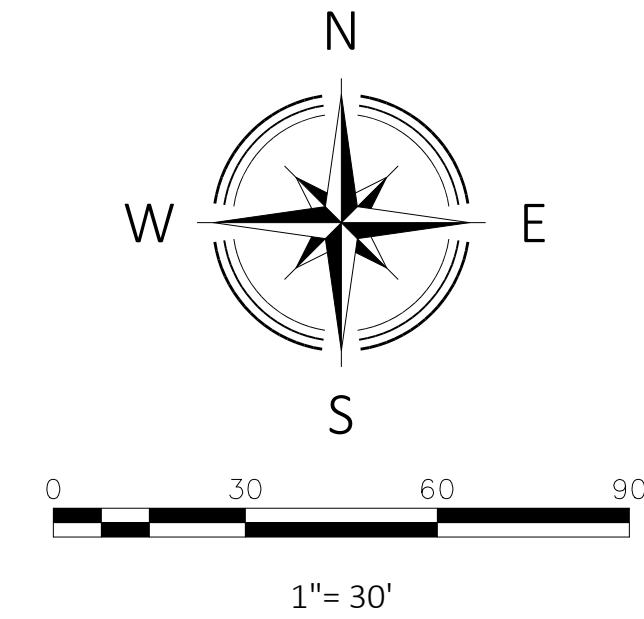
Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Conditional Final Plat with Deed of Dedication for Spartan Square

TULSA COUNTY
PLAT NO.

SPARTAN SQUARE

A RESUBDIVISION OF LOTS 1 THRU 14, BLOCK 10 AND ALL OF BLOCK 5 AND VACATED ALLEY'S
ADJACENT THERETO AND VACATED RAILROAD RIGHT OF WAY ALL IN MIDLAND ADDITION TO BIXBY,
TULSA COUNTY, STATE OF OKLAHOMA



FLOODPLAIN CERTIFICATION

THE CONTENTS OF THE FULLY URBANIZED FLOOD PLAIN
ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS
SHOWN.

LOT AREA

LOT 1	=	26,038.86 SQUARE FEET
LOT 2	=	74,013.32 SQUARE FEET
LOT 3	=	18,083.63 SQUARE FEET
LOT 4	=	19,604.59 SQUARE FEET

LEGEND

B/L = BUILDING LINE
PED/E = PEDESTRIAN EASEMENT
MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT
M/E = MAINTENANCE EASEMENT

BEARING BASIS

THE GRID BEARINGS SHOWN HEREON ARE BASED
UPON THE OKLAHOMA STATE PLANE COORDINATE
SYSTEM, NORTH ZONE 3501, NAD 83 (1993).

MONUMENTATION

ALL LOT CORNERS ARE TO BE MONUMENTED WITH A 3/8"
IRON PIN WITH PLASTIC CAP UPON COMPLETION OF THE
INFRASTRUCTURE CONSTRUCTION.

BENCHMARK

NO. 1
3/8" IRON PIN SET w/CAP
N=350435.22
E=2595008.70
ELEVATION=603.62 (NAVD 1988)

OWNER

CITY OF BIXBY
111 NORTH CABANISS AVENUE
BIXBY, OKLAHOMA 74008
(918) 366-4430

SURVEYOR

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC
5807 SOUTH GARNETT ROAD, SUITE K,
TULSA, OKLAHOMA 74146
(918) 234-4859
CERTIFICATE OF AUTHORIZATION NO. 4656
EXPIRES JUNE 30, 2027

SPARTAN SQUARE, TULSA COUNTY
PRELIMINARY PLAT, JULY 9, 2026
SHEET 1 OF 2

SPARTAN SQUARE
A RESUBDIVISION OF LOTS 1 THRU 14, BLOCK 10 AND ALL OF BLOCK 5 AND VACATED ALLEY'S
ADJACENT THERETO AND VACATED RAILROAD RIGHT OF WAY ALL IN MIDLAND ADDITION
TO BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND COVENANTS
SPARTAN SQUARE
CITY OF BIXBY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS
THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN DOES HEREBY PLAT THE PROPERTY AS SPARTAN SQUARE, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, AND DEDICATES THE STREETS, EASEMENTS, AND OTHER PUBLIC IMPROVEMENTS SHOWN HEREON FOR THE PURPOSES STATED HEREIN.

LOTS 1 THRU 14, BLOCK 10 AND ALL OF BLOCK 5 AND VACATED ALLEY'S ADJACENT THERETO AND VACATED RAILROAD RIGHT OF WAY ALL IN MIDLAND ADDITION TO BIXBY, TULSA COUNTY STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID TRACT CONTAINING 137,740.40 SQUARE FEET, OR 3.16 ACRES.

AND DOES HEREBY CERTIFY THAT OWNER/DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THE PLAT AND SUBDIVIDED INTO ONE (1) BLOCK, FOUR (4) LOTS AND HAS DESIGNATED THE SAME AS "SPARTAN SQUARE", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I: PUBLIC STREETS AND EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC, AND FOR ACCEPTANCE BY THE CITY OF BIXBY:

- ALL PUBLIC STREET RIGHTS-OF-WAY
- UTILITY EASEMENTS
- DRAINAGE EASEMENTS
- SIDEWALK EASEMENTS
- PUBLIC ACCESS EASEMENTS
- FIRE LANE EASEMENTS
- WATER EASEMENTS
- SEWER EASEMENTS
- STORM SEWER EASEMENTS

AS SHOWN UPON THE FINAL PLAT.

THESE EASEMENTS ARE DEDICATED FOR THE CONSTRUCTION, OPERATION, REPAIR, REPLACEMENT, INSPECTION, RELOCATION, AND MAINTENANCE OF PUBLIC IMPROVEMENTS AND UTILITIES.

SECTION II: UTILITY EASEMENTS

THE OWNER GRANTS PERPETUAL UTILITY EASEMENTS FOR:

- WATER
- SANITARY SEWER
- STORM SEWER
- ELECTRIC
- GAS
- TELECOMMUNICATIONS
- FIBER
- CABLE TELEVISION

UTILITY PROVIDERS SHALL HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS TO CONSTRUCT, INSPECT, REPAIR, REPLACE, RELOCATE AND MAINTAIN FACILITIES.

NO PERMANENT STRUCTURES SHALL BE PLACED WITHIN UTILITY EASEMENTS WITHOUT APPROVAL OF THE CITY.

SECTION III: DRAINAGE EASEMENTS

DRAINAGE EASEMENTS ARE RESERVED FOR THE CONVEYANCE OF STORM WATER.

NO GRADING, FILLING, FENCING, LANDSCAPING, RETAINING WALLS, STRUCTURES OR OTHER IMPROVEMENTS SHALL OBSTRUCT DRAINAGE UNLESS APPROVED BY THE CITY ENGINEER.

OWNERS SHALL MAINTAIN DRAINAGE IMPROVEMENTS UNLESS SPECIFICALLY ACCEPTED BY THE CITY.

SECTION IV: SURFACE DRAINAGE

SURFACE RUNOFF SHALL FOLLOW THE DRAINAGE PATTERN ESTABLISHED BY THE APPROVED ENGINEERING PLANS.

LOT OWNERS SHALL NOT ALTER DRAINAGE PATTERNS IN A MANNER THAT ADVERSELY IMPACTS ADJOINING PROPERTIES.

SECTION V: MUTUAL ACCESS

ALL LOTS WITHIN SPARTAN SQUARE SHALL HAVE RECIPROCAL RIGHTS OF VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PRIVATE DRIVES SHOWN UPON THE FINAL PLAT.

CROSS-ACCESS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND.

NO LOT OWNER MAY BLOCK OR RESTRICT ACCESS WITHOUT APPROVAL OF THE CITY.

SECTION VI: SHARED PARKING

PARKING AREAS SHOWN UPON THE APPROVED SITE PLAN SHALL SERVE THE DEVELOPMENT AS A UNIFIED PARKING SYSTEM.

PARKING SHALL BE SHARED AMONG ALL USES WITHIN SPARTAN SQUARE.

NO OWNER SHALL RESERVE OR RESTRICT PARKING SPACES EXCEPT FOR ADA SPACES, EMERGENCY ACCESS, LOADING ZONES, OR AS OTHERWISE APPROVED BY THE CITY.

SECTION VII: PRIVATE IMPROVEMENTS

UNLESS SPECIFICALLY ACCEPTED BY THE CITY OF BIXBY, THE FOLLOWING IMPROVEMENTS SHALL REMAIN PRIVATE:

- PARKING LOTS
- INTERNAL DRIVE AISLES
- LANDSCAPING
- IRRIGATION
- MONUMENT SIGNS
- DECORATIVE LIGHTING
- DECORATIVE PAVING
- DECORATIVE WALLS
- FENCING
- SCREENING
- PLAZAS
- OUTDOOR GATHERING AREAS

MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR OWNERS' ASSOCIATION.

SECTION VIII: MAINTENANCE OF COMMON AREAS

ALL COMMON AREAS, RESERVE AREAS, LANDSCAPE AREAS, PARKING AREAS, PRIVATE DRIVES, SIDEWALKS, DETENTION FACILITIES, SCREENING, LIGHTING AND OTHER COMMON IMPROVEMENTS SHALL BE MAINTAINED BY THE OWNER OR PROPERTY OWNERS' ASSOCIATION.

MAINTENANCE SHALL INCLUDE:

- MOWING
- IRRIGATION
- TREE REPLACEMENT
- PAVEMENT MAINTENANCE
- STRIPING
- LIGHTING
- DRAINAGE FACILITIES
- SNOW AND ICE REMOVAL (IF APPLICABLE)

THE CITY SHALL HAVE NO MAINTENANCE RESPONSIBILITY UNLESS SPECIFICALLY ACCEPTED.

SECTION IX: FIRE LANES

FIRE LANES SHOWN UPON THE PLAT SHALL REMAIN UNOBSTRUCTED.

PARKING WITHIN DESIGNATED FIRE LANES IS PROHIBITED.

THE CITY AND FIRE DEPARTMENT SHALL HAVE PERPETUAL ACCESS FOR EMERGENCY PURPOSES.

SECTION X: PUD RESTRICTIONS

THIS SUBDIVISION SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH:

MAJOR AMENDMENT NO. 1

PLANNED UNIT DEVELOPMENT BXPUD-22.02 MA.01

INCLUDING ALL APPROVED DEVELOPMENT STANDARDS, ARCHITECTURAL STANDARDS, PERMITTED USES, LANDSCAPING REQUIREMENTS, LIGHTING REQUIREMENTS, SIGNAGE STANDARDS, AND ANY CONDITIONS OF APPROVAL.

ANY AMENDMENT TO THE APPROVED PUD SHALL GOVERN OVER CONFLICTING PROVISIONS HEREIN.

SECTION XI: DEVELOPMENT STANDARDS

DEVELOPMENT SHALL COMPLY WITH:

- APPROVED FINAL PLAT
- APPROVED SITE PLANS
- APPROVED LANDSCAPE PLANS
- APPROVED DRAINAGE PLANS
- APPROVED CONSTRUCTION PLANS
- APPROVED UTILITY PLANS

ALL APPLICABLE CITY ORDINANCES SHALL APPLY UNLESS SPECIFICALLY MODIFIED BY THE APPROVED PUD.

SECTION XII: FUTURE DEVELOPMENT

THE DEVELOPMENT MAY OCCUR IN PHASES.

FUTURE BUILDINGS, LOTS, RESERVE AREAS, AND COMMON FACILITIES MAY BE CONSTRUCTED AS APPROVED BY THE CITY.

APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE APPROVAL OF FUTURE BUILDING PERMITS OR SITE PLANS.

SECTION XIII: CITY ACCESS

THE CITY OF BIXBY, ITS EMPLOYEES AND CONTRACTORS SHALL HAVE THE RIGHT TO ENTER EASEMENTS DEDICATED HEREON FOR INSPECTION, MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC IMPROVEMENTS.

SECTION XIV: ENFORCEMENT

THESE COVENANTS SHALL RUN WITH THE LAND.

THE CITY OF BIXBY MAY ENFORCE ANY PROVISION CONTAINED HEREIN IN ADDITION TO ANY ENFORCEMENT AVAILABLE UNDER THE CITY'S CODE OF ORDINANCES.

FAILURE TO ENFORCE ANY PROVISION SHALL NOT CONSTITUTE A WAIVER.

SECTION XV: AMENDMENT

THESE COVENANTS MAY BE AMENDED ONLY BY:

- THE OWNER (WHILE UNSOLD),
- ANY REQUIRED PROPERTY OWNERS' ASSOCIATION,
- AND APPROVAL BY THE CITY OF BIXBY,

WHEN SUCH AMENDMENT AFFECTS PUBLIC DEDICATIONS OR OBLIGATIONS ACCEPTED BY THE CITY.

SECTION XVI: SEVERABILITY

IF ANY PORTION OF THESE COVENANTS IS DECLARED INVALID, THE REMAINING PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

SECTION XVII: ACCEPTANCE

ACCEPTANCE BY THE CITY COUNCIL OF THE CITY OF BIXBY SHALL CONSTITUTE ACCEPTANCE ONLY OF THE PUBLIC DEDICATIONS SHOWN HEREON. ACCEPTANCE SHALL NOT CONSTITUTE ACCEPTANCE OF ANY PRIVATE IMPROVEMENTS UNLESS SPECIFICALLY STATED.

IN WITNESS WHEREOF, "THE CITY OF BIXBY" HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2026.

CITY OF BIXBY

BY:

CITY MANAGER

STATE OF OKLAHOMA)

) SS

COUNTY OF TULSA)

BEFORE, ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FORGOING INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS THE FREE AND VOLUNTARY ACT AND DEED SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AN YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CERTIFICATE OF SURVEY

I, NATHANIEL J. REED, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT SAID PLAT DESIGNATED HEREIN AS SPARTAN SQUARE, AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

BY:

NATHANIEL J. REED
REGISTERED LAND SURVEYOR
OKLAHOMA No. 1744

STATE OF OKLAHOMA)

) SS

COUNTY OF TULSA)

BEFORE, ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED NATHANIEL J. REED TO ME KNOWN TO BE THE IDENTICAL PERON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FORGOING INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS THE FREE AND VOLUNTARY ACT AND DEED SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AN YEAR LAST ABOVE WRITTEN.

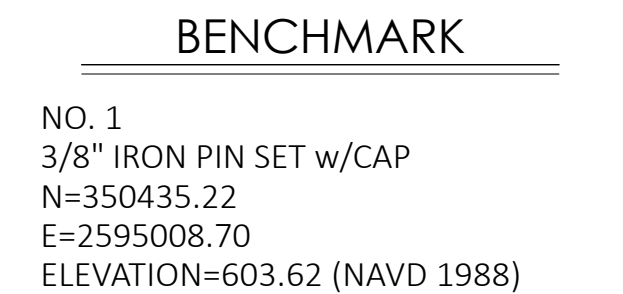
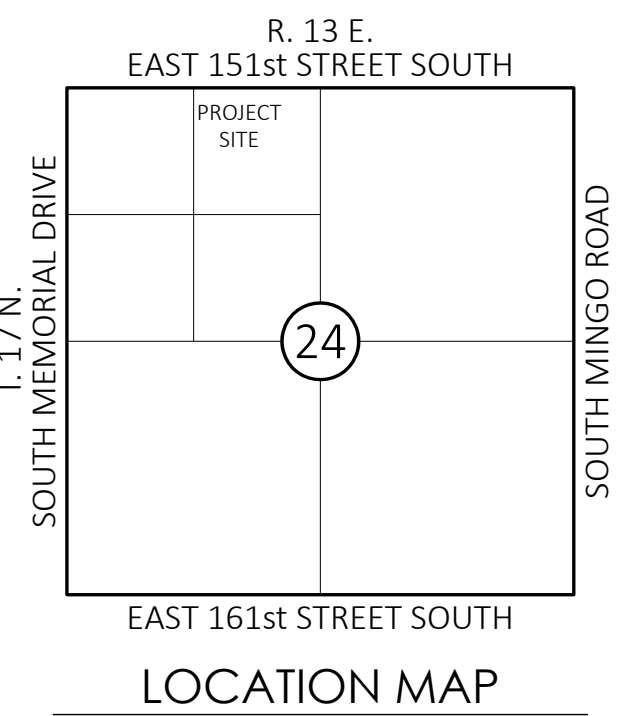
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

SPARTAN SQUARE, TULSA COUNTY
PRELIMINARY PLAT, JULY 9, 2026
SHEET 2 OF 2

PLAT NO.

A RESUBDIVISION OF LOTS 1 THRU 14, BLOCK 10 AND ALL OF BLOCK 5 AND VACATED ALLEY'S
ADJACENT THERETO AND VACATED RAILROAD RIGHT OF WAY ALL IN MIDLAND ADDITION TO BIXBY,
TULSA COUNTY, STATE OF OKLAHOMA



THE CONTENTS OF THE FULLY URBANIZED FLOOD PLAIN
ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS
SHOWN.

LOT 1 = 26,038.86 SQUARE FEET
 LOT 2 = 74,013.32 SQUARE FEET
 LOT 3 = 18,083.63 SQUARE FEET
 LOT 4 = 19,604.59 SQUARE FEET

B/L = BUILDING LINE
PED/E = PEDESTRIAN EASEMENT
MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT
M/E = MAINTENANCE EASEMENT

THE GRID BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NAD 83 (1993).

ALL LOT CORNERS ARE TO BE MONUMENTED WITH A 3/8" IRON PIN WITH PLASTIC CAP UPON COMPLETION OF THE INFRASTRUCTURE CONSTRUCTION.

CITY OF BIXBY
111 NORTH CABANISS AVENUE
BIXBY, OKLAHOMA 74008
(918) 366-4430

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC
5807 SOUTH GARNETT ROAD, SUITE K,
TULSA, OKLAHOMA 74146
(918) 234-4859
CERTIFICATE OF AUTHORIZATION NO. 4656
EXPIRES JUNE 30, 2027

Page 58 of 111



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: August 17, 2026

NAME: Ryder Brick/Bishop Family

CASE(S): **RE-ZONE** | BXZO-26.06 & BXZO-26.07

LOCATION: E. 148th Street South and N. Armstrong Street

EXISTING ZONING: (CG) Commercial General, (IL) Industrial, (RM-1) Residential Multi-Family

PROPOSED ZONING: (CG) Commercial General

STR: Section 13, Township 17N, Range 13E

APPLICANT: Ryder Brick, Inc.

REQUEST: The applicants are requesting approval of two related rezoning applications, BXZO-26.06 and BXZO-26.07, affecting three properties generally located along E. 148th Street South near N. Armstrong Street.

The purpose of the requests is to establish (CG) Commercial General zoning across the subject properties.

Case No. BXZO-26.06

BXZO-26.06 consists of two platted lots within Bishop Market Square, Block 3:

Parcel 1 – 8290 E. 148th Street South

- Legal Description: Lot 3, Block 3, Bishop Market Square
- Current Zoning: RM-1, Residential Multi-Family; CG, Commercial; and IL, Industrial
- Proposed Zoning: CG, Commercial

Parcel 2 – 8210 E. 148th Street South

- Legal Description: Lot 2, Block 3, Bishop Market Square
- Current Zoning: CG, Commercial; and IL, Industrial

- Proposed Zoning: CG, Commercial

The requested rezoning would establish a single CG zoning classification across both properties.

Case No. BXZO-26.07

BXZO-26.07 consists of an adjoining unplatted tract identified as Parcel ID 97313-73-13-17090.

- Current Zoning: RM-1, Residential Multi-Family
- Proposed Zoning: CG, Commercial General
- Location: West side of N. Armstrong Street at E. 148th Street South

The requested rezoning would change the property from RM-1 to CG.

EXISTING CONDITIONS AND SURROUNDING ZONING

The subject properties are located in an area containing a mixture of commercial, industrial, residential, and planned development zoning classifications.

The zoning map provided with the applications identifies zoning classifications in the surrounding area that include (CG) Commercial General; (CS) Commercial Shopping; (IL) Industrial; (RM-1) Residential Multi-Family; RS-2 and RS-3 residential districts; (CH) Commercial Heavy; PUD-5; and PUD-61.

S. Memorial Drive/U.S. Highway 64 is located west of the subject area, while N. Armstrong Street runs generally north-south through or immediately adjacent to the subject properties. E. 148th Street South provides access through the subject area.

The subject properties themselves currently contain multiple zoning classifications. Approval of the applications would consolidate the zoning of the three subject properties under the CG, Commercial classification.

SURROUNDING ZONING AND LAND USE:

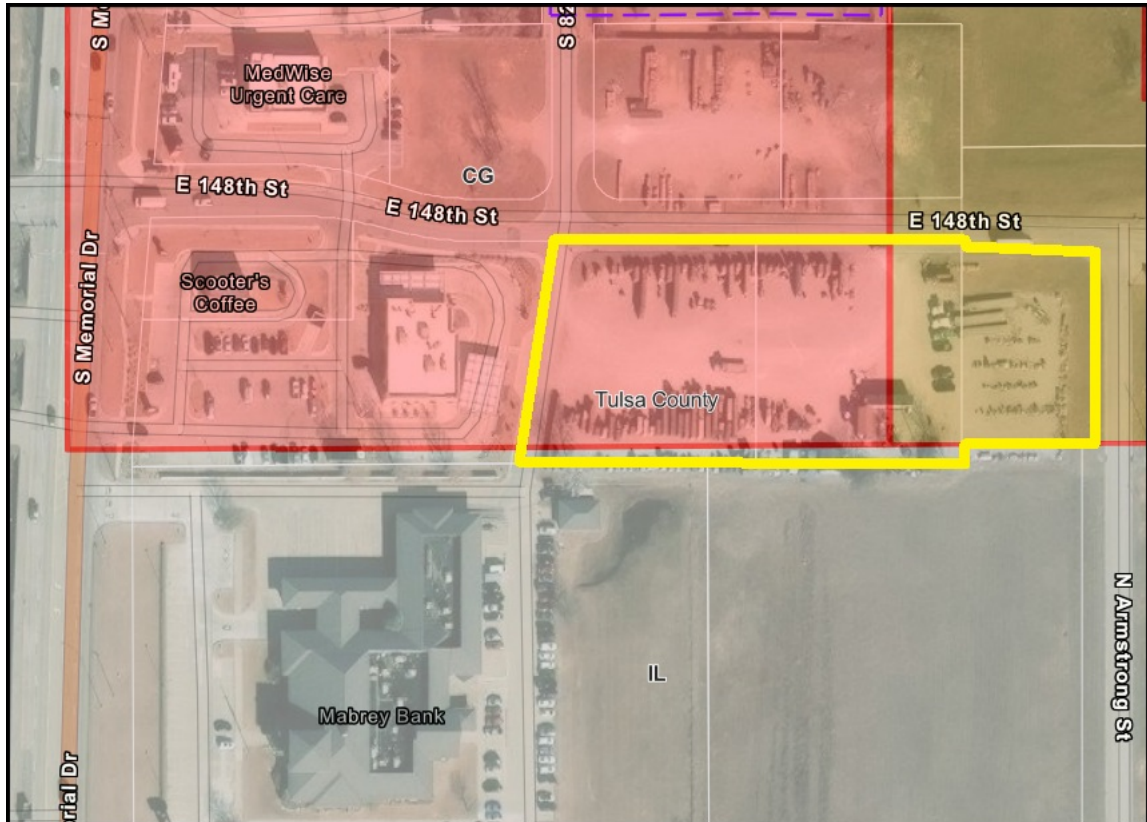
North: (RM-1) Residential Multi-Family; (CG) Commercial: Bishop Market Square

South: (IL) Industrial: Vacant and Mabrey Bank

East: (RM-1) Residential Multi-Family, Bentley Park

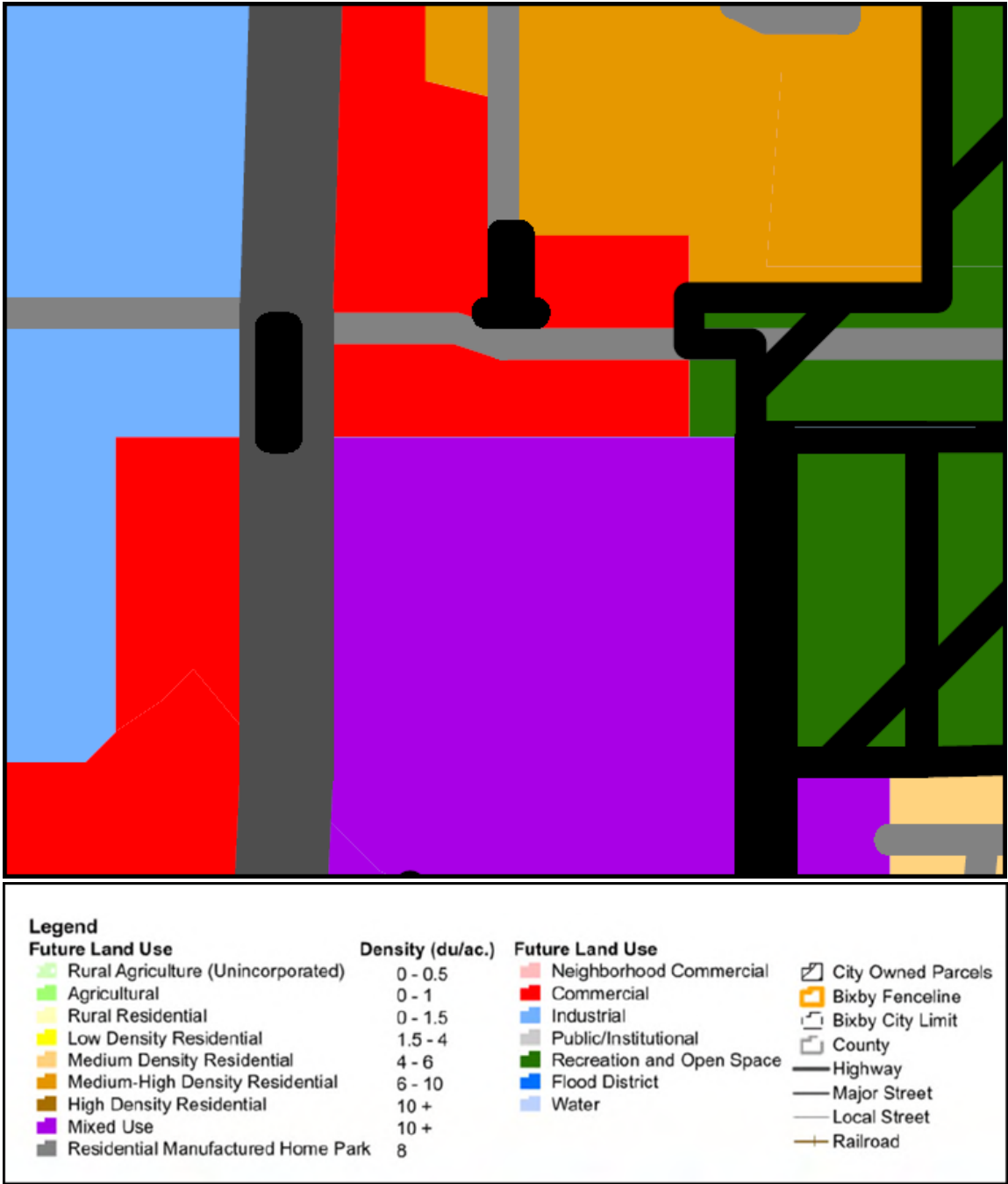
West: (CG) Commercial General, (IL) Industrial: Scooter's at Market Square (REPLAT LT 1 BLK 3 BISHOP MARKET SQUARE)

Figure 1: Existing zoning for surrounding areas.



EXISTING COMPREHENSIVE PLAN:

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



COMPREHENSIVE PLAN:

The current Comprehensive Plan designates the subject area as *Commercial*. This designation supports the proposed rezoning to CG and does **not** require a Comprehensive Plan amendment.

The proposed CG zoning is consistent with this land use category and supports the City’s goals for orderly residential growth.

Figure 3: Snip from our 2030 Future Land Use Designation

Commercial		The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit. <i>Zoning: CG, OM</i>
------------	--	--

PUBLIC INPUT:

No comments received after Public Notice.

ENGINEERING COMMENTS:

No comments.

STAFF COMMENTS:

The proposed CG zoning is consistent with surrounding land uses and zoning designations. The request aligns with the City of Bixby's 2030 Comprehensive Plan, which designates the subject area as Commercial, allowing for development without the need for a plan amendment. Any future development of the properties will be required to comply with all applicable City of Bixby development standards and any additional review or permitting requirements applicable to the proposed use.

Staff finds no objection to the approval of Rezone Cases BXZO-26.06 and BXZO-26.07, rezoning the subject properties to CG, Commercial General.

FIGURES:

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Snip from 2030 Future Land Use Designation



CITY OF BIXBY
111 N Cabaniss Ave
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: August 17, 2026

NAME: Rockford Duplex

CASE(S): **MINOR COMP PLAN AMENDMENT | BXCP-26.02**
RE-ZONE | BXZO-26.04

LOCATION: 15014 S. Sheridan Road, Bixby, Oklahoma

EXISTING ZONING: (AG) Agriculture: Unplatted

PROPOSED ZONING: (RD) Duplex Residential

STR: Section 15, Township 17N, Range 13E

APPLICANT: Walterbach Construction

REQUEST: The applicant is requesting approval of two related applications for approximately 1.10 acres located at 15014 S. Sheridan Road:

1. Case No. BXCP-26.02 – Minor Comprehensive Plan Amendment: A request to amend the Future Land Use designation from Medium Density Residential to Medium-High Density Residential.
2. Case No. BXZO-26.04 – Rezoning: A request to rezone the subject property from AG (Agriculture) to RD (Duplex Residential).

The Comprehensive Plan Amendment is intended to provide a Future Land Use designation that is consistent with the proposed RD zoning and anticipated residential use of the property.

EXISTING CONDITIONS AND SURROUNDING ZONING

The subject property consists of approximately 1.10 acres located at 15014 S. Sheridan Road and is currently zoned AG (Agriculture). The property was presently developed with an existing single-family residence and detached accessory garage. The property has direct frontage and access along South Sheridan Road.

The surrounding area is predominantly residential, with a mix of existing single-family residential development and properties that have transitioned from historically agricultural or lower-intensity uses to residential development.

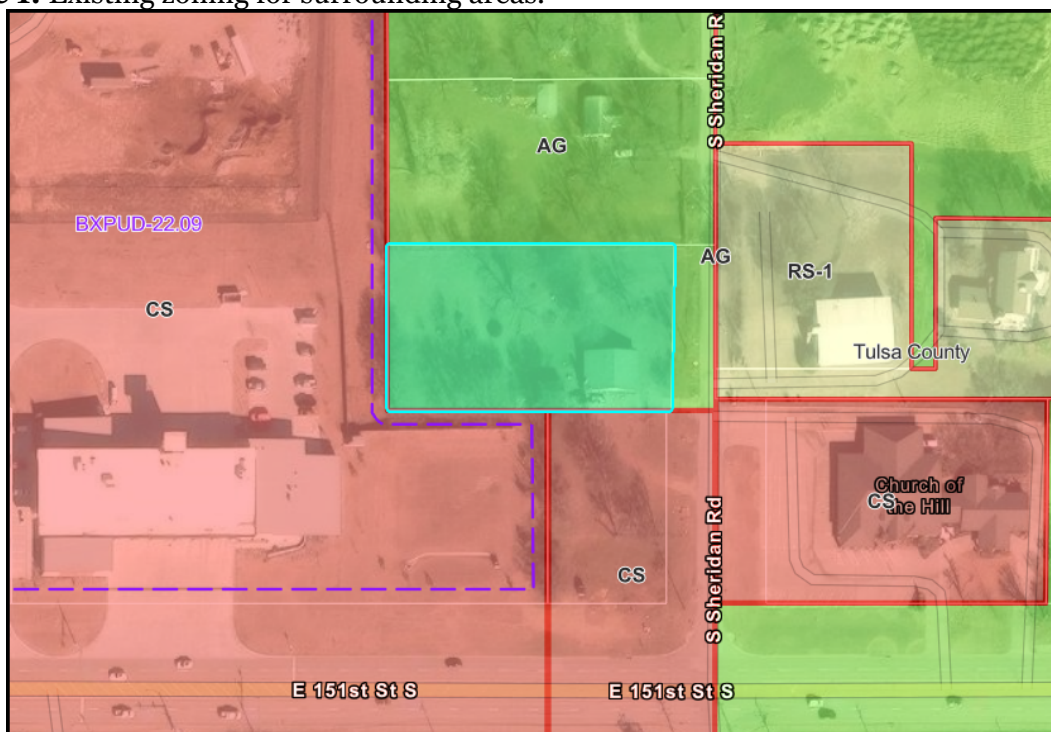
The existing AG zoning of the subject property generally reflects the area's historical development pattern. However, the Bixby 2030 Comprehensive Plan recognizes that former agricultural areas within the City are transitioning to residential uses as development continues. The Plan specifically notes that recently approved infill projects have begun transitioning former agricultural areas to residential development.

The subject property's current Medium Density Residential Future Land Use designation further indicates that the property's long-term anticipated use is residential rather than agricultural.

SURROUNDING ZONING AND LAND USE:

North:	(AG) Agriculture: Unplatted, Single Family Dwelling
South:	(CS) Commercial Shopping: Vacant and unplatted
East:	(RS-1) Residential Single Family: Unplatted, (CS) Commercial Shopping: Church of the Hill, (AG) Agriculture: Vacant
West:	(CS) Commercial Shopping with BXPUD-22.09: City West Plat (Bixby Fire Station #1)

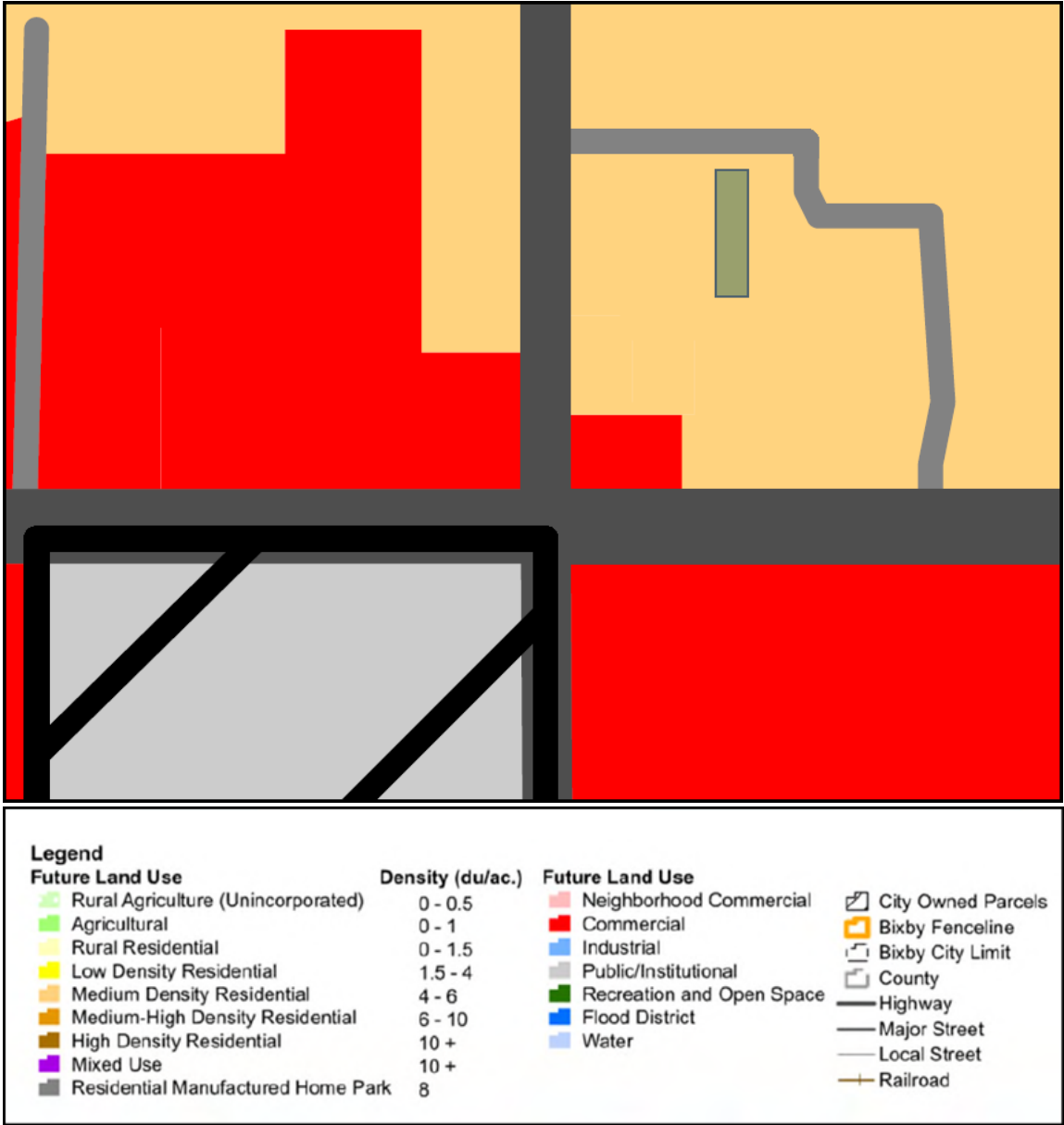
Figure 1: Existing zoning for surrounding areas.



EXISTING COMPREHENSIVE PLAN:

The subject property is currently designated Medium Density Residential, which supports 4–6 dwelling units per acre and generally corresponds with RS-2, RS-2.5, and RS-3 zoning. The requested RD zoning is not identified within this designation. Therefore, an amendment to the Future Land Use Map is appropriate to accompany the rezoning request.

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



COMPREHENSIVE PLAN:

The applicant proposes Medium-High Density Residential, which supports 6–10 dwelling units per acre and allows denser attached single-family and multifamily development. The Comprehensive Plan identifies RD, RM-1, and RM-2 as corresponding zoning districts. Therefore, the proposed RD zoning is consistent with the requested Medium-High Density Residential designation.

The Bixby Comprehensive Plan establishes criteria for determining whether an amendment to the Future Land Use Map constitutes a Major or Minor Amendment.

A residential Future Land Use amendment is considered a Major Amendment when it jumps two density ranges, such as a change from Low Density Residential directly to Medium-High Density Residential.

The proposed amendment changes the subject property only one residential density category, from Medium Density Residential to Medium-High Density Residential. Additionally, the request involves approximately 1.10 acres, substantially less than the 100-acre threshold identified for a Major Amendment.

Because the request does not meet the criteria established for a Major Amendment, staff has processed BXCP-26.02 as a Minor Comprehensive Plan Amendment.

Figure 3: Snip from our 2030 Future Land Use Designation

Medium-High Density Residential	The Medium-High Density Residential designation denotes areas where dense attached single-family dwellings and multi-family dwellings are permitted. Vehicular access to major roads, as well as pedestrian paths for enhanced walkability should be a priority in these areas. Like Medium Density Residential, other land uses that support the neighborhood may be permitted in this designation. <i>Density: 6 to 10 du/ac</i> <i>Zoning: RD, RM-1, RM-2</i>
--	---

HOUSING GOALS:

The Comprehensive Plan also recognizes the importance of maintaining a variety of housing options within Bixby.

Goal H-1 states that Bixby should have a wide variety of housing types, styles, and options.

Additionally, Policy H-1.4 – Housing Types encourages strategies and zoning provisions that provide various lot sizes and housing types for current and future residents.

Duplex development provides an additional residential housing type between traditional detached single-family development and higher-density multifamily development. The proposed RD zoning therefore has the potential to contribute to the range of housing choices envisioned by the Comprehensive Plan.

PUBLIC INPUT:

No comments received after Public Notice.

ENGINEERING COMMENTS:

No comments.

STAFF COMMENTS:

Staff concludes that the requests maintain the property's intended residential character while allowing a moderate increase in density. Additionally, they meet the criteria for a Minor Comprehensive Plan Amendment and support creating more housing options in line with the Comprehensive Plan.

Any future development of the property will still need to comply with applicable City development requirements, including access, setbacks, parking, utilities, drainage, fire protection, platting, and other relevant standards.

The staff has no objections to approving BXCP-26.02 and BXZO-26.04. They find that the proposed Comprehensive Plan Amendment and rezoning are generally consistent with the goals and policies of the Bixby 2030 Comprehensive Plan.

FIGURES:

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Snip from 2030 Future Land Use Designation

Conceptual 55+ Duplex Community

INVESTING IN TULSA'S FUTURE A 55+ COMMUNITY

DESIGNED FOR TODAY. BUILT FOR TOMORROW.

Our 55+ duplex community provides an attractive, low-maintenance housing option for active adults while creating lasting benefits for our neighborhood and the City of Tulsa.



A THOUGHTFUL COMMUNITY THAT ENHANCES NEIGHBORHOODS AND SUPPORTS TULSA'S QUALITY OF LIFE

KEY BENEFITS TO THE CITY OF TULSA



MEETS A GROWING NEED

Tulsa's 55+ population is growing. Our community provides a much-needed option for active adults who want to downsize and stay close to the places they love.



LOW TRAFFIC GENERATION

55+ communities generate significantly fewer vehicle trips than traditional multifamily developments, reducing impact on local roads and traffic patterns.



NO IMPACT ON SCHOOLS

Age-restricted to 55+, this community will not add school-age children, helping to keep pressure off local school enrollment.



STABLE & WELL-MAINTAINED

Residents take pride in their homes and neighborhood, resulting in stable occupancy, well-kept properties, and minimal code enforcement needs.



INCREASES TAX BASE

Quality new homes generate long-term property tax revenue and support the local economy without overburdening public services.

“
Our mission is to build a beautiful, low-maintenance community where active adults can enjoy their next chapter—while contributing to a stronger, more vibrant Tulsa.
”

COMMUNITY FEATURES



20 Duplex Homes

Single-story, low-maintenance living



Green Space & Landscaping

Enhances beauty and provides open space



Dog Park

A safe, fenced area for pets and connection



Walking Areas

Encourages healthy, active lifestyles



Pickleball Court (Planned)

Recreation for active adults and neighbors



55+ Community

A peaceful, respectful environment for active adults

TULSA'S 55+ POPULATION IS GROWING



By 2030, nearly 1 in 4 Tulsans will be 55 or older.

They are looking for quality housing options that allow them to downsize without downgrading their lifestyle.

WHY 55+ COMMUNITIES PERFORM WELL

- ✓ High demand / limited supply in Tulsa
- ✓ Longer resident stays & lower turnover
- ✓ Less wear and tear on infrastructure and public services
- ✓ Attractive, well-maintained neighborhoods
- ✓ Strong appeal for empty nesters and retirees



A BETTER PLACE TO LIVE.
A STRONGER TULSA FOR ALL.

This 55+ duplex community is designed to be a good neighbor and a long-term asset to the City of Tulsa. We respectfully ask for your support in approving RM zoning for this project.



Quality Housing for Active Adults



Strengthens Our Neighborhoods



Supports a Sustainable Future

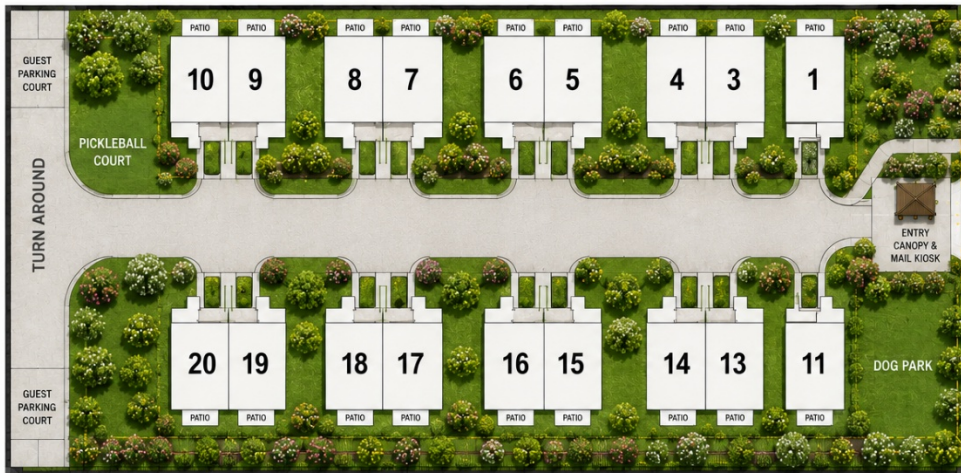


Proud to Be Part of Tulsa

ROCKFORD 55+ DUPLEX COMMUNITY

20 DUPLEX HOMES • ACTIVE ADULT LIVING • LOW MAINTENANCE • HIGH QUALITY

A thoughtfully designed 55+ community that provides beautiful homes, resort-style amenities, and low-maintenance living in a peaceful, park-like setting.



PICKLEBALL COURT



Stay active and connect with neighbors on our onsite pickleball court.

DOG PARK



A safe, fenced area for your four-legged friends to enjoy.

BEAUTIFUL LANDSCAPING



Thoughtful landscaping creates a welcoming and relaxing setting.



55+ ACTIVE ADULT COMMUNITY

- Lower traffic generation
- Quieter, well-maintained neighborhood
- Ideal for downsizing and simplified living



GREEN SPACE & AMENITIES

- Pickleball court for recreation
- Dog park for pets
- Beautiful landscaping throughout



QUALITY DESIGN

- Modern duplex homes
- Private patios
- Low maintenance exteriors
- Smart, efficient floor plans



A GREAT PLACE TO CALL HOME

- Safe, peaceful environment
- Friendly community
- Close to shopping, dining, and medical services

SITE SUMMARY

- ✓ 20 Duplex Homes (40 total units)
- ✓ Designed for 55+ Active Adults
- ✓ Resort-style amenities
- ✓ Low maintenance living
- ✓ High quality, long-term value



A BETTER WAY TO LIVE. RIGHT WHERE YOU WANT TO BE.

A quality 55+ community that enhances the neighborhood and provides a wonderful place to call home for today and for years to come.

All landscaping, parking and amenities shown are for illustrative purposes and subject to final design.



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: August 17, 2026

NAME: The Grove

CASE(S): **MAJOR COMP PLAN AMENDMENT** | BXCP-26.01
RE-ZONE | BXZO-26.05
PLANNED UNIT DEVELOPMENT | BXPUD-26.03

LOCATION: North of East 131st Street South, between South Memorial Drive (U.S. Highway 64) and South Mingo Road

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (CS) Commercial Shopping, (CG) Commercial General, (RM-3) Residential Multi-Family and (RS-3) Residential Single-Family

STR: Section 1, Township 17N, Range 13E

APPLICANT: Tanner Consulting, LLC.

REQUEST: The applicant is requesting consideration of three companion land-use applications associated with the proposed The Grove Planned Unit Development:

BXCP-26.01 – Major Comprehensive Plan Amendment

A request to amend the City of Bixby 2030 Comprehensive Plan Future Land Use Map for approximately 159.434 acres from the existing Commercial, Mixed Use, Recreation/Open Space, and Medium Density Residential designations to a revised configuration of Commercial, Mixed Use, and Medium Density Residential.

BXZO-26.05 – Rezoning

A request to rezone approximately 159.434 acres generally from AG, Agricultural District, together with a small area of existing CS zoning, to a combination of CS, Commercial Shopping Center District; CG, Commercial General District; RM-3, Residential Multi-Family District; and RS-3, Residential Single-Family District.

BXPUD-26.03 – Planned Unit Development

A request to approve The Grove Planned Unit Development, establishing a coordinated mixed-use development containing commercial, office, office-warehouse/trade center, multifamily residential, and single-family residential development together with parks, open space, trails, drainage facilities, streets, and supporting infrastructure.

BACKGROUND

The subject property consists of approximately 159.434 acres located north of East 131st Street South between South Memorial Drive and South Mingo Road. The property represents a significant undeveloped tract along the 131st Street corridor and is located adjacent to both existing and planned residential and commercial development.

The proposed development is intended to create a coordinated mixed-use project consisting of three commercial development areas and two residential development areas. Commercial uses are concentrated primarily toward Memorial Drive and at the 131st Street/Mingo Road intersection, while multifamily development is positioned between the higher-intensity commercial areas and the proposed single-family neighborhood.

The conceptual development plan also provides for internal street connections, pedestrian and bicycle connectivity, neighborhood amenities, open space, drainage improvements, and connections to the future Fry Creek Ditch trail system.

The conceptual site plan included with the PUD is intended to illustrate the general development pattern. Final lot configurations, Development Area boundaries, streets, drainage facilities, and other improvements will be further established through the platting and engineering process.

COMPREHENSIVE PLAN AMENDMENT – BXCP-26.01

The existing Future Land Use Map identifies portions of the property as Commercial, Mixed Use, Recreation/Open Space, and Medium Density Residential.

The proposed amendment would realign these designations to better correspond with the proposed underlying zoning districts and PUD Development Areas.

The western Commercial designation is proposed to increase from approximately 9.5 acres to approximately 11 acres, while the eastern Commercial node is proposed to increase from approximately 8.309 acres to approximately 10 acres.

Approximately 20.336 acres are proposed for multifamily residential development. This area is located between the western commercial development and the proposed single-family neighborhood and is intended to provide a transition between differing development intensities.

The existing Recreation/Open Space designation associated with the Fry Creek Ditch right-of-way would also be realigned, with portions incorporated into the Mixed Use and Medium Density Residential designations.

REZONING – BXZO-26.05

The rezoning request establishes the underlying zoning necessary to implement the proposed PUD.

The property is predominantly zoned AG (Agricultural District), with a small portion of CS zoning associated with the previously configured Walmart Neighborhood Market property.

The applicant proposes a combination of:

- CS – Commercial Shopping Center District
- CG – Commercial General District
- RM-3 – Residential Multi-Family District
- RS-3 – Residential Single-Family District

The requested zoning districts generally correspond with the proposed Development Areas established by BXPUD-26.03.

The PUD provides additional limitations and development standards beyond those established by the underlying zoning districts, including residential density limitations, architectural standards, buffering, open space and neighborhood amenities, trail improvements, access provisions, and infrastructure commitments.

PLANNED UNIT DEVELOPMENT – BXPUD-26.03

The Grove is divided into five Development Areas.

Development Area A – West Commercial

Development Area A contains approximately 13.143 gross acres and is intended primarily for commercial development near Memorial Drive and 131st Street.

Permitted uses include uses allowed within the CG District together with certain additional commercial, research and development, warehousing/wholesaling, mixed-use, and limited multifamily opportunities as established by the PUD.

The PUD establishes a maximum building floor area of approximately 572,520 square feet, together with a maximum building lot coverage of 75%.

The PUD also establishes reduced building setbacks from arterial and non-arterial streets compared with the underlying CG standards to facilitate a more integrated commercial development pattern.

Development Area B – East Commercial

Development Area B contains approximately 10 acres and is located near the northwest corner of East 131st Street South and South Mingo Road.

Permitted uses include uses allowed within the commercial zoning districts, along with dry cleaning/laundry, mini-storage, certain office-warehouse/trade center uses, mixed-use buildings, and limited multifamily residential when incorporated into a mixed-use development. The PUD specifically excludes sexually oriented businesses, mega events, manufactured home sales, recreational vehicle campgrounds, certain residential treatment/transitional living facilities, and medical marijuana uses.

Maximum building floor area is approximately 435,597 square feet, with maximum building lot coverage of 75%.

Development Area C – Office Park / Trade Center / Office-Warehouse

Development Area C contains approximately 19.636 gross acres and is intended primarily for office, commercial, trade center, and office-warehouse development. The area permits uses allowed by right within the CG District, mixed-use buildings, and limited multifamily residential when incorporated into a mixed-use development.

Maximum building floor area is approximately 855,360 square feet, with maximum building lot coverage of 75%.

Development Areas A, B, and C are intended to function as coordinated commercial areas with mutual access, cross-parking opportunities, and internal circulation.

Development Area D – Multifamily Residential

Development Area D contains approximately 20.336 acres and is proposed with RM-3 underlying zoning.

The Development Area permits up to 508 dwelling units and is intended to serve as a transition between the higher-intensity commercial development to the west and the single-family residential neighborhood.

The PUD limits maximum building height to three stories and 35 feet, compared with the greater height otherwise permitted by the RM-3 District. Multifamily buildings located within 50 feet of an RE or RS zoning district are further limited to one story.

Multifamily development will also be subject to site plan review prior to construction.

Development Area E – Single-Family Residential

Development Area E comprises the largest portion of the development at approximately 97.689 acres and is proposed with RS-3 underlying zoning.

The PUD establishes a maximum of **456 single-family dwelling units**, compared with the greater number of dwelling units that could otherwise potentially be permitted under the proposed underlying zoning.

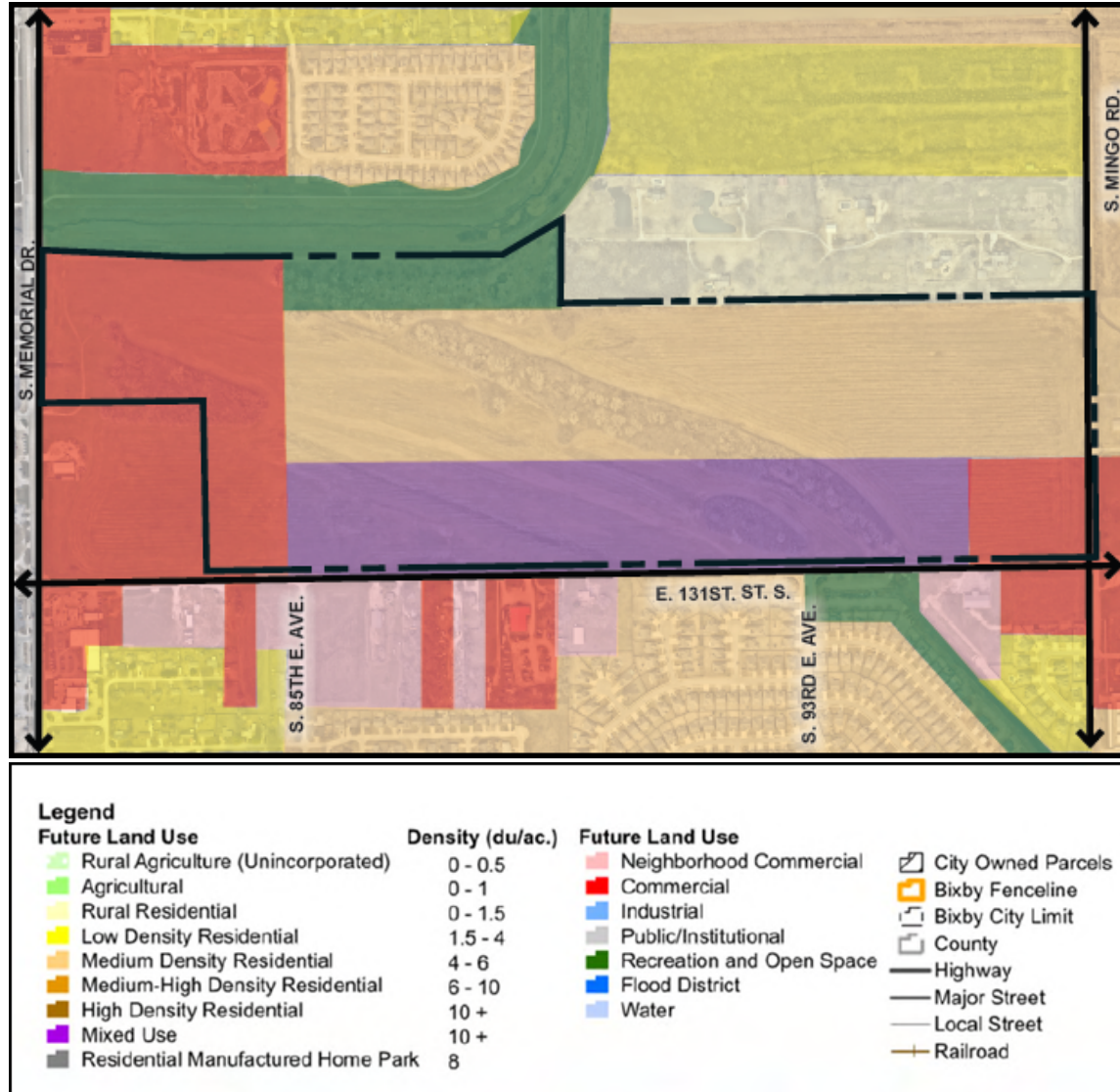
Additional residential standards include:

- Minimum lot width of **60 feet**, with at least 20% of lots having a minimum width of **70 feet**;
- Minimum lot area of **6,700 square feet**;
- Maximum building height of **two stories and 35 feet**;
- Minimum front yard setback of **20 feet**;
- Minimum rear yard setback of **15 feet**;
- Minimum dwelling size of **1,600 square feet**, with at least 20% of the homes having a minimum dwelling size of **1,800 square feet**;
- 100% first-floor masonry or approved equivalent exterior material;
- A minimum of one tree within the front yard of each residential lot; and
- A minimum of two off-street parking spaces per dwelling unit.

EXISTING COMPREHENSIVE PLAN:

Staff finds that the proposed amendment maintains the intended mixture of commercial, mixed-use, and residential development contemplated for this area while allowing the Future Land Use Map to more closely correspond with the proposed development pattern.

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



COMPREHENSIVE PLAN:

The amendment would generally maintains the City's existing policy direction for mixed-use, commercial, and residential development within this area while adjusting the boundaries of those designations to correspond with the proposed development pattern.

Figure 3: Snip from our 2030 Future Land Use Designation

Commercial		The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit. <i>Zoning: CG, OM</i>
Mixed Use		The Mixed Use designation denotes areas where multiple unrelated uses are permitted on a single lot, clustered together to create a dense, walkable, and active urban area. Multiple uses may be stacked vertically in a single structure, or horizontally in a well-planned fashion. These areas should be pedestrian-oriented and located at focal points within the City, such as Downtown. <i>Density: 10+ du/ac</i> <i>Zoning: RD, RT, RM-1, RM-2, RM-3, CS, OL, CG, OM, CH, ST</i>
Medium Density Residential		The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

HOUSING GOALS:

The Bixby 2030 Comprehensive Plan emphasizes the importance of providing a diverse housing stock that responds to the needs of residents at varying stages of life and income levels. The Housing Element supports a range of housing options, including single-family, multifamily, and affordable housing, and encourages greater diversity in housing types throughout the community.

The proposed development advances this objective by incorporating two distinct residential housing types within the overall project: up to 508 multifamily dwelling units in Development Area D and up to 456 single-family dwelling units in Development Area E. The combination of single-family and multifamily housing provides a broader range of residential opportunities within a coordinated development and contributes to the Comprehensive Plan's goal of expanding housing choice within the City.

ACCESS, CIRCULATION AND CONNECTIVITY

The property has frontage along Memorial Drive, East 131st Street South, and South Mingo Road.

A commercial Collector Street is proposed through the western portion of the development and is intended to generally align with East 129th Street South across Memorial Drive and South 85th East Avenue across 131st Street.

Public or private streets may serve the commercial and multifamily areas; however, streets are required to be constructed to City standards. Streets serving the single-family Development Area are proposed as public streets.

Future plats will establish Limits of No Access along Memorial Drive, 131st Street South, and Mingo Road except at approved access locations. Access to Memorial Drive will also require coordination with ODOT.

Mutual access drives are required between commercial lots within Development Areas A, B, and C to provide internal circulation and reduce unnecessary individual access points onto the surrounding arterial streets.

The development will also provide pedestrian and bicycle connections between the various Development Areas and surrounding trail facilities.

PUBLIC INFRASTRUCTURE AND TRAILS

The PUD identifies several infrastructure enhancements associated with development of the property, including:

- Right-of-way dedication for the planned widening of East 131st Street South;
- Dedication of ultimate right-of-way along South Mingo Road;
- Construction of a minimum 10-foot-wide trail along 131st Street South;
- Connections to the City's future Fry Creek Ditch trail;
- Construction of the commercial Collector Street;
- Extension of residential streets to the Fry Creek Ditch maintenance access road to improve public safety access to the unplatted residential area north of the property; and
- Drainage improvements associated with development of the site.

The PUD states that approximately 9.785 acres of right-of-way for 131st Street and Mingo Road would be provided in connection with an exchange involving approximately 8.189 acres of excess Fry Creek Ditch right-of-way.

UTILITIES AND DRAINAGE

Existing 12-inch waterlines are identified along Memorial Drive, 131st Street South, and Mingo Road. Water service is proposed to be extended and looped throughout the development, with fire hydrant locations to be coordinated with the Bixby Fire Marshal during platting.

Sanitary sewer service will similarly be extended throughout the development, with final design occurring during the platting and engineering process.

An internal stormwater collection and detention system will be designed to convey runoff to appropriate drainage channels and detention facilities. Drainage and detention areas are anticipated to be located within reserve areas or drainage easements and may also function as neighborhood open-space amenities.

Final drainage design will be subject to review and approval through the City's platting, engineering, and permitting processes.

SCREENING AND DEVELOPMENT TRANSITIONS

The PUD establishes several mechanisms intended to address compatibility between differing land uses.

A minimum six-foot screening fence is required along common boundaries between nonresidential Development Areas A, B, and C and residential Development Areas D and E.

Development Area D provides an additional land-use transition between the more intensive commercial development in the western portion of the property and the single-family neighborhood.

The arrangement of commercial, multifamily, single-family, open space, streets, and trails provides a gradual transition in development intensity across the site.

ARCHITECTURAL STANDARDS

Single-family residences are subject to enhanced building-material requirements, including first-floor masonry requirements and masonry treatment around building foundations and exterior elevations as specified by the PUD.

Multifamily buildings must provide a minimum of 25% masonry on first-story front façades, along with masonry treatment along the base or wainscot of side and rear elevations.

Nonresidential buildings located within 600 feet of Memorial Drive or 300 feet of the centerline of 131st Street South will remain subject to the City's Corridor Appearance District requirements or applicable waiver provisions.

Outside the Corridor Appearance District, multitenant trade center/office-warehouse buildings must provide a brick or masonry wainscot.

PLATTING AND SITE PLAN REVIEW

Developing the property will require subdivision platting before building permits are issued.

The subdivision plats will establish final lot configurations, streets, easements, reserve areas, Development Area boundaries, access controls, infrastructure, and applicable PUD restrictions. Multifamily and nonresidential development will additionally require detailed site plan review as provided within the PUD.

The PUD also requires applicable landscaping to be installed prior to issuance of a Certificate of Occupancy.

Standard requirements of the City Engineer, Fire Marshal, City Attorney, and other reviewing departments shall continue to apply throughout the platting, engineering, site plan, permitting, and construction processes.

PUBLIC INPUT:

Staff received written correspondence from Jose Jimenez Rubio, a Bixby resident residing in the Southwood South subdivision near 136th Street and Mingo Road. Mr. Jimenez expressed general support for The Grove, particularly the additional grocery, dining, and retail opportunities anticipated with the development, while identifying several concerns and requesting modifications for the Planning Commission to consider.

Mr. Jimenez's comments generally include the following:

- **Development Area B – East Commercial:** He requests that mini-storage facilities be removed as a permitted use, citing the presence of an existing facility southeast of the site and concerns regarding the use of commercially valuable property and sales-tax generation. He also recommends limiting signage in this area to monument-style signs with masonry bases rather than allowing signs up to 50 feet in height.
- **Development Area E – Single-Family Residential:** He recommends providing a greater diversity of residential lot sizes rather than a large concentration of 60-foot-wide lots and suggests incorporating larger-lot development standards similar to the City's RE and RS-2 zoning districts.
- **Parks and Public Amenities:** He recommends that one of the two proposed neighborhood parks be dedicated to the City of Bixby as a public park and that the developer construct the portion of the Fry Creek Trail adjacent to the development, including a 10-foot-wide multi-use path.
- **Residential Access and Traffic:** He expresses concern regarding access to the approximately 98-acre single-family portion of the development and recommends that it have direct access to the proposed collector road, providing an additional route toward Memorial Drive rather than relying primarily on 131st Street and Mingo Road.

Mr. Jimenez concludes that he remains supportive of the overall development but believes the requested modifications would better serve the long-term interests of the Bixby community.

ENGINEERING COMMENTS:

No comments.

STAFF COMMENTS:

Staff has no objection to the overall development concept; however, staff has identified concerns regarding the proposed land-use configuration along 131st Street South, particularly the placement of single-family residential frontage and the potential impacts on traffic circulation and access. Staff has also requested additional clarification regarding permitted and excluded commercial uses. Access, roadway improvements, drainage, utilities, and other infrastructure needs will be subject to further technical review during the platting, engineering, and permitting processes.

Future development of the property will remain subject to all applicable City development requirements, including standards for access and circulation, setbacks, parking, utilities, drainage, fire protection, platting, and other applicable requirements. Commercial development along Memorial Drive and 131st Street South will also be required to comply with applicable Corridor Appearance standards, including building façade, architectural, and exterior material requirements. Specifically, the PUD requires nonresidential buildings located within 600 feet of

the Memorial Drive right-of-way and within 300 feet of the centerline of 131st Street South to comply with the City's Corridor Appearance District requirements.

Staff acknowledges the concerns raised through written public comment. Several of the issues identified relate directly to the development standards proposed within BXPUD-26.03 and are appropriate considerations for the Planning Commission as part of its review of the proposed PUD.

Staff recommends approval of Case Nos. BXCP-26.01, BXZO-26.05, and BXPUD-26.03 – The Grove. Approval of the Comprehensive Plan Amendment, rezoning, and PUD establishes the overall land-use and development framework for the property; however, it does not authorize immediate residential construction. Before developing the residential portions of The Grove, the applicant must complete all applicable platting, engineering, and permitting processes and demonstrate compliance with City requirements for water service and capacity, sanitary sewer, streets and access, drainage, fire protection, and other necessary public infrastructure.

As part of subsequent engineering and development review, the City will evaluate infrastructure needs, including water availability and system capacity, for the applicable phases of development. Any improvements determined necessary to adequately serve the development must be addressed in accordance with City requirements. Development may also be phased as necessary to ensure adequate infrastructure and utility capacity are available to serve each phase before construction.

FIGURES:

- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Snip from 2030 Future Land Use Designation

The Grove

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 159 ACRES
LOCATED EAST OF THE NORTHEAST CORNER OF E. 131ST STREET S. AND S. MEMORIAL DRIVE,
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

JULY 2026



OWNER:
MPR FAMILY LLC

DEVELOPER:
AXIS DEVELOPMENT

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
C/O ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

 **Tanner Consulting LLC**
LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING | DRONE SERVICES
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539

TABLE OF CONTENTS

I. PROPERTY DESCRIPTION	2
II. DEVELOPMENT CONCEPT	4
EXHIBIT LIST:	
Exhibit A: Aerial Photography & Boundary Depiction	7
Exhibit B: Conceptual Site Plan	8
III. DEVELOPMENT STANDARDS:.....	9
III.A. Development Area A	9
III.B. Development Area B	11
III.C. Development Area C	13
III.D. Development Area D	15
III.E. Development Area E	17
IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS	19
IV.A. Surrounding Zoning and Land Use	19
IV.B. Access and Circulation	19
IV.C. Signs	20
IV.D. Utilities and Drainage	21
IV.E. Environmental Analysis and Topography.....	21
IV.F. Platting and Site Plan Requirements	22
IV.G. Standards Pertaining to Residential Buildings	23
IV.H. Standards Pertaining to Nonresidential Buildings	23
IV.I. City Department Requirements	23
IV.J. Schedule of Development	23
EXHIBIT LIST:	
Exhibit C: Development Areas	
Exhibit D: Existing Zoning Map	
Exhibit E: Proposed Zoning Map	
Exhibit F: Comprehensive Plan Map	
Exhibit G: Proposed Comprehensive Plan Map	

I. PROPERTY DESCRIPTION

The Grove consists of 159.434 acres located north of 131st Street South between Memorial Drive (U.S. Highway 64) and Mingo Road in the City of Bixby, Oklahoma and is more particularly described with the following statement:

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF (S/2) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 88°32'41" EAST AND ALONG THE SOUTHERLY LINE OF SECTION 1, FOR A DISTANCE OF 136.14 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE; THENCE NORTH 1°27'17" WEST AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 24.75 FEET; THENCE NORTH 88°32'43" EAST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SECTION 1, FOR A DISTANCE OF 1189.72 FEET; THENCE NORTH 1°00'21" WEST AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 25.25 FEET; THENCE SOUTH 88°32'43" WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SECTION 1, FOR A DISTANCE OF 478.62 FEET; THENCE NORTH 1°27'17" WEST FOR A DISTANCE OF 810.00 FEET; THENCE SOUTH 88°32'43" WEST FOR A DISTANCE OF 775.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE;

THENCE NORTH 0°58'51" WEST, RESUMING ALONG THE EASTERLY RIGHT-OF-WAY LINE AND PARALLEL WITH THE WESTERLY LINE OF SECTION 1, FOR A DISTANCE OF 79.60 FEET; THENCE NORTH 8°28'53" EAST AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 152.07 FEET TO A POINT THAT IS 90.00 FEET EASTERLY OF AS MEASURED PERPENDICULAR FROM THE WESTERLY LINE OF SECTION 1; THENCE NORTH 0°58'51" WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE AND PARALLEL WITH SAID WESTERLY LINE, FOR A DISTANCE OF 526.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRY CREEK DITCH; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES: NORTH 89°26'57" EAST FOR A DISTANCE OF 331.86 FEET, THENCE SOUTH 86°55'08" EAST FOR A DISTANCE OF 275.42 FEET; THENCE NORTH 89°54'19" EAST FOR A DISTANCE OF 386.25 FEET; THENCE NORTH 80°26'17" EAST FOR A DISTANCE OF 85.38 FEET; THENCE NORTH 89°59'55" EAST FOR A DISTANCE OF 157.75 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4); THENCE SOUTH 1°00'21" EAST AND ALONG SAID EASTERLY LINE OF SAID NW/4 SW/4, FOR A DISTANCE OF 265.62 FEET TO THE SOUTHEAST CORNER OF THE NW/4 SW/4; THENCE NORTH 88°32'17" EAST AND ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTH HALF (S/2 S/2) OF SECTION 1, FOR A DISTANCE OF 3975.27 TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE S/2 S/2 OF SECTION 1; THENCE SOUTH 1°05'01" EAST AND ALONG THE EASTERLY LINE OF SECTION 1, FOR A DISTANCE OF 1322.31 FEET TO THE SOUTHEAST CORNER OF SECTION 1; THENCE SOUTH 88°32'42" WEST AND ALONG THE SOUTHERLY LINE OF SECTION 1, FOR A DISTANCE OF 2651.27 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 1; THENCE SOUTH 88°32'43" WEST AND CONTINUING ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 2515.32 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SAID SECTION 1; THENCE SOUTHWEST AND ALONG THE SOUTH LINE OF SAID SE/4 SE/4 OF SECTION 1, FOR A DISTANCE OF 24.75 FEET; THENCE NORTHWEST AND PARALLEL WITH THE EAST LINE OF THE SE/4 SE/4, FOR

A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°32'45" WEST FOR A DISTANCE OF 45.00 FEET; THENCE NORTH 43°44'02" EAST FOR A DISTANCE OF 63.85 FEET; THENCE SOUTH 1°04'41" EAST FOR A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 6,588,249 SQUARE FEET OR 151.245 ACRES.

AND ALSO:

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ONE (1); THENCE NORTH 88°32'43" EAST AND ALONG THE SOUTH LINE OF SAID SW/4, FOR A DISTANCE OF 1325.67 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION 1; THENCE NORTH 1°00'21" WEST AND ALONG THE WEST LINE OF SAID SE/4 SW/4, FOR A DISTANCE OF 1321.84 FEET TO THE SOUTHEAST CORNER OF SAID NE/4 SW/4 OF SAID SECTION 1 AND THE POINT OF BEGINNING;

THENCE NORTH 1°00'21" WEST AND CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 265.62 FEET; THENCE NORTH 89°59'55" EAST FOR A DISTANCE OF 1035.91 FEET; THENCE NORTH 56°42'49" EAST FOR A DISTANCE OF 341.97 FEET TO A POINT ON THE EAST LINE OF THE NE/4 SW/4; THENCE SOUTH 1°01'50" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 419.55 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE NE/4 SW/4; THENCE SOUTH 88°32'17" WEST AND ALONG THE SOUTH LINE OF THE NE/4 SW/4, FOR A DISTANCE OF 1325.10 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 356,705 SQUARE FEET OR 8.189 ACRES.

ALTOGETHER, BOTH TRACTS CONTAIN 6,944,954 SQUARE FEET OR 159.434 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

1. 3/8" IRON PIN WITH YELLOW PLASTIC CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 1;
2. 1" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 1;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°32'42" WEST.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

The Grove is a mixed-use Planned Unit Development (PUD) of 159.434 acres located north of 131st Street South between Memorial Drive (U.S. Highway 64) and Mingo Road in the City of Bixby, Oklahoma. This project is exceptional due to the intact size of the land and its location, north of the Arkansas River and at one of the largest major intersections in Bixby and South Tulsa County. The Bixby 2018 Comprehensive Plan recognizes the site's special development potential by designating much of the land as "Mixed Use," encouraging full utilization afforded by higher intensities and a mixture of commercial and multifamily residential uses.

A 31-acre commercial center is planned adjacent to Memorial Drive and 131st Street South, north and east of the land already rezoned to CS commercial for the planned Walmart Neighborhood Market (WNM). The 31-acre commercial center is positioned for large retail uses along the Memorial Drive frontage, similar in scale to the proposed WNM, and smaller retail strips along the 131st Street South frontage, with plans for an office park and a 'trade center' / 'office-warehouse' forming the interior of the center. A Collector Street is proposed to align with 129th Street South and 85th East Avenue across Memorial Drive and 131st Street South, respectively. The Collector Street will serve all of the western end of the development. A smaller, 10-acre commercial node is planned at the northwest corner of the 131st Street South and Mingo Road intersection. A planned lower density multifamily residential area serves to transition to and buffer the western, higher-intensity commercial center from the single-family residential neighborhood planned for the central portion of the development.

This PUD proposes three (3) commercial Development Areas (A, B, and C). Development Areas are generally depicted on Exhibit B "Conceptual Site Plan." All three (3) commercial Development Areas have been designed for various commercial and office uses and additionally permit vertically- and horizontally-mixed use developments, as contemplated by the "Mixed Use" designation of the Comprehensive Plan.

The two (2) residential Development Areas (D and E) propose different neighborhoods including multifamily and detached single-family. Each neighborhood will feature its own unique designs and neighborhood amenities. Land and specific features will be sited and designed during the platting phases. The Exhibit B "Conceptual Site Plan" represents initial concepts for neighborhood amenities, which will be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for Development Areas containing such common areas.

The locations of land uses, streets, amenities, and open spaces have been designed to buffer and transition between differing land uses and intensities. By its design, as outlined in the Bixby Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

The uses and layout of the development concept are consistent with the City of Bixby's Comprehensive Plan, while a slight realignment of the Comprehensive Plan 2030 Future Land Use map is proposed to allow underlying zoning and PUD Development Areas to match.

At a regular meeting April 27, 2026, the Bixby City Council approved a "Consultant Agreement for the 131st Street - Memorial Drive to Mingo Road Widening with CEC Corporation in the amount of \$346,586.00, including plan revisions, construction administration, and right-of-way acquisition."

As discussed with the City Council June 22, 2026, the Developer proposes to grant all of the right-of-way for 131st Street South to allow for the widening, plus all of the Mingo Road planned ultimate right-of-way (a total of 9.785 acres) in exchange for excess Fry Creek Ditch right-of-way (8.189 acres) along the north side of the currently-owned land. This will save the City of Bixby the cost of purchasing the right-of-way and from excess property maintenance costs, and will allow the surplus land to be put to productive use.

As further discussed at that meeting, the Developer will extend the single-family residential streets to connect to the existing Fry Creek Ditch maintenance access road along the south and east sides of the channel, which will allow improved public safety access to the unplatted subdivision abutting the site to the north.

The proposed PUD meets the PUD requirements set forth within the Bixby Zoning Code.

To facilitate this PUD, companion applications are being filed proposing to (1) amend the Comprehensive Plan 2030 Future Land Use Map to align with both proposed underlying zoning patterns and PUD Development Area (2) rezone the site from AG Agricultural to CS Commercial Shopping Center District, CG Commercial General District, RM-3 multi-family residential, and RS-3 single-family residential. Existing zoning is reflected on Exhibit D and proposed zoning is reflected on Exhibit E of this PUD.

To extend north to the planned Collector Street, the Walmart Neighborhood Market site has been redesigned. As a part of the rezoning application, the strip of land currently zoned AG is proposed to be rezoned to CS matching the CS zoning covering the main part of the WNM tract. Another small strip of land along the east side of the reconfigured WNM tract, averaging approximately 15', was rezoned to CS, but is now being retained to be a part of this PUD. It is proposed to be rezoned from CS to CG.

Notwithstanding the minor realignments proposed by the Comprehensive Plan Amendment, the requested CS, CG, RM-3, and RS-3 zoning districts and the nonresidential intensities and residential densities as proposed by this PUD are in accordance with the "Commercial", "Mixed Use", and "Medium Density Residential" Future Land Use designations, respectively, of the City of Bixby 2018 Comprehensive Plan Future Land Use map. The realignment of the western "Commercial" center designation will result in a slight increase, from approximately 9.5 acres to 11 acres. The proposed eastern "Commercial" node designation will increase slightly from approximately 8.309 acres to 10.000 acres. The 20.335 acres of proposed multifamily zoning and use is smaller than the current 51.614 acres of "Mixed Use" designation and its location is better suited to serve as a buffer. As with all drainage channel and flood protection lands owned by the City of Bixby, the surplus Fry Creek Ditch right-of-way is presently designated "Recreation and Open Space," owing to its ownership and not necessarily as a function of actual use. A western portion is proposed be redesignated "Mixed Use" and the eastern balance is proposed to be redesignated "Medium Density Residential." Exhibit F is an excerpt of the existing Future Land Use map including the site, and Exhibit G is the Future Land Use map showing the proposed Amendment.

While PUD Development Area boundaries are depicted and quoted in terms of land areas, final Development Area boundaries and areas shall be established by required PUD subdivision plats, provided there are no changes in the overall residential densities or commercial intensities. The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code at the time of application, except as otherwise specified herein.

Although Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2 would permit at least 506 single-family dwelling units with the proposed RS-3 underlying zoning, this PUD will restrict the development to 456 single-family dwelling units. The **Exhibit B "Conceptual Site Plan"** only reflects 338 single-family lots. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards than could otherwise be permitted under the existing Zoning Code provisions.

Allocated commercial or residential density may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area or residential density is to be allocated and

approved by the Bixby City Planner, provided (1) that the reallocation shall not exceed 15% of the initial allocation to the lot to which the transfer of floor area or residential density is to be made unless approved for a PUD Minor Amendment and (2) the overall densities and intensities, in terms of dwelling units and nonresidential building floor area shall not exceed those of the initial PUD as approved.

The Grove

EXHIBITS

Exhibit A: Aerial Photography & Boundary Depiction



The Grove

Exhibit B: Conceptual Site Plan



SITE PLAN KEY NOTES

1. FUTURE WALMART NEIGHBORHOOD MARKET TRACT(NOT INCLUDED IN THIS PUD)
2. COMMERCIAL
3. COMMERCIAL/OFFICE/ OFFICE-WAREHOUSE
4. MULTI-FAMILY
5. SINGLE-FAMILY NEIGHBORHOOD
6. NEIGHBORHOOD PARK
7. COMMERCIAL COLLECTOR ROAD



This plan is conceptual in nature and subject to adjustments during the platting and engineering process. Refer to survey for actual dimensions.

III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A (WEST COMMERCIAL):

Gross Land Area:	572,520 SF	13.143 AC
Net Land Area:	508,347 SF	11.670 AC
Permitted Uses in This PUD:	Permitted Uses CG District (By Right):	
All uses permitted by right within CG; Use Unit 20 Commercial Recreation; Intensive, Use Unit 22 Research and Development, Use Unit 23 Warehousing and Wholesaling; Use Unit 8 multifamily*; vertically- and horizontally-mixed use building*; and uses customarily accessory to the specified allowed uses; <u>Excluded uses:</u> All uses classified as “sexually oriented” within the City of Bixby Zoning Code (Section 11-7D-6), mega events, manufactured home sales, recreational vehicle campground, residential treatment centers, and transitional living centers within Use Unit 5, and medical marijuana uses.	All uses permitted by right within CG, and customary accessory uses.	
Requirement:	This PUD:	CG District:
Maximum Floor Area Ratio:	N/A **	0.75
Maximum Building Floor Area:	572,520 SF **	381,260 SF (pre-platting)
Maximum Building Lot Coverage:	75% **	75%
Minimum Arterial Street Frontage:	100 FT ***	100 FT
Minimum Non-Arterial Street Frontage:	50 FT ***	50 FT
Minimum Building Setbacks:		
	This PUD:	CG District:
From Arterial Street:	25 FT	50 FT
From Non-Arterial Street:	10 FT	25 FT
Abutting Development Area D:	10 FT	10 FT
From All Other Boundaries:	0 FT	0 FT
Minimum Off-Street Parking and Off-Street Loading Berth Numbers and Design Requirements:		
	This PUD:	CG District:
Multi-Tenant Non-Residential:	1 parking space / 225 SF Building Floor Area; No loading berths required ****	Per Use Unit; per Zoning Code

Other Non-Residential:	Per Use Unit; No loading berths required ****	Per Use Unit; per Zoning Code
Other Bulk and Area Requirements:	As required within the CG District	

* *Use Unit 8 multifamily dwellings only permitted within a vertically- or horizontally-mixed-use building and shall be developed in accordance with the development standards of this Development Area, and shall require the reallocation of multifamily dwelling units from Development Area D.*

** *The nonresidential intensity, as measured by the allowable floor area ratio (FAR) on the lot, which is based on the gross land area per Zoning Code Section 11-7I-5.A.2., has further been allowed the maximum bonus of up to 0.25 FAR, provided that the increase is accomplished by increasing the number of building stories, and not expanding horizontally. This shall be measured and determined by placing a maximum lot coverage limitation within the development standards of the PUD Subdivision Plat which restricts the maximum lot coverage to that percentage of the lot equal to the allowable FAR of the zoning district in which located, or blended FAR using the formula as provided in Bixby Zoning Code Section 11-7I-5.A.2.a. For example, the allowable FAR in the CS district is 0.50, so a maximum lot coverage limitation of fifty percent (50%) would apply, requiring the additional 0.25 FAR to be accomplished by building additional stories. Maximum building lot coverage and maximum building floor area will serve in lieu of a per-lot FAR restriction.*

*** *Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Bixby during platting review.*

**** *Minimum and maximum parking space numbers and all parking and loading design requirements may be modified upon Bixby Planning Commission Site Plan approval and subject to Building Code compliance.*

III.B. DEVELOPMENT AREA B (EAST COMMERCIAL):

Gross Land Area:	435,597 SF	10.000 AC
Net Land Area:	434,578 SF	9.977 AC
Permitted Uses in This PUD:		Permitted Uses CG District (By Right):
All uses permitted by right within CS; dry cleaning/laundry as within Use Unit 15; Use Unit 16 Ministorage; the following Use Units only within a multitenant office-warehouse / trade center building: 15, 17, and 23; vertically- and horizontally-mixed use buildings*; Use Unit 8 multifamily dwellings*; and uses customarily accessory to the specified allowed uses; <u>Excluded uses:</u> All uses classified as “sexually oriented” within the City of Bixby Zoning Code (Section 11-7D-6), mega events, manufactured home sales, recreational vehicle campground, residential treatment centers, and transitional living centers within Use Unit 5, and medical marijuana uses.		All uses permitted by right within CG, and customary accessory uses.
Requirement:	This PUD:	CG District:
Maximum Floor Area Ratio:	N/A **	0.75
Maximum Building Floor Area:	435,597 SF **	325,934 SF (pre-platting)
Maximum Building Lot Coverage:	75% **	75%
Minimum Arterial Street Frontage:	100 FT ***	100 FT
Minimum Non-Arterial Street Frontage:	50 FT ***	50 FT
Minimum Building Setbacks:		
	This PUD:	CG District:
From Arterial Street:	25 FT	50 FT
From Non-Arterial Street:	10 FT	25 FT
Abutting Development Area E:	10 FT ****	10 FT ****
From All Other Boundaries:	0 FT	0 FT
Minimum Off-Street Parking and Off-Street Loading Berth Numbers and Design Requirements:		
	This PUD:	CG District:
Multi-Tenant Non-Residential:	1 parking space / 225 SF Building Floor Area; No loading berths required *****	Per Use Unit; per Zoning Code

Other Non-Residential:	Per Use Unit; No loading berths required *****	Per Use Unit; per Zoning Code
Other Bulk and Area Requirements:	As required within the CG District	

- * *Use Unit 8 multifamily dwellings only permitted within a vertically- or horizontally-mixed-use building and shall be developed in accordance with the development standards of this Development Area, and shall require the reallocation of multifamily dwelling units from Development Area D.*
- ** *The nonresidential intensity, as measured by the allowable floor area ratio (FAR) on the lot, which is based on the gross land area per Zoning Code Section 11-7I-5.A.2., has further been allowed the maximum bonus of up to 0.25 FAR, provided that the increase is accomplished by increasing the number of building stories, and not expanding horizontally. This shall be measured and determined by placing a maximum lot coverage limitation within the development standards of the PUD Subdivision Plat which restricts the maximum lot coverage to that percentage of the lot equal to the allowable FAR of the zoning district in which located, or blended FAR using the formula as provided in Bixby Zoning Code Section 11-7I-5.A.2.a. For example, the allowable FAR in the CS district is 0.50, so a maximum lot coverage limitation of fifty percent (50%) would apply, requiring the additional 0.25 FAR to be accomplished by building additional stories. Maximum building lot coverage and maximum building floor area will serve in lieu of a per-lot FAR restriction.*
- *** *Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Bixby during platting review.*
- **** *Plus 2 FT for each 1 FT of building height exceeding 15 FT.*
- ***** *Minimum and maximum parking space numbers and all parking and loading design requirements may be modified upon Bixby Planning Commission Site Plan approval and subject to Building Code compliance.*

III.C. DEVELOPMENT AREA C (OFFICE PARK & 'TRADE CENTER' / 'OFFICE-WAREHOUSE'):

Gross Land Area:	855,360 SF	19.636 AC
Net Land Area:	843,276 SF	19.359 AC
Permitted Uses in This PUD:	Permitted Uses CG District (By Right):	
All uses permitted by right within CG; vertically- and horizontally-mixed use buildings*; Use Unit 8 multifamily dwellings*; and uses customarily accessory to the specified allowed uses; <u>Excluded uses:</u> All uses classified as "sexually oriented" within the City of Bixby Zoning Code (Section 11-7D-6), mega events, manufactured home sales, recreational vehicle campground, residential treatment centers, and transitional living centers within Use Unit 5, and medical marijuana uses.	All uses permitted by right within CG, and customary accessory uses.	
Requirement:	This PUD:	CG District:
Maximum Floor Area Ratio:	N/A **	0.75
Maximum Building Floor Area:	855,360 SF **	632,457 SF (pre-platting)
Maximum Building Lot Coverage:	75% **	75%
Minimum Arterial Street Frontage:	100 FT ***	100 FT
Minimum Non-Arterial Street Frontage:	50 FT ***	50 FT
Minimum Building Setbacks:		
	This PUD:	CG District:
From Arterial Street:	25 FT	50 FT
From Non-Arterial Street:	10 FT	25 FT
Abutting Development Area D:	10 FT	10 FT
Abutting Development Area E:	10 FT ****	10 FT ****
From All Other Boundaries:	0 FT	0 FT
Minimum Off-Street Parking and Off-Street Loading Berth Numbers and Design Requirements:		
	This PUD:	CG District:
Multi-Tenant Non-Residential:	1 parking space / 225 SF Building Floor Area; No loading berths required *****	Per Use Unit; per Zoning Code
Other Non-Residential:	Per Use Unit; No loading berths required *****	Per Use Unit; per Zoning Code

Other Bulk and Area Requirements:	As required within the CG District
--	------------------------------------

- * *Use Unit 8 multifamily dwellings within a vertically- or horizontally-mixed-use building shall be developed in accordance with the development standards of this Development Area, and shall require the reallocation of multifamily dwelling units from Development Area D. In all other cases, Use Unit 8 multifamily dwellings shall be developed in accordance with the development standards of Development Area D, and shall require the reallocation of multifamily dwelling units from Development Area D. Use Units 6, 7, and 7a shall be developed in accordance with the applicable development standards of Development Area D, and shall require the reallocation of dwelling units from Development Area D for Use Units 7 or 7a, or from Development Area E for Use Unit 6.*
- ** *The nonresidential intensity, as measured by the allowable floor area ratio (FAR) on the lot, which is based on the gross land area per Zoning Code Section 11-7I-5.A.2., has further been allowed the maximum bonus of up to 0.25 FAR, provided that the increase is accomplished by increasing the number of building stories, and not expanding horizontally. This shall be measured and determined by placing a maximum lot coverage limitation within the development standards of the PUD Subdivision Plat which restricts the maximum lot coverage to that percentage of the lot equal to the allowable FAR of the zoning district in which located, or blended FAR using the formula as provided in Bixby Zoning Code Section 11-7I-5.A.2.a. For example, the allowable FAR in the CS district is 0.50, so a maximum lot coverage limitation of fifty percent (50%) would apply, requiring the additional 0.25 FAR to be accomplished by building additional stories. Maximum building lot coverage and maximum building floor area will serve in lieu of a per-lot FAR restriction.*
- *** *Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Bixby during platting review.*
- **** *Plus 2 FT for each 1 FT of building height exceeding 15 FT.*
- ***** *Minimum and maximum parking space numbers and all parking and loading design requirements may be modified upon Bixby Planning Commission Site Plan approval and subject to Building Code compliance.*

III.D. DEVELOPMENT AREA D (MIXED USE DESIGNATION/MULTIFAMILY RESIDENTIAL):

Gross Land Area:	885,825 SF	20.336 AC
Net Land Area:	885,825 SF	20.336 AC
Permitted Uses in This PUD:	Permitted Uses RM-3 District (By Right):	
All uses permitted by right within the RM-3 district; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space; and uses customarily accessory to the specified allowed uses; <u>Excluded uses:</u> Use Unit 6 single-family and Use Unit 7 duplex dwellings.	All uses permitted by right within the RM-3 district and uses customarily accessory to the specified allowed uses.	
Requirement:	This PUD:	RM-3 District:
Maximum Number of Dwelling Units: *	508	508
Minimum Lot Width †:	50 FT	50 FT
Minimum Lot Size:	6,000 SF	6,000 SF
Minimum Land Area per Dwelling Unit:	1,742 SF **	1,742 SF
Maximum Building Height:	3 Stories and 35 FT	3 Stories and 48 FT ***
Minimum Livability Space per Dwelling Unit:	200 SF ****	200 SF
Minimum Yard Setbacks:		
Front Yard Abutting Arterial Street (All Uses):	35 FT	35 FT
Minimum Yard Setbacks Multifamily:	Per RM-3 District	Per RM-3 District
Minimum Yard Setbacks Townhouse:	Per RT District	Per RM-3 District
Garage Facing Side Yard Street (All Uses):	20 FT	15 FT & 15 FT
Any Multifamily Yard Abutting a Single-Family Residential Zoning District or Use Area:	25 FT	25 FT abutting RE or RS
Other Bulk and Area Requirements:	As required within the RM-3 District and a PUD District	

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

* PUD per Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2. RM-3 (with and without PUD) per gross land area divided by minimum land area per dwelling unit.

- ** Minimum land area per dwelling unit is satisfied by the proportion of maximum number of dwelling units to gross land area as provided in Zoning Code Section 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.*
- *** Maximum of one story within 50' of any RE or RS district.*
- **** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.*

III.E. DEVELOPMENT AREA E (SINGLE-FAMILY / MEDIUM DENSITY RESIDENTIAL DESIGNATION):

Gross Land Area:	4,255,323 SF	97.689 AC
Net Land Area:	4,255,323 SF	97.689 AC
Permitted Uses in This PUD:		Permitted Uses RS-3 District (By Right):
Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space, and uses customarily accessory to the specified allowed uses.		Use Unit 1 Areawide Uses by Right; Use Unit 6 single-family detached dwellings and customary accessory uses.
Requirement:	This PUD:	RS-3 District:
Maximum Number of Dwelling Units: *	456	616
Minimum Lot Width †:	60 FT; min. 20% 70 FT	65 FT
Minimum Lot Size:	6,700 SF	6,900 SF
Minimum Land Area per Dwelling Unit:	8,400 SF **	8,400 SF
Maximum Building Height:	2 Stories and 35 FT	3 Stories and 48 FT
Minimum Livability Space per Dwelling Unit:	4,000 SF ***	4,000 SF
Minimum Yard Setbacks:		
Front Yard:	20 FT	25 FT
Rear Yard:	15 FT	20 FT
Side Yard (Interior):	5 FT & 5 FT	5 FT & 5 FT
Side Yard Abutting a Street:	15 FT	5 FT & 5 FT
Garage Facing Side Yard Street:	20 FT	5 FT & 5 FT
Minimum Dwelling Size:	1,600 SF; min. 20% 1,800 SF (See Section IV.G.)	None
First Floor Exterior Materials:	100% masonry (See Section IV.G.)	None
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	None
Off-street Parking and Yard Coverage:	A minimum of two (2) off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard width or area.	
Other Bulk and Area Requirements:	As required within the RS-3 District	

Site Requirements:	This PUD:	RS-3 District:
Neighborhood Amenities:	• 50'-minimum width landscaped buffer along 131st St. S. • 2 neighborhood parks with playgrounds, picnic areas • landscaped entries • Natural areas and other open space amenities for passive and active recreation • Interior walking trails	None
Site Requirements:	This PUD:	RS-3 District:
Public Infrastructure Enhancements:	• Right-of-Way Dedication for 131st Street South and South Mingo Road • 10'-minimum width trail along 131st Street South • Commercial Collector Street (Dev. Areas A/B/D) • Street connection to Fry Creek Ditch maintenance access road for public safety for unplatted neighborhood to north • Trail connections to future Fry Creek Ditch trail • Improved drainage	Collector street approximately mid-mile recommended, not required (Subdivision Regulations Section 12-3-2.K.)

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

* PUD per Zoning Code Sections 11-7I-5.A.1. and 11-7B-4.A.1 Table 2; RS-3 (without PUD) per net land area divided by minimum lot area.

** Minimum land area per dwelling unit is satisfied by the proportion of maximum number of dwelling units to gross land area as provided in Zoning Code Section 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.

*** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is zoned AG Agricultural District with the exception of a small strip of land zoned CS on the east side of the reconfigured Walmart Neighborhood Market tract (see relevant explanation above). The Walmart Neighborhood Market's site was recently rezoned to CS and is outside of this PUD.

Across 131st Street South to the south is a mixture of CG and CS commercial with various commercial uses and vacant tracts and RS-3/RM-2 and RS-1 corresponding with the Willow Creek and Windrush subdivisions and unplatted rural residential and vacant tracts. The land at the southeast corner of 131st Street South and Mingo Road is zoned CS and BXPUD-20.02 for the commercial and residential Rowan Grove Blocks 1-3 subdivision. Some of the parcels are within PUDs.

Across Memorial Drive to the west, zoning is CG with commercial uses on unplatted tracts and within the Clyde Miller Acreage and Crosscreek subdivisions. Crosscreek is a 'trade center' / 'office-warehouse' development with a commercial strip center building in front along the Memorial Drive frontage, and is supplementally zoned PUD-37.

Northwest and north of the site is the Fry Creek Ditch # 1 channel right-of-way zoned AG. North of the channel is unplatted CS zoning, CS zoning with BXSUP-21.0 supplemental zoning designation corresponding with the nursing home platted as "Cox Nursing Facility," and the Bixby Landing subdivision zoned RS-4 with PUD 57.

Abutting the east end of the site to the north is an unplatted subdivision with typically 2 ½ acre lots and vacant land. North of that is the Reserve at Pecan Creek gated subdivision under construction, zoned RS-2 with BXPUD-24.03.

Across Mingo Road to the east is the planned "Greyhawk" residential subdivision, recently approved for RS-2 zoning and a PUD and a house on a large, unplatted acreage zoned RS-2. A small CS-zoned unplatted tract is located east of the site at the northeast corner of 131st Street South and Mingo Road.

IV.B. ACCESS AND CIRCULATION: The subject property has over ¼ mile of frontage on Memorial Drive (U.S. Highway 64), 1 mile of frontage along 131st Street South, and ¼ mile of frontage on Mingo Road. Per the conceptual site plan, multiple points of access are planned in locations appropriate to serve the accessibility needs of the various commercial and residential Development Areas.

Access into and throughout the commercial and multifamily residential Development Areas may consist of public or private streets, or private drives constructed to appropriate design standards and secured by Mutual Access Easements. A Collector Street is proposed to align with 129th Street South and 85th East Avenue across Memorial Drive and 131st Street South, respectively. The Collector Street will serve all of the western end of the development. Streets serving the single family residential Development Area E are proposed to be public. Whether public or private, streets within all Development Areas shall be constructed to meet the City of Bixby standards for public streets. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Bixby and be approved by the Bixby Fire Marshal during the platting stage.

As discussed with the City Council June 22, 2026, the Developer proposes to grant all of the right-of-way for 131st Street South to allow for the widening, plus all of the Mingo Road planned ultimate right-of-way (a total of 9.785 acres) in exchange for excess Fry Creek Ditch right-of-way (8.189 acres) along the north side of the currently-owned land. This will save the City of Bixby the cost of purchasing the right-of-way and from excess property maintenance costs, and will allow the surplus land to be put to productive use.

The Developer will extend the single-family residential streets to connect to the existing Fry Creek Ditch maintenance access road along the south and east sides of the channel, which will allow improved public safety access to the unplatted subdivision abutting the site to the north.

Streets and pedestrian accessways, consisting of sidewalks and/or trails, will connect the various neighborhoods and commercial Development Areas, and will be planned during the platting phase.

The developer of the single-family Development Area E will construct a 10'-minimum width trail along 131st Street South, and a trail connection to City's future Fry Creek Ditch trail on the City's retained right-of-way. Similarly, development designs within PUD Development Areas A and D shall be oriented to connect to the City's future trail.

During the platting stage, pedestrian access from any subdivision shall be provided to the adjoining Fry Creek Ditch right-of-way, which is identified as a trail corridor on both the Bixby Comprehensive Plan and the "GO Plan," the Tulsa Regional Bicycle and Pedestrian Master Plan. The former indicates a trail on both sides of Bixby Creek, and the latter on the north/west side only, where it is presently located. Both sides may ultimately contain trails. Therefore, both commercial and residential development area designs shall be oriented to accommodate and provide points of access to the City's planned Fry Creek Ditch trail, and will, where necessary, provide trail easements to supplement existing Fry Creek Ditch right-of-way. As the Fry Creek Ditch right-of-way will be considered a public, linear park amenity, whether or not the City's trail is actually constructed at the time of platting, points of access and design orientation shall be provided to the right-of-way. Further, pedestrian and bicycle connectivity between neighborhoods and to adjacent areas will be planned and included in development designs during the platting process.

Limits of No Access (LNA) will be imposed by the future plats along the Memorial Drive (U.S. Highway 64), 131st Street South, and Mingo Road frontages, except at approved street intersections. Street and driveway connections to U.S. Highway 64 will be coordinated with ODOT and the City of Bixby.

Mutual access drives paralleling Memorial Drive, 131st Street South, and Mingo Road shall be required between lots within commercial Development Areas A, B, and C. Mutual access easements or other such agreements shall be created by separate instrument prior to platting, or by the plats themselves. To reduce unnecessary parking, cross-parking privileges shall also be established by agreement or the Restrictive Covenants of the plats containing Development Areas A, B, and C.

IV.C. SIGNS: Signs shall comply with the applicable provisions of the Bixby Zoning Code except as modified herein, and shall be submitted to and approved by the City of Bixby for sign permit.

Within commercial Development Areas A, B, and C, the following shall be permitted:

1. One (1) project identification sign may be located within each of Development Areas A, B, and C. Project identification signs may identify only the like-branded development name (e.g. "The Grove"), but shall not exceed 50 feet in height or 300 square feet of display surface area. A three-

dimensional project identification sign shall be permitted the same 300 square feet of display surface area per each two-dimensional plane.

2. One (1) combined commercial development entrance sign shall be permitted per each street or drive intersection with Memorial Drive, 131st Street South, and South Mingo Road, identifying businesses and uses located anywhere within Development Areas A, B, or C, but shall not exceed 50 feet in height or 300 square feet of display surface area per sign. If the combined commercial development entrance sign shares the same support structure as a project identification sign, the maximum display surface area shall be reduced in proportion to the display surface area of the project identification sign.
3. Regardless of street frontage or lack thereof, within each lot, an onsite ground sign may be located, but shall not exceed 20 feet in height or 75 square feet of display surface area.

Residential subdivision entrance signage shall be permitted along arterial street frontages and shall comply with standards for same as provided in the Bixby Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. All other signage shall comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: Per City of Bixby atlas utility data, 12-inch waterlines are located along Memorial Drive, 131st Street South, and Mingo Road. Waterlines will be extended throughout the site and looped to provide water service and fire protection, and will be designed during the platting stage. Fire hydrant locations will be coordinated with and approved by the Bixby Fire Marshal during platting.

Also per City of Bixby atlas utility data, there is at least one (1) sanitary sewer forcemain along the east side of Memorial Drive, and gravity sewerlines are located south of 131st Street South. Per plans, the Walmart Neighborhood Market plans to connect to the forcemain via lift station along that site's west side. Sanitary sewerlines will be extended to the subject property and sewer will be extended throughout the development to provide service to all Development Areas. Sanitary sewer will be designed during the platting stage.

An internal stormwater collection and detention system will be designed and constructed to drain the site to drainage channels or stormwater detention facilities, to be sited and designed during the platting stage. Early concepts for drainage are shown on the Exhibit B "Conceptual Site Plan." Stormwater drainage and detention facilities will be contained within Reserve Areas or overland drainage easements, to be maintained by a property owners' association. These facilities may additionally serve as neighborhood amenities.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is relatively flat and primarily drains southeasterly through and around the old Fry Creek Ditch. West of the old Fry Creek Ditch, the land drains south to 131st Street South. East of the old Fry Creek Ditch, the land drains south to 131st Street South and east to Mingo Road.

Most of the site is outside of the 100-year (1% Annual Chance) Regulatory Floodplain. East of the old Fry Creek Ditch has been removed from the Regulatory Floodplain by the City of Bixby's Haikey Creek Flood Improvement Project, which was completed in 2024 by FEMA approval of the City's Letter Of Map Revision (LOMR) and/or Physical Map Revision request, and the 'waiting period' ended in 2025. The

Haikey Creek Flood Improvement Project specifically anticipated the creation of new areas for residential development. The old Fry Creek Ditch itself, contained within old levee banks, remains in the Regulatory Floodplain. West of the old Fry Creek Ditch, the land was already out of the Regulatory Floodplain. As designed, the relocated and improved drainage channels will remove or relocate the floodplain from developable areas, improve drainage, and be subject to FEMA and City of Bixby floodplain development regulations and permitting requirements.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Latanier Clay, 0-1% slopes (55.3% of site area), Wynona Silty Clay Loam, 0-1% slopes (21.9% of site area), Choska Very Fine Sandy Loam, 0-1% slopes (11.5% of site), Osage Silty Clay, 0-1% slopes (9.7% of site), and Severn Very Fine Sandy Loam, 0-3% slopes (1.5% of site). Development constraints associated with these soils types will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report will be performed to recommend paving sections and subgrade design.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Bixby Planning Commission and approved by the Council of the City of Bixby, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Bixby shall be a beneficiary thereof. The plat will also serve as the site plan for all single-family residential lots contained within the plat.

Development Areas may be developed in phases.

Within Development Areas intended for multifamily dwellings, no building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to the Bixby Planning Commission for recommendation and submitted to and approved by the Bixby City Council as being in compliance with the development concept and the development standards.

Within Development Areas intended for nonresidential development, no building permit shall issue until a detailed site plan of the proposed improvements has been submitted to the Bixby Planning Commission for recommendation and submitted to and approved by the Bixby City Council as being in compliance with the development concept and the development standards. Provided, however, the City Council may approve a conceptual site plan as being in compliance with the development concept and development standards, upon which City of Bixby staff shall review and approve individual detailed site, landscape, signage, fence/screening, building elevation, and lighting plans if in substantial compliance with the conceptual site plan approved by the City Council. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the City Council or Bixby City Staff, as the case may be.

The Bixby Planning Commission, pursuant to its review and approval of a PUD Detail Site Plan, may modify the minimum and maximum (Zoning Code Section 11-10-2 paragraph H) number of parking spaces and all parking and loading design requirements, subject to Building Code compliance.

A six (6) foot minimum height screening fence shall be constructed along nonresidential Development Areas A, B, and C lotlines common with residential Development Areas D and E by the nonresidential lot developer at the time that each lot is developed. If the residential Development Area or phase is

constructed first, the residential developer has the option to construct the required screening fence. The developer or the property owners association shall determine uniform design criteria for the fences required between each Development Area.

IV.G. STANDARDS PERTAINING TO RESIDENTIAL BUILDINGS: All single family dwelling units shall have a minimum finished heated living area and first-floor masonry content as specified within the Development Standards. Masonry percentages shall exclude windows, doors, and beneath covered patios and porches. The masonry requirement shall mean brick, natural or manufactured stone, or stucco; cementitious fiber (cement board) is an approved alternative. All building sides shall include a minimum three (3) foot brick or stone wainscot. The exterior surface of any foundation, including stem walls, shall also be of masonry. The foregoing standards shall be included in the Deed of Dedication and Restrictive Covenants of the plat; all other such restrictions pertaining to dwellings shall be private and will be contained in a separate instrument declaration of covenants, conditions and restrictions, or a similarly-titled document.

The first-story front building façades of all multifamily buildings shall have a minimum of 25% masonry. The base or wainscot of the sides and backs of multifamily buildings are to be masonry to avoid wall damage from lawn equipment. The masonry requirement shall mean brick, natural or manufactured stone, or stucco; cementitious fiber (cement board) is an approved alternative.

IV.H. STANDARDS PERTAINING TO NONRESIDENTIAL BUILDINGS: All nonresidential buildings within 600 feet of the Memorial Drive right-of-way and within 300 feet of the centerline of 131st Street South shall comply with the masonry and other exterior materials requirements or waiver provisions of the Corridor Appearance District (Zoning Code Section 11-7G).

Beyond the Corridor Appearance District, multitenant 'trade center' / 'office-warehouse' buildings shall have a brick or masonry wainscot.

Because the lot of record is already developed as the Dotson's Produce store, commercial lots within Development Areas A, B, and C shall be eligible for development flexibility upon City Council site plan approval, at the owner's option, pursuant to Bixby Zoning Code Section 11-9-0.F. At the owner's option, if City Council site plan approval is sought, Planning Commission approval of a site plan shall not be required.

IV.I. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

IV.J. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

The Grove

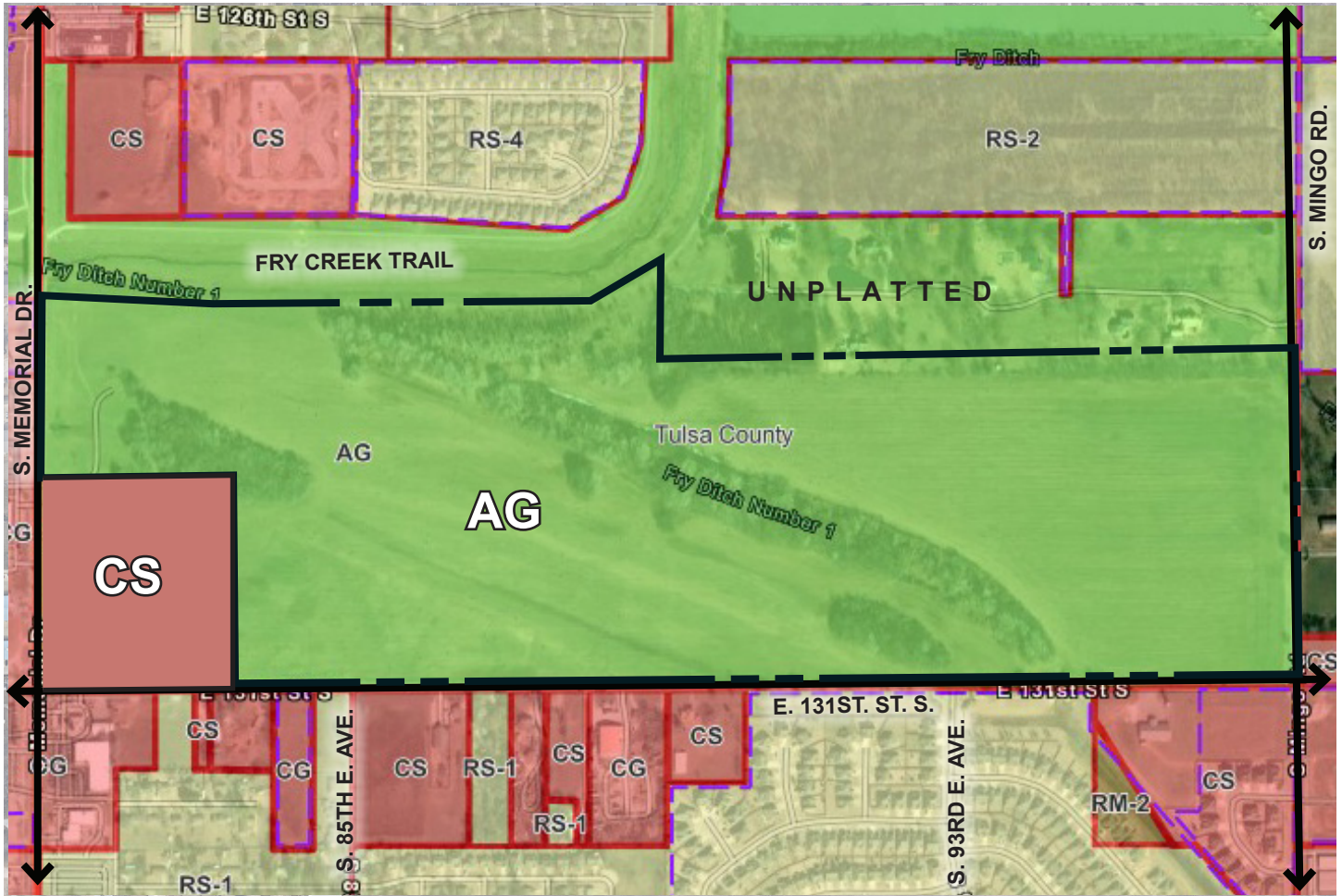
Exhibit C: Development Areas



This plan is conceptual in nature and subject to adjustments during the platting and engineering process. Refer to survey for actual dimensions.

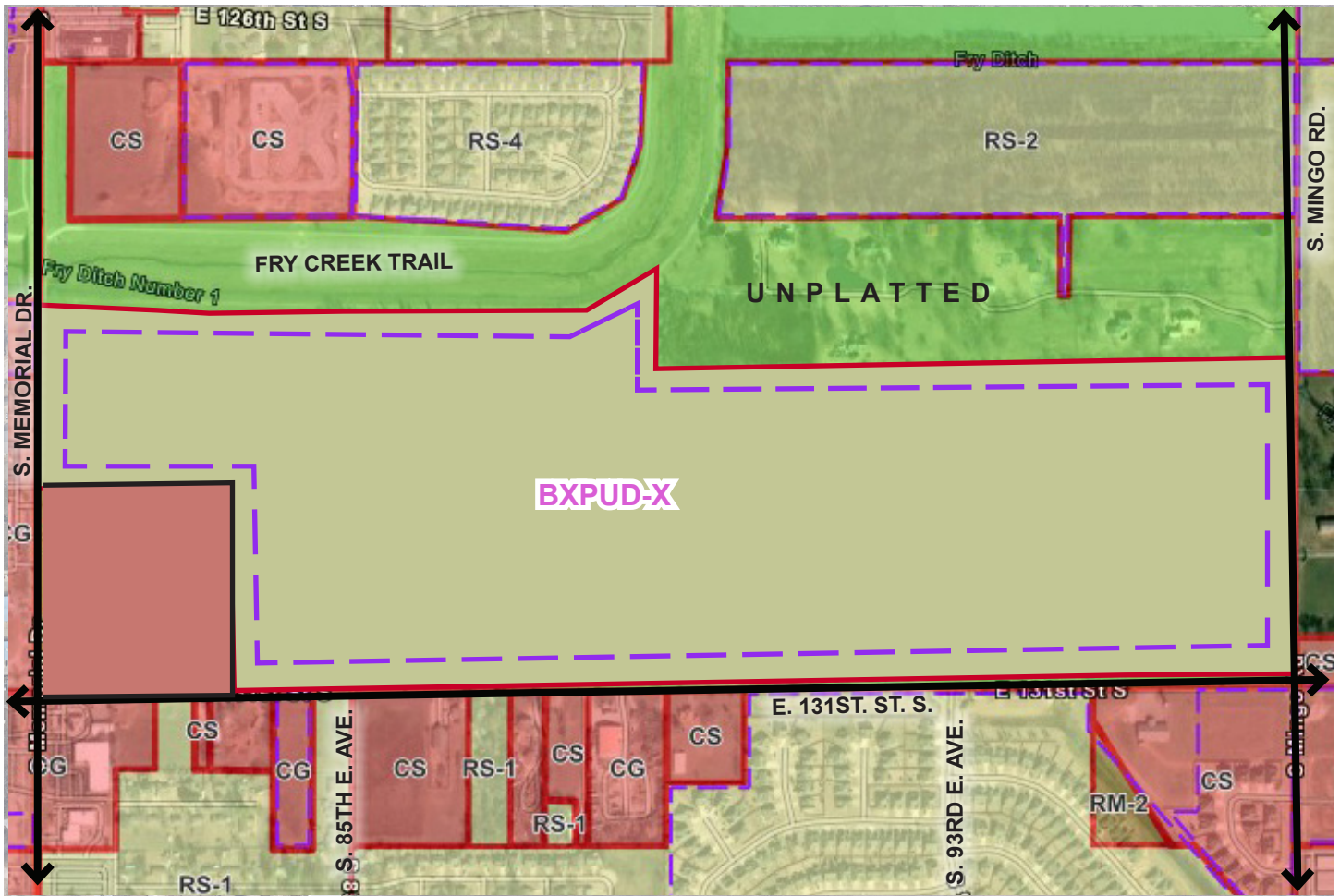
The Grove

Exhibit D: Existing Zoning Map



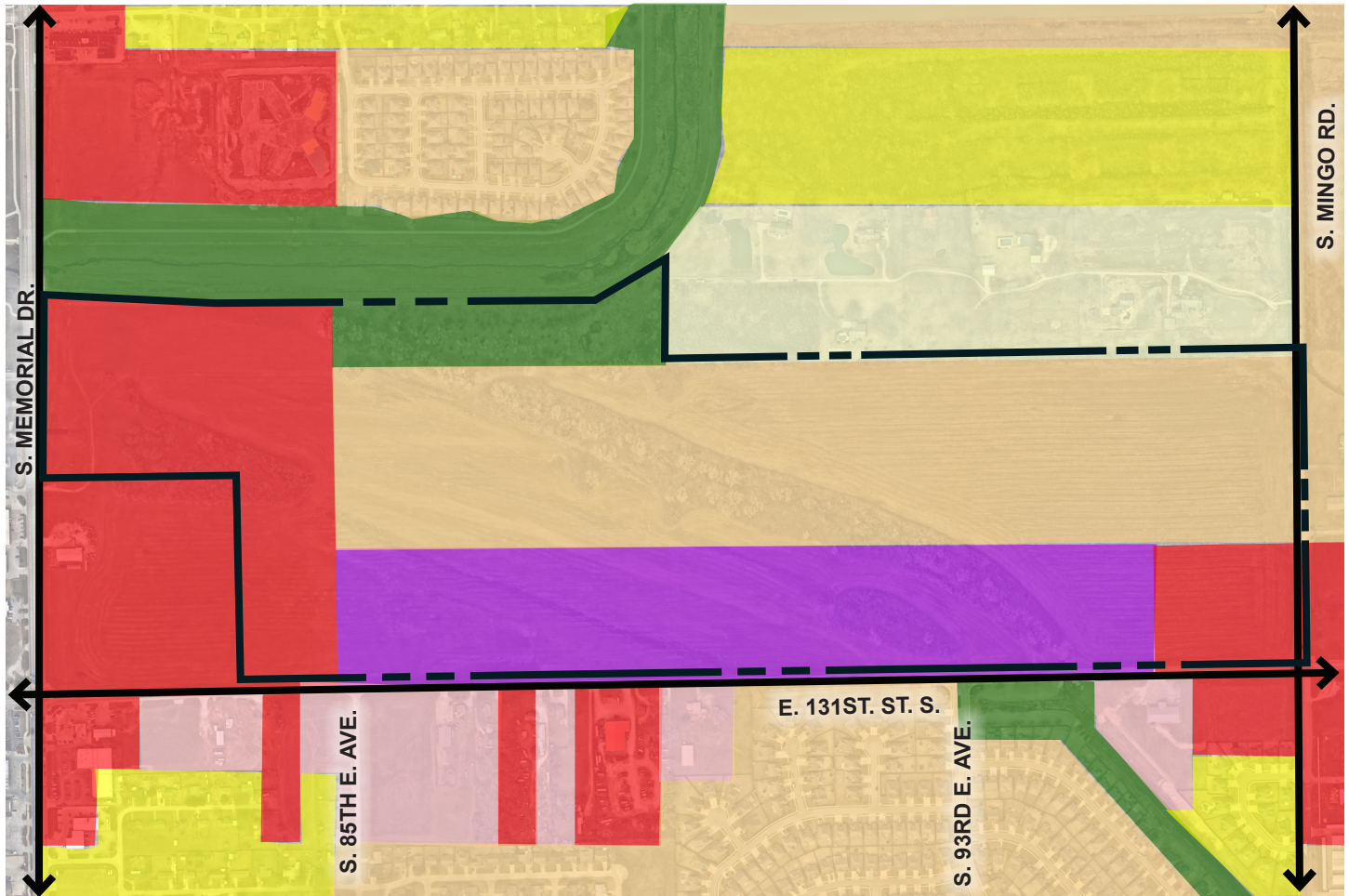
The Grove

Exhibit E: Proposed Zoning Map



The Grove

Exhibit F: Existing Comprehensive Plan Map



Legend

Future Land Use

- Rural Agriculture (Unincorporated)
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Mixed Use
- Residential Manufactured Home Park

Density (du/ac.)

- 0 - 0.5
- 0 - 1
- 0 - 1.5
- 1.5 - 4
- 4 - 6
- 6 - 10
- 10 +
- 10 +
- 8

Future Land Use

- Neighborhood Commercial
- Commercial
- Industrial
- Public/Institutional
- Recreation and Open Space
- Flood District
- Water

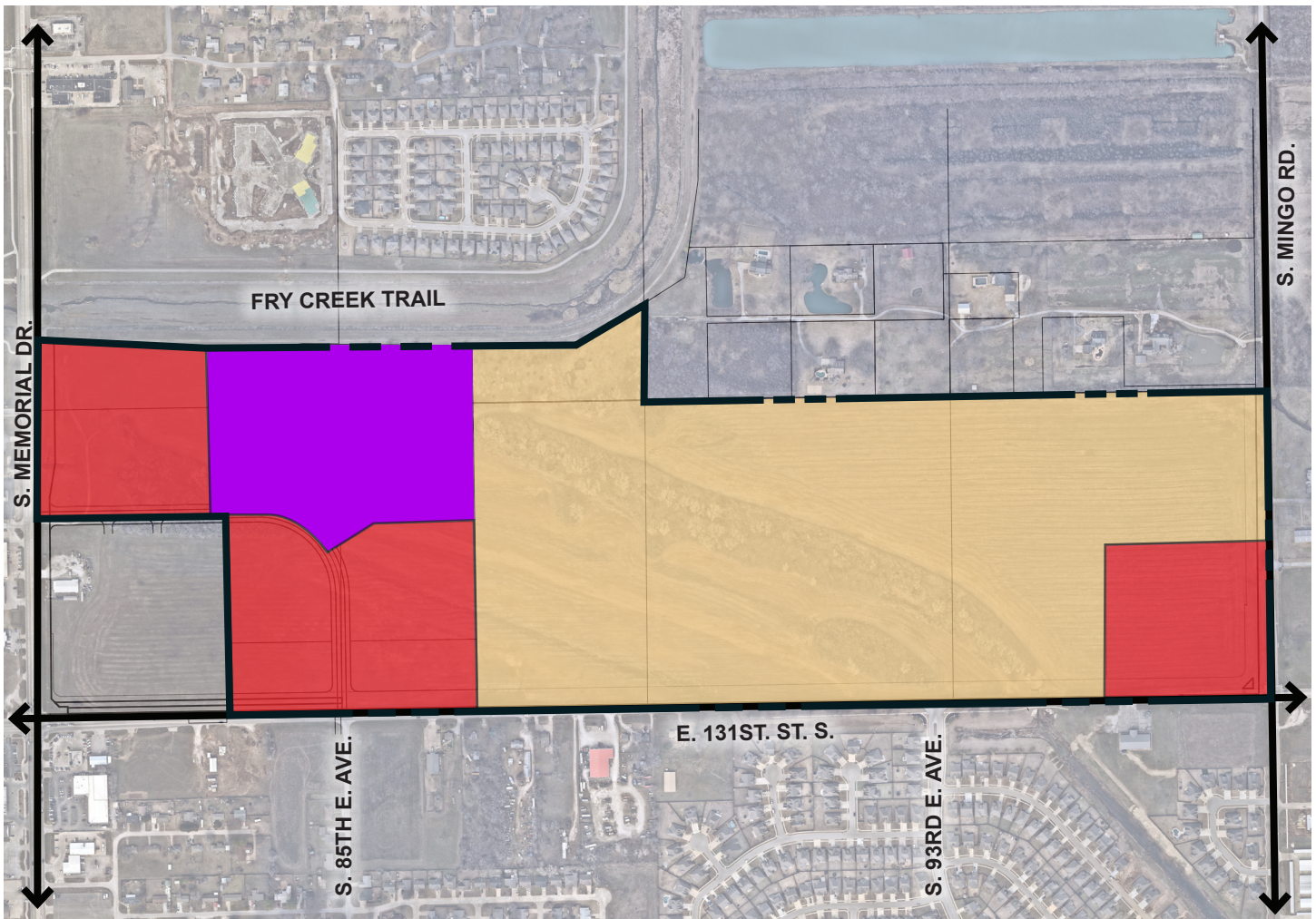
- City Owned Parcels
- Bixby Fenceline
- Bixby City Limit
- County
- Highway
- Major Street
- Local Street
- Railroad

- Water Body
- Stream / River



The Grove

Exhibit G: Proposed Comprehensive Plan Map



Legend

Future Land Use

	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Mixed Use
	Residential Manufactured Home Park

Density (du/ac.)

0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
8

Future Land Use

	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	Water

	City Owned Parcels
	Bixby Fenceline
	Bixby City Limit
	County
	Highway
	Major Street
	Local Street
	Railroad

	Water Body
	Stream / River



Jose A. Jimenez Rubio

13900 S 95th E Ave
Bixby, OK 74008

August 14, 2026

Gladys Gill

Planner, City of Bixby
116 West Needles Avenue
Bixby, OK 74008

Dear Ms. Gill,

I am a resident of Bixby, residing in the Southwood South subdivision near 136th and Mingo. I am writing to express my general support for the proposed development and my enthusiasm for the forthcoming grocery, dining, and retail options it will provide for our community.

However, I have several specific concerns that I wish to bring to the attention of the Bixby Planning Commission. I respectfully request that this letter be formally read into the public record during your deliberations.

Development Area Recommendations

1. **Development Area B (East Commercial):** Regarding the proposed commercial zoning at the northwest corner of 131st and Mingo:
 - Mini-storage facilities should be removed from the permitted uses as a condition of the Planning Commission's approval. Given the existing facility to the southeast, this is not an optimal use of valuable commercial land. Such facilities generate minimal sales tax revenue to support the city services required for a 159-acre development.
 - Signage should be restricted to monument-style signs with a masonry base of at least 8 inches in height. Pole signs, currently permitted up to 50 feet, are inappropriate for the 131st and Mingo corridor and would contribute to visual clutter. Monument signage will ensure a higher-end aesthetic for the development.
2. **Development Area E (Residential):** Regarding the 98-acre residential component:

-
- The development should incorporate a more diverse range of lot sizes. Current plans for a large concentration of 60-foot lots may lead to excessive density. I recommend integrating RE and RS-2 zoning standards (24,000 and 9,000 sq. ft. respectively) in a proportion that aligns with Bixby's long-term housing needs.

3. Infrastructure and Public Amenities:

- The developer should dedicate one of the two proposed parks to the City of Bixby as a public park available to all residents.
- The developer should be required to construct the section of the Fry Creek Trail adjacent to the property. Implementing a 10-foot multi-use path is a cost-effective improvement that significantly enhances local recreational infrastructure and property values.
- The 98-acre single-family subdivision must have direct access to the proposed collector road. Relying solely on 131st and Mingo for access could lead to significant traffic congestion, particularly in the event of road closures. Direct access to Memorial would provide a necessary alternative and alleviate pressure on Mingo.

In conclusion, while I remain supportive of the overall development, I believe these modifications are essential to ensuring the project serves the best interests of the Bixby community. Thank you for your time and for considering these requests during your evaluation.

Sincerely,

Jose Jimenez Rubio