

Bixby Planning Commission

Corrected Agenda

City Hall, Council Chambers | 116 West Needles, Bixby, Oklahoma

Monday | May 16, 2022 | 6:00 PM

Call to Order

Roll Call

Oath of Office to be administered by Judge Childers to:

JR Donelson

Josh Nave

Lance Whisman

Tom Holland

Consent Agenda

1. **APPROVAL OF MINUTES** | Regular Scheduled Planning Commission Mtg. | April 18, 2022

Regular Agenda

2. **151st & Harvard**

Comprehensive Plan Amendment – BXCP-22.01

Applicant: AAB Engineering, LLC

3. **151st & Harvard**

Rezone BXZO-22.02

Planned Unit Development BXPUD-22.04

Applicant: AAB Engineering, LLC

- 4.. **Bixby Village (BXPUD-19.06)**

Final Plat BXPT-20.08

Applicant: Select Design

5. **Oral Roberts Ministries**

Preliminary Plat BXPT-22.09

Applicant: The Schemmer Associates

Old Business

New Business

Donna Crawford

Posted May 13, 2022, on or before 5pm

Persons who require special accommodations to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: dcrawford@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

BIXBY PLANNING COMMISSION MINUTES

Tuesday | April 18, 2022 | 6:00 PM

City Hall, Council Chambers | 116 West Needles, Bixby, OK

CALL TO ORDER: 6:16 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
JR Donelson (Chair)
Josh Nave (Vice Chair)
Lance Whisman

MEMBERS ABSENT: Steve Hobbs

Other Staff Present: Bixby Leadership Intern Visitors observed proceedings

1. **Approval of Minutes | Planning Commission Mtg. March 11, 2022**

Mr. Whisman made the motion to approve, Seconded by Mr. Holland

Mr. Holland – Yes

Mr. Whisman - Yes

Mr. Donelson – Yes

Mr. Nave-Abstain

Motion Approved

Mr. Donelson announced all items have been posted and the next item is:

1. **Byrnes Mini-Storage | Final Plat BXPT-22.07 | Select Design**

Planning Commission Secretary, Donna Crawford presented the staff report. Mr. Donelson spoke on the timeline and reiterated the Comp Plan, Rezone, PUD, water & sanitary sewer easements vacated, and the preliminary plat approval. Explained why building permits and Certificate of Occupancies were issued. Mr. Donelson asked if the applicant had anything else to add or if Mr. McCarty agreed with all that was said, Mr. McCarty was in agreement.

Ms. Christie Rooney asked about the process of plats and permits being issued

Mr. Ryan Lane asked for the names of the surveyors of the plats

Mr. Nave asked if there were any changes or differences between the Preliminary Plat and the Final Plat, and Mr. Donelson indicated none.

Motion to approve made by Mr. Nave, seconded by Mr. Holland.

Mr. Donelson – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

Mr. Nave - Yes

2. **151st & Harvard | Comprehensive Plan Amendment BXCP-22.01, Rezone BXZO-22.02, Planned Unit Development BXPUD-22.04 | AAB Engineering, LLC**

Planning Commission Secretary, Donna Crawford presented the staff report. Mr. Mohler presented the project. Addressed the Commercial area, Mixed Use development area, and the “Cottage” style residential development area.

Discussion on cementitious material, 1,100 sq. ft. homes being a hard sell to Council, sidewalks not being shown, 70 feet building height being aggressive next to the residential development area, and apartments being allowed within the development.

Mr. Mohler agreed to come back with removing the reference to RS-4 in the PUD, information regarding the square footage of the homes and placement of the homes, the and PUD to reflect lots 6, 7, and 8 to limit the height to 35 feet. Residential use in Development Area B requires Planning Commission approval and Site Plan approval.

Mr. Nave made the motion to approve no seconded motion

Mr. Donelson asked for a motion to Table until the May 16 meeting

Mr. Nave made the motion to approve to Table, seconded by Mr. Holland

Mr. Donelson – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

Mr. Nave – Yes

3. **Midland Complex | Planned Unit Development (BXPUD-22.03) | CEC Corporation**

Planning Commission Secretary, Donna Crawford presented the staff report. Mr. Andy Blankenship of CEC presented the project. Mr. Nave asked if this PUD meets the required parking that was represented in the RFP and wanted the applicant to verify his calculations on the parking stalls, Mr. Blankenship indicated that it does and Mr. Hall of CEC also confirmed but indicated he would double-check. Mr. Whisman wanted to verify if this was covered parking, and Mr. Blankenship confirmed. Mr. Donelson confirmed that Dispensary is not allowed. Mr. Holland was concerned about the Downtown Design Overlay.

Mr. Nave made the motion to approve with parking meeting the RFP requirements seconded by Mr. Whisman.

Mr. Nave – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

Mr. Donelson - Yes

4. **Spartan Plaza | Planned Unit Development BXPUD-22.02 | CEC Corporation**

Planning Commission Secretary, Donna Crawford read the staff report. Mr. Josh McFarland of Red Dog Construction presented the project. The developers are still working out the details of the project and working with Council. Working out what type of tenants, and type of details that Council is looking for.

Mr. Whisman made a motion to approve with staff recommendations, seconded by Mr. Nave

Mr. Donelson – Yes

Mr. Holland – Yes

Mr. Whisman – Yes

Mr. Nave - Yes

Old Business – None

New Business - None

Meeting adjourned at 7:50 pm



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

Staff Report

To: City of Bixby, Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Monday, May 16, 2022
Name: 151st & Harvard
RE: Comprehensive Plan Amendment (BXCP-22.01), Rezone (BXZO-22.02) and Planned Unit Development (BXPUD-22.04)
Location: Southeast corner (SE/c) East 151st Street South and Harvard Avenue
STR: Section 21, Township 17N, Range 13E
Applicant: AAB Engineering, LLC

Request:

AAB Engineering is requesting a Comprehensive Plan Amendment (BXCP-22.01), Rezone (BXZO-22.04), and Planned Unit Development (BXPUD-22.01).

Description:

The applicant is requesting a Comprehensive Plan Amendment (BXCP-22.01) keeping the Commercial Shopping (CS) but adding the Mixed-Use and Residential (RS-3). Applying also for Rezone (BXZO-22.04) with supplemental zoning through Planned Unit Development (BXPUD-22.01).

With the Rezone to Mixed Use, Residential Single-Family (RS-3) and retaining a portion of the Commercial Shopping along East 151st Street, assures compatibility with adjoining proximate properties.

The PUD will allow efficient use of the land and with the private, gated cottage-style homes, the development provides a buffer between the proposed commercial uses and the larger lot single-family development to the south.

Existing Zoning; Use:

Commercial Shopping (CS); Vacant

Abutting Zoning; Use:

North: (CS) Bixby Public Elementary School

East: (AG) Agriculture; Church

South: (RS-2) Residential Single-Family Dwellings; Vacant

West: (AG) Agriculture; Vacant; (CS) Commercial Shopping; Vacant

Proposed Zoning; Uses:

(CS) Commercial Shopping; as specified in the attached PUD

(RS-3) Residential Single-Family; Single-Family Dwellings Gated Cottage Housing

Mixed-Use; as specified in the attached PUD

Location:

Southeast corner (SE/c) East 151st Street South and Harvard Avenue

Comprehensive Plan:

The Comprehensive Land Use map shows this area to be Commercial Shopping (CS). With the Comp Plan Amendment application, the applicant is asking to retain Commercial Shopping along East 151st Street frontage but to add Mixed-Use and Residential Single-Family dwellings with cottage homes.

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. Should be pedestrian-oriented.

Project Overview:

Development Area A (Commercial):

Acres: 12.4 +/-	Min. Lot Width: 150 ft	Max. Bldg. Height: 35ft.
Number of Lots: 10	Number of Blocks: 1	Reserve Areas: 1

Development Area B (Mixed Use):

Acres: 3.2 +/-	Min. Lot Width: 150 ft
Number of Lots: 2	Max. Bldg Height: 50 ft

Development Area C (Cottage Home Community)

Acres: 15.8 +/-	Min. Lot Width: 50 ft	Min. Lot Area: 5,250 sf
Number of Lots: 98 - Gated	Max. Bldg. Height: 48 ft.	Min. Livability Space: 2000 sf *

*The balance of the livability space required by the code shall be considered fully met by the allocation of the area within the Reserve areas.

Amenity Description:

The amenities for Reserve Area C include community park and playground area.

Utilities/Site Area:

There is an existing 12" water line that runs along the north boundary of the PUD. A new waterline will be constructed through the development.

An existing 8" sanitary sewer line is located at the northwest corner of the property. Some of the development will flow to this line with the remainder of the property being served by a recently constructed sewer line along the southern boundary.

The existing site contours indicate three drainage basins within the PUD area. Stormwater detention will be provided for each runoff area.

Planning Review Comments:

This item was tabled for the applicant to revise the PUD. As indicated in the PUD booklet, the applicant did note that in DA-B (development area) all residential uses require approval by the Planning Commission in conjunction with the Site Plan approval. Also revised, is the DA-C (Cottage Homes) the zoning designation is Residential Single-Family (RS-3). Per the recommended suggestion by the Planning Commission members, the following changes were also implemented in the Architectural Requirements. The minimum first-floor square footage is 1400 and cementitious fiber has been eliminated.

Engineering Review Comments:

N/A

Public Comments:

No comments have been received at the time of writing.

Staff Comments:

Staff supports the Planning Commission's recommendation for approval of the requested Comprehensive Plan Amendment (BXCP-22.01), Rezone (BXZO-22.04), and Planned Unit Development (BXPUD-22.01).

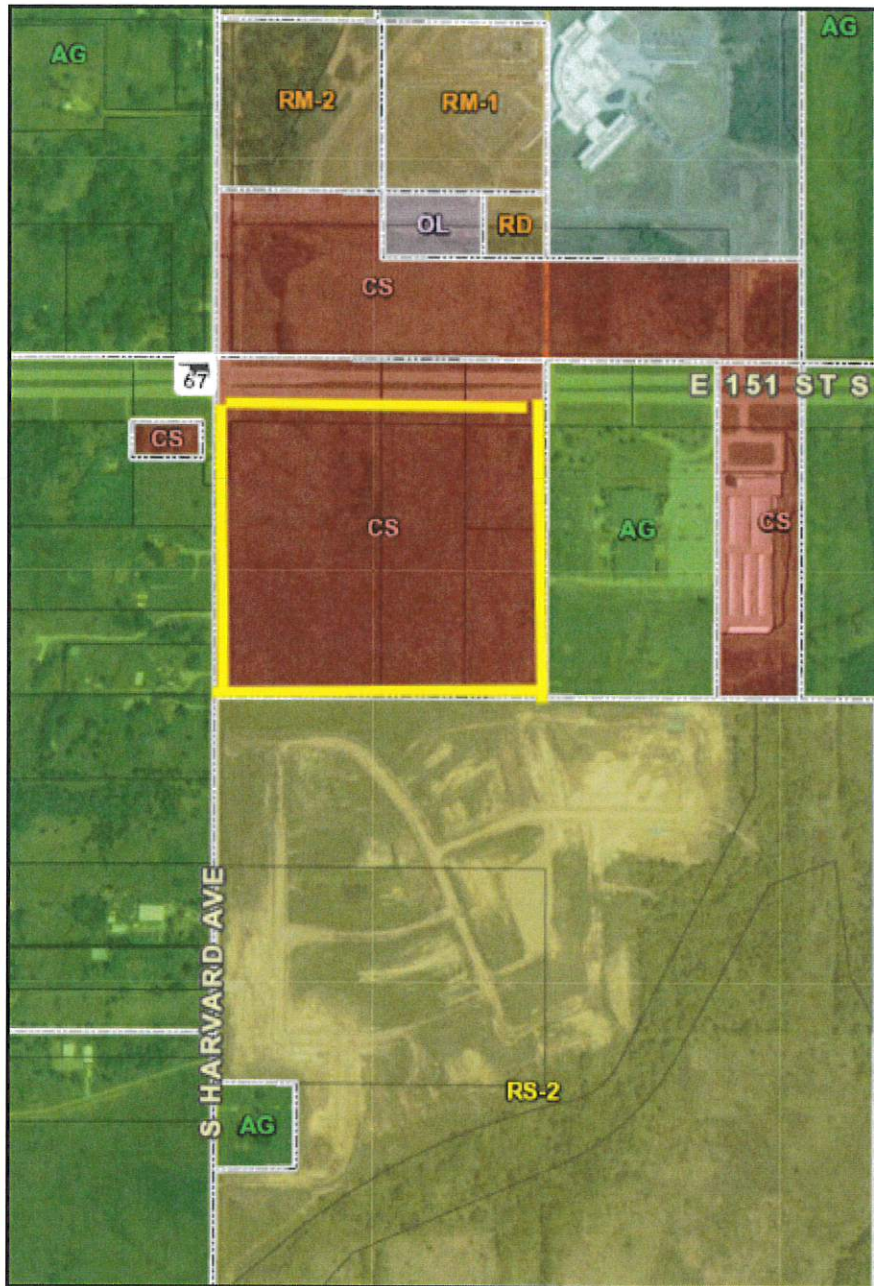


Exhibit A: City of Bixby Zoning Map

Attachments:

Exhibit A: City of Bixby Zoning Map

Exhibit B: PUD Booklet

151st & Harvard

Planned Unit Development No. BXPUD-22.04

Zoning Case BZ-000

March 1, 2022

April 8, 2022 (updated per City comments)

May 6, 2022 (updated per PC comments)

Owner:

Bixby Land Group LLC

P.O. Box 429

Catoosa, OK 74015-0429

Prepared By:

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063

Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

151st & Harvard is a proposed multi-use development located on the southeast corner of 151st Street South and South Harvard Avenue in Bixby, Oklahoma. Exhibit B shows the areas that surround the PUD. The PUD overlays of an existing commercial zoned parcel; see Exhibit C for existing zoning map. This PUD is being requested in conjunction with an application for zoning change to RS-3 for a portion of the proposed development. The project proposes commercial pad sites on the 151st or Highway 67 frontage. The existing traffic signal at 151st & Harvard makes access for these commercial lots safe and efficient. A larger commercial retail lot is also envisioned adjacent to Harvard. The easternmost development area is proposed as a Veterinary facility. The middle portion of the site is planned as stormwater detention and mixed-use. The area along the south boundary of the property is proposed as a cottage home community. The location of this area is too far from 151st to be commercial, and the demand for office space does not exist within the planning horizon. Thus, a private gated, cottage home style use provides an excellent buffer in between the proposed commercial uses and the larger lot single family development to the south while meeting an immediate demand in the housing market.

The proposed PUD Concept shows 7 commercial lots and 1 mixed-use lot. The cottage home area would be served by private streets and allow a maximum of 98 residential units. The proposed project will utilize the flexibility offered in the Planned Unit Development provisions of the Bixby Zoning Code to create the density desired but still ensure a quality of product that will endure for years to come.

Development pursuant to this PUD shall comply with all recommendations of the Bixby Fire Marshal, City Engineer, and City Attorney.

Development Area A Standards (Commercial)

Gross Land Area 12.4 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the CS district, including all uses customarily accessory thereto plus Use Unit 15.

Minimum Lot Width 150 ft.

Maximum Number of Lots 10

Minimum Setbacks

Front yards 50 ft.

Rear yards 10 ft.

Maximum Building Height: 35 ft.

Development Area B Standards (Mixed Use)

Gross Land Area 3.2 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the proposed Mixed Use district, including all uses customarily accessory thereto. Such Mixed Use shall be subject to the Site Plan approval process. All residential uses in DA-B require approval by PC in conjunction with the Site Plan approval.

Minimum Lot Width 150 ft.

Maximum Number of Lots 2

Minimum Setbacks

Front yards 50 ft.

Rear yards 10 ft.

Maximum Building Height: 50 ft.

Development Area C Standards (Cottage Home Community)

Gross Land Area 15.8 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the RS-3 district, including all uses customarily accessory thereto.

Minimum Lot Width 50 ft.

Minimum Lot Area 5,250 sf.

Minimum Livability Space 2000 sf.*

Maximum Number of Lots 98

Minimum Setbacks

Front yards	15 ft.
Rear yards	20 ft.
Side yard (One Sides)	5 ft.

Maximum Building Height: 48 ft.

*The balance of the livability space required by the code shall be considered fully met by the allocation of area within Reserve areas.

Reserve Areas

Reserve Area 'A' shall be established by the owner for the construction of stormwater detention serving Development Areas A & B. Additional Reserve Areas within Development Area C will be provided for stormwater detention, private streets and amenities. Reserve Area 'A' shall be conveyed to the commercial Property Owner's Association which shall be responsible for the maintenance of all improvements contained within that reserve. The Reserve Areas within Development Area C shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within those reserve areas.

Private Streets

All streets within Development Area C of the PUD will be privately maintained by the Homeowner's Association. All streets shall be constructed according to the City of Bixby minor residential public street standards provided that a minimum reserve width within Development Area C shall be 30'. Streets shall be constructed with a minimum width of 26' face of curb to face of curb. Streets shall be gated provided all such gates meet the access requirements of the City of Bixby Fire Marshal.

Drainage & Utilities

The existing site contours indicate three drainage basins within the PUD area. Stormwater detention will be provided for each runoff area.

An existing 12" waterline runs along the north boundary of the PUD. A new waterline will be constructed through the development. The proposed extensions will provide fire protection and water service to the development.

An existing 8" sanitary sewer line is located at the northeast corner of the property. Some of the development will flow to this line with the remainder of the property being served by a recently constructed sewer line along the southern boundary of the PUD.

Other utility services are currently provided to the site and will continue to be provided via underground services.

Access and Circulation

All streets within the development will largely conform with the attached conceptual site plan. The primary entry to the gated portion of the PUD will be derived from a public street connecting 151st to Harvard. A rear frontage road (aka backage road) will be constructed behind the commercial pads sites. This road will provide cross access between parcels and connectivity to Harvard. The street within Development Area C will be private as noted above. Gates will be constructed to limit public access to cottage home community and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Bixby Fire Marshal.

Sidewalks shall be constructed by the developer along the public streets. Sidewalks will not be required within Development Area C. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer.

Architectural Requirements

All residential cottage homes constructed within Development Area C shall have a minimum first floor square footage of **1,400 square feet**. All residential homes shall be constructed with a minimum of 75% masonry (brick, stone or stucco) to the first-floor top plate, excluding windows, covered porches, and patios. ~~Cementitious fiber is an approved alternative.~~ Masonry shall be applied to a minimum of three building sides.

Commercial properties shall conform to the City of Bixby appearance corridor district requirements.

Amenities for Cottage Home Community

The proposed amenities for Reserve Area C include walking trails around the stormwater Reserves along with a **community park and playground area**. Sidewalks along the public streets provide walkability to businesses within the overall PUD area.

Environmental Analysis

The Tulsa County Soils survey defines the onsite soils primarily as Dennis Silt Loam, Dennis-Pharoah Complex and Okemah Silt Loam. These soils are generally somewhat poorly drained but provide little issue to construction of a project as proposed. A geotechnical engineer will be contracted to perform a detailed soils analysis during the design phase of the project.

The attached Exhibit E depicts an aerial of the existing site as well as topography.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Bixby Subdivision Regulations.

Schedule of Development

Development Construction is expected to begin in fall of 2022.

EXHIBIT A – LEGAL DESCRIPTIONS

151ST & HARVARD PUD - OVERALL

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°09'56" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°49'21" EAST A DISTANCE OF 50.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HARVARD AVENUE; THENCE NORTH 01°09'56" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 249.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 67; THENCE NORTH 89°11'21" EAST, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 1274.25 FEET; THENCE SOUTH 01°09'55" EAST A DISTANCE OF 1072.29 FEET; THENCE SOUTH 89°05'18" WEST A DISTANCE OF 1274.25 FEET, TO THE EAST LINE OF THE FUTURE 50 FEET SOUTH HARVARD RIGHT OF WAY LINE; THENCE NORTH 01°09'56" WEST, ALONG SAID FUTURE RIGHT-OF-WAY LINE, A DISTANCE OF 824.62 FEET TO THE POINT OF BEGINNING. CONTAINING 1,409,018 SQUARE FEET OR 32.35 ACRES.

151ST & HARVARD PUD – DEVELOPMENT AREA A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°09'56" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 250.00 FEET; THENCE NORTH 88°49'21" EAST A DISTANCE OF 50.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HARVARD AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 67 AND THE POINT OF BEGINNING; THENCE NORTH 89°11'21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1274.25 FEET; THENCE SOUTH 01°09'55" EAST A DISTANCE OF 421.33 FEET; THENCE SOUTH 89°59'41" WEST A DISTANCE OF 271.07 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF NORTH 08°33'12" EAST, A CHORD LENGTH OF 74.72 FEET, AND A CURVE DISTANCE OF 75.07 FEET; THENCE NORTH 01°00'19" WEST, A DISTANCE OF 48.69 FEET; THENCE SOUTH 88°59'41" WEST, A DISTANCE OF 551.36 FEET; THENCE SOUTH 00°51'00" EAST, A DISTANCE OF 272.80 FEET; THENCE SOUTH 89°09'00" WEST, A DISTANCE OF 463.05 FEET TO THE EAST LINE OF THE FUTURE 50 FEET RIGHT- OF-WAY OF SOUTH HARVARD AVENUE; THENCE NORTH 01°09'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 574.82 FEET TO THE POINT OF BEGINNING. CONTAINING 541,854 SQUARE FEET OR 12.44 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE NW/4 BEING SOUTH 01°09'56" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 7, 2022, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

151ST & HARVARD PUD – DEVELOPMENT AREA B

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°09'56" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 824.86 FEET; THENCE NORTH 89°09'00" EAST A DISTANCE OF 513.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°51'00" WEST, A DISTANCE OF 272.80 FEET; THENCE NORTH 88°59'41" EAST, A DISTANCE OF 551.36 FEET; THENCE SOUTH 01°00'19" EAST, A DISTANCE OF 48.69 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET; A CHORD BEARING OF SOUTH 44°04'20" WEST, A CHORD LENGTH OF 318.63 FEET, AND A CURVE DISTANCE OF 354.04 FEET; THENCE SOUTH 89°09'00" WEST, A DISTANCE OF 326.49 FEET TO THE POINT OF BEGINNING. CONTAINING 139,991 SQUARE FEET OR 3.21 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE NW/4 BEING SOUTH 01°09'56" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 7, 2022, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

151ST & HARVARD PUD – DEVELOPMENT AREA C

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°09'56" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 824.86 FEET; THENCE NORTH 89°09'00" EAST, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°09'00" EAST, A DISTANCE OF 789.54 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET; A CHORD BEARING OF NORTH 53°37'51" EAST, A CHORD LENGTH OF 261.44 FEET, AND A CURVE DISTANCE OF 278.97 FEET; THENCE NORTH 88°59'41" EAST, A DISTANCE OF 271.07 FEET; THENCE SOUTH 01°09'55" EAST, A DISTANCE OF 650.97 FEET; THENCE SOUTH 89°09'18" WEST, A DISTANCE OF 1274.23 FEET TO THE EAST LINE OF THE FUTURE 50 FEET RIGHT-OF-WAY OF SOUTH HARVARD AVENUE; THENCE NORTH 01°09'56" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 499.71 FEET TO THE POINT OF BEGINNING. CONTAINING 685,921 SQUARE FEET OR 15.75 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF THE NW/4 BEING SOUTH 01°09'56" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 7, 2022, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

Exhibit B
Surrounding Areas for

151st & Harvard



AAB Engineering, LLC
AAB
 Engineering • Surveying • Land Planning
 PO Box 2358 Land O' Lakes, FL 34651
 OK CAPS10 Exp. June 30, 2022
 OK CAPS20 Exp. Dec. 31, 2022
 Office (919) 514-4283 Fax (919) 514-4288

Exhibit C
Existing and Proposed Zoning for
151st & Harvard



SHEET LEGEND

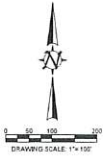
- EXISTING ZONING
- EXISTING ZONING - CONTINGUOUS P.L.
- EXISTING AGRICULTURE
- PROPOSED RESIDENTIAL TRIPLE CHANNELS



AAB Engineering, LLC
AAB
 Engineering • Surveying • Land Planning
 P.O. Box 2510 Sand Springs, OK 74488
 OK CARS 118 Exp. June 30, 2022
 KS CARS 202 Exp. Dec. 31, 2022
 Office: (918) 514-4253 Fax: (918) 514-4291

Exhibit D
Conceptual Site Plan for

151st & Harvard



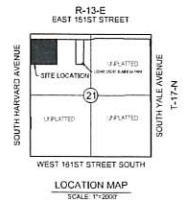
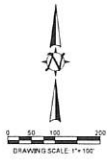
- SHEET LEGEND**
- DEVELOPMENT AREA 12.4 ACRES
 - DEVELOPMENT AREA 12.4 ACRES
 - DEVELOPMENT AREA 15.5 ACRES



AAB Engineering, LLC
AAB
 Engineering • Surveying • Land Planning
 400 S. 215th Street, Suite 100, Des Moines, IA 50319
 515.282.2222 • Fax: 515.282.2223
 400 S. 215th Street, Suite 100, Des Moines, IA 50319
 515.282.2222 • Fax: 515.282.2223

Exhibit E
Existing Topographic and Aerial for

151st & Harvard



AAB Engineering, LLC
AAB
 Engineering • Surveying • Land Planning
PO Box 2750 Sand Springs, OK 74083
 OK CARS18 Exp. June 30, 2022
 KS CARS20 Exp. Dec. 31, 2022
 Office (918) 514-4251 Fax (918) 514-4259



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

Staff Report

To: City of Bixby, Planning Commission

From: Donna Crawford, Assistant City Planner

Date: Monday, May 16, 2022

Name: Bixby Village

RE: Bixby Village Final Plat BXPT-20.08
Planned Unit Development BXPUD-19.06

Location: East 161st Street South between South Memorial Drive and South Mingo Road

STR: Section 25, Township 17N, Range 13E

Applicant: Select Design

Site Stats:

Acres: 19.89 +/-	Min. Lot Width: 60 ft	Min. Lot Area: 6,900 sq ft	Min. Dwelling Sq. Ft: 1800
Number of Lots: 72	Number of Blocks: 4	Reserve Areas: 4	1 st Floor Ext. Material: 100% Masonry

Request:

Select Design/Ryan McCarty, is requesting Final Plat approval for Bixby Village.

Existing Zoning; Use:

Residential Single-Family (RS-3); Vacant

Abutting Zoning; Use:

North: (AG) Agriculture Bixby Public School; (CS) Commercial Shopping Bixby Public School

East: (AG) Agriculture; Single-Family Dwellings

South: (AG) Agriculture; Vacant

West: (RS-3) Residential Single-Family; Single-Family dwellings

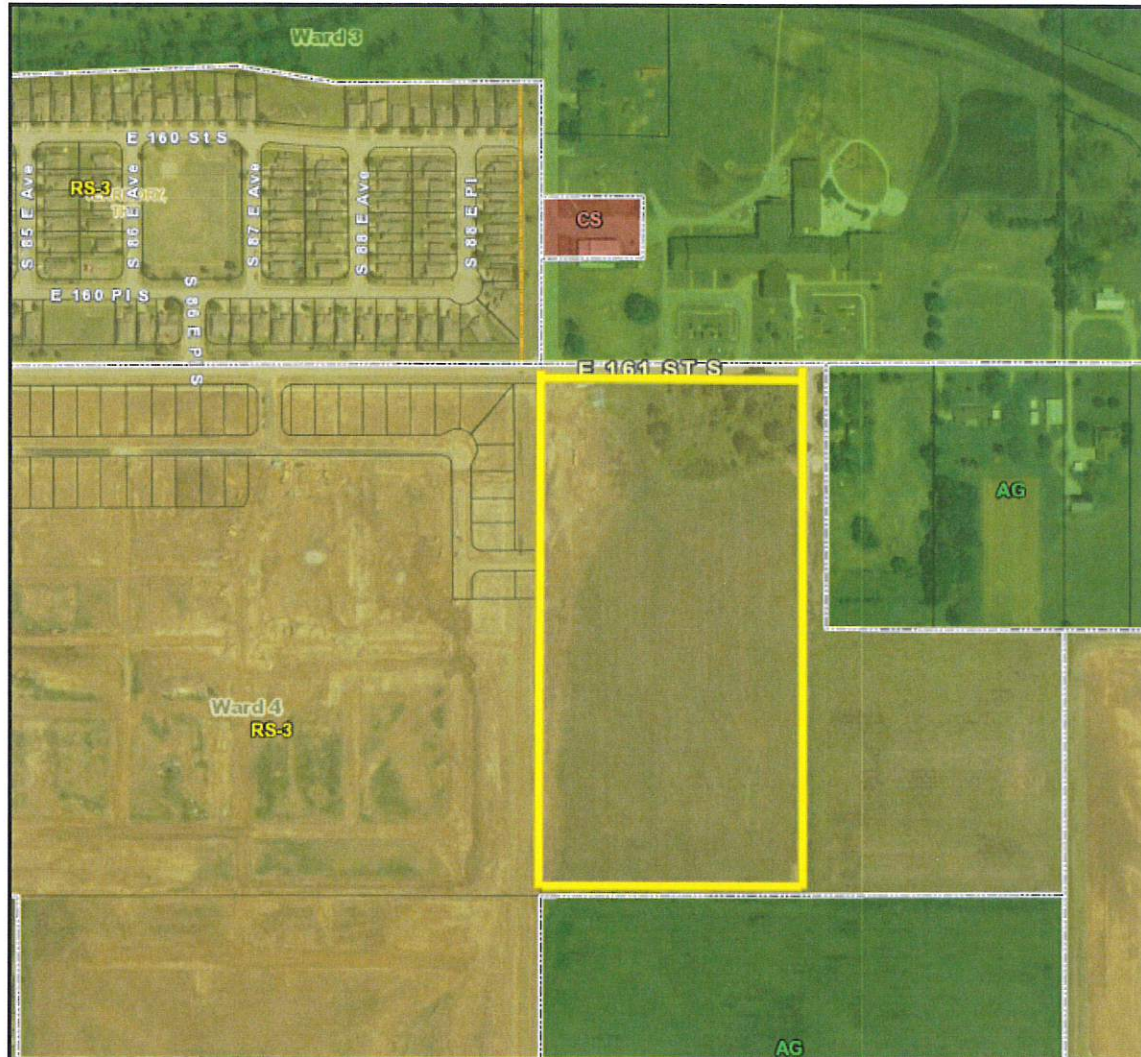


Exhibit A: City of Bixby Zoning Map

Staff Review

The applicant is requesting Final Plat approval. Bixby Village does comply with the approved Planned Unit Development requirements.

Utilities/Site Area:

There is an existing 12" water line that runs North/South along the West side of Bixby Village and a 10" water line running East / West along the north boundary of the property.

There is a sanitary sewer force main located along the West boundary line of Bixby Village. The nearest gravity sanitary sewer line will be a sewer line stub at the NE/c of Robinson Ranch which will be utilized in part, the sewer line extends along East 161st Street to the NE/c of Bixby Village, to allow for future extensions and connections.

Storm sewers designed to carry stormwater to the West to the City of Bixby Regional Drainage system are being developed as a part of and along with the "Robinson Ranch" addition.

Planning Review Comments:

Several areas within the Deed of Dedication require revised verbiage.

A street lighting plan is to be provided to the electric provider by the applicant.

Addresses to be verified by the Fire Marshal

Engineering Review Comments: Please see attached memo dated 5/9/2022

Public Comments: No comments have been received.

Staff Comments:

Staff supports approval of the Planning Commission of the Final Plat with Planning, Engineering, and Fire Marshal comments implemented to the Plat before moving to Council.

Exhibits:

Exhibit A: City of Bixby Zoning Map

Exhibit B: Final Plat with Deed of Dedication by Engineered by Design, PLLC

Exhibit C: Fire Marshal Review Comments

CITY OF BIXBY

P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

Development Services – Engineering Memo

To: Ryan McCarty, Select Design
Aaron Hale, Engineered by Design

From: Justin Dowd, Assistant City Engineer

CC: Bea Aamodt, Public Works Director
Donna Crawford, Assistant City Planner
File

Date: May 6, 2022

Re: TAC Comments: BXPT-20.08 Bixby Village – Final Plat

Final Plat Comments:

1. Submit a Street Lighting Plan.
2. Reconcile Deed of Dedication with bearing and distances on face of plat.
3. Sheet 1 - The City of Bixby does not maintain water and sewer services.
4. Sheet 2
 - Section I.D.2. – Update reference to Okmulgee County RWD #6.
 - Section I.G – Update references to Tulsa County.
 - Section II – Update dates.

Donna Crawford

From: Mike Butler
Sent: Thursday, May 12, 2022 9:47 AM
To: Donna Crawford
Subject: Bixby Village

Donna,

After reviewing the Bixby Village Plat, I have included my comments below:

1. Emergency access is adequate as long as 162nd St connects to the existing Robinson Ranch.
2. Corrections need to be made to the addressing on lots 1,2 & 3 of block 1 as follows:
 - a. Addresses should grow sequentially larger as they go eastward.
 - b. I would prefer that the addresses of lots 1,2 & 3 of block 1 correspond with lots 12, 13 & 14 of block 2.

Mike Butler I Fire Marshal

CITY OF



116 W Needles Avenue, P.O. Box 70

Bixby, Ok. 74008

T: 918-366-0436

E: mbutler@bixbyok.gov

Lot Area & Address Table

BLOCK	LOT	STREET ADDRESS	LOT AREA (SF)
1	1	8951 EAST 161ST PLACE SOUTH	9,908.49
	2	8999 EAST 161ST PLACE SOUTH	9,680.08
	3	8977 EAST 161ST PLACE SOUTH	16,898.34
	4	16150 SOUTH 89TH EAST AVENUE	10,354.57
	5	16162 SOUTH 89TH EAST AVENUE	8,399.54
	6	16174 SOUTH 89TH EAST AVENUE	8,400.00
	7	16186 SOUTH 89TH EAST AVENUE	11,065.87
2	1	16204 SOUTH 89TH EAST AVENUE	9,665.87
	2	16220 SOUTH 89TH EAST AVENUE	8,750.00
	3	16236 SOUTH 89TH EAST AVENUE	8,750.00
	4	16248 SOUTH 89TH EAST AVENUE	8,400.00
	5	16254 SOUTH 89TH EAST AVENUE	8,400.00
	6	16266 SOUTH 89TH EAST AVENUE	8,400.00
	7	16278 SOUTH 89TH EAST AVENUE	8,400.00
	8	16290 SOUTH 89TH EAST AVENUE	8,400.00
	9	16296 SOUTH 89TH EAST AVENUE	8,750.00
	10	16302 SOUTH 89TH EAST AVENUE	8,626.10
	11	16314 SOUTH 89TH EAST AVENUE	13,258.48
	12	8940 EAST 163RD STREET SOUTH	14,078.22
	13	8974 EAST 163RD STREET SOUTH	7,809.29
	14	8986 EAST 163RD STREET SOUTH	8,400.00
	15	8998 EAST 163RD STREET SOUTH	8,400.00
	16	9020 EAST 163RD STREET SOUTH	8,400.00
	17	9044 EAST 163RD STREET SOUTH	8,211.09
3	18	9062 EAST 163RD STREET SOUTH	10,807.57
	19	16335 SOUTH 90TH EAST AVENUE	15,667.98
	20	16323 SOUTH 90TH EAST AVENUE	8,557.50
	21	16301 SOUTH 90TH EAST AVENUE	8,398.79
	22	16295 SOUTH 90TH EAST AVENUE	8,400.00
	23	16283 SOUTH 90TH EAST AVENUE	8,400.00
	24	16271 SOUTH 90TH EAST AVENUE	9,665.87
	1	16235 SOUTH 90TH EAST AVENUE	9,665.87
	2	16229 SOUTH 90TH EAST AVENUE	8,400.00
	3	16217 SOUTH 90TH EAST AVENUE	8,400.00
	4	16205 SOUTH 90TH EAST AVENUE	8,400.00
	5	16193 SOUTH 90TH EAST AVENUE	8,400.00
	6	16189 SOUTH 90TH EAST AVENUE	8,400.00
	7	16177 SOUTH 90TH EAST AVENUE	8,400.00
	8	16165 SOUTH 90TH EAST AVENUE	8,400.00
	9	16153 SOUTH 90TH EAST AVENUE	8,312.99
	10	16121 SOUTH 90TH EAST AVENUE	9,743.43
	11	9067 EAST 161ST PLACE SOUTH	16,263.54
	12	9035 EAST 161ST PLACE SOUTH	8,827.53
	13	9023 EAST 161ST PLACE SOUTH	9,871.56
	1	16161 SOUTH 89TH EAST AVENUE	8,381.14
	2	16173 SOUTH 89TH EAST AVENUE	8,382.98
	3	16185 SOUTH 89TH EAST AVENUE	8,384.95
	4	16197 SOUTH 89TH EAST AVENUE	8,386.93
4	5	16203 SOUTH 89TH EAST AVENUE	8,388.91
	6	16219 SOUTH 89TH EAST AVENUE	8,740.55
	7	16235 SOUTH 89TH EAST AVENUE	8,742.69
	8	16247 SOUTH 89TH EAST AVENUE	8,394.99
	9	16253 SOUTH 89TH EAST AVENUE	8,396.97
	10	16265 SOUTH 89TH EAST AVENUE	8,398.95
	11	16277 SOUTH 89TH EAST AVENUE	8,400.93
	12	16289 SOUTH 89TH EAST AVENUE	8,402.90
	13	16295 SOUTH 89TH EAST AVENUE	8,755.13
	14	16301 SOUTH 89TH EAST AVENUE	10,022.24
	15	16302 SOUTH 89TH EAST AVENUE	10,000.74
	16	16296 SOUTH 90TH EAST AVENUE	8,737.20
	17	16284 SOUTH 90TH EAST AVENUE	8,389.63
	18	16272 SOUTH 90TH EAST AVENUE	8,391.53
	19	16254 SOUTH 90TH EAST AVENUE	8,393.42
	20	16236 SOUTH 90TH EAST AVENUE	8,395.32
	21	16230 SOUTH 90TH EAST AVENUE	8,397.20
	22	16218 SOUTH 90TH EAST AVENUE	8,749.11
	23	16206 SOUTH 90TH EAST AVENUE	8,751.18
	24	16194 SOUTH 90TH EAST AVENUE	8,403.05
	25	16190 SOUTH 90TH EAST AVENUE	8,404.95
	26	16178 SOUTH 90TH EAST AVENUE	8,406.84
	27	16166 SOUTH 90TH EAST AVENUE	8,408.74
	28	16152 SOUTH 90TH EAST AVENUE	8,410.82
RES	A	8995 EAST 161ST PLACE SOUTH	1,558.22
	B	8973 EAST 161ST PLACE SOUTH	2,478.17
	C	9011 EAST 161ST PLACE SOUTH	2,480.51
	D	8962 EAST 161ST PLACE SOUTH	6,154.59

Subdivision Statistics

SUBDIVISION CONTAINS SEVENTY-TWO (72) LOTS IN FOUR (4) BLOCKS AND FOUR (4) RESERVE AREAS

GROSS SUBDIVISION AREA: 866,390.2 SF OR 19.89 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF THE NE/4 OF SEC.25, T17N, R13E AS N 88°05'41" E.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CAS848".

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0445L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY, OKLAHOMA.

Legend

B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
ODIE -- OVERLAND DRAINAGE EASEMENT
U/E -- UTILITY EASEMENT

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.99'	7.00'	180°00'01.95"	S 88°45'53" W	14.00'
C2	21.99'	7.00'	180°00'02.39"	N 88°45'50" E	14.00'
C3	39.56'	25.00'	90°40'10.39"	S 46°34'14" E	35.56'
C4	46.77'	30.00'	89°19'49.61"	S 43°25'46" W	42.18'
C5	18.69'	25.00'	42°50'00.34"	N 66°40'41" E	18.26'
C6	18.69'	25.00'	42°50'00.34"	S 70°29'19" E	18.26'
C7	47.47'	30.00'	90°40'10.39"	N 46°34'14" W	42.67'
C8	38.98'	25.00'	89°19'49.61"	N 43°25'46" E	35.15'
C9	18.69'	25.00'	42°50'00.34"	S 20°10'47" W	18.26'
C10	39.56'	25.00'	90°40'05.73"	N 46°34'16" W	35.56'
C11	39.27'	25.00'	90°00'00.00"	S 46°14'13" E	35.36'
C12	18.69'	25.00'	42°50'00.34"	N 22°39'09" W	18.26'
C13	38.98'	25.00'	89°19'49.61"	S 43°25'46" W	35.15'
C14	39.27'	25.00'	90°00'00.00"	N 43°45'52" E	35.36'
C15	39.27'	25.00'	90°00'00.00"	N 46°14'08" W	35.36'
C16	18.69'	25.00'	42°50'00.34"	S 22°39'13" E	18.26'
C17	18.69'	25.00'	42°50'00.34"	N 70°14'19" W	18.26'
C18	39.09'	25.00'	89°34'54.09"	N 43°33'14" E	35.23'
C19	152.93'	50.00'	175°14'54.78"	N 43°33'14" E	99.91'
C20	18.69'	25.00'	42°50'00.34"	N 20°10'52" E	18.26'
C21	39.45'	25.00'	90°25'10.57"	S 46°26'44" E	35.48'
C22	153.96'	50.00'	176°05'11.26"	S 46°26'44" E	99.94'
C23	18.69'	25.00'	42°50'00.34"	S 66°55'41" W	18.26'
C24	39.27'	25.00'	90°00'00.00"	S 43°45'47" W	35.36'
C25	153.88'	50.00'	176°20'06.41"	N 46°34'16" W	99.95'
C26	152.71'	50.00'	174°59'50.29"	S 43°25'46" W	99.90'

Line Table

LINE	BEARING	DISTANCE
L1	N 88°05'41" E	48.59'
L2	S 01°14'08" E	85.06'
L3	S 01°14'08" E	100.31'
L4	N 01°14'08" W	100.31'
L5	N 88°05'41" E	49.30'
L6	S 88°05'41" W	264.31'
L7	N 01°14'08" W	84.95'
L8	S 88°05'41" W	265.59'
L9	N 01°14'13" W	502.31'
L10	N 01°14'08" W	170.91'
L11	N 88°45'52" E	115.00'
L12	S 88°45'52" W	115.00'
L13	S 88°05'41" W	229.88'
L14	S 01°14'13" E	219.35'
L15	S 88°20'41" W	217.91'
L16	N 88°20'41" E	229.88'
L17	N 01°14'08" W	549.37'
L18	N 01°14'13" W	833.45'
L19	S 91°14'08" E	832.45'
L20	S 88°45'47" W	115.00'
L21	S 88°45'47" W	115.00'
L22	N 01°14'08" W	137.73'
L23	N 01°14'08" W	137.84'

Owner / Developer

DD&R PROPERTIES, LLC
219 NORTH ARMSTRONG STREET
BIXBY, OK 74008
PHONE: (918) 231-9829
MR. JAMES R. BREWER

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES 6-30-2022

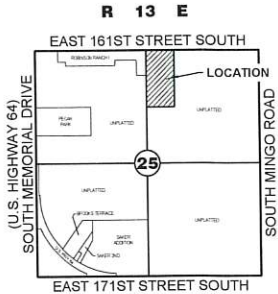
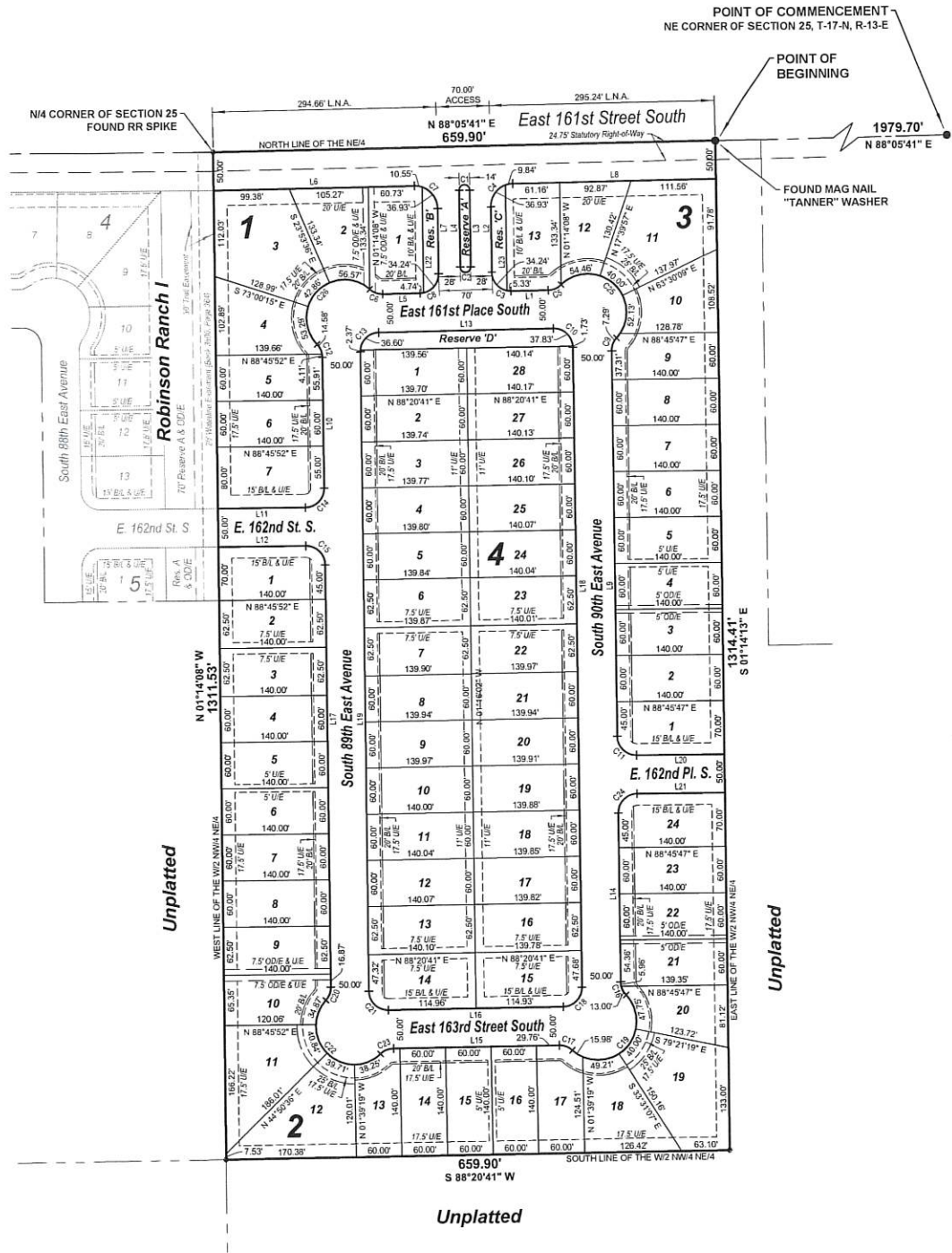
Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2022

BXPUD-19.06

Bixby Village

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA BEING PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN.



Location Map

SCALE 1"=200'



Scale: 1" = 100'

0 50 100 200

DRAFT FINAL PLAT #1

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2022.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby on May 1, 2022.

on _____

MAYOR - VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER - CITY CLERK

BIXBY VILLAGE
DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

DD&R PROPERTIES, 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 THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 88°05'41" EAST ALONG THE NORTH LINE THEREOF 659.60 FEET TO THE NORTHEAST CORNER OF THE W/2 OF THE NW/4 OF THE NE/4; THENCE SOUTH 01°14'13" EAST ALONG THE EAST LINE THEREOF 1314.41 FEET TO THE SOUTHEAST CORNER OF THE W/2 OF THE NW/4 OF THE NE/4; THENCE SOUTH 88°20'41" WEST ALONG THE SOUTH LINE THEREOF 659.90 FEET TO THE SOUTHWEST CORNER OF THE W/2 OF THE NW/4 OF THE NE/4; THENCE NORTH 01°14'08" WEST ALONG THE WEST LINE THEREOF 1311.53 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 899,390.18 SQUARE FEET OR 19.89 ACRES.

BASIS FOR BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 25, T17N, R13E AS NORTH 88°05'41" EAST.

THE OWNER/DEVELOPER HAS CAUSED THE SUBDIVISION PARCEL TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND PUBLIC STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS 'BIXBY VILLAGE', A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS AND UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN TULSA COUNTY FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, 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 RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY ALL UTILITY LINES, INCLUDING WATER LINES, EXCLUDING GAS LINES AND GAS SERVICE LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY TULSA COUNTY, OKLAHOMA AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE EASTERN PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 6-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS 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, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BIXBY, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.

4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. LANDSCAPE AND PAVING REPAIR

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON HIS LOT IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, ELECTRIC, NATURAL GAS, CABLE TELEVISION, OR TELEPHONE SERVICE.

2. NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY WATER UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHTS-OF-WAY, OKMULGEE COUNTY RURAL WATER DISTRICT NO. 6 SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.

E. RESERVE AREAS "A" TROUGH "D"

RESERVE AREAS "A" THROUGH "D" ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SUBDIVISION IDENTIFICATION SIGNS, SCREENING FENCES AND/OR WALLS, ENTRY FEATURES AND RECREATION, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE BIXBY VILLAGE PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, AS SET FORTH WITHIN SECTION IV HEREOF.

F. FENCE AND LANDSCAPE EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE A PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "F/E" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING ALL FENCES AND ANY OTHER APPURTENANCES THERETO WITH THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES AFORESAID.

G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY TULSA COUNTY, STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY TULSA COUNTY, STATE OF OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "BIXBY VILLAGE" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (BXPUD-19-06), AS PROVIDED WITHIN SECTIONS _____ THROUGH _____ OF THE CITY OF BIXBY ZONING CODE, AS THE SAME EXISTED ON _____, 2019, (HEREINAFTER THE "BIXBY ZONING CODE"), AND

WHEREAS BXPUD-19-06 WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON _____, 2019 AND APPROVED BY BIXBY CITY COUNCIL ON JANUARY 13, 2020, 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, STATE OF OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

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

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (BIXBY VILLAGE), AND WHICH COVENANTS 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.

GROSS LAND AREA: 19.890 ACRES

BIXBY VILLAGE NEIGHBORHOOD P.U.D. DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN BIXBY VILLAGE:

PERMITTED USES:

ALL USES ALLOWED BY RIGHT IN THE RS-3 ZONING DISTRICT SPECIFICALLY USE UNIT 6 - SINGLE FAMILY DWELLINGS AND CUSTOMARY FACILITIES AND AMENITIES.

MINIMUM LOT WIDTH: 60 FEET

MINIMUM LOT AREA: 6,900 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET

MINIMUM OFF-STREET PARKING: TWO (2) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT

FRONT YARD BUILDING SETBACK: 20 FEET

REAR YARD: 20 FEET

SIDE YARD: 5 FEET

NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN RESIDENCES. WHERE SIDE LOT EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

ALL OTHER YARDS ABUTTING AN ARTERIAL STREET: 85 FEET FROM THE CENTERLINE OF EAST 181ST STREET SOUTH

MINIMUM DWELLING SIZE: 1,800 SF SINGLE STORY
2,000 SF TWO STORY

FIRST FLOOR EXTERIOR MATERIALS: 100% MASONRY

SECTION III. RESTRICTIONS AND COVENANTS

A. DWELLINGS

UNLESS WAIVED BY THE OWNER/DEVELOPER IN WRITING, THE FOLLOWING STANDARDS SHALL APPLY TO ALL DWELLINGS IN THE SUBDIVISION:

1. MASONRY: ALL DWELLINGS SHALL HAVE ONE-HUNDRED PERCENT (100%) OF THE EXTERIOR WALLS THEREOF COMPRISED OF MASONRY TO THE FIRST FLOOR PLATE LINE; PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS, COVERED PORCHES AND DOORS LOCATED IN THE EXTERIOR WALLS SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF SAID EXTERIOR WALLS.

2. GARAGES: ALL DWELLINGS SHALL HAVE ATTACHED GARAGES SUITABLE FOR ACCOMMODATING A MINIMUM OF TWO (2) STANDARD SIZE AUTOMOBILES. ALL GARAGES SHALL BE ACCESSED BY AN OVERHEAD GARAGE DOOR. CARPORTS SHALL NOT BE PERMITTED.

3. PATIO COVERS: ALL PATIO COVERS SHALL BE AN INTEGRAL PART OF THE RESIDENCE SUCH THAT THEY ARE CONTAINED WITHIN THE ROOF LINE AND SHALL BE CONSTRUCTED WITH THE SAME DESIGN, SHINGLE COLOR AND MATERIALS AS THE RESIDENCE.

4. DRIVEWAYS: ALL DRIVEWAYS INTO A LOT FROM ANY STREET SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE NOT LESS THAN TWENTY (20) FEET IN WIDTH.

5. MAILBOXES: ALL MAILBOXES SHALL BE METAL AND SELECTED BY THE ARCHITECTURAL REVIEW COMMITTEE.

6. ROOF PITCH AND MATERIALS: THE ROOF OF THE DWELLING SHALL HAVE A PITCH OF AT LEAST 10/12 AND A PITCH OF 4/12 SHALL BE ALLOWED OVER PORCHES AND PATIOS. ROOF MATERIALS SHALL BE THIRTY (30) YEAR BLACK BLEND HERITAGE II OR EQUAL COMPOSITION SHINGLES.

7. SODDING AND LANDSCAPING: UPON COMPLETION OF CONSTRUCTION OF ANY RESIDENCE, THE FRONT YARD OF EACH LOT MUST BE FULLY SODDED. CORNER LOTS, HOWEVER, MUST BE FULLY SODDED UP TO THE EDGE OF THE STREET SURFACE ON BOTH SIDES OF THE LOT AND SHALL BE FULLY SODDED ON FRONT YARD, BACK AND SIDE YARDS. EACH LOT SHALL HAVE A PROFESSIONAL LANDSCAPE PACKAGE, INCLUDING ONE (1) TREE A MINIMUM OF TWO (2) INCHES IN CALIPER, INSTALLED IN THE FRONT YARD UPON COMPLETION OF THE CONSTRUCTION OF ANY RESIDENCE.

B. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH BIXBY VILLAGE ARCHITECTURAL COMMITTEE, INITIALLY TO BE DD&R PROPERTIES, LLC MEMBERS OR THEIR DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF BIXBY VILLAGE ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.

2. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERRECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.

3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE PROPERTY OWNERS' ASSOCIATION HEREAFTER PROVIDED FOR.

C. FENCES

FENCES SITUATED UPON RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A RESIDENTIAL LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER.

2. FENCES SHALL BE SIX (6) FEET IN HEIGHT AND WOOD PRIVACY FENCE.

D. OUTBUILDINGS

OUTBUILDINGS ARE NOT ALLOWED ON ANY RESIDENTIAL LOT.

E. ANTENNAE

ALL OUTDOOR VIDEO RECEPTION ANTENNAS AND DISHES MUST BE MOUNTED IN AN AREA LOCATED TO THE REAR OR SIDE OF THE HOME WITH THE INTENT OF OBSCURING THE ANTENNA FROM THE STREET VIEW. ALL VIDEO RECEPTION ANTENNAS MUST MEET THE GUIDELINES OF FCC 47 C.F.R., SUBSECTION 1.4000 (OTARD RULE) OR SUBSEQUENT RULES. DIRECT-TO-HOME SATELLITE DISH(S) MUST BE 1 METER (39.37") OR LESS IN DIAMETER PER THIS RULE. NO TELEVISION, RADIO OR OTHER ANTENNAE OR RECEPTION DEVICES, THAT DOES NOT MEET THE ABOVE RULE, SHALL BE CONSTRUCTED OR MAINTAINED ON ANY LOT OR RESIDENCE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE OR PROPERTY OWNERS' ASSOCIATION.

F. LOT USE

LOTS SHALL BE USED ONLY FOR RESIDENTIAL SINGLE-FAMILY PURPOSES. NO RESIDENTIAL LOT SHALL BE USED FOR ANY BUSINESS, COMMERCIAL OR MANUFACTURING PURPOSE; PROVIDED, HOWEVER, THE OWNER/DEVELOPER MAY PERMIT A MODEL HOME OR SIMILAR SALES OFFICE TO BE IMPLEMENTED AND MAINTAINED BY A BUILDOR FOR A FIXED TIME PERIOD, AT THE OWNER/DEVELOPER'S SOLE DISCRETION. NO RESIDENTIAL LOT MAY BE SUBDIVIDED TO ACCOMMODATE TWO OR MORE SEPARATE OWNERS OR DWELLINGS. NO STRUCTURE SHALL BE PLACED, ALTERED, ERRECTED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT WHICH EXCEEDS TWO (2) STORIES IN HEIGHT, NO DWELLING NOT MEETING A SPECIFIC BUILDING CODE IDENTIFIED BY THE OWNER/DEVELOPER MAY BE MOVED ONTO A RESIDENTIAL LOT. NO STRUCTURE OF A TEMPORARY CHARACTER MAY BE USED AS A RESIDENCE. NO MOBILE HOME SHALL BE MOVED INTO OR BE PRESENT IN BIXBY VILLAGE, EXCEPT THAT THE OWNER/DEVELOPER OR ITS DESIGNEE(S) MAY USE SUCH A MOBILE HOME AS A TEMPORARY SALES OFFICE.

G. NOISE / NUISANCE

NO NOXIOUS OR OFFENSIVE ACTIVITY OF ANY SORT SHALL BE PERMITTED NOR SHALL ANYTHING BE DONE ON ANY RESIDENTIAL LOT WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE SUBDIVISION. NO EXTERIOR SPEAKER, HORN, WHISTLE, BELL, OR OTHER SOUND DEVICE, EXCEPT SECURITY AND FIRE DEVICES USED EXCLUSIVELY FOR SECURITY AND FIRE PURPOSES, SHALL BE LOCATED, USED OR PLACED ON A RESIDENTIAL LOT. ACTIVITIES EXPRESSLY PROHIBITED ON RESIDENTIAL LOTS ARE THOSE WHICH MAY BE OFFENSIVE BY REASON OF ODOR, FUMES, DUST, SMOKE, NOISE, VIBRATION, OR POLLUTION, OR WHICH ARE HAZARDOUS BY REASON OF EXCESSIVE DANGER, FIRE, OR EXPLOSION.

H. ANIMALS

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE KEPT ON ANY RESIDENTIAL LOT EXCEPT FOR DOMESTICATED HOUSEHOLD PETS. PROVIDED, HOWEVER, THAT NO MORE THAN THREE (3) ADULT DOGS SHALL BE MAINTAINED ON ANY RESIDENTIAL LOT. EXCESSIVE BARKING BY ANY DOG SHALL, IN THE SOLE OPINION OF THE OWNER/DEVELOPER OR THE MAJORITY OF THE BOARD OF DIRECTORS OF THE PROPERTY OWNERS' ASSOCIATION, BE DEEMED A NUISANCE AND IMMEDIATELY SUBJECT THE DOG TO IMPOUND AND THE OWNER THEREOF TO A FINE IN AN AMOUNT LEVIED BY THE ASSOCIATION'S BOARD OF DIRECTORS. THE AMOUNT OF SUCH FINE SHALL BECOME A LIEN UPON THE OWNER'S LOT. ANIMALS SHALL NOT BE KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES AND SHALL NOT BE PERMITTED ON ANY LOT WHICH DOES NOT CONTAIN A DWELLING BEING USED AS A RESIDENCE. NO KENNELS ARE PERMITTED. ALL ANIMALS MUST BE FENCED IN OR KEPT ON A LEASH. ANIMAL SHELTERS SHALL BE SCREENED FROM VIEW FROM ANY STREET UNLESS BUILT IN CONFORMITY TO THE REQUIREMENT FOR OUTBUILDINGS HEREIN. ANIMALS SHALL NOT BE PERMITTED TO ROAM ON THE RESERVE AREAS, AND AT THE OPTION OF THE OWNER/DEVELOPER OR THE PROPERTY OWNERS' ASSOCIATION, STEPS MAY BE TAKEN TO CONTROL ANY ANIMALS NOT UNDER THE IMMEDIATE CONTROL OF THEIR OWNERS, INCLUDING THE RIGHT TO IMPOUND SUCH ANIMALS AND TO CHARGE FEES FOR THEIR RETURN.

I. LOT MAINTENANCE

ALL RESIDENTIAL LOTS SHALL BE KEPT AT ALL TIMES IN A NEAT, ATTRACTIVE, HEALTHFUL AND SANITARY CONDITION, AND THE OWNER OR OCCUPANT OF ALL RESIDENTIAL LOTS SHALL KEEP ALL WEEDS AND GRASS THEREON CUT AND SHALL IN NO EVENT USE ANY RESIDENTIAL LOT FOR STORAGE OF MATERIALS OR EQUIPMENT EXCEPT FOR NORMAL RESIDENTIAL REQUIREMENTS OR INCIDENT TO CONSTRUCTION OF IMPROVEMENTS THEREON AS HEREIN PERMITTED, OR PERMIT THE ACCUMULATION OF GARBAGE, TRASH OR RUBBISH OF ANY KIND THEREON. ALL YARD EQUIPMENT OR STORAGE PILES SHALL BE KEPT SCREENED FROM VIEW OF NEIGHBORING LOTS, STREETS OR OTHER PROPERTY.

J. WIND GENERATORS AND SOLAR COLLECTORS

NO WIND GENERATORS OR SOLAR COLLECTORS SHALL BE INSTALLED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE.

K. CLOTHESLINES

THE DRYING OF CLOTHES IN PUBLIC VIEW IS PROHIBITED.

L. AIR CONDITIONING REQUIREMENTS

NO WINDOW OR WALL-TYPE AIR CONDITIONING UNITS SHALL BE PERMITTED.

M. STORAGE

NO OUTSIDE STORAGE OR KEEPING OF BUILDING MATERIALS, TRACTORS, MOWERS, EQUIPMENT, IMPLEMENTS OR SALVAGE SHALL BE PERMITTED. BUILDING MATERIALS MAY BE STORED FOR A PERIOD OF THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS AFTER THE POURING OF THE FOOTING.

N. VEHICLES AND MOTORCYCLES

EXCEPT AS PROVIDED HEREIN, NO VEHICLE, MOTORCYCLE, MOTOR BIKE, CAMPER (POP-UP OR OTHERWISE), TRAILER (INCLUDING, WITHOUT LIMITATION, GOOSENECKS AND LIVESTOCK TRAILERS AND CAR HAULERS), BOAT, ALL TERRAIN VEHICLE (ATV) OR RECREATIONAL VEHICLE (RV) OR SIMILAR VEHICLE OR EQUIPMENT, WHETHER OR NOT OPERABLE (COLLECTIVELY REFERRED TO AS "VEHICLES"), SHALL BE KEPT, PARKED, STOOD OR STORED ON ANY LOT, DRIVEWAY, STREET OR COMMON AREA, EXCEPT IN A GARAGE OR A DETACHED BUILDING THAT THE OWNER/DEVELOPER OR PROPERTY OWNERS' ASSOCIATION HAS APPROVED IN WRITING.

O. SIGNS

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY RESIDENTIAL LOT, EXCEPT ONE SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE SALE OR RENT OF SAID PROPERTY, OR SIGNS OF THE SAME SIZE LIMITATION USED FOR THE PURPOSE OF CAMPAIGNING FOR A RESULT IN ANY POLITICAL ELECTION, UNLESS APPROVED IN WRITING BY THE OWNER/DEVELOPER. THE OWNER/DEVELOPER, OR ITS DESIGNEES, MAY DISPLAY SUCH SIGNAGE AS THE OWNER/DEVELOPER, IN ITS SOLE DISCRETION, DEEMS NECESSARY FOR THE PROMOTION, SALES AND/OR RENTAL OF PROPERTY OWNED BY THE OWNER/DEVELOPER OR ITS DESIGNEES.

P. WASTE

NO RESIDENTIAL LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTES. NO BURNING OF TRASH SHALL BE PERMITTED. ALL WASTE SHALL BE KEPT IN SANITARY CONTAINERS AND ALL EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL AND ALL RESIDENTIAL LOTS SHALL BE KEPT IN A CLEAN, NEAT AND ORDERLY MANNER. ALL RESIDENTIAL LOTS AND ALL EASEMENTS THEREON SHALL BE KEPT CLEAN, NEAT AND MOWED TO THE STREET. ALL RESIDENTIAL WASTE CONTAINERS MUST BE REMOVED FROM THE CURBSIDE AND SCREENED FROM ROADWAY VIEW WITHIN 12 HOURS AFTER REFUSE COLLECTION VEHICLES EMPTY THE CONTAINERS.

Q. COMPLIANCE WITH CODE

ALL RESIDENTIAL LOTS ARE SUBJECT TO THE USES, RESTRICTIONS AND REQUIREMENTS OF THE CITY OF BIXBY, STATE OF OKLAHOMA.

R. ABOVE GROUND POOL

NO ABOVE GROUND POOLS (TEMPORARY OR PERMANENT) SHALL BE ALLOWED ON ANY LOT WITHIN BIXBY VILLAGE. FOR PURPOSES OF THIS PROHIBITION, "ABOVE GROUND POOLS" SHALL INCLUDE ANY POOL WHICH SITS ON OR IS DUG INTO THE SURFACE OF THE OF THE LOT LESS THAN SIX FEET (6.0') BELOW SURFACE LEVEL.

S. STEM WALLS

ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK OR STONE. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION SHALL BE EXPOSED. NO STEM WALLS SHALL BE EXPOSED.

SECTION IV. PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION: A PROPERTY OWNERS' ASSOCIATION, KNOWN AS 'BIXBY VILLAGE ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO §§ 9.0, 9.1, 1991, § 851, ET SEQ., TO MAINTAIN THE RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF BIXBY VILLAGE ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE PROPERTY OWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BIXBY VILLAGE AND THE BYLAWS OF THE ASSOCIATION.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I AND II, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN BIXBY VILLAGE AND THE CITY OF BIXBY, STATE OF OKLAHOMA AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, STATE OF OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN BIXBY VILLAGE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, STATE OF OKLAHOMA, ANY OWNER OF A LOT OR A PROPERTY OWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A PROPERTY OWNERS' ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF. THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND 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 HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS AND UTILITIES 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 CITY OF BIXBY, STATE OF OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS AND APPROVAL BY THE CITY OF BIXBY, STATE OF OKLAHOMA. THE COVENANTS WITHIN SECTION III. RESTRICTIONS AND COVENANTS, AND SECTION IV. PROPERTY OWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS 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, DD&R PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2022.

DD&R PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
JAMES R. BREWER, MANAGER

BY _____
DANIEL R. HOLCOMB, MANAGER

BY _____
DANNY R. BRUMBLE, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2022, PERSONALLY APPEARED TO ME JAMES R. BREWER, DANIEL R. HOLCOMB AND DANNY R. BRUMBLE, MANAGERS OF DD&R PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF DD&R PROPERTIES, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH.

S. ASHLEY MCCARTY
MY COMMISSION EXPIRES: 8/13/2022
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #6948, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS 'BIXBY VILLAGE', A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694



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 _____, 2022, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

JENNIFER FRITZ
MY COMMISSION EXPIRES: 9/23/2022
MY COMMISSION NUMBER: 14008589





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

Staff Report

To: City of Bixby, Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Monday, May 16, 2022
Name: Oral Roberts Ministries
RE: Oral Roberts Ministries – Preliminary BXPT-22.09
Location: East 151st Street South and South Harvard Avenue
STR: Section 20, Township 17N, Range 13E
Applicant: The Schemmer Associates

Site Stats:

Acres:	Number of Lots:	Number of Blocks:
6.27 +/-	1	1

Request:

The Schemmer Associates are requesting Preliminary Plat approval for the Oral Roberts Ministries plat.

Existing Zoning; Use:

(CS) Commercial Shopping; Vacant

Abutting Zoning; Use:

North: (AG) Agriculture; E 151st Street South, Vacant

East: (CS) Commercial Shopping; Vacant

(AG) Agriculture; Vacant

South: (AG) Agriculture; Large Lot Single Family

West: ((AG) Agriculture; Large Lot Single Family

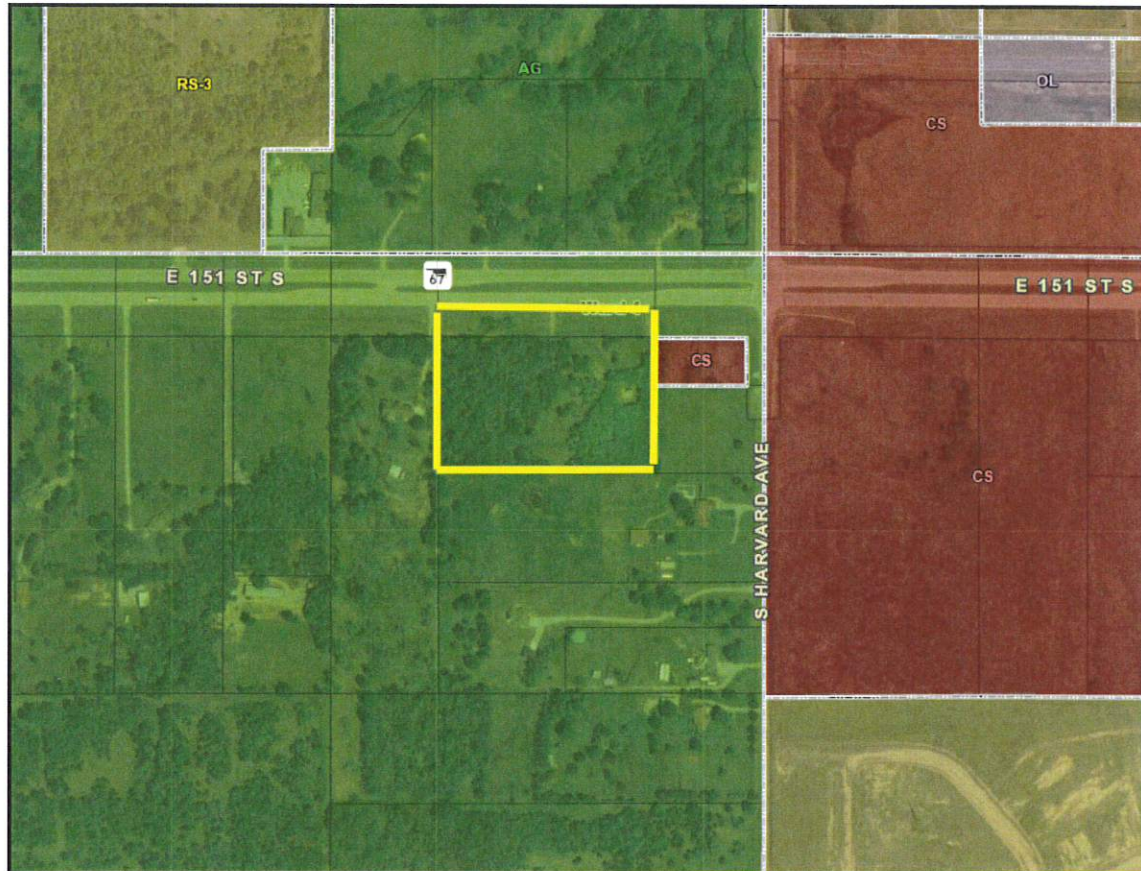


Exhibit A: City of Bixby Zoning Map

Staff Review

The proposed use for this building stated in the TAC meeting on May 4th Preliminary Plat review was for management offices and recording facilities for the Oral Roberts Ministries.

Utilities/Site Area

Water: Creek County Rural Water District #2 will supply water

Sanitary Sewer: An 8" sanitary sewer is located approximately .5 mile to the East, the line runs W/E on the Northside of the property.

Storm Sewer: Detention area should be located in a Reserve area

Planning Review Comments:

1. On Dec. 13, 2021, City Council approved the Rezone of the property for the Oral Roberts Ministries
2. At the building permitting phase a Detailed Site Plan shall be submitted and reviewed as this property is located within the Corridor Appearance District.

Engineering Review Comments: Please see attached memo dated May 6, 2022

Public Comments: No comments have been received at the time of writing.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Preliminary Plat with Planning, Engineering, and Fire Marshal comments implemented to the Plat before moving to Council.

Exhibit(s):

Exhibit A: City of Bixby Zoning Map

Exhibit B: Preliminary Plat by The Schemmer Associates, LLC

Exhibit C: Engineering Review Comments, dated May 6, 2022

Exhibit D: Fire Marshal Review Comments

CITY OF BIXBY

*P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)*

Development Services – Engineering Memo

To: Barrick Rosenbaum, Schemmer
Stephen Collins, Schemmer

From: Justin Dowd, Assistant City Engineer

CC: Bea Aamodt, Public Works Director
Donna Crawford, Assistant City Planner
File

Date: May 6, 2022

Re: **TAC Comments: BXPT-22.06 Oral Roberts Ministries – Preliminary Plat**

Conceptual Utilities Plan (CUP) Comments:

1. Is the 12" waterline along the north side of the project proposed? Water pressure and flow analysis needed to verify life safety requirements are met.
2. Proposed sanitary sewer service crosses potential second lot.

Preliminary Plat Comments:

3. Sheet 1
 - Detention area should be located in a reserve area. See Engineering Design Criteria, Section D.6.2.I, "detention area shall be identified as a separate platted area; as appropriate, it may consist of one or more platted lots, a separate block, or it may be identified as a reserve area."
 - Is there a lot line in the middle of Lot 1, Block 1?
4. Sheet 2
 - Section I.C.1 – Storm sewer shall be private, and the responsibility of the Property Owners' Associate (POA).
 - Section I.C.2 – Reword sentence; "...alteration of grade upon completion..."
 - Section I.C.4 – Water is the responsibility of Creek County RWD #2.
 - Section I.C.7 – Additional discussion required.
 - Section I.D.2 – Reword sentence; "...alteration of grade upon completion..."
 - Section I.G – Approval of the City of Bixby; needs additional explanation (City Council?).
 - Section III.C – Approval of the City of Bixby; needs additional explanation (City Council?).

Donna Crawford

From: Mike Butler
Sent: Thursday, May 12, 2022 4:37 PM
To: Donna Crawford
Subject: RE: Emailing: BXPT-22.06 Oral Roberts Ministries CUP

Donna,
Oral Roberts Ministry Site Plan:
Access appears to be within the fire code requirements.

I should point out that our city code requires commercial projects to be located within 300 feet of a fire hydrant. Looking at the site plan, it appears this project does not meet that standard.

Kingdom Office Center Site Plan:
Access looks good.

Hydrant access will need to be addressed. There appear to be two hydrants, one located at the east end of the property on Memorial and one located at 77th E Ave & Breckenridge. (1300 ft. spacing)

Mike Butler I Fire Marshal

116 W Needles Avenue, P.O. Box 70
Bixby, Ok. 74008
T: 918-366-0436
E: mbutler@bixbyok.gov

-----Original Message-----

From: Donna Crawford
Sent: Thursday, May 12, 2022 2:40 PM
To: Mike Butler
Subject: Emailing: BXPT-22.06 Oral Roberts Ministries CUP

Your message is ready to be sent with the following file or link attachments:

BXPT-22.06 Oral Roberts Ministries CUP

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Preliminary Plat

Oral Roberts Ministries

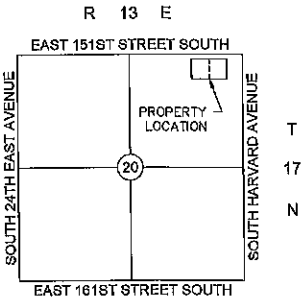
A SUBDIVISION, IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NE/4 OF SECTION TWENTY (20),
TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

ORAL ROBERTS EVANGELISTIC ASSOCIATION, USA
P.O. BOX 2187
TULSA, OKLAHOMA 74102
PHONE: (918) 591-2113
CONTACT: MR. MIKE BERNARD

Engineer/Surveyor

THE SCHEMMER ASSOCIATES, LLC
10820 EAST 45TH ST. SUITE 307
TULSA, OK 74148
PHONE: (918) 394-1500
FAX: (918) 399-8878
C.A. #6984 EXPIRES JUNE 30, 2023
BWATSON@SCHEMMER.COM



Location Map
SCALE: 1"=200'



Land Summary

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 NE/4 NE/4 NE/4) AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 NE/4 NE/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; LESS THE NORTH 250 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 NE/4 NE/4) AND LESS THE NORTH 250.00 FEET OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 NE/4 NE/4 NE/4), SUBJECT TO EASEMENTS AND ROWS OF RECORD.

Legend

BL.....BUILDING LINE
LNA.....LIMITS OF NO ACCESS
ACC.....LIMITS OF ACCESS
FLU.....FENCE & LANDSCAPE EASEMENT
LUE.....UTILITY EASEMENT

Monumentation

SE AND SW CORNERS SHOWN HEREON WERE FOUND USING A 3/8" IRON PIN W/ CAP MARKED "WHITE CA 1098"
NE CORNER AT RMV SHOWN HEREON FOUND USING A MAG NAIL W/ FLASHER MARKED "WHITE CA 1098" TOP OF CORNER POST
NW CORNER AT RMV SHOWN HEREON FOUND USING A 3/8" IRON PIN W/ CAP MARKED "RAMSEY LS 387"

Basis of Bearings

THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA N 88°40'56" E (PER THIS SURVEY)

ADS Benchmark

AERIAL DATA SERVICE MONUMENT: TUL2
3" ALUMINUM CAP-FLUSH-STAMPED "TUL2" SET S.E. OF 151ST ST. AND HARVARD AVE. THE STATION IS 2.0' NORTH OF CARSONITE WITNESS POST.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCKS.
BLOCK 1.....6.27 ACRES

CERTIFICATE OF APPROVAL

CITY PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON _____

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BIXBY CITY COUNCIL ON _____

MAYOR OR VICE MAYOR

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BIXBY CITY COUNCIL ON _____

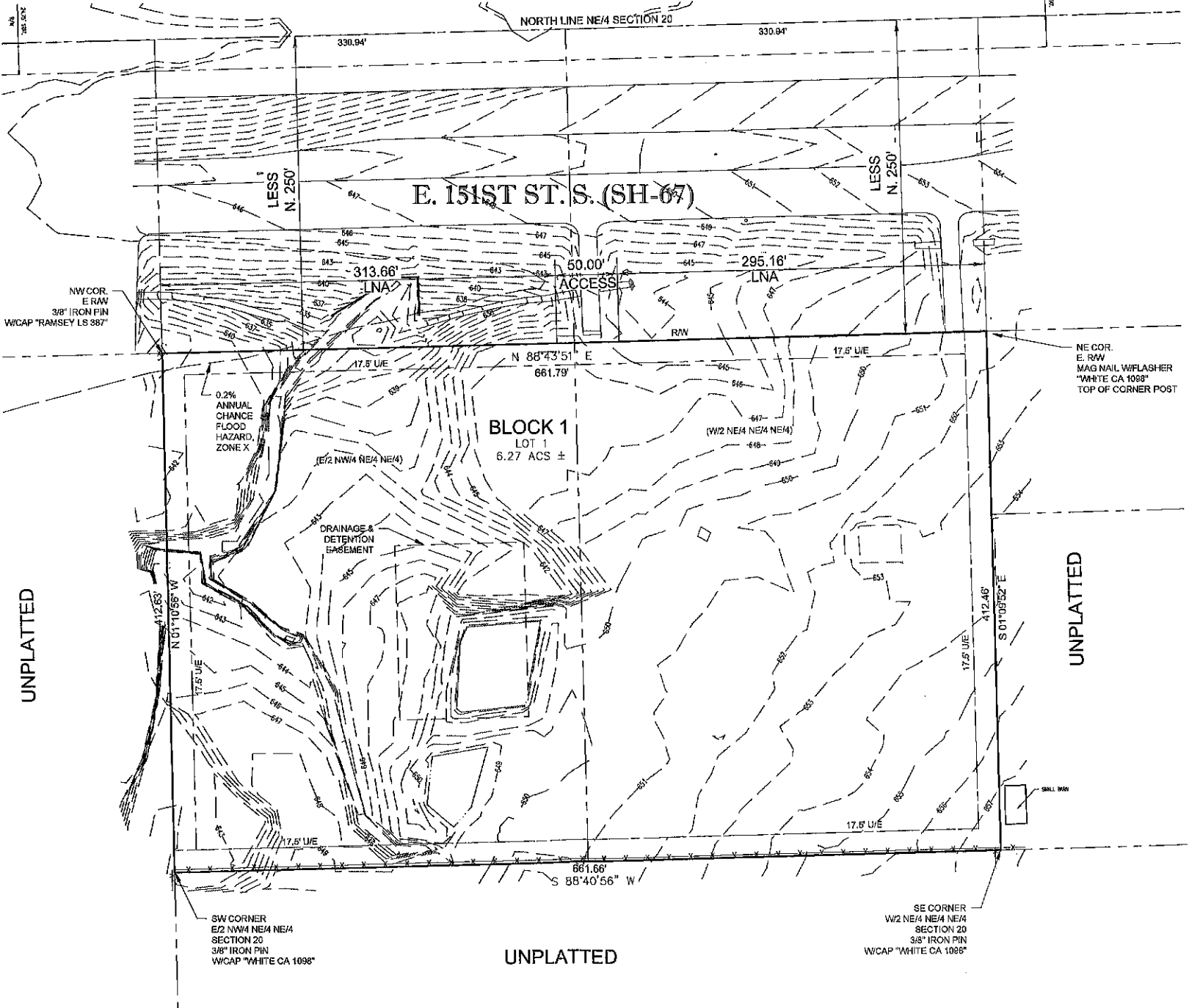
CITY MANAGER

UTILITY CONTACTS

WATER CREEK COUNTY RWD #2 2425 W. 121ST ST. S. JENKS, OK 74037 918-299-4448	AEP PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3623
OKLAHOMA NATURAL GAS COMPANY 2516 W. EDISON ST. TULSA, OK 74127 918-834-8000	SEWER CITY OF BIXBY 118 W. NEEDLES, P.O. BOX 70 BIXBY, OK 74006 918-366-4430
AT&T 800-464-7928	

FLOODPLAIN

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FIRM PANEL 4014300429L DATED 10/16/2012



COUNTY CLERK STAMP

COUNTY TREASURER STAMP

ORAL ROBERTS MINISTRIES

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

Oral Roberts Evangelistic Association, USA, a Religious Organizations Industry, hereinafter together referred to as the "Owner/Developer" is the owner of the following described land in the City of Bixby, Tulsa County, State of Oklahoma, to wit:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 NE/4 NE/4 NE/4) AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 NE/4 NE/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; LESS THE NORTH 250 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 NE/4 NE/4) AND LESS THE NORTH 250.00 FEET OF SAID WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 NE/4 NE/4 NE/4).

and has caused the above-described land to be surveyed, staked, platted and subdivided into One (1) lot and One (1) block, in conformity with the accompanying plat and survey (hereinafter the "Plat" and has entitled and designated the subdivision as "Oral Roberts Ministries", a Subdivision in the City of Bixby, Tulsa County, Oklahoma (hereinafter "Oral Roberts Ministries" or the "Subdivision").

SECTION I. EASEMENTS AND UTILITIES

A. General Utility Easements

The Owner/Developer does hereby dedicate for public use the utility easements as depicted on the accompanying plat as "use" or "utility easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, 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 and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein 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 utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping, customary screening fences and walls that do not constitute an obstruction.

B. Underground Service

- Overhead lines for the supply of electric, telephone and cable television services may be located along the north side perimeter boundary of the subdivision, if located within a general utility easement as depicted on the accompanying plat. Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision all supply lines shall be located underground in the general utility easements. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the general utility easements.
- Underground service cables to all structures which may be located within the subdivision may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot, provided that upon the installation of a service cable to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent and effective easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable, extending from the service pedestal or transformer to the service entrance on the structure.
- The supplier of electric, telephone and cable television services, through its agents and employees, shall at all times have right of access to all general utility easements depicted on the accompanying 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, telephone or cable television facilities installed by the supplier of the utility service.
- Lot owners shall be responsible for the protection of the underground service facilities located on their respective lots and each shall prevent the alteration of grade or any construction activity that would interfere with the electric, telephone or cable television facilities. The supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
- The foregoing covenants set forth in this paragraph B shall be enforceable by the supplier of the electric, telephone or cable television service and Lot owners agree to be bound hereby.

C. Water, Sanitary Sewer and Storm Sewer Service

- Lot owners shall be responsible for the protection of the public water mains, sanitary sewer mains and storm sewers located on their respective lots and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, public sanitary sewer main or storm sewer.
- Within the utility easement areas depicted on the accompanying plat, the alteration of grade in excess of 3 feet from the contours existing upon the completion of the installation of a public water main, sanitary sewer main or storm sewer, or any construction activity which would interfere with public water mains, sanitary sewer mains and storm sewers shall be prohibited.
- The City of Bixby, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public sanitary sewer and storm sewer mains, but Lot owners shall pay for damage or relocation of such facilities caused or necessitated by their acts and/or the acts of their agents or contractors.
- The City of Bixby, Oklahoma, or its successors, shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water or sewer facilities.
- Creek County Rural Water District No. 2, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water mains, but the owner of the lot shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot, his agents or contractors.
- Creek County Rural Water District No. 2, Oklahoma, or its successors, shall at all times have the right of access to all easements depicted on the accompanying plat, or otherwise provided for in this deed of dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water facilities.
- Where waterlines fall within a utility easement, that portion of the utility easement is for the use of Creek County Rural Water District No. 2, Oklahoma, or its successors. The easements dedicated herein for purpose of providing potable water are dedicated exclusively to Creek County Rural Water District No. 2. Providers of utilities other than potable water may use said easements.
- The foregoing covenants set forth in this paragraph C shall be enforceable by the City of Bixby, Oklahoma, or its successors, and Lot owners agree to be bound hereby.

D. Gas Service

- Lot owners shall be responsible for the protection of gas facilities located on their respective lots.
- Within the utility easement areas depicted on the accompanying plat, the alteration of grade in excess of 3 feet from the contours existing upon the completion of the installation of a gas main or any construction activity which would interfere with a gas main shall be prohibited.
- The supplier of gas service shall be responsible for ordinary maintenance of gas mains, but Lot owners shall pay for damage or relocation of such facilities caused or necessitated by their acts and/or the acts of their agents or contractors.
- The supplier of gas service shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of gas facilities.
- Underground gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main to the point of usage determined by the location and construction of such structure as may be located upon the lot, provided that upon the installation of a service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent and effective easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service line, extending from the gas main to the service entrance on the structure.
- The foregoing covenants set forth in this paragraph D shall be enforceable by the supplier of gas service and Lot owners agree to be bound hereby.

E. Stormwater Detention

- The Owner/Developer does hereby grant and establish a perpetual easement on, over and across the area shown as Detention Easement on the face of plat, (hereinafter referred to as the "Detention Easement Areas") for the purposes of permitting the flow, conveyance, detention and discharge of stormwater runoff from the various lots within the subdivision.
- Detention and other drainage facilities constructed within the Detention Easement Areas shall be in accordance with standards and specifications approved by the City of Bixby, Oklahoma.
- Detention and other drainage facilities shall be maintained by the Property Owners' Association (to be formed pursuant to Section III) to the extent necessary to achieve the intended drainage and detention functions including repair of appurtenances and removal of obstructions and siltation. The Property Owners' Association shall provide routine and customary grounds maintenance within the Detention Easement Areas which shall be in accordance with the following standards:
 - The Detention Easement Areas shall be kept free of litter.
 - The Detention Easement Areas shall be mowed during the growing season at intervals not exceeding 4 weeks.
 - In the event the Property Owners' Association should fail to properly maintain the Detention Easement Areas as above provided, the City of Bixby, Oklahoma, or its designated contractor may enter the Detention Easement Areas and perform such maintenance, and the cost thereof shall be paid by the Property Owners' Association.
 - In the event the Property Owners' Association, after completion of the maintenance and receipt of a statement of costs, fails to pay the cost of maintenance as above set forth, the City of Bixby, Oklahoma may file of record a copy of the statement of costs and thereafter the costs shall be a lien against each lot within the subdivision.
 - A lien established as above provided may be foreclosed by the City of Bixby, Oklahoma.

F. Surface Drainage and Lot Grading Restriction

Each Lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots, drainage areas of higher elevation, and public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and/or surface waters over and across his lot. The foregoing covenants set forth in this paragraph F shall be enforceable by any affected lot owner and by the City of Bixby, Oklahoma.

G. Limits of No Access

The undersigned Owner/Developer hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to East 151st Street South (Oklahoma State Highway 67 designated as "Limits of No Access "LNA" on the accompanying plat.) The LNA may be amended or released by the Bixby Planning Commission, or its successor, with the approval of the City of Bixby, Oklahoma, or as otherwise provided by the statutes and laws of the State of Oklahoma. The LNA established shall be enforceable by the City of Bixby, Oklahoma.

H. Paving and Landscaping Within Easements

Lot owners affected shall be responsible for the repair of damage to landscaping and paving occasioned by necessary installation or maintenance of underground water, sewer, storm sewer, natural gas, communication, cable television or electric facilities within the 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.

SECTION II. PROPERTY OWNERS' ASSOCIATION

A. Formation of Property Owners' Association

The Owner/Developer has formed or shall cause to be formed an association of the owners of the Lot within Oral Roberts Ministries (hereinafter referred to as the "Property Owners' Association") to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas, including but without limitation the storm water detention facilities and reserve areas, and enhancing the value, desirability and attractiveness of Oral Roberts Ministries.

B. Membership

Every person or entity who is a record owner of the fee interest of a Lot shall be a member of the Property Owners' Association. Membership shall be appurtenant to and may not be separated from the ownership of a Lot.

C. Assessment

Each record owner of a Lot shall be subject to assessment by the Property Owners' Association for the purposes of improvement and maintenance of the storm water detention facilities, reserve areas and other common areas.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT 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. Easements and Utilities are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I. whether or not specifically therein so stated shall inure to the benefit of and shall be enforceable by the City of Bixby, Oklahoma. The covenants contained in Section II. Property Owners' Association shall inure to the benefit of any owner of a Lot and the Property Owners' Association. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section II it shall be lawful for any owner of a Lot or the Property Owners' Association to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. In any judicial action brought to enforce the covenants established within this Deed of Dedication, the defense that the party initiating the equitable proceeding has an adequate remedy at law, is hereby waived. In any judicial action brought by any owner of a Lot or the Association, which action seeks to enforce the covenants contained in Section IV and/or to recover damages for the breach thereof, the prevailing party shall be entitled to receive reasonable attorney fees and costs and expenses incurred in such action.

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 twenty (20) 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. Easements and Utilities, 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 City of Bixby, Oklahoma, or its successors. The covenants and restrictions contained within Section II. Property Owners' Association 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 owner of at least one (1) Lot, or alternatively the covenants and restrictions may be amended or terminated at any time by a majority vote of the members of the Property Owners' Association as evidenced by written instrument signed and acknowledged by the president of the Property Owners' Association.

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, Oral Roberts Evangelistic Association, USA, a Religious Organizations Industry, has executed this instrument this _____ day of 2022.

Oral Roberts Evangelistic Association, USA,
a Religious Organizations Industry

Mike Bernard, Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me on this _____ day of _____, 2022, by Mike Bernard as Manager of Oral Roberts Evangelistic Association, USA, a Religious Organizations Industry.

Notary Public

My commission expires _____;
My commission number is _____;

CERTIFICATE OF SURVEY

I, A.B. Watson Jr., a Registered 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 described above, and that the accompanying plat designated herein as "Oral Roberts Ministries", a subdivision in the City of Bixby, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.

A.B. Watson Jr.
Registered Professional Land Surveyor
Oklahoma No. 1057

STATE OF OKLAHOMA)
)
COUNTY OF TULSA)

The foregoing Certificate of Survey was acknowledged before me on this _____ day of _____, 2022 by A.B. Watson Jr., as a registered professional land surveyor.

Notary Public

My commission expires _____;
My commission number is _____;

Conceptual Utility Plan

Oral Roberts Ministries

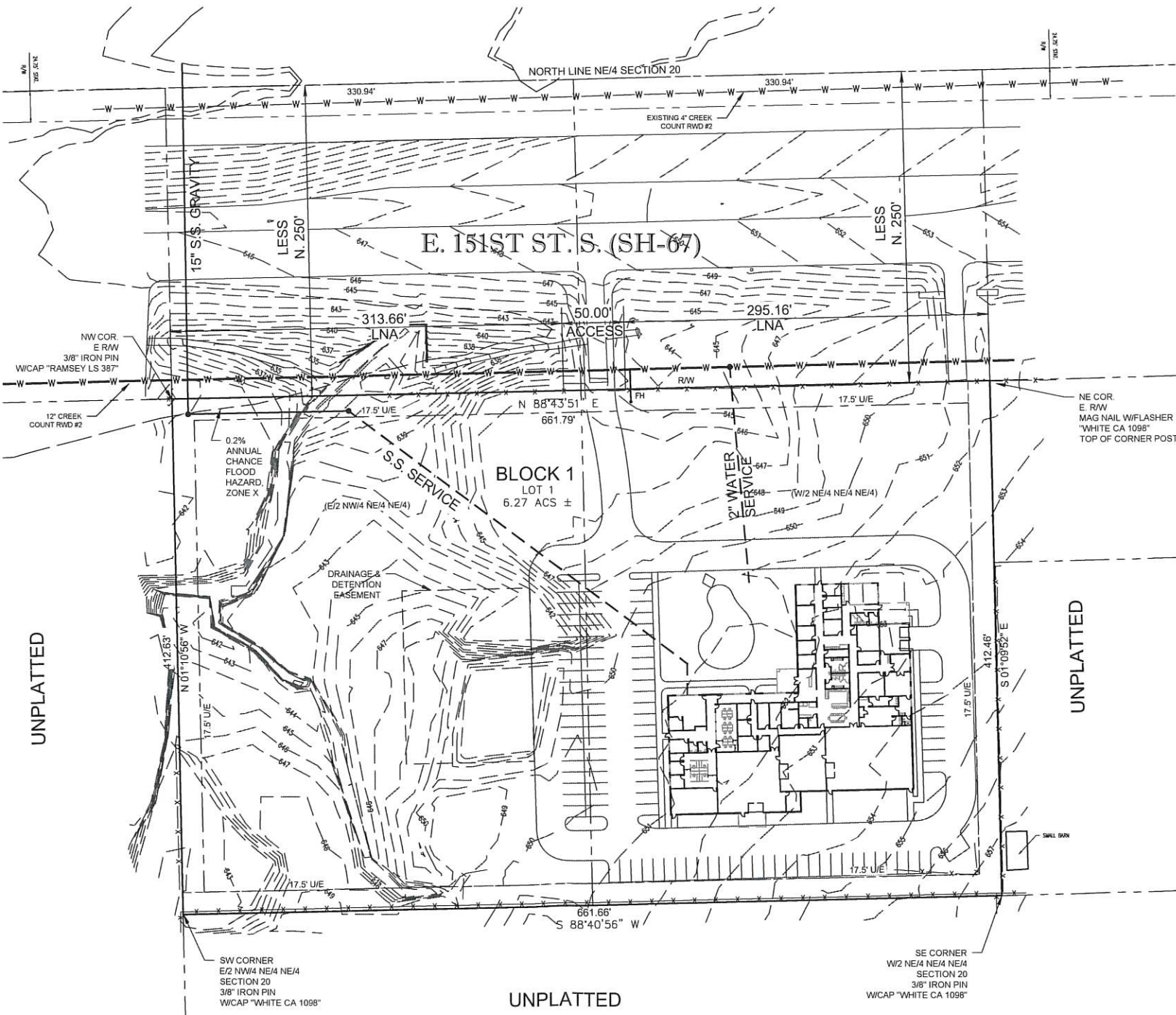
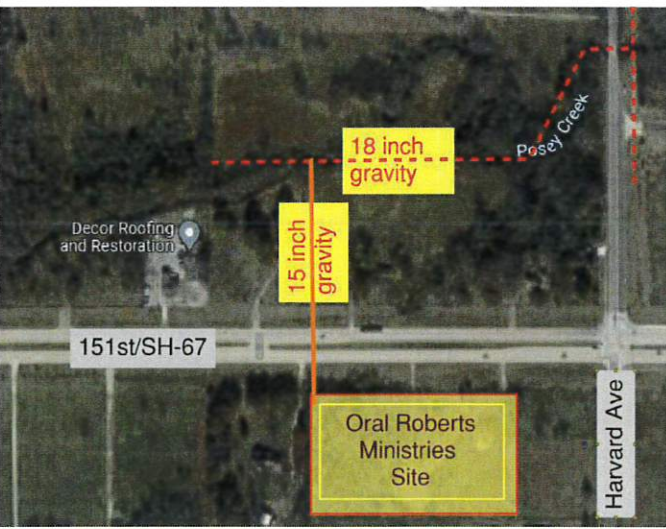
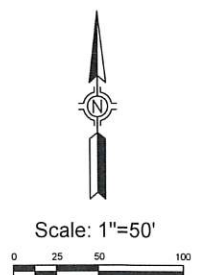
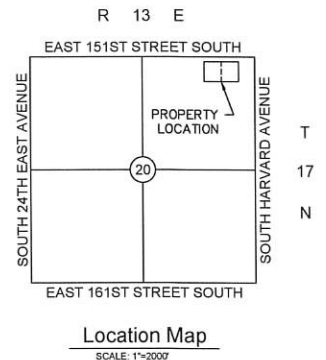
A SUBDIVISION, IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NE/4 OF SECTION TWENTY (20),
TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer
ORAL ROBERTS EVANGELISTIC ASSOCIATION, USA
P.O. BOX 2187
TULSA, OKLAHOMA 74102
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C.A. #5964 EXPIRES JUNE 30, 2023
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Legend

- B/L BUILDING LINE
- LNA LIMITS OF NO ACCESS
- ACC LIMITS OF ACCESS
- FL/E FENCE & LANDSCAPE EASEMENT
- U/E UTILITY EASEMENT



COUNTY CLERK STAMP

COUNTY TREASURER STAMP