City of Bixby
Planning Commission
Meeting Agenda

Monday, September 19, 2022	**6:00 PM**	**Municipal Building** **116 W. Needles Ave., Bixby,** **OK 74008**

Call to Order

Chairman

Roll Call

Donna Crawford, Secretary

Consent Agenda

1) Discussion, consideration and possible approval of minutes from the City of Bixby's Planning Commission meeting dated August 15, 2022.

Donna Crawford, Assistant City Planner

2) Discussion, consideration and possible vote to approve Site Plan (BXSP-22.04) for "126th and Memorial Office No. 1.," located at 7643 East 126th Street South, Bixby, Oklahoma.

O.C. Walker, City Planner

3) Discussion, consideration and possible vote to approve Site Plan (BXSP-22.05) for "Marlee Office No. 2.," located at 7627 East 126th StreetSouth, Bixby, Oklahoma.

O.C. Walker, City Planner

Public Hearings

4) Discussion, consideration and possible vote to approve a Specific Use Permit (BXSUP-22.03) for a proposed "Duplex" located at 309 South D. Avenue, Bixby, Oklahoma.

O.C. Walker, City Planner

5) Discussion, consideration and possible vote to approve Rezone(BXZO-22.07) and Specific Use Permit (BXSUP-22.02) for "Guardian Angel Exterminator", which is located at 6485 East 151st Street South, Bixby, Oklahoma.

O.C. Walker, City Planner

6) Discussion, consideration and possible vote to approve the Final Plat for "Crossing at Conrad Village" (BXPT-22.15), located on the south side of East 161st Street South and South Memorial Drive, Bixby, Oklahoma.

O.C. Walker, City Planner

Old Business

7) Discussion, consideration and possible vote to approve the Comprehensive Plan Amendment (BXCP-22.04), Rezone (BXZO-22.06) and Planned Unit Development (PUD-60, Major Amendment#2), located approximately 550 feet east of the southeast corner of East 111th Street South and South Mingo Road, Bixby, Oklahoma.

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of 09/16/2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Respectfully Submitted

Donna Crawford, Asst. City Planner

Persons who require a special accommodation to participate in this meeting should contact City Planner OC Walker: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: ocwalker@bixbyok.gov as far in advance as possible and preferably at least 48- hours before the date of the meeting. Persons using a 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

Monday| August 15, 2022 | 6:00 PM

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

CALL TO ORDER: 6:02 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland

JR Donelson (Chair)

Josh Nave (Vice Chair)

Lance Whisman

MEMBERS ABSENT: Steve Hobbs

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

Consent Agenda:

1. Approval of Minutes | Planning Commission meeting July 18, 2022

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

Mr. Holland – Yes

Mr. Donelson – Yes

Mr. Nave- Yes

Mr. Whisman - Yes

Motion Approved

2. Southern Farms | Final Plat BX-22.12 | Tanner Consulting, LLC

Mr. Donelson asked if anyone wanted to pull this item to discuss or if there were any questions. Mr. Holland asked why this 1 lot is only a site plan with nothing else shown. Mr. Donelson stated there is a perimeter utility easement. Discussion ensued regarding building materials allowed.

Mr. Enyart of Tanner Consulting spoke to questions regarding easements, building materials, and what was approved in the Planned Unit Development by Council.

Planning Commission recommended approving the Final Plat for Southern Farms for City Council review and/ or approve with staff recommendations.

Mr. Donelson made the motion to approve, Seconded by Mr. Nave

Mr. Holland – Yes

Mr. Donelson – Yes

Mr. Nave- Yes

Mr. Whisman - Yes

Motion Approved

Regular Agenda:

1. Brisbane Office Park| Comp Plan Amend BXCP-22.04, Rezone BXCO-22.06, PUD-60 Maj. Amendment | Select Design

Mr. O.C. Walker presented the staff report.

Ryan McCarty of Select Design spoke on the drainage issues for this property. Stated the applicant/owner is not changing the use but the site was reworked so the drainage is to work properly.

Mr. Whisman asked if this detention area will retain or overflow, Mr. McCarty answered it is to overflow to the east property area.

Mr. Nave asked if this has gone to TAC, Mr. McCarty stated zoning does not go to TAC, that will be the next step for the civil side of this project.

Mr. Holland asked if there is only one ingress/egress. Mr. McCarty answered there will be two, an easement for Fire and Police only from the southwest corner area is being pursued. Hours of operation and building material is concerning. Hours of operation are 9 am to 6 pm. The apartment material needs to be masonry on the frontage and the storage building walls located on the south side of this project need to be other than metal, the applicant agreed to both.

Joe Daniels, Kurt Preston, Shelby Johnson, Carl Snow, Dana Rubitsky, and Janet Dyer all spoke on the project. Stormwater concerns, lighting from the property, rodent and pest concerns, property the water tower was on, an easement running along the side of the property, and the noise from all of the vehicles.

Mr. McCarty addressed the stormwater concerns noting the highest point of the property is the west ridge and the water goes southeast. There will be a 30-foot green buffer on the east side to help mitigate the stormwater.

Mr. Donelson made a motion to continue this item until the applicant and his representative has had a chance to meet with the adjacent property owners and come back on September 19, 2022

Mr. Nave seconded the motion

Mr. Donelson – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Whisman - Yes

Motion Approved

2. River Run| Rezone BXCO-22.05, Specific Use Permit BXSUP-22.01 | Eller & Detrich

Planning Commission Secretary, Donna Crawford presented the staff report. Mr. Donelson asked Ms. Cornett of Eller & Detrich to come up to the podium. Ms. Cornett explained she was representing the property owners and Mr. Hopkins who is wanting to provide this venue is in attendance. Ms. Cornett explained the gaming concept, restaurant, and drinking establishment and stated the business would be open until 2 am. Ms. Cornett has explained the rezone with the SUP lends itself to being able to have this type of business according to our zoning code.

Mr. Holland expressed concern over the rezone from CS to CG and what that looks like if this business was not in this location. Mr. Whisman concerned with the noise level at 2 am for the surrounding properties.

Planning Commission voted on the rezone and SUP separately

Mr. Holland made a motion to approve the recommendation for the Rezone to the City Council for review and/or approval, seconded by Mr. Whisman

Mr. Whisman – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Mr. Donelson - Yes

Motion Approved

Mr. Holland made a motion to approve the recommendation for the Specific Use Permit to the City Council for review and/or approval, seconded by Mr. Whisman

Mr. Whisman – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Donelson – Yes

3. Midland Addition Complex | Preliminary Plat BXPT-22.13 | CEC Corporation

O.C. Walker gave an overview of the project. Andy Blankenship of CEC presented the plat and explained that utility easements are to be closed and relocated.

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

Mr. Donelson – Yes

Mr. Nave - Yes

Mr. Holland – Yes

Mr. Whisman - Yes

Motion Approved

Old Business – None

New Business – Gwen Plante was introduced

Meeting adjourned at 7:33 pm

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Mr. Whisman – Yes

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Donelson – Yes

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Old Business – None

New Business – Gwen Plante was introduced

Meeting adjourned at 7:33 pm

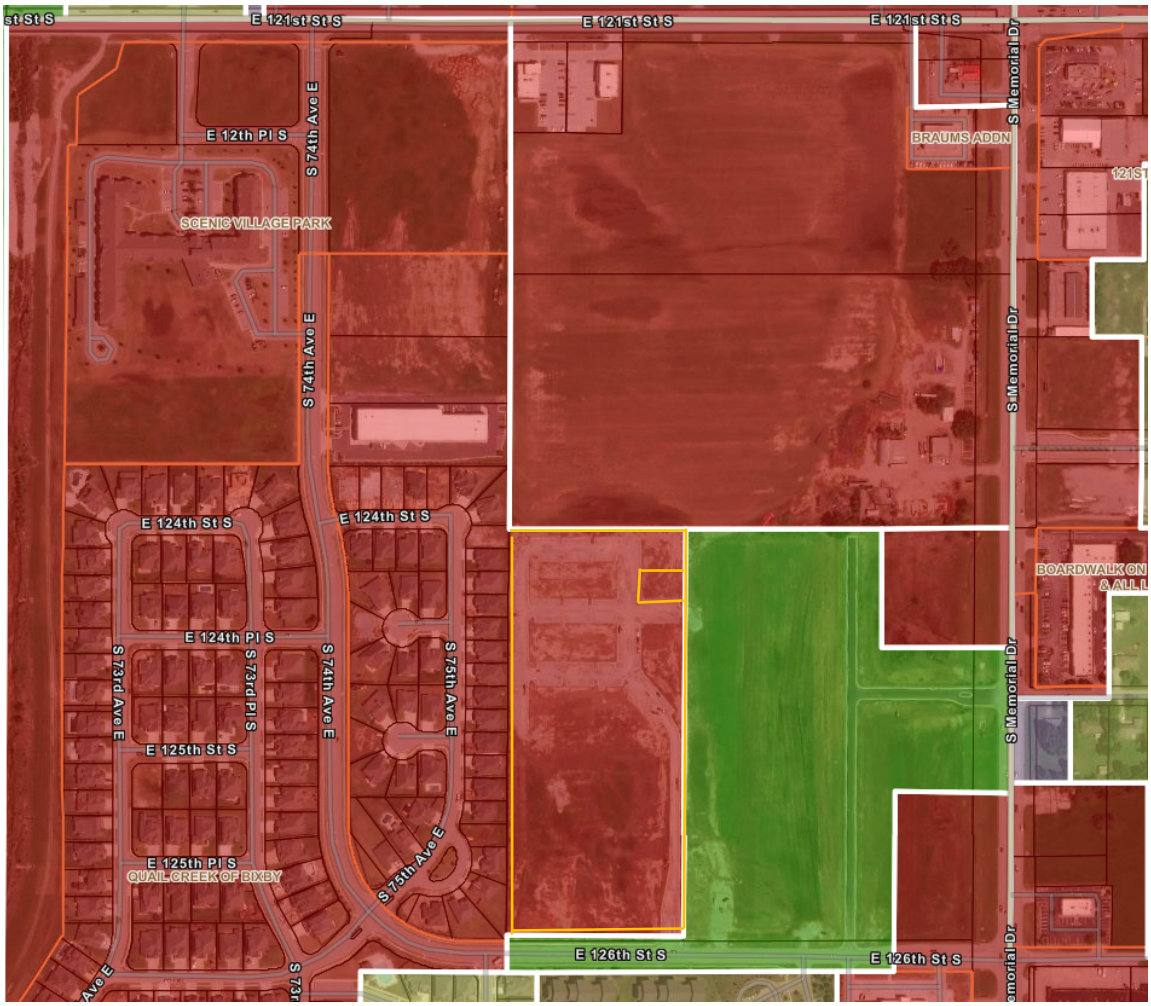
CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To:	City of Bixby Planning Commission
From:	O.C. Walker, Development Services Director / City Planner
Date:	Monday, September 19, 2022
RE:	126th and Memorial Office No.1
Location:	7643 East 126th Street South, Bixby, Oklahoma
STR:	Section 2, Township 17N, Range 13E
Applicant:	W-Design, Christopher Smith

Request:	The applicant requests approval of Site Plan BXSP-22.04 for 126th and Memorial Office No. 1.
Staff Review:	According to PUD 76, Minor Amendment for "Scenic Village Park," that was approved by Bixby City Council on August 30, 2021 detailed site plan shall be approved by Bixby Planning Commission prior to a building permit being issued.
Existing Zoning; Use:	Development Area is currently zoned "CG" (Commercial General) and Planned Unit Development (PUD) 76.
Proposed Use:	Commercial Business

Exhibit A: City of Bixby Zoning Map



Staff Comments: Planning Staff comments are as follows:

- Provide names of abutting streets to provide egress and ingress on to the site.
- Identify all landscape material to be install in it is on the plan in accordance with the approved PUD No. 76.

Engineering Comments: Staff has not received Engineering comments at this time.

Attachments:

Exhibit A: City of Bixby Zoning Map
Exhibit B: Site Plan

GENERAL NOTES

DETAILED SITE PLAN

A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.
M. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
N. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
O. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION

BEFORE YOU DIG.. CALL OKIE 1-800-522-6543

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE 1-800-522-6543.

A T & T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSO)

SITE DATA: PUD 76

SOUTH MEMORIAL BUSINESS PARK: LOT 13 BLK 1
DEVELOPMENT AREA H

LAND AREA SUMMARY

LOT 13 LAND AREA	15,950 SF (.366 ACRES)
LANDSCAPE AREA REQUIRED	1,595 SF (10%)
LANDSCAPE AREA PROVIDED	3,994 SF (39.9%)

SITE DATA:

ZONING	SHOPPING CENTER DISTRICT (CS)
FIRST FLOOR BUILDING AREA:	6,365 SF
SECOND FLOOR BUILDING AREA:	6,149 SF
BUILDING HEIGHT PERMITTED:	40'
TALLEST BUILDING HEIGHT PROPOSED:	39'-7" TOP OF RIDGE
PROPOSED FLOOR AREA RATIO:	.50

PARKING SPACE REQUIREMENT:

OFFICE / RATIO PER USE:	1/350
NUMBER OF SPACES REQUIRED:	35
NUMBER OF EXISTING SPACES PROVIDED:	19 (SHARED PARKING DEVELOPMENT)
ACCESSIBLE SPACES REQUIRED:	1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED:	2 (ALL CLASSIFY AS VAN)

IMPERVIOUS AREA:

TOTAL SITE AREA (LOT 13)	15,950 SF (.35 AC)
EXISTING IMPERVIOUS AREA:	15,950 SF
PROPOSED IMPERVIOUS AREA:	14,058 SF
NET DECREASE:	1,892 SF

SETBACKS:

REQUIRED:

FROM NON-ARTERIAL STREET ROW:	25'
FROM RESIDENTIAL DEVELOPMENT AREA:	50'
FROM OTHER BOUNDARY:	20'

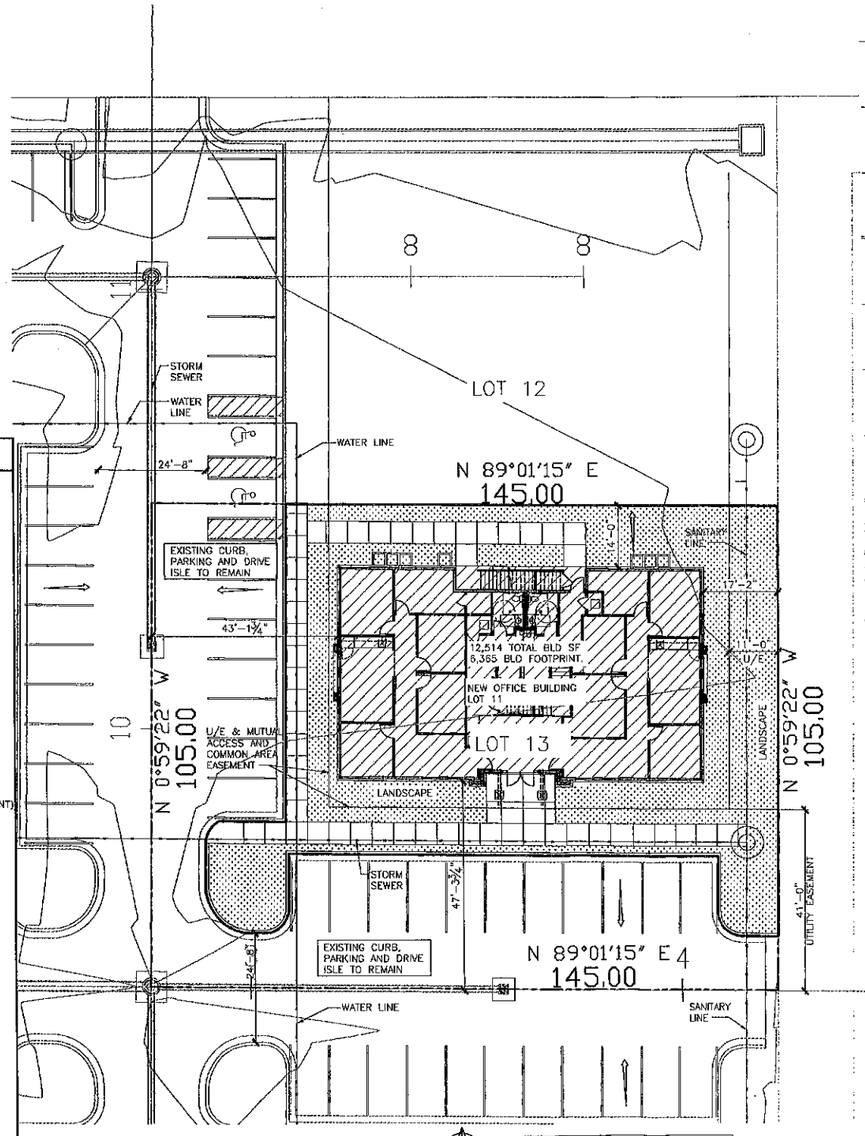
LEGAL DESCRIPTION:

LOT 13, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

EXTERIOR LIGHTING:

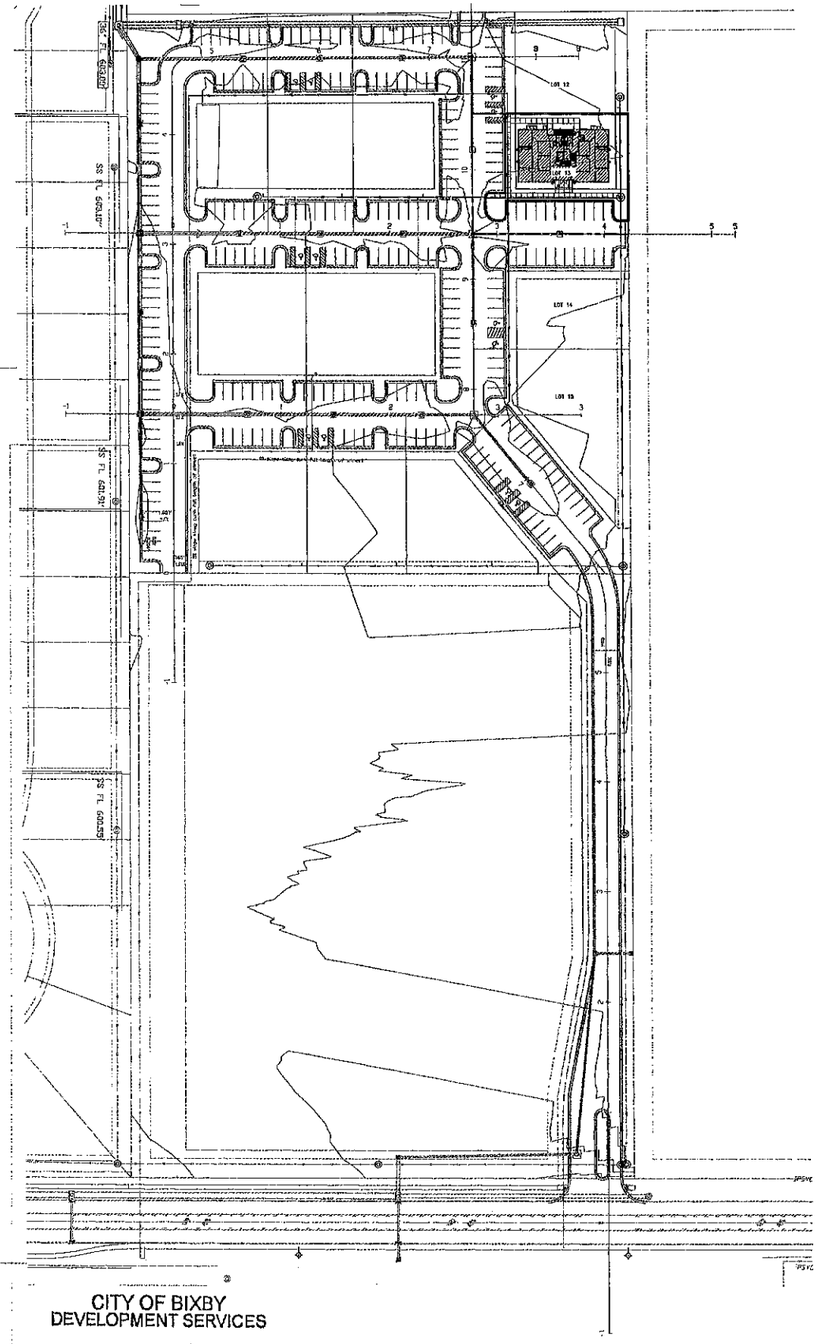
NO POLE LIGHTS PROVIDED.

Location Map
Scale: 1" = 2000'
NORTH



2 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"
0 16'-0" 32'-0"
SCALE: 1/16"=1'-0"

NOTE: GC TO FIELD VERIFY EXISTING ACCESSIBLE PARKING AND AISLE GRADING SLOPE DOES NOT EXCEED 1:48 SLOPE



CITY OF BIXBY
DEVELOPMENT SERVICES
JUL 08 2022
RECEIVED

1 OVERALL SITE PLAN
SCALE: 1/64" = 1'-0"
0 32'-0" 64'-0"
SCALE: 1/64"=1'-0"

wdesign
ARCHITECTURE & INTERIORS
608 E. 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:
STATE OF OKLAHOMA
No. 6042
JORDAN BOWMAN
LICENSED ARCHITECT

07/06/2022
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

126 AND MEMORIAL OFFICE #1

PROJECT # 22087

7643 E 126TH ST S BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

07.06.2022

SHEET NAME:

ARCHITECTURAL SITE PLAN

SHEET #:

A101

DRAWN BY: CBS

GENERAL NOTES

LANDSCAPE PLAN

A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

CITY OF BIXBY ZONING CODE

LANDSCAPE PLAN

1. LANDSCAPE REQUIREMENTS PER CHAPTER 12 OF TITLE 11 ZONING REGULATIONS.
2. PER 11-12-3 B.1 - FOR LOTS TWO AND ONE-HALF ACRES OR LESS IN SIZE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 50' FROM A LANDSCAPED AREA CONTAINING AT LEAST 30 SQ FT, WITH A MINIMUM WIDTH OR DIAMETER OF 5'. A LANDSCAPED AREA BY DEFINITION MUST CONTAIN AT LEAST ONE TREE.
3. PER 11-12-3-C.2 - FOR SURFACE PARKING AREA, ONE TREE FOR EACH 10 PARKING SPACES, WITH AT LEAST ONE TREE IN EACH REQUIRED LANDSCAPED AREA SHALL BE PRESERVED OR PLANTED. (19 SPACES = 2 TREES REQUIRED)

GENERAL NOTES

SITE PLAN

A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.
C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
E. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
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BED PREPARATION AND PLANTING

LANDSCAPE PLAN

A. ELIMINATE ALL WEEDS AND GRASS IN PLANTING BED AREAS WITH ROUND-UP HERBICIDE PRIOR TO CONSTRUCTION. APPLY ACCORDING TO MANUFACTURER RECOMMENDATIONS. ALLOW 7 DAYS BEFORE DISTURBING THE SOIL. TILL AND RAKE OUT ROOTS OF BERMUDA GRASS IN DESIGNATED BED AREAS. PLANTING AREAS, NOT ADJACENT TO BUILDING, SHALL BE CULTIVATED TO A DEPTH OF 12". REMOVE ALL DEAD GRASS, WEEDS, ROOTS, ROCKS, AND OTHER DEBRIS. WORK INTO EXISTING SOIL; 6" DEPTH OF BACK TO NATURE 'NATURE'S BLEND', TO A DEPTH OF 12".
B. PLANTING AREAS ADJACENT TO BUILDING AND WALKS TO BE EXCAVATED TO A MINIMUM 1' DEPTH REMOVING AS MUCH LIMESTONE AND OTHER CONSTRUCTION DEBRIS AS POSSIBLE. IF CLAY SUBSOIL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATED AREA, TIL IN PELLETIZED GYPSUM AT A RATE OF 10 LBS. PER 100 SF. AFTER INCORPORATION OF GYPSUM ADD HIGH QUALITY TOPSOIL WIT BACK TO NATURES 'NATURE'S BLEND', AT A 50/50 MIXTURE, TO SUFFICIENT GRADE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES NEXT TO BUILDING.
C. ALL PLANTING AREAS TO BE INSTALLED WITH DEWITTS WEED BARRIER FABRIC.
D. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE OF ALL PLANTING BEDS. CONTRACTOR SHALL PROVIDE HIGH QUALITY TOP SOIL, WHERE NECESSARY, TO PROVIDE PROPER DRAINAGE.
E. CONTRACTOR TO ADD OSMOCOTE 19-9-12 AT HIGHEST RATE SPECIFIED BY THE MANUFACTURER TO ALL BEDS AREAS PRIOR TO MULCHING.
F. APPLY SHREDDED CYPRESS MULCH IN PLANTING BEDS TO A DEPTH OF 3" AFTER PLANT INSTALLATION.
G. ALL SHRUBS TO BE PLANTED IN A PIT THAT IS TWICE AS WIDE AS THE ROOT BALL. PLANT SHRUBS 2" ABOVE FINISH GRADE TO ALLOW FOR PROPER DRAINAGE. REFER TO SHRUB PLANTING DETAIL FOR MORE INFORMATION.

LEGEND	
	SOD / PLANTING AREA .

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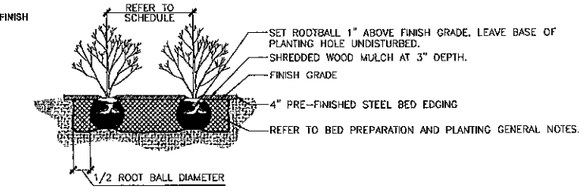
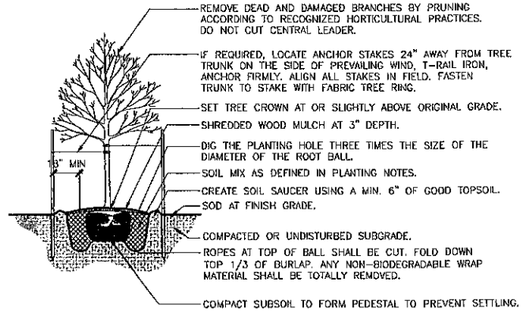
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSO)



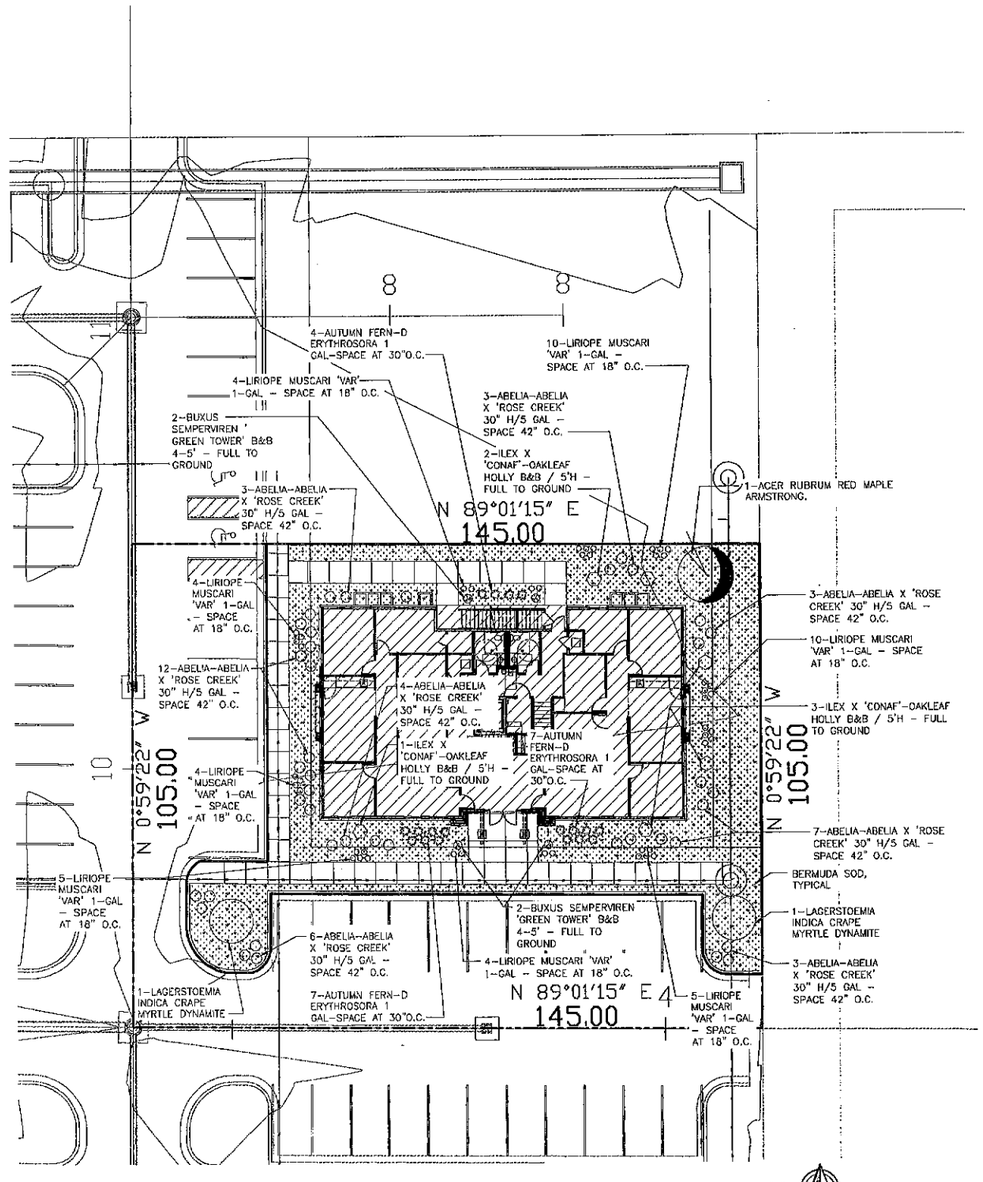
3 SHRUB MASS PLANTING DETAIL

SCALE: N.T.S.



2 TREE PLANTING DETAIL

SCALE: N.T.S.



1 ARCHITECTURAL LANDSCAPE PLAN

SCALE: 1/16 = 1'-0"

0 16'-0" 32'-0"

SCALE: 1/16"=1'-0"

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Fax: 918.794.6602
www.wdesignsite.com

SEAL:

07/06/2022
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

126 AND MEMORIAL OFFICE #1

PROJECT # 22087

7643 E 126TH ST S BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

07.06.2022

SHEET NAME:

LANDSCAPE PLAN

SHEET #:

L101

DRAWN BY: CW

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ON-SITE CONDITIONS PRIOR TO CONSTRUCTION AND REMOVAL OF EXISTING MATERIAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF REQUIRED DEMOLITION FOR NEW WORK PER THE CONSTRUCTION DRAWING DOCUMENTS.
3. CONTRACTOR TO ADEQUATE WEATHER SEAL AT WALL OPENINGS UNTIL NEW CONSTRUCTION IS IN PLACE.
4. ANY EXISTING EQUIPMENT OR COMPONENT IN OR PERTAINING TO THE PREMISES THAT IS BEING ABANDONED MUST BE DEMOLISHED COMPLETELY AND PROPERLY REMOVED FROM PREMISES.
5. ALL DRAWING DIMENSIONS ARE TO CENTERLINE OF WALL/ROUGH OPENINGS OR TO FACE OF EXISTING WALLS, U.N.O.
6. ALL DRAWING DIMENSIONS TO BE FIELD VERIFIED WITH ON-SITE CONDITIONS PRIOR TO ROUGH-IN OF FRAMING.
7. ALL ACCESSIBLE MILLWORK AND SINKS TO BE 34" A.F.F. OR LOWER TO MEET ADA REQUIREMENTS, RE: A002 FOR ACCESSIBILITY REQUIREMENTS.
7. ALL INTERIOR WALLS TO BE 4" WOOD STUD, U.N.O.
8. ALL FIRED RATED WALLS TO EXTEND TO BOTTOM OF DECK, U.N.O.

REFERENCING

A. RE: A001 FOR GENERAL NOTES, DIRECTIVES, SYMBOLS AND ABBREVIATIONS
B. RE: A002 FOR ACCESSIBILITY REQUIREMENTS, MOUNTING HEIGHT AND CLEARANCES
C. RE: A003 SERIES DRAWINGS FOR LIFE SAFETY PLANS
D. RE: A100 SERIES DRAWINGS FOR ARCHITECTURAL SITE PLAN AND SITE DETAILS
E. RE: A200 SERIES DRAWINGS FOR FLOOR PLANS, ENLARGED PLANS
F. RE: A500 SERIES DRAWINGS FOR REFLECTED CEILING PLANS

LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	NEW 1-HOUR FIRE RATED WALL - WOOD STUD
←---------→	PATH OF TRAVEL / TRAVEL DISTANCE

WALL ASSEMBLIES

WALL TYPE	UL DESIGN #	NOTES
A	UL U379 1-HR	6" WOOD STUD W/ STUCCO OR MASONRY VENEER
B		6" WOOD STUD WALL W/ STUCCO OR MASONRY VENEER
C	UL U379 1-HR	8" WOOD STUD WALL (ELEVATOR SHAFT)
D	UL U305 1-HR	6" WOOD STUD WALL (INTERIOR CORRIDOR)
E		6" WOOD STUD WALL (INTERIOR)
F	UL U379 1-HR	6" WOOD STUD WALL (STAIR SHAFT)

KEYNOTES (1)

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

FLOOR PLAN

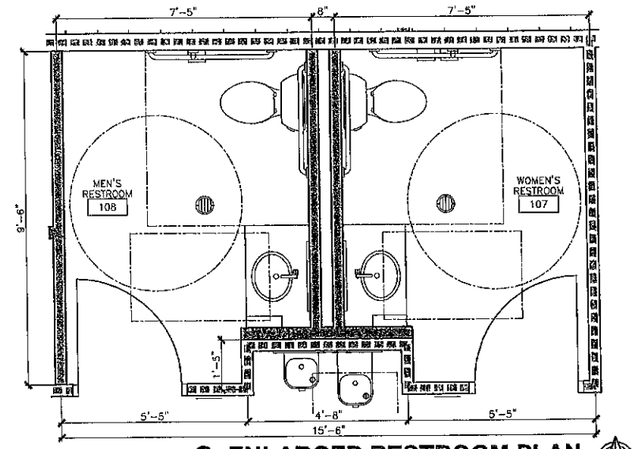
1. HI-LOW DRINKING FOUNTAIN (ADA ACCESSIBLE)
2. 30"X48" CLEAR FLOOR SPACE (ADA REQUIREMENT)
3. BUILDING STONE VENEER, RE: A300 SERIES
4. MASONRY VENEER, RE: A300 SERIES
5. PROVIDE SIGNAGE, INSTRUCTIONS, & TWO-WAY COMMUNICATION COMPLYING W/ IBC 2015 SECTIONS 1009.8, 1009.8.2, & 1009.9
6. ELEVATOR (BY OTHERS)
7. ELEVATOR EQUIPMENT (BY OTHERS)
8. CONDENSING UNITS, PROVIDE 4" CONCRETE PAD, TENTATIVE LOCATION
9. WOOD POST, RE: STRUCTURAL
10. ACCESS LADDER & HATCH ABOVE
11. MILLWORK, 34" A.F.F.
12. STEEL COLUMN, RE: STRUCTURAL
13. ELECTRICAL PANEL
14. PLUMBING FIXTURE
15. SERVICE SINK W/ FAUCET
16. FLOOR SINK
17. WATER HEATER
18. LINE OF CEILING LEVEL CHANGE ABOVE
19.

KEYNOTES (TO)

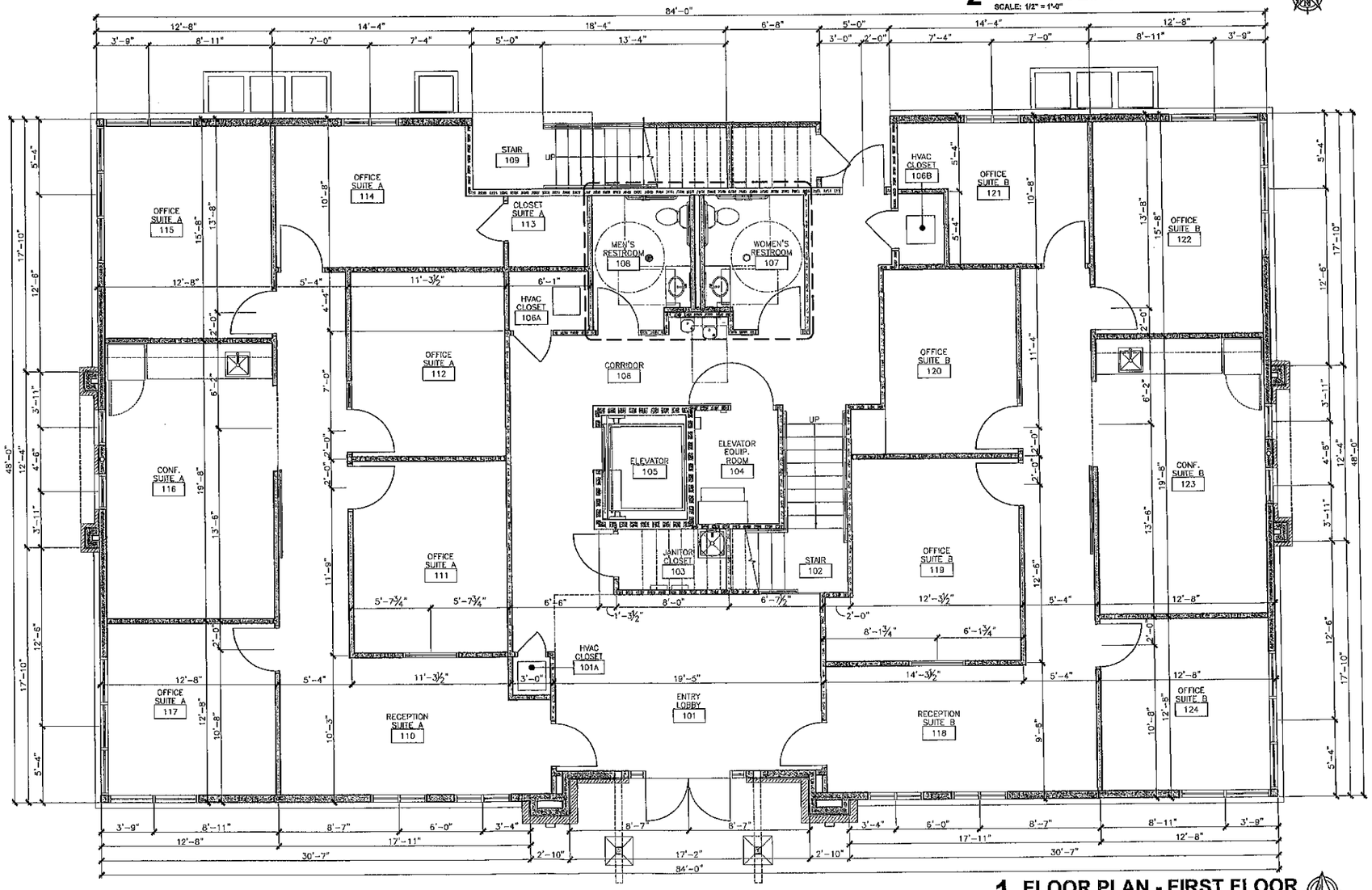
NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

TOILET ACCESSORIES

T1. LAVATORY, WALL MT. (ADA ACCESSIBLE)
T2. WATER CLOSET (ADA ACCESSIBLE)
T3. 36" HORIZONTAL GRAB BAR (ADA REQUIREMENT)
T4. 42" HORIZONTAL GRAB BAR (ADA REQUIREMENT)
T5. 18" VERTICAL GRAB BAR (ADA REQUIREMENT)
T6. 5'-0" TURNING RADIUS (ADA REQUIREMENT)
T7. 30"x48" CLEAR FLOOR SPACE (ADA REQUIREMENT)
T8. 56"x60" CLEAR FLOOR SPACE (ADA REQUIREMENT)
T9. RESTROOM SIGNAGE, RE: A002 FOR MT. REQUIREMENTS
T10. TOILET PAPER DISPENSER
T11. SANITARY NAPKIN DISPOSAL
T12. MIRROR, TEMPERED GLASS
T13. PAPER TOWEL DISPENSER, WALL MT.
T14. FLOOR DRAIN



2 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"

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Fax: 918.794.6602
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07/06/2022
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

126 AND MEMORIAL OFFICE #1

PROJECT # 22087

7643 E 126TH ST S BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

07.06.2022

SHEET NAME:

FLOOR PLAN FIRST FLOOR

SHEET #:

A201

DRAWN BY: CDS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ON-SITE CONDITIONS PRIOR TO CONSTRUCTION AND REMOVAL OF EXISTING MATERIAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF REQUIRED DEMOLITION FOR NEW WORK PER THE CONSTRUCTION DRAWING DOCUMENTS.
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7. ALL INTERIOR WALLS TO BE 4" WOOD STUD, U.N.O.
8. ALL FIRED RATED WALLS TO EXTEND TO BOTTOM OF DECK, U.N.O.

REFERENCING

A. RE: A001 FOR GENERAL NOTES, DIRECTIVES, SYMBOLS AND ABBREVIATIONS
B. RE: A002 FOR ACCESSIBILITY REQUIREMENTS, MOUNTING HEIGHT AND CLEARANCES
C. RE: A003 SERIES DRAWINGS FOR LIFE SAFETY PLANS
D. RE: A100 SERIES DRAWINGS FOR ARCHITECTURAL SITE PLAN AND SITE DETAILS
E. RE: A200 SERIES DRAWINGS FOR FLOOR PLANS, ENLARGED PLANS
F. RE: A500 SERIES DRAWINGS FOR REFLECTED CEILING PLANS

LEGEND

SYMBOL	DESCRIPTION
	NEW WALL - WOOD STUD
	NEW 1-HOUR FIRE RATED WALL - WOOD STUD
←---------→	PATH OF TRAVEL / TRAVEL DISTANCE

WALL ASSEMBLIES

WALL TYPE	UL DESIGN #	NOTES
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KEYNOTES (1) FLOOR PLAN

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

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2. 30"X48" CLEAR FLOOR SPACE (ADA REQUIREMENT)
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13. ELECTRICAL PANEL
14. PLUMBING FIXTURE
15. SERVICE SINK W/ FAUCET
16. FLOOR SINK
17. WATER HEATER
18. LINE OF CEILING LEVEL CHANGE ABOVE
19.

KEYNOTES (T0) TOILET ACCESSORIES

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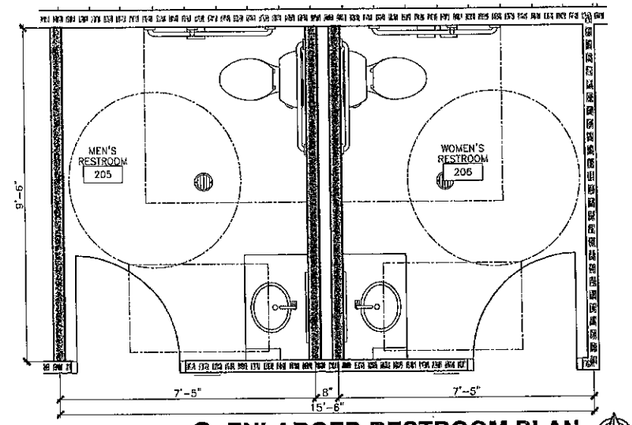
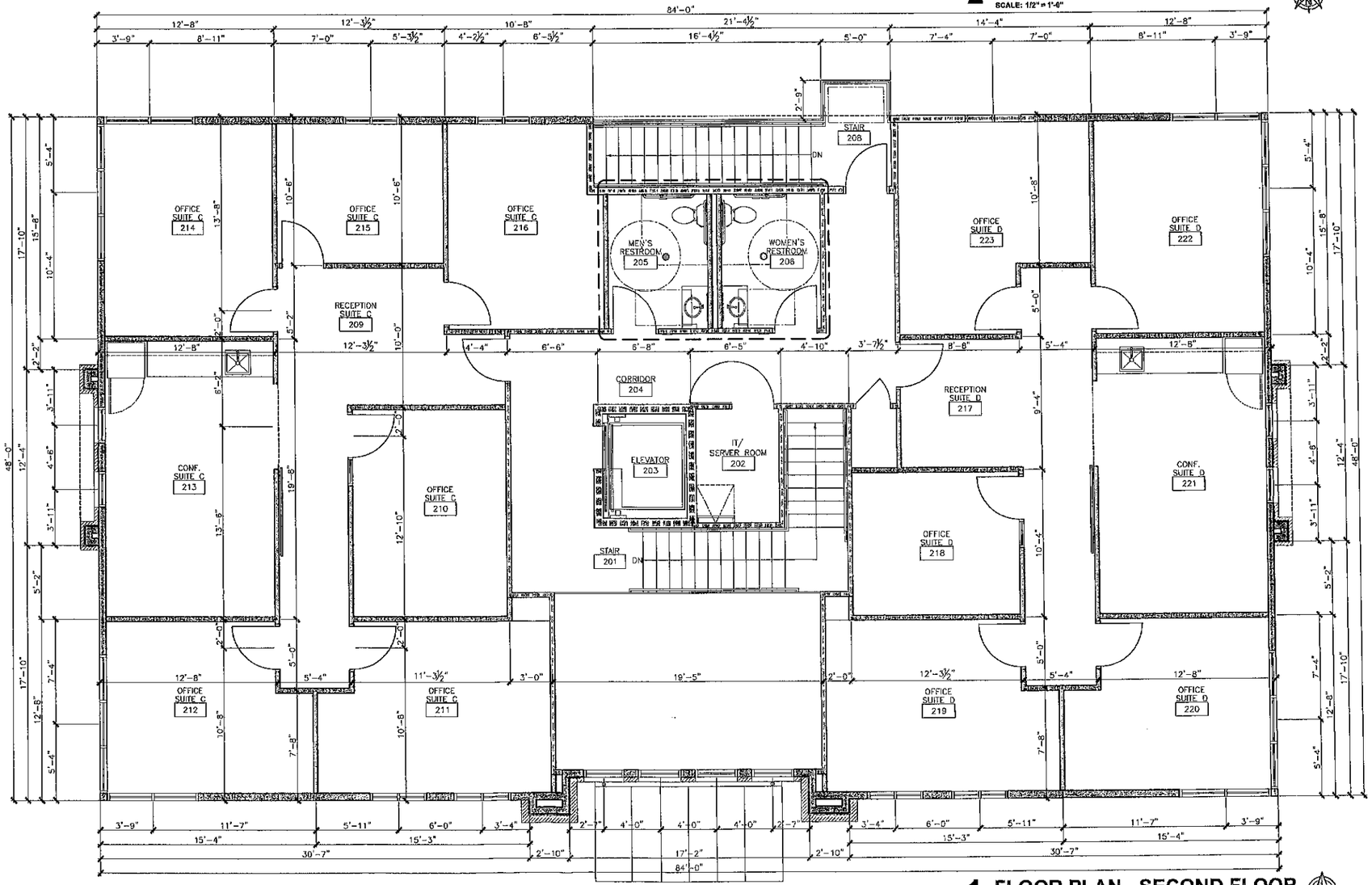
T4. 42" HORIZONTAL GRAB BAR (ADA REQUIREMENT)
T5. 18" VERTICAL GRAB BAR (ADA REQUIREMENT)
T6. 5'-0" TURNING RADIUS (ADA REQUIREMENT)
T7. 30"x48" CLEAR FLOOR SPACE (ADA REQUIREMENT)
T8. 60"x60" CLEAR FLOOR SPACE (ADA REQUIREMENT)
T9. RESTROOM SIGNAGE, RE: A002 FOR MT. REQUIREMENTS
T10. TOILET PAPER DISPENSER
T11. SANITARY NAPKIN DISPOSAL
T12. MIRROR, TEMPERED GLASS
T13. PAPER TOWEL DISPENSER, WALL MT.
T14. FLOOR DRAIN



2 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

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WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 07461 EXPIRES 06/30/2023

PROJECT:

126 AND MEMORIAL OFFICE #1

PROJECT # 22087

7643 E 126TH ST S BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

07.06.2022

SHEET NAME:

FLOOR PLAN SECOND FLOOR

SHEET #:

A202

DRAWN BY: CBS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ON-SITE CONDITIONS PRIOR TO CONSTRUCTION AND REMOVAL OF EXISTING MATERIAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF REQUIRED DEMOLITION FOR NEW WORK PER THE CONSTRUCTION DRAWING DOCUMENTS.
3. CONTRACTOR TO PROVIDE ADEQUATE WEATHER SEAL AT WALL OPENINGS UNTIL NEW CONSTRUCTION IS IN PLACE.
4. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
4. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL, AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE, RE: A900 SERIES. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. RE: SPECIFICATIONS.
5. ALL EXTERIOR TRIM TO BE PAINTED "P-1", UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN, UNLESS NOTED OTHERWISE. G.C. TO VERIFY WITH OWNER AND ARCHITECT PRIOR TO PROCUREMENT.
7. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN / BUILD BASIS. DOWNSPOUTS TO BE ROUTED TO UNDERGROUND LEADER TERMINATING AT CURB. RE: CIVIL. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO MATCH ROOF FLASHING TRIM.
8. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH, UNLESS NOTED OTHERWISE.

REFERENCING

A. RE: A001 FOR GENERAL NOTES, DIRECTIVES, SYMBOLS AND ABBREVIATIONS
B. RE: A002 FOR ACCESSIBILITY REQUIREMENTS, MOUNTING HEIGHT AND CLEARANCES
C. RE: A003-004 SERIES DRAWINGS FOR LIFE SAFETY PLANS
D. RE: A100 SERIES DRAWINGS FOR ARCHITECTURAL SITE PLAN AND SITE DETAILS
E. RE: A200 SERIES DRAWINGS FOR FLOOR PLANS
F. RE: A400 SERIES DRAWINGS FOR SECTION DETAILS AND TYPICAL WALL TYPES
G. RE: A500 SERIES DRAWINGS FOR REFLECTED CEILING PLANS
H. RE: A600 SERIES DRAWINGS FOR ROOF PLAN AND ROOFING DETAILS

KEYNOTES ⬡

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

EXTERIOR ELEVATIONS

1. EXISTING ADJACENT BUILDING, WHERE SHOWN DASHED FOR GRAPHICAL CLARITY
2. EXISTING OVERHEAD UTILITY POLE, SHOWN DASHED FOR GRAPHICAL CLARITY
3. BRICK VENEER
4. STONE VENEER WALL CAP
5. METAL PANEL VENEER
6. METAL SOFFIT/FASICA
7. FIXED ALUMINUM WINDOW, PRE-FINISHED
8. DOOR, PRIMED AND PAINTED
9. ALUMINUM STOREFRONT DOOR / GLAZING SYSTEM
10. CURTAIN WALL DOOR / GLAZING SYSTEM
11. CURTAIN SCREEN WALL SYSTEM
11. VERTICAL METAL SLAT SCREEN WALL
12. STEEL CANOPY PERGOLA, PRE-FINISHED
13. STEEL ENTRY CANOPY, PRE-FINISHED
14. EXPANSION JOINT / COVER
15. METAL PARAPET CAP, PRE-FINISHED
16. STONE PARAPET CAP

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT:

126 AND MEMORIAL OFFICE #1

PROJECT #
22087

7643 E 126TH ST S
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

07.06.2022

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET #:

A301

DRAWN BY: CBS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ON-SITE CONDITIONS PRIOR TO CONSTRUCTION AND REMOVAL OF EXISTING MATERIAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF REQUIRED DEMOLITION FOR NEW WORK PER THE CONSTRUCTION DRAWING DOCUMENTS.
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F. RE: A400 SERIES DRAWINGS FOR SECTION DETAILS AND TYPICAL WALL TYPES
G. RE: A500 SERIES DRAWINGS FOR REFLECTED CEILING PLANS
H. RE: A600 SERIES DRAWINGS FOR ROOF PLAN AND ROOFING DETAILS

KEYNOTES

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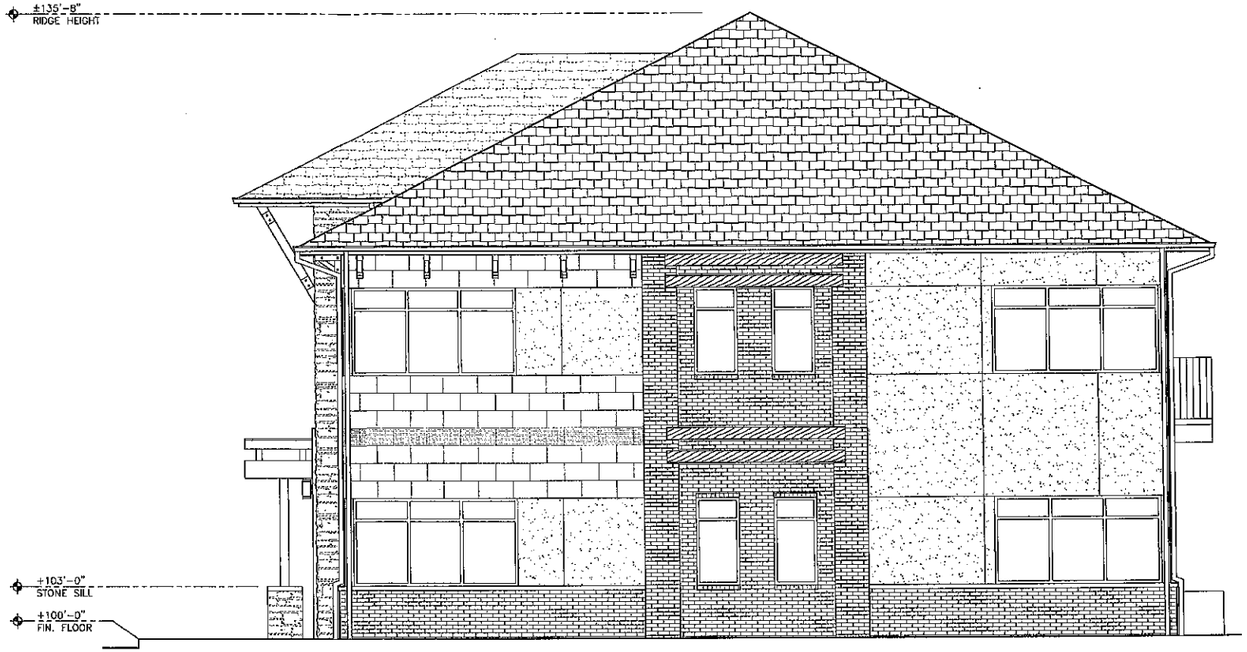
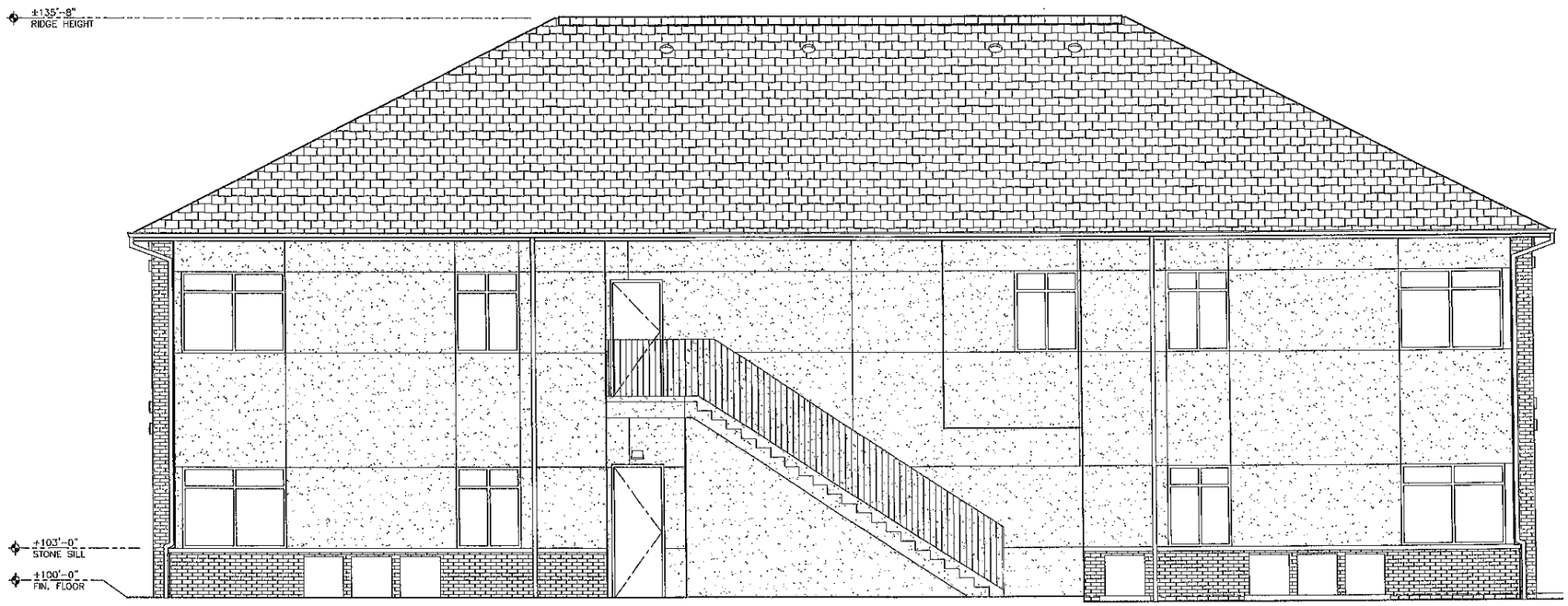
16. STONE PARAPET CAP



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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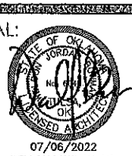

07/06/2022
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PROJECT:

126 AND MEMORIAL OFFICE #1

PROJECT #
22087

7643 E 126TH ST S
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:
07.06.2022

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET #:
A302

DRAWN BY: CBS

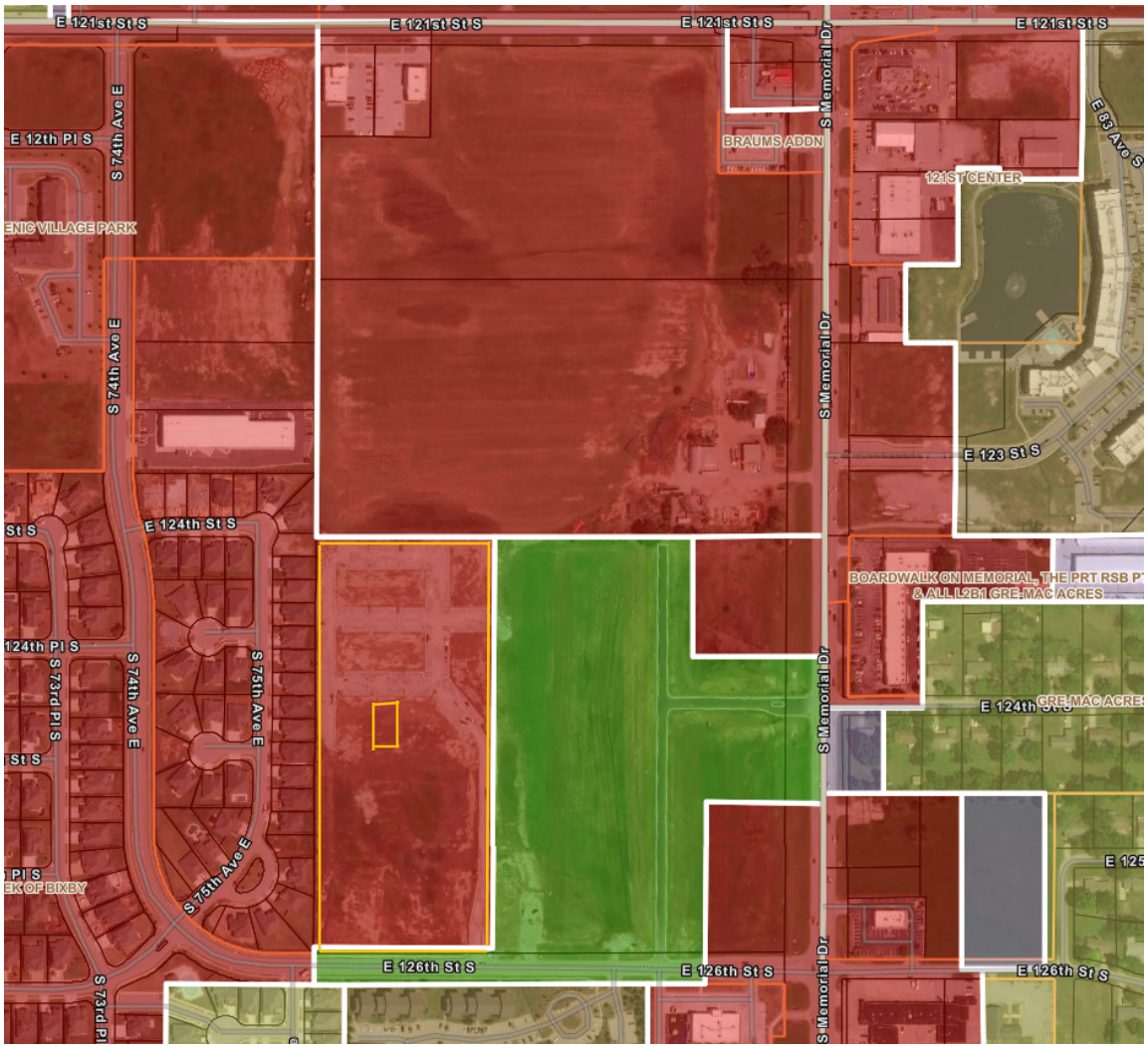
CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To:	City of Bixby Planning Commission
From:	O.C. Walker, Development Services Director / City Planner
Date:	Monday, September 19, 2022
RE:	Marlee Office No. 2
Location:	7627 East 126th Street South, Bixby, Oklahoma
STR:	Section 2, Township 17N, Range 13E
Applicant:	W-Design, Christopher Smith

Request:	The applicant requests approval of Site Plan BXSP-22.05 for Marlee Office No. 2
Staff Review:	According to PUD 76, Minor Amendment for "Scenic Village Park," that was approved by Bixby City Council on August 30, 2021 detailed site plan shall be approved by Bixby Planning Commission prior to a building permit being issued.
Existing Zoning; Use:	Development Area is currently zoned "CG" (Commercial General) and Planned Unit Development (PUD) 76.
Proposed Use:	Commercial Business

Exhibit A: City of Bixby Zoning Map



Staff Comments: Planning Staff comments are as follows:

- Provide names of abutting streets to provide egress and ingress on to the site.

Engineering Comments: Staff has not received Engineering comments at this time.

Attachments:

Exhibit A: City of Bixby Zoning Map
Exhibit B: Site Plan

GENERAL NOTES

DETAILED SITE PLAN

A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ½" VERTICAL RISE.
M. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
N. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
O. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION

BEFORE YOU DIG.. CALL OKIE 1-800-522-6543

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSO)

SITE DATA: PUD 76

SOUTH MEMORIAL BUSINESS PARK: LOT 1 BLK 3
DEVELOPMENT AREA H

LAND AREA SUMMARY

LOT 3 LAND AREA	13,049 SF (.30 ACRES)
LANDSCAPE AREA REQUIRED	1,305 SF (10%)
LANDSCAPE AREA PROVIDED	5,151 SF (39.4%)

SITE DATA:

ZONING	PUD 76 & CG
FIRST FLOOR BUILDING AREA:	3,181 SF
SECOND FLOOR BUILDING AREA:	2,958 SF
BUILDING HEIGHT PERMITTED:	40'
TALLEST BUILDING HEIGHT PROPOSED:	20'-9" TO BOTTOM OF EAVE
PROPOSED FLOOR AREA RATIO:	.24

PARKING SPACE REQUIREMENT:

OFFICE / RATIO PER USE:	1/350
NUMBER OF SPACES REQUIRED:	17.5
NUMBER OF EXISTING SPACES PROVIDED:	8 (SHARED PARKING DEVELOPMENT)
ACCESSIBLE SPACES REQUIRED:	1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED:	2 (ALL CLASSIFY AS VAN)

IMPERVIOUS AREA:

TOTAL SITE AREA (LOT 3)	13,049 SF (.30 AC)
EXISTING IMPERVIOUS AREA:	2,730 SF
PROPOSED IMPERVIOUS AREA:	4,277 SF
NET INCREASE:	4,277 SF

SETBACKS:

REQUIRED:

FROM NON-ARTERIAL STREET ROW:	25'
FROM RESIDENDIAL DEVELOPMENT AREA:	50'
FROM OTHER BOUNDARY:	20'

LEGAL DESCRIPTION:

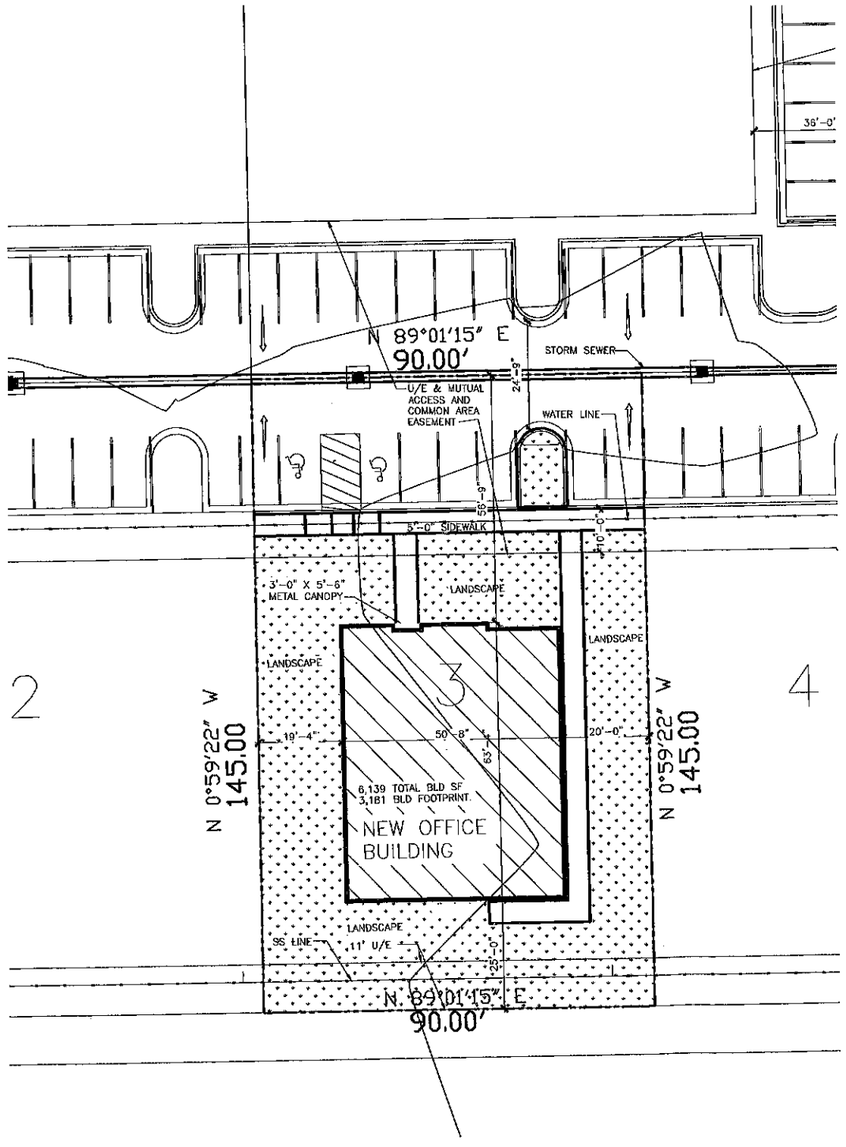
LOT 3, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

EXTERIOR LIGHTING:

NO POLE LIGHTS PROVIDED.

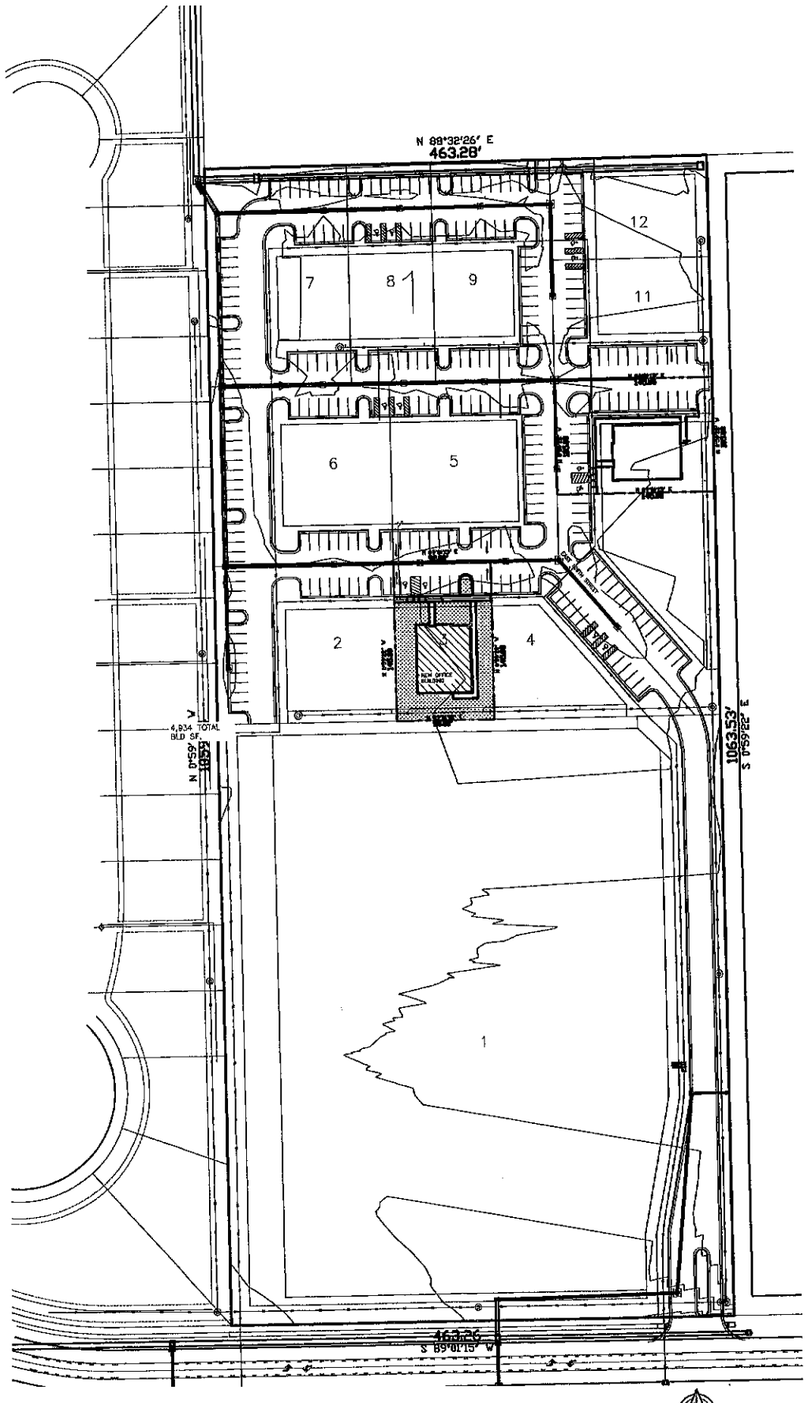
Location Map
Scale: 1"= 2000'
NORTH

NOTE: ALL WATER TO BE DIRECTED TO STORM SEWER BASIN. NO WATER TO MY FLOW TO ADJACENT PROPERTY TO THE EAST



2 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"
SCALE: 1/16"=1'-0"

NOTE: GC TO FIELD VERIFY EXISTING ACCESSIBLE PARKING AND AISLE GRADING SLOPE DOES NOT EXCEED 1:48 SLOPE



1 OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"
SCALE: 1/32"=1'-0"

FOR CITY OF BIXBY SITE PLAN APPROVAL ONLY

wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:

8/03/2022
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

MARLEE OFFICE #2 (BIXBY)

PROJECT # 22139

7627 EAST 126TH STREET SOUTH BIXBY, OK 74008

CONSULTANT:

REVISIONS:
CITY OF BIXBY
DEVELOPMENT SERVICES

AUG 04 2022
RECEIVED

ISSUE DATE:
8.04.2022

SHEET NAME:
ARCHITECTURAL SITE PLAN

SHEET #:
A101

Preliminary Not For Construction

DRAWN BY: DGP

GENERAL NOTES

LANDSCAPE PLAN

A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

CITY OF BIXBY ZONING CODE

LANDSCAPE PLAN

1. LANDSCAPE REQUIREMENTS PER CHAPTER 12 OF TITLE 11 ZONING REGULATIONS.
2. PER 11-12-3 B.1 - FOR LOTS TWO AND ONE-HALF ACRES OR LESS IN SIZE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 60' FROM A LANDSCAPED AREA CONTAINING AT LEAST 30 SQ FT, WITH A MINIMUM WIDTH OR DIAMETER OF 5'. A LANDSCAPED AREA BY DEFINITION MUST CONTAIN AT LEAST ONE TREE.
3. PER 11-12-3-C.2 - FOR SURFACE PARKING AREA, ONE TREE FOR EACH 10 PARKING SPACES, WITH AT LEAST ONE TREE IN EACH REQUIRED LANDSCAPED AREA SHALL BE PRESERVED OR PLANTED. (18 SPACES = 2 TREES REQUIRED)

GENERAL NOTES

SITE PLAN

A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ½" VERTICAL RISE.
C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
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F. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION

BED PREPARATION AND PLANTING

LANDSCAPE PLAN

A. ELIMINATE ALL WEEDS AND GRASS IN PLANTING BED AREAS WITH ROUND-UP HERBICIDE PRIOR TO CONSTRUCTION. APPLY ACCORDING TO MANUFACTURER RECOMMENDATIONS. ALLOW 7 DAYS BEFORE DISTURBING THE SOIL. TILL AND RAKE OUT ROOTS OF BERMUDA GRASS IN DESIGNATED BED AREAS. PLANTING AREAS, NOT ADJACENT TO BUILDING, SHALL BE CULTIVATED TO A DEPTH OF 12". REMOVE ALL DEAD GRASS, WEEDS, ROOTS, ROCKS, AND OTHER DEBRIS. WORK INTO EXISTING SOIL; 6" DEPTH OF BACK TO NATURE 'NATURE'S BLEND', TO A DEPTH OF 12".
B. PLANTING AREAS ADJACENT TO BUILDING AND WALKS TO BE EXCAVATED TO A MINIMUM 1' DEPTH REMOVING AS MUCH LIMESTONE AND OTHER CONSTRUCTION DEBRIS AS POSSIBLE. IF CLAY SUBSOIL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATED AREA, TIL IN PELLETIZED GYPSUM AT A RATE OF 10 LBS. PER 100 SF. AFTER INCORPORATION OF GYPSUM ADD HIGH QUALITY TOPSOIL WIT BACK TO NATURES 'NATURE'S BLEND', AT A 50/50 MIXTURE, TO SUFFICIENT GRADE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES NEXT TO BUILDING.
C. ALL PLANTING AREAS TO BE INSTALLED WITH DEWITTS WEED BARRIER FABRIC.
D. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE OF ALL PLANTING BEDS. CONTRACTOR SHALL PROVIDE HIGH QUALITY TOP SOIL, WHERE NECESSARY, TO PROVIDE PROPER DRAINAGE.
E. CONTRACTOR TO ADD OSMOCOTE 19-6-12 AT HIGHEST RATE SPECIFIED BY THE MANUFACTURER TO ALL BEDS AREAS PRIOR TO MULCHING.
F. APPLY SHREDDED CYPRESS MULCH IN PLANTING BEDS TO A DEPTH OF 3" AFTER PLANT INSTALLATION.
G. ALL SHRUBS TO BE PLANTED IN A PIT THAT IS TWICE AS WIDE AS THE ROOT BALL. PLANT SHRUBS 2" ABOVE FINISH GRADE TO ALLOW FOR PROPER DRAINAGE. REFER TO SHRUB PLANTING DETAIL FOR MORE INFORMATION.

LEGEND	
	SOD / PLANTING AREA .

BEFORE YOU DIG.. CALL OKIE 1-800-522-6543

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE1 1-800-522-6543.

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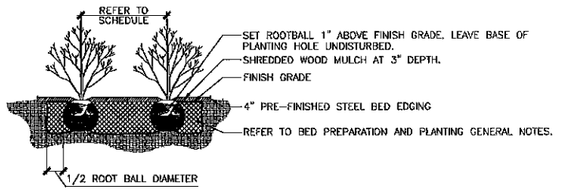
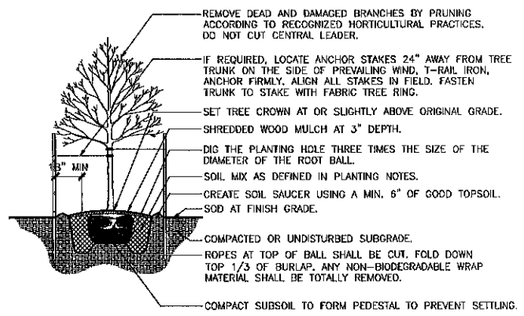


3 SHRUB MASS PLANTING DETAIL

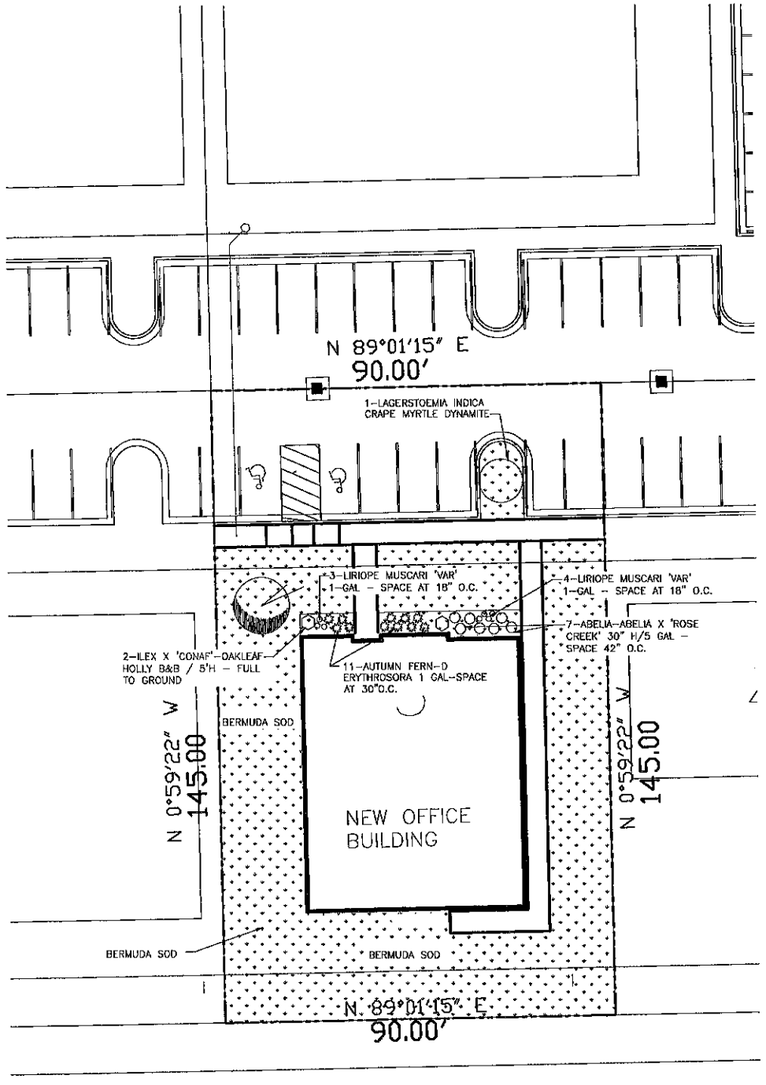
SCALE: N.T.S.



2 TREE PLANTING DETAIL

SCALE: N.T.S.

FOR CITY OF BIXBY SITE PLAN APPROVAL ONLY



1 ARCHITECTURAL LANDSCAPE PLAN

SCALE: 1/16 = 1'-0"

0 16'-0" 32'-0"

SCALE: 1/16"=1'-0"

wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
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www.wdesignsite.com

SEAL:

8/03/2022
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2023

PROJECT:

MARLEE OFFICE #2 (BIXBY)

PROJECT # 22139

7627 EAST 126TH STREET SOUTH BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

8.04.2022

SHEET NAME:

LANDSCAPE PLAN

SHEET #:

L101

Preliminary Not For Construction

DRAWN BY: DGP

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
2. EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
3. G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
4. ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT.
5. ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
6. OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
7. G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN/BUILD BASIS. DOWNSPOUTS TO BE CONNECTED TO THE UNDERGROUND STORM SEWER, RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO BE SELECTED BY OWNER.
8. ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

KEYNOTES ELEVATIONS

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.

1. COMPOSITE ROOF SHINGLES OVER 7/16" SOLARBORD.
2. STANDING SEAM METAL ROOF. COLOR SELECTED BY OWNER
3. HIGH CAPACITY DOME VENT, RE: A600.
4. PRE-FINISHED GUTTER, OWNER TO SELECT PROFILE AND COLOR.
5. PRE-FINISHED DOWNSPOUT, OWNER TO SELECT PROFILE AND COLOR.
6. CEDAR WOOD EAVE BRACKETS
7. MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM.
8. MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM WITH COLOR AND V-GROOVES TO SIMULATE CASTSTONE
9. PROPOSED LOCATION OF STUCCO CONTROL JOINTS.
10. BRASS PLATE WITH BUILDING ADDRESS AS APPROVED BY AUTHORITY HAVING JURISDICTION AND OWNER.
11. EMERGENCY LIGHT FIXTURE, WALL MOUNT, TYP.
12. MODULAR BRICK, 7-5/6"L X 2-1/4"H X 3-5/8"D; 3/8" GROUT
13. HVAC CONDENSER LOCTION, VERIFY WITH MECHANICAL CONTRACTOR AND OWNER
14. NOT USED
15. ENTRY DOOR SYSTEM WITH TEMPERED GLAZING. SURROUNDING DOORFRAME WITH TEMPERED GLAZING SIDELITES AND TEMPERED TRANSOM.
16. MAN DOOR
17. PRE-FINISHED ALUMINUM CANOPY SYSTEM, BY OTHERS
18. WALL PACK LIGHT FIXTURE W/ EMERGENCY BATTERY BACKUP

EXTERIOR FINISH LEGEND

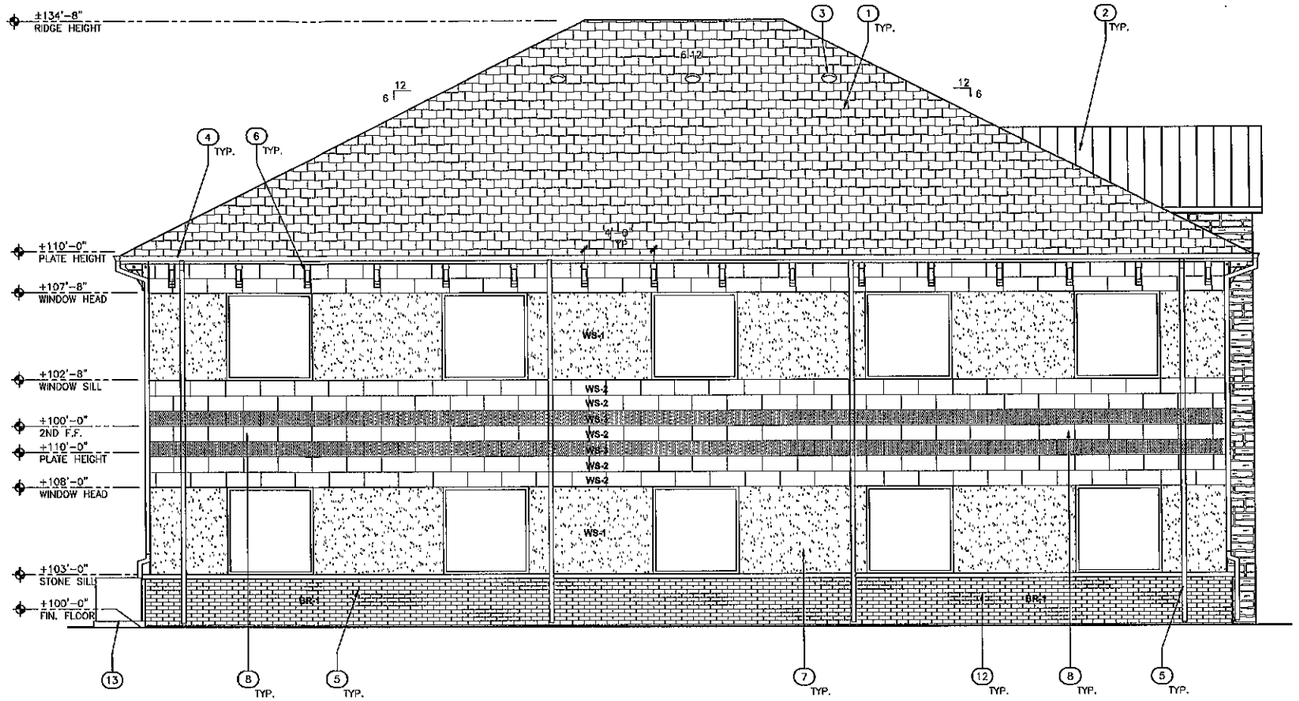
MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
BR-1	MODULAR BRICK	ONYX	TBD / 7-5/8"L x 2-1/4"H x 3-5/8"D	VERIFY COLOR W/ OWNER
BS-1	BUILDING STONE	BY OWNER	TBD / 6" DEPTH	VERIFY COLOR W/ OWNER
WS-1	7/8" 3-COAT STUCCO	BY OWNER	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-2	7/8" 3-COAT STUCCO SIMULATE CAST STONE	LIGHT	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER
WS-3	7/8" 3-COAT STUCCO SIMULATE CAST STONE	DARK	TBD / 12"H x 24"W	VERIFY COLOR W/ OWNER

NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.

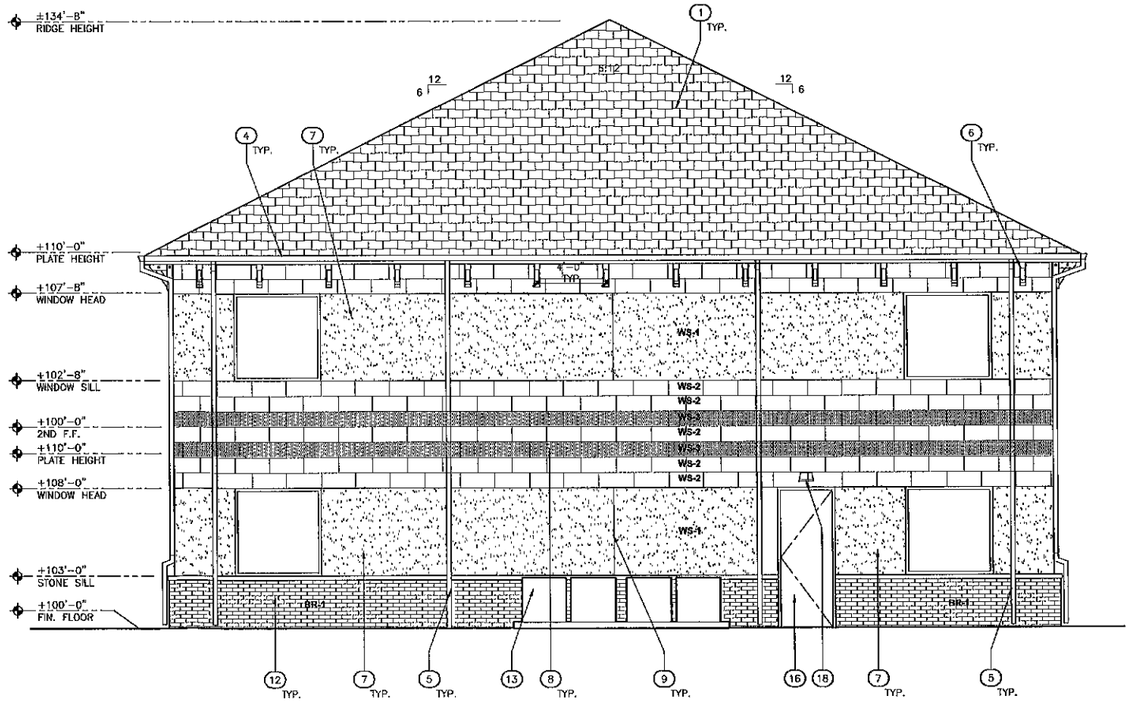
ANY AND ALL BUILDING MOUNTED PARKING LIGHTING TO BE PROVIDED BY THE BUILDER ON A DESIGN/BUILD BASIS.

THE CONTRACTOR SELECTED LIGHT FIXTURE MUST BE SHIELDED AND FULLY COMPLY WITH THE BIXBY ZONING CODE SITE LIGHTING STANDARDS.

FOR CITY OF BIXBY SITE PLAN APPROVAL ONLY



2 EAST
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT:

MARLEE OFFICE #2 (BIXBY)

PROJECT # 22139

7627 EAST 126TH STREET SOUTH BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:
8.04.2022

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET #:
A302

Tulsa County Clerk - Michael Willis
Doc # 6554 Page(s): 3
02/16/2021 02:19:41 PM
Receipt # 21-10732
Fee: $ 20.00

PUD 76

South Memorial Business Park

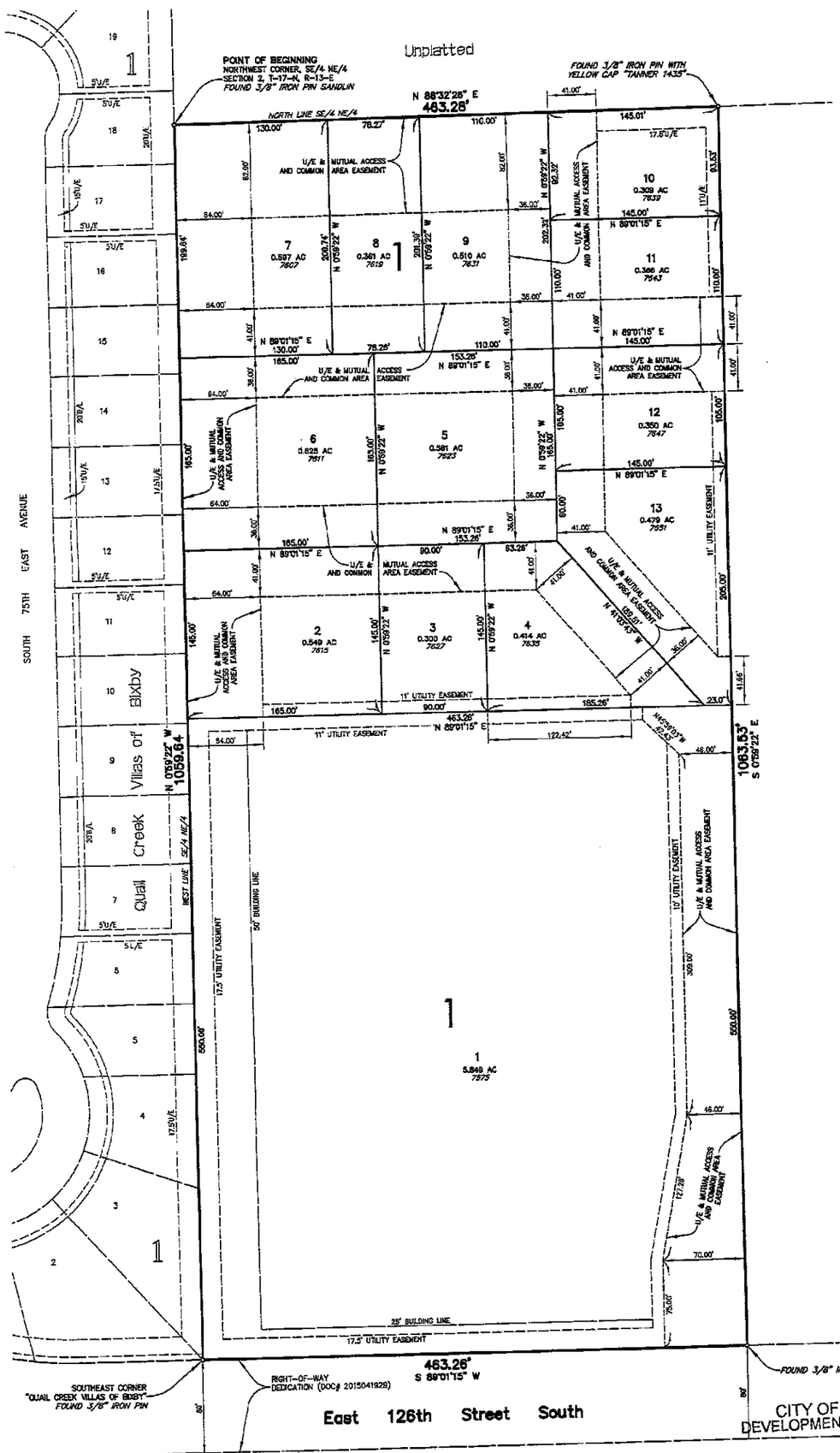
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWO (2)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

LEGEND

AC	ACRES
B/L	BUILDING LINE
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
o	FOUND MONUMENT
•	SET MONUMENT (SEE NOTE 2)

OWNER:
126th Street Office, LLC
CONTACT: STEVE WRIGHT
10632 S. Memorial Drive #330214
Tulsa, Oklahoma 74133
Phone: (918)951-6186

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBANTSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



SUBDIVISION CONTAINS:

THIRTEEN (13) LOTS
IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 11.280 ACRES

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $30,838.00 per trust receipt no.16685 to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 02/16/2021
John T. Tyndall
Acting County Treasurer
By: Deputy

STATE OF OKLAHOMA
COUNTY OF TULSA } SS

I, MICHAEL WILLIS, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated this 16th day of Feb. 2021

MICHAEL WILLIS, Tulsa County Clerk
Kelligh Cox Deputy

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
   (a) FOUND 3/8" IRON PIN AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION 2;
   (b) FOUND 3/8" IRON PIN AT THE SOUTHEAST CORNER OF "QUAIL CREEK VILLAS OF BIXBY", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT RECORDED THEROF (PLAT NO. 6698);
   THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 0°59'22" EAST.
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 126TH STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY DOCUMENT #2015041928.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby.

on Jan. 11, 2021

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

CITY OF BIXBY
DEVELOPMENT SERVICES

AUG 04 2022
RECEIVED

DATE OF PREPARATION: February 3, 2021

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: O.C. Walker, Development Service Director / City Planner

Date: Monday, September 19, 2022

Name: Bixby Real Estate

RE: Specific Use Permit (BXSUP-22.03)

Location: 309 South D. Avenue, Bixby, Oklahoma

STR: Section 24, Township 17N, Range 13E

Applicant: Bixby Real Estate Investment, LLC

Request:

The Applicant is requesting to apply for a Specific Use Permit (BXSUP-22.03) application.

Description:

The applicant is requesting (BXSUP – 22.03) a Specific Use Permit to allow a duplex housing unit to be located on an RS-3 zoned lot. In accordance to the Bixby zoning code all RS-3 zoning requires a Specific Use Permit for a duplex.

The SUP shall comply with the most restrictive yard and height requirements of the district in which located. In addition shall comply with the requirements identified for use unit #7 for particular use of this title, except as may be modified by City Council as provided is subsection 11-13-2C.

Existing Zoning; Use:

Single Family Residential (RS-3)

Abutting Zoning; Use:

North: (RS-3) Single Family Housing; Existing House
East: (RS-3) Single Family Housing: Vacant Lot
South: (RS-3) Single Family Housing; Existing House
West: (RS-3) Single Family Housing; Existing House

Proposed Zoning; Uses:

(RS) Residential Duplex Dwelling

Location: 309 South D. Avenue, Bixby, Oklahoma

Comprehensive Plan:

In accordance with the City of Bixby's Comprehensive Plan RS-3 zoning does allow for a duplex with a Specific Use Permit.

Utilities/Site Area:

There are existing utilities to the subject site.

Engineering Review Comments:

No engineering comments at this time.

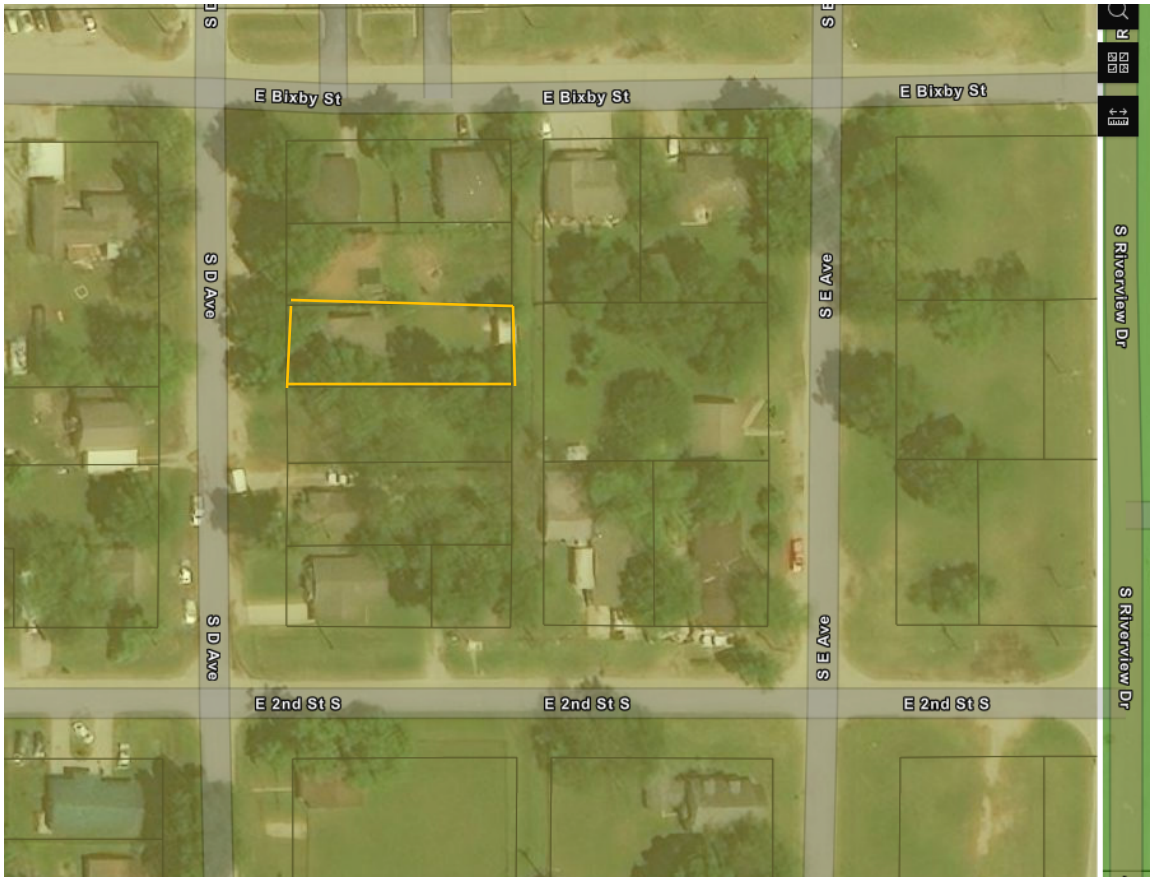
Public Comments:

No comments have been received at time of writing.

Staff Comments:

1. Staff recommends this item be approved as presented.

Exhibit A: City of Bixby Zoning Map
Alta Survey



Attachments:

Exhibit A: Zoning Map

COPY

309 S. D Ave

ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION
January 20, 2020

20' 0 20' 40' 60'

Scale: 1"=20'

This survey is made for the benefit of:
Bixby Real Estate Investments, L.L.C., an Oklahoma Limited Liability Company

I, K.S. Collins, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

The South Half of Lot (5), Block Twenty (20), Original Town of Bixby, an Addition to the City of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 129.

I further certify that:

The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting property except as shown hereon.

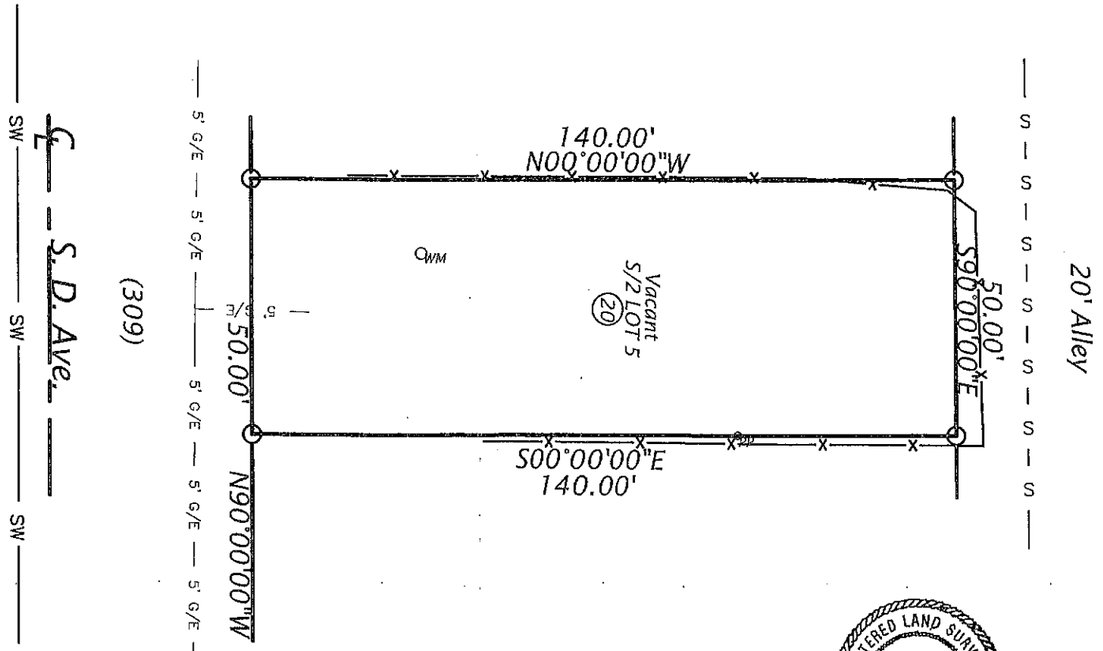
This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Oklahoma, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016 and meets the accuracy requirements (as adopted by ALTA and NSPS and in effect on the date of this certification) of a Urban Survey, as defined therein, with accuracy and precision requirements modified to meet current angular and linear tolerance requirements of the state in which the subject property is located.

The property described hereon is the same as the property described in Commitment for title insurance. Commitment No. 201924 with an effective date of May 1st, 2007 and that all easements, covenants and restrictions referenced in said title commitment or apparent from physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "SHADED X" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO THE 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD AS SHOWN ON FIRM MAP# 400207 0445L, DATED: 10/16/2012

The Property has direct access to Street, a dedicated public street or highway.

Last field visit; 02/25/2022



Property Address: 309 S. D Avenue, Bixby, Oklahoma

Bearings based on an platted Due East along the South line of subject property.

CALL OKIE
1-800-522-6543

CITY OF BIXBY
DEVELOPMENT SERVICES
AUG 09 2022
RECEIVED

REGISTERED LAND SURVEYOR
K S COLLINS
LS 1259
OKLAHOMA

Professional Land Surveyor No.1259

LEGEND

●	= FD. IRON PIN
○	= SET IRON PIN
◬	= SET P.K. NAIL
I.P.	= IRON PIN
X	= CHISELED X IN CONC.
F.M.	= FIELD MEASUREMENT
—x—	= FENCE
—^—	= OVERHEAD ELECTRIC
— S —	= SANITARY SEWER LINE
—//—	= BURIED PIPELINE
◎	= Manhole
	= Fire Hydrant
PP	= POWER POLE
WM	= WATER METER
GM	= GAS METER
R/W	= Right of Way
U/E	= Utility Easement
B/L	= Building Line
SW	= Water Line
5' G/E	= Gas Line

COLLINS LAND SURVEYING, INC.
3340 W. 151st ST. S. - P.O. Box 250
KIEFER, OK. 74041
OFFICE (918)321-9400 FAX (918)321-9404
CA#2656 EXPIRES: 06/30/2022

ALTA / ACSM LAND TITLE SURVEY

Performed For:
Bixby Telphone Company

J.O. NO. 22-01-173 DATE: 02/26/2022

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: O.C. Walker, Development Service Director / City Planner

Date: Monday, September 19, 2022

Name: Guardian Angel Exterminator

RE: Rezone (BXZO-22.07) and Specific Use Permit (BXSUP-22.02)

Location: 6485 East 151st Street South

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

Applicant: Robert Bell, Bell Land Use, LLC

Request:

The Applicant is requesting to apply for a Rezoning (BXZO-22.07) and Specific Use Permit (BXSUP-22.02) applications.

Description:

The applicant is requesting to rezone (BXZO-22.07) from Agriculture (AG) to Commercial Shopping (CS). The application is also accompanied with (BXSUP – 22.02) a Specific Use Permit to allow office use.

Existing Zoning; Use:

Agriculture (AG); Vacant

Abutting Zoning; Use:

North: (AG) Agriculture; Vacant
East: (CS) Commercial; Funeral Home
South: (AG) Agriculture; Vacant
West: (AG) Agriculture; Vacant

Proposed Zoning; Uses: Commercial Shopping; Office Use

Location: 6485 East 151St Street South, Bixby, Oklahoma

Comprehensive Plan:

In accordance with the City of Bixby's Comprehensive Plan the subject property is currently designated Commercial.

Utilities/Site Area:

Water; There is an existing 12" waterline located on the east and south of the property

Sanitary Sewer; There is an existing 4" sanitary sewer line located east of the property (across Sheridan Road)

Stormwater; There is an existing stromwater system located south of the site.

Engineering Review Comments:

No engineering comments at this time.

Public Comments:

No comments have been received at time of writing.

Staff Comments:

1. Staff recommends this item be approved as presented subject to the property being platted.
2. Address subject to change due to entry located on Sheridan Road.

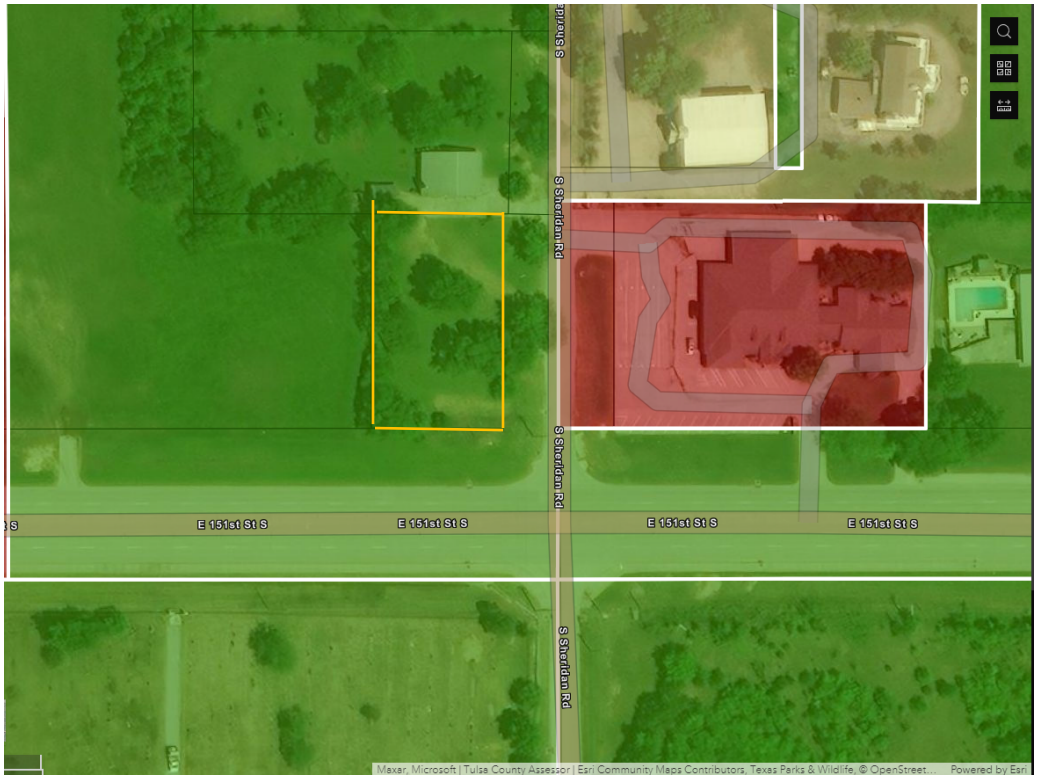


Exhibit A: City of Bixby Zoning Map

Attachments:

Exhibit A: Zoning Map
Exhibit B: Conceptual Site Plan

SPECIFIC USE PERMIT
DEVELOPMENT TEXT

SPECIFIC USE PERMIT

The pandemic has changed the way many businesses operate and ultimately the way they will be viewed as far as their activities as a business.

The Guardian Angels Exterminators fits into this definition. They are basically an office of three to four employees that concentrate on office work associated with the business. The exterminators for the business are now taking their vehicles home and rarely have a presence at the office. They currently have a meeting once a month with drivers and have drivers come by the office to pick up supplies. This is considerably less frequent than standard office deliveries. Occasionally they might have new equipment to install that needs to be in an enclosed garage area. The company also has two box trailers that are generally parked on the property and occasionally utilized on certain work orders.

It is the activity related to the exterminators, though minimal, would qualify under Use Unit 15. Use Unit 15 would normally allow outside storage of materials. The Specific Use Permit will specify, "no outside storage of material shall be allowed on the property except for the two trailers which are required to be located behind a 6-foot screening fence located at the rear of the property or north end of the building". There is an 800 square foot garage area designed in the facility with a two-car garage door. The garage door will be designed to have a residential character and the garage door be located behind the six-foot-high screening fence.

The screening fence will be continued on the north line of the property from the NW corner to the building line associated with Sheridan Avenue. The area required to be screened will not be visible from 151st Street and because of the screening fence and the elevation of the property the activities will not be visible from Sheridan Avenue.

See Exhibit "A" attached for a site plan of the facility. Note that the building is designed to be near 3200 square feet with approximately 1700 square feet being dedicated to Guardian Angels Exterminators. The remaining square feet of the building will be leased to users that meet the criteria of the CS (Commercial Shopping) Zoning District.

CHEMICAL STORAGE

The chemicals utilized by the business come in containers and packaging from the manufacturer that meet the requirements and standards associated with the product for normal storage. These would be a standard product type and storage requirements associated with a

large hardware store i.e., Lowes or Home Depot. As an added protection, the architect has designed a storage room within the building to provide greater security and safety. Extra fire protection requirements beyond the design will be determined through the building permit process. This room will be completed with a roll up style door. Enclosed please find Exhibit "B" that shows pictures of the current operation of the business and the type of containers and packaging utilized.

CORRIDOR DISTRICT

The subject property is located within the Corridor Appearance Review District. The Corridor Appearance District specifies,

11-7G-5: DEVELOPMENT MINIMUM STANDARDS:

A. All sides of buildings facing public streets shall be full masonry to the first floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.

B. The property owner may appeal the interpretation of the masonry standard to a specific building project or may request, in writing and with showing of sufficient good cause, that the city council reduce or waive the requirement altogether.

C. The city planner may refer a proposed structure to the city council for approval if determined to be of exceptional character, iconic, or potentially offensive. (Ord. 2107, 1-14-2013)

11-7G-6: SITE PLAN APPROVAL REQUIRED:
A site plan is hereby required. The site plan shall demonstrate compliance with the corridor appearance district development minimum standards and the requirements of this title. The information required to be included in the site plan shall be as set forth in subsection 11-9-0E of this title. Maintenance of the site in substantial compliance with the approved site plan shall be a condition of continued occupancy. (Ord. 2091, 9-10-2012).

The code also specifies that the Corridor Review can be determined in a PUD or SUP process.

The subject building is in compliance with the Corridor District Guidelines in that the outer materials of the proposed structure are Brick Veneer, Stone Veneer, Stucco, or a Cement Siding for contrast. The roof is to be finished in a Composite Shingle.

The site plan to include landscaping will be re-submitted with the required plat of property initiated by the re-zoning.

LOT OF RECORD

The subject property was created through a process of excess lands related to State Highway 67 by the State of Oklahoma Department of Transportation. The Bixby Zoning Code requires that the frontage of commercial property along Arterial Roads be greater than 150 feet.

Therefore, the subject property would be considered a pre-existing non-conforming lot of record.

The site plan submitted identifies the only access designed for the site is greater than 160 feet from 151st on Sheridan Avenue. Access to the property, from 151st Street, at the current width from Sheridan, is not considered safe and should not be authorized. The Specific Use Permit, as in a Planned Unit Development can authorize the development plan without Board of Adjustment Action.

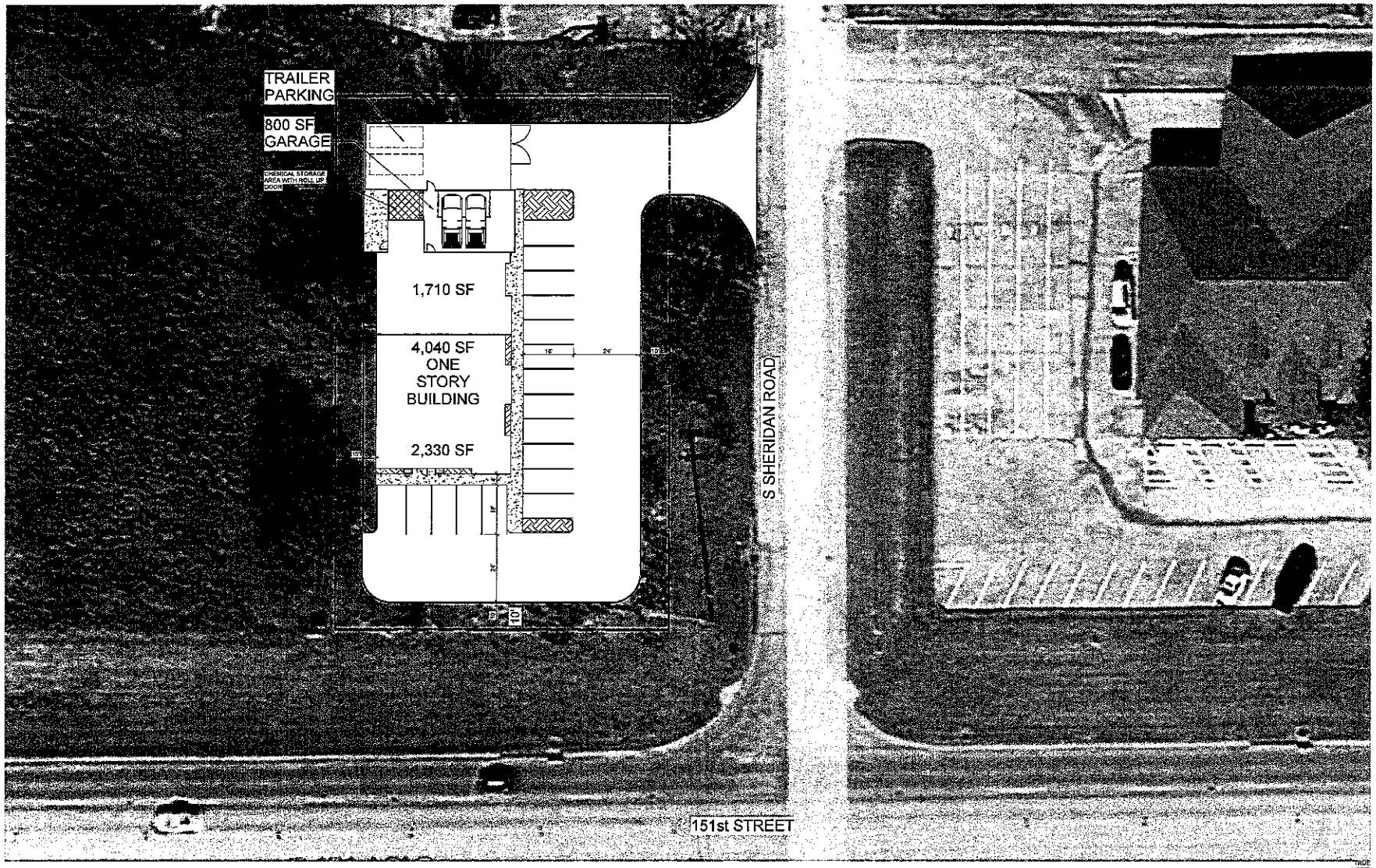
The Specific Use Permit application has taken into consideration all safety concerns related to the width of the property and request that the development plan be approved identifying the width of the property being 115.32 feet.

UTILITIES

Water and Storm Water facilities are to the site. The connection and design of these facilities will be determined in the required platting process of the property. It has been reported that Sanitary Sewer to the property will be available with extension of the Sanitary Sewer main from the School to a planned Fire Station on the property to the west. It has been indicated that the Fire Station was to be under construction in 2023. The current owner reported that an easement would be granted to the Sanitary Sewer extension, however subdivision regulations would stipulate that the utility, at a minimum, be provided to the adjacent property.

SPECIAL INSTRUCTIONS

The owner of the property has requested that the Ordinance perfecting the Zone Change and approval of the Specific Use Permit be held to the next Council Meeting following the hearing to allow time for the property to change ownership prior to the action.



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

TRUE NORTH

BIRCH DESIGN, PLLC
10217 S GRANITE AVE
TULSA, OK 74137
918.806.7647

BIRCH

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PRELIMINARY
IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

ARCHITECT OF RECORD

GUARDIAN ANGEL EXTERMINATING CONCEPTUAL SITE PLAN

BIRCH, OK
PROJECT NO. XXX
CONCEPTUAL SITE PLAN
08/04/2022

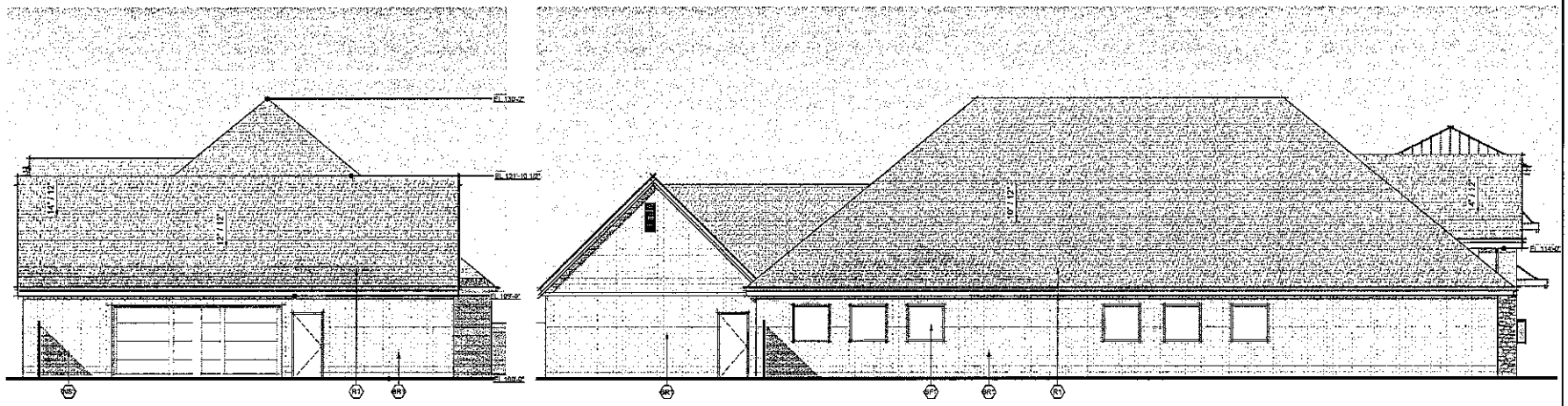
REVISION SCHEDULE

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-0.2

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	COLOR	COMMENTS
BR1	BRICK VENEER	TBD	
R1	COMPOSITE SHINGLE	TBD	
S1	STONE VENEER	TBD	
SF1	STOREFRONT GLASS SYSTEM	BLACK	
SS1	STANDING SEAM ROOFING	BLACK	
ST1	STUCCO/EIFS	TBD	
SM1	BREAK METAL	MATCH STOREFRONT	RE: WINDOW DETAILS
DS1	PRE-FINISHED METAL DOWNSPOUT	TBD	
MC1	PRE-FINISHED METAL COPING CAP	TBD	
WD1	1X6 RED CEDAR	STAINED	



4 NORTH ELEVATION
3/16" = 1'-0"

3 WEST ELEVATION
3/16" = 1'-0"

2 SOUTH ELEVATION
3/16" = 1'-0"

1 EAST ELEVATION
3/16" = 1'-0"

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ARCHITECT OF RECORD

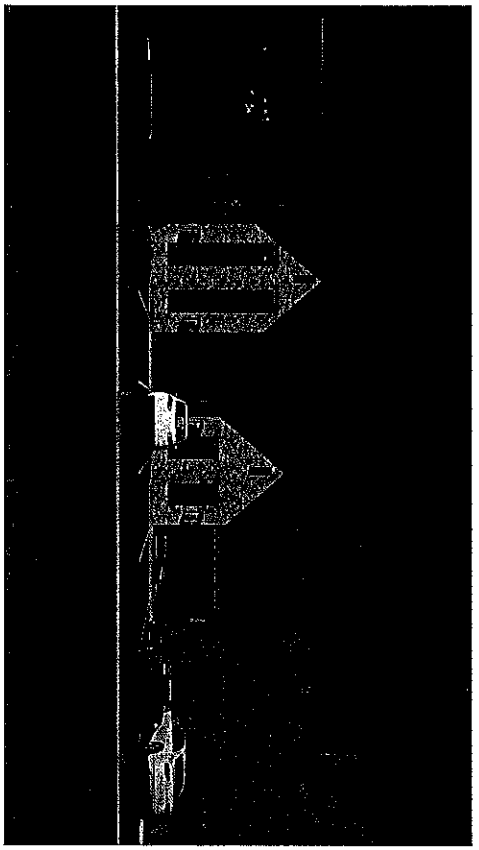
GUARDIAN ANGEL EXTERMINATING
CONCEPTUAL SITE PLAN

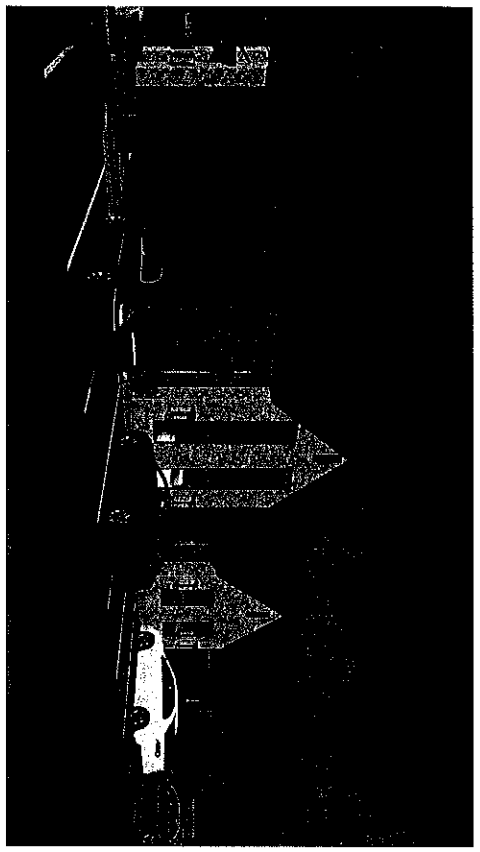
BERYL OK
PROJECT NO: XXX
CONCEPTUAL SITE PLAN
08/04/2023

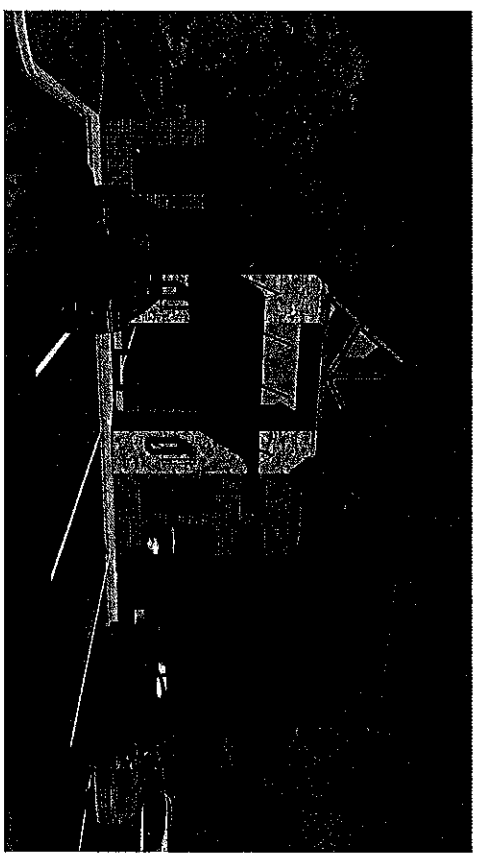
REVISION SCHEDULE

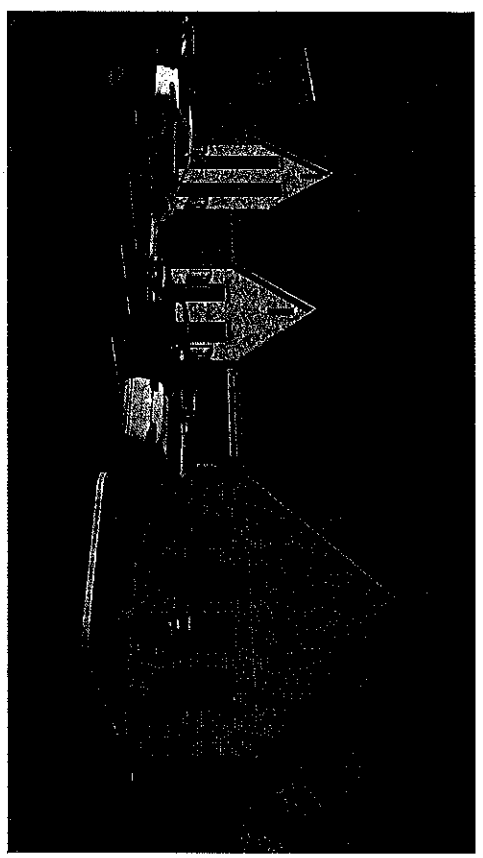
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2









A-9.1

SHEET NAME
EXTERIOR RENDERINGS

REVISION SCHEDULE

GUARDIAN ANGEL EXTERMINATING CONCEPTUAL SITE PLAN

BIXBY, OK

PROJECT NO: XXX

CONCEPTUAL SITE PLAN
08/04/2022

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BIRCH DESIGN, PLLC
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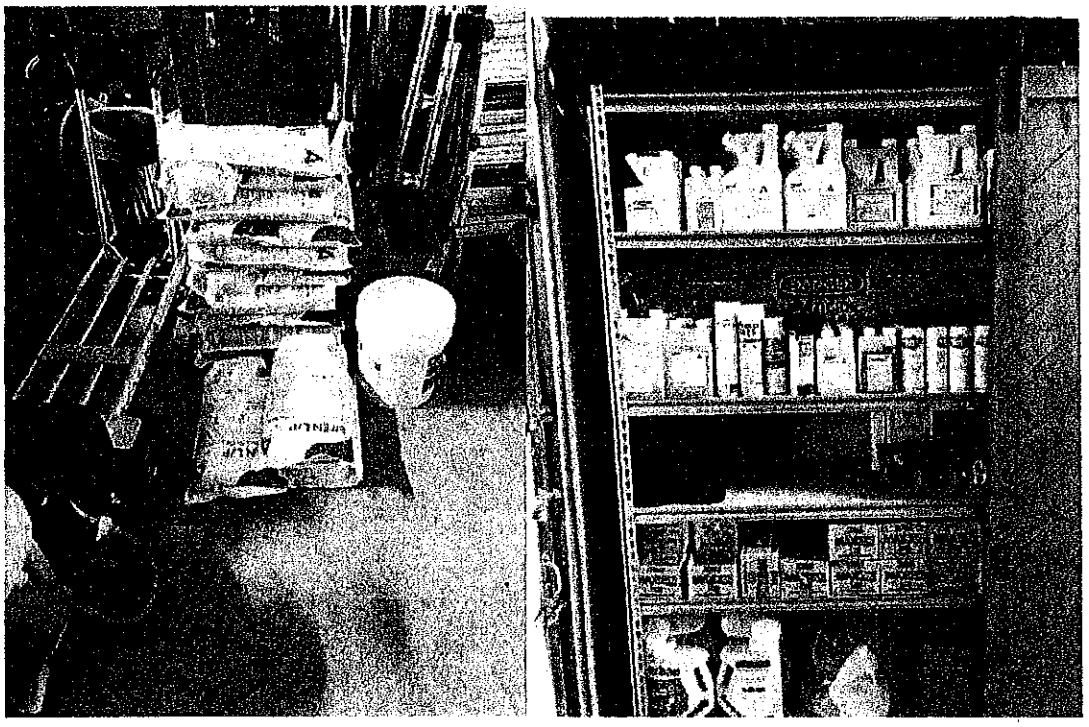
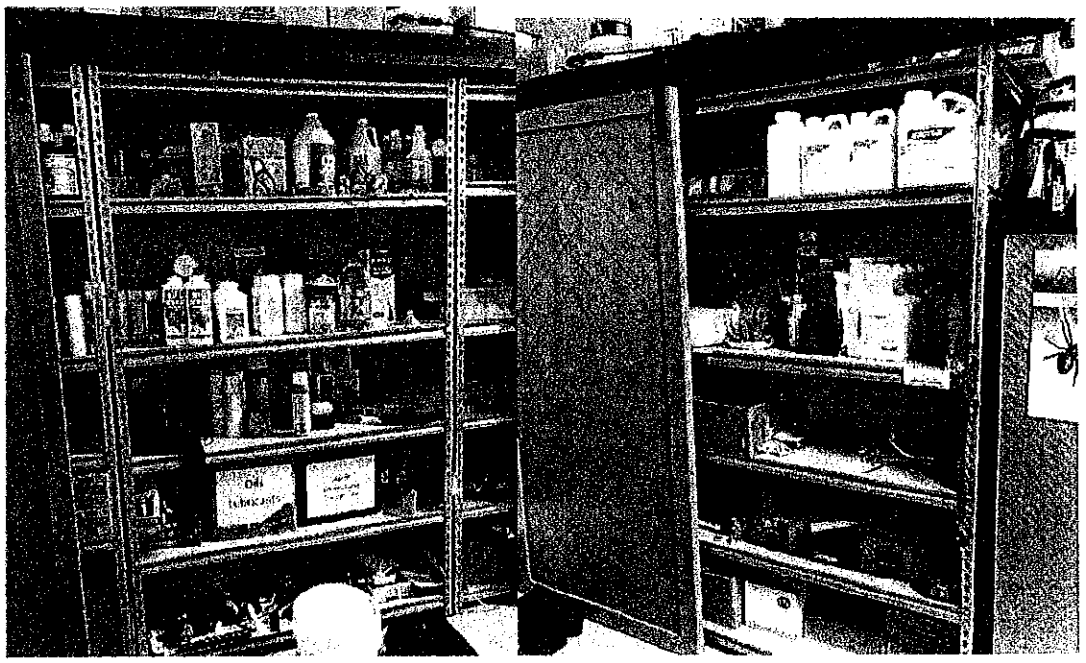
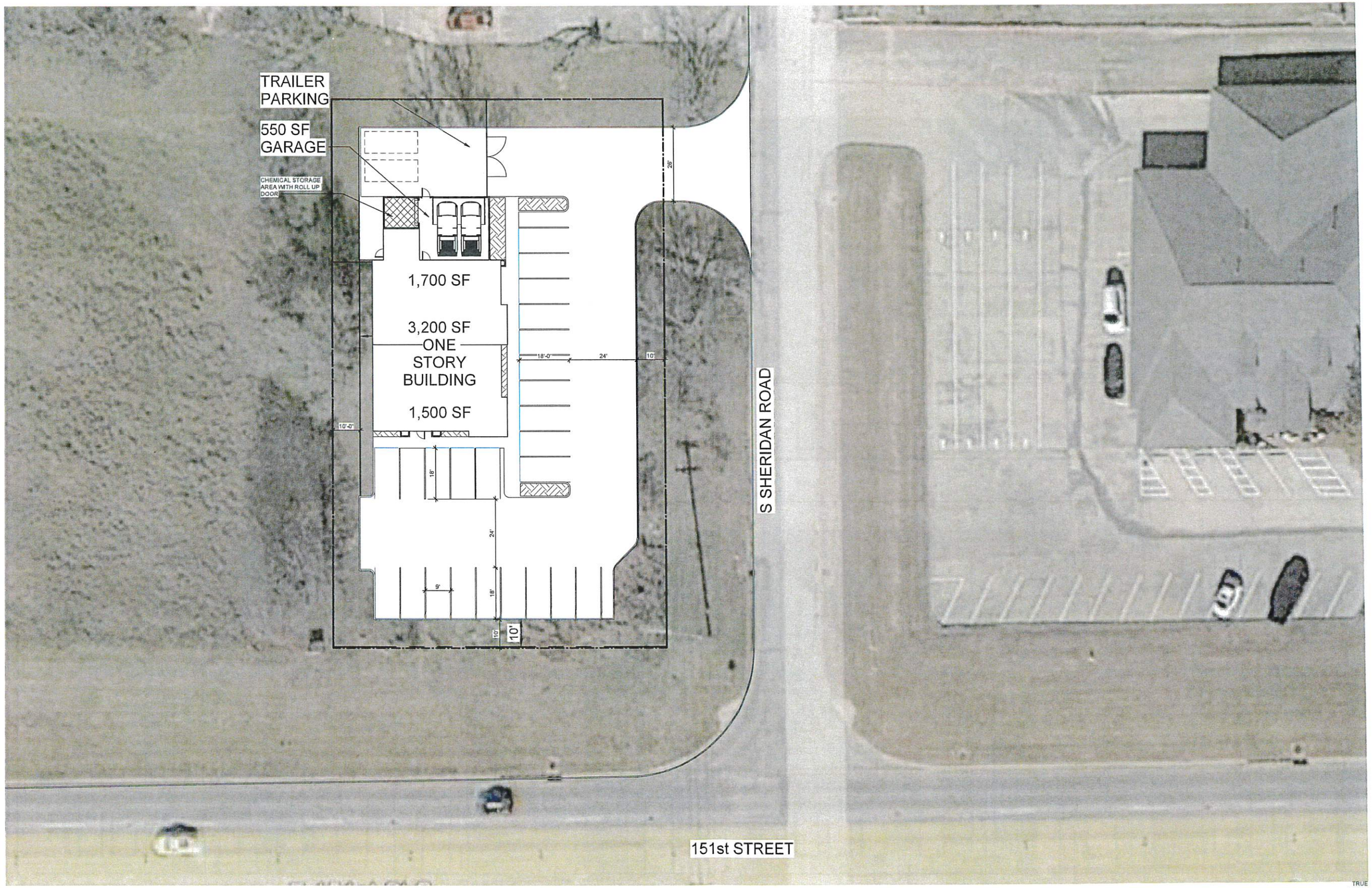
TULSA, OK 74137
918.800.7647

EXHIBIT "B"







1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

TRUE NORTH
N

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ARCHITECT OF RECORD

GUARDIAN ANGEL EXTERMINATING CONCEPTUAL SITE PLAN

BIXBY, OK

PROJECT NO: XXX

CONCEPTUAL SITE PLAN
07/12/2022

REVISION SCHEDULE

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-0.2

BIRCH DESIGN, PLLC
10217 S GRANITE AVE
TULSA, OK 74137
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GUARDIAN ANGEL EXTERMINATING CONCEPTUAL SITE PLAN

BIXBY, OK

PROJECT NO: XXX

CONCEPTUAL SITE PLAN
07/20/2022

REVISION SCHEDULE

SHEET NAME
EXTERIOR RENDERINGS

SHEET NUMBER
A-9.1

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: O.C. Walker, Development Service Director / City Planner

Date: Monday, September 19, 2022

Name: Crossing at Conrad Village

RE: Crossing at Conrad Village Final Plat – BXPT-22.15, Development Area C

Location: 15400-lock of South 68th East Place, Bixby, Oklahoma

STR: Section 23, Township 17N, Range 13E

Applicant: Tanner Consulting, LLC

Site Stats:

Acres: 50.75 +/-	No. Dwelling Units: 143	Min. Lot Width: 60 ft.	Min. Land Area DU: 6,900 sf	Min. DU: 1,600 sf
No. of Lots: 143 Lots	No. of Blocks: 9 Blocks	Min. Lot Size: 60' x 120'	Max Bldg. Height: 35 ft. & 2 stories	1st Floor Ext. Mat'ls: 80% Masonry

Request:
Tanner Consulting, LLC, is requesting Final Plat approval for Crossing at Conrad Village BXPT-22.15. Staff has reviewed the application and believe the Final Plat will meet the platting requirements for the City of Bixby. The PUD (BXPUD-16.04) regulates the land use and other subdivision regulations. The Applicant received a waiver from subdivision regulations to allow borrow ditches instead of curb and gutter. The minor amendment of BXPUD-16.04 was approved in 2016.

Existing Zoning; Use:
Residential Single-Family (RS-3); Vacant

Abutting Zoning; Use:

North: (AG) Agriculture / RMH (Residential Mobile Home – Shadow Valley)
East: (AG) Agriculture, Undeveloped – Drainage Ditch
South: (AG) Agriculture Large Lot, Platted single-family lots
West: (AG) Agriculture, Large Lot, Platted Single-family lots

Exhibit A: City of Bixby Development Area Location Map

Staff Review:

The City Council approved Planned Unit Development BXPUD-16.04 on October 10, 2016, which included Use Unit 6 detached residential dwelling units, including single family, patio home and customary accessory uses, including Use Unit 5 common area facilities such as clubhouse, swimming pool, playground, and recreational open space.

Utilities/Site Area:

Water:

- There is a 12" water main running North/South on the East side of S. Sheridan Road.

Sanitary Sewer:

- There is an 8" Sanitary Sewer main running East/West on the South side of Shadow Valley subdivision.

Planning Review Comments:

The Project Engineer needs to revise the Deed of Dedication and Restrictive Convents to reflect the accurate number of lots from 400 lots to 143 lots.

The word Public should be placed before Sanitary Sewer Main and Storm Sewer Main if applicable.

Engineering Review Comments:

(Waiting on TAC meeting)

Public Comments:

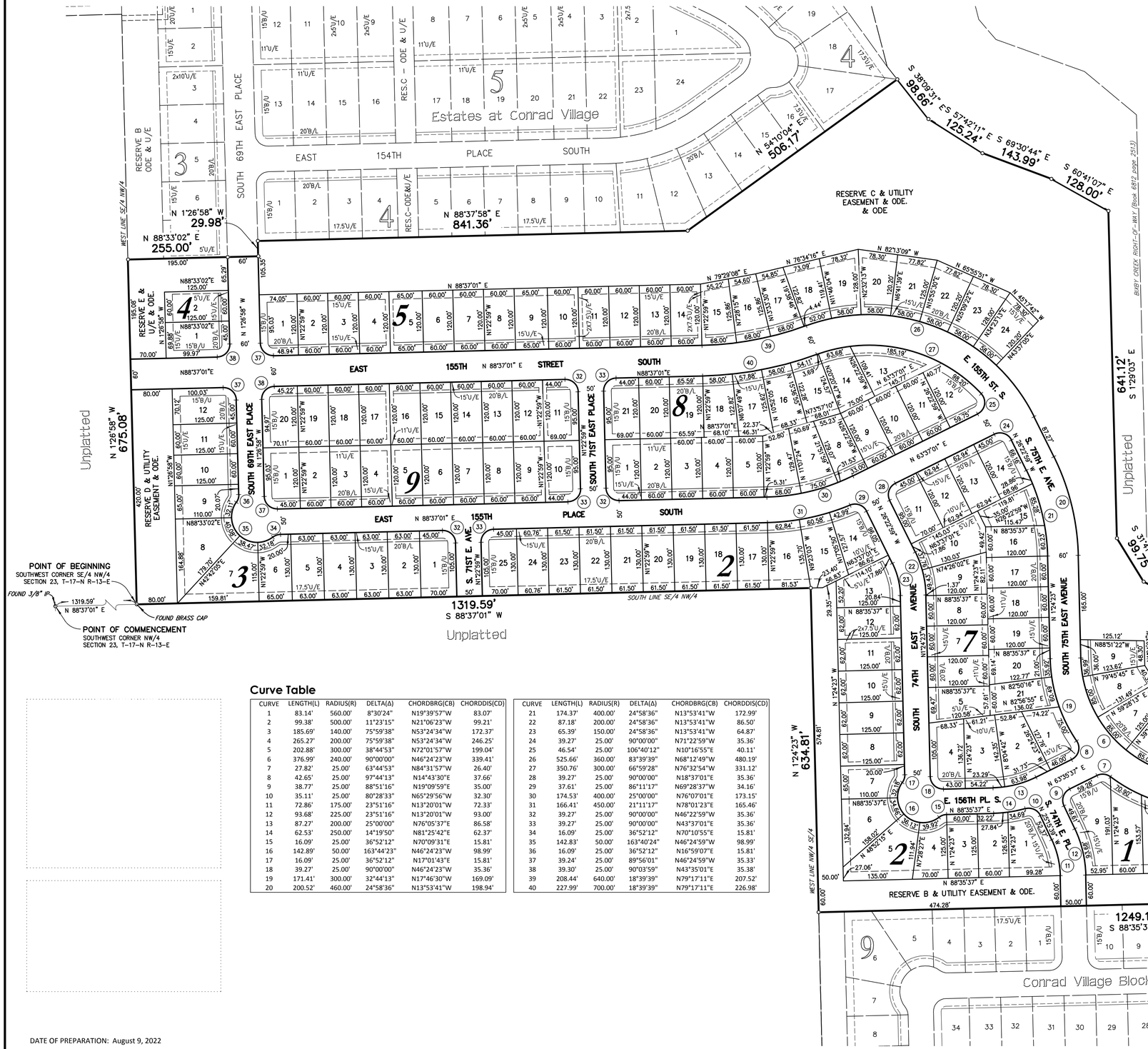
No comments have been received at the time of writing.

Staff Comments:

Staff recommends approval of the Final Plat subject to Planning and Engineering comments implemented to the Plat before moving to Council.

Exhibits:

Exhibit A: City of Bixby Development Area Location Map
Exhibit B: Final Plat by Tanner Consulting, LLC



Curve Table

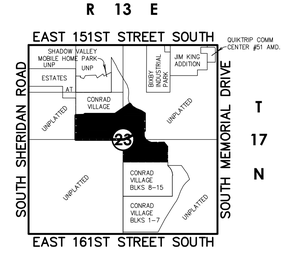
CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	83.14'	560.00'	8°30'24"	N19°39'57"W	83.07'
2	99.38'	500.00'	11°23'15"	N21°06'23"W	99.21'
3	185.69'	140.00'	75°59'38"	N53°24'34"W	172.37'
4	265.27'	200.00'	75°59'38"	N53°24'34"W	246.25'
5	202.88'	300.00'	38°44'53"	N72°01'57"W	199.04'
6	376.99'	240.00'	90°00'00"	N46°24'23"W	339.41'
7	27.82'	25.00'	63°44'53"	N84°31'57"W	26.40'
8	42.65'	25.00'	97°44'13"	N14°43'30"E	37.66'
9	38.77'	25.00'	88°51'16"	N19°09'59"E	35.00'
10	35.11'	25.00'	80°28'33"	N65°29'56"W	32.30'
11	72.86'	175.00'	23°51'16"	N13°20'01"W	72.33'
12	93.68'	225.00'	23°51'16"	N13°20'01"W	93.00'
13	87.27'	200.00'	25°00'00"	N76°05'37"E	86.58'
14	62.53'	250.00'	14°19'50"	N81°25'42"E	62.37'
15	16.09'	25.00'	36°52'12"	N70°09'31"E	15.81'
16	142.89'	50.00'	163°44'23"	N46°24'23"W	98.99'
17	16.09'	25.00'	36°52'12"	N17°01'43"E	15.81'
18	39.27'	25.00'	90°00'00"	N46°24'23"W	35.36'
19	171.41'	300.00'	32°44'13"	N17°46'30"W	169.09'
20	200.52'	460.00'	24°58'36"	N13°53'41"W	198.94'

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
21	174.37'	400.00'	24°58'36"	N13°53'41"W	172.99'
22	87.18'	200.00'	24°58'36"	N13°53'41"W	86.50'
23	65.39'	150.00'	24°58'36"	N13°53'41"W	64.87'
24	39.27'	25.00'	90°00'00"	N71°22'59"W	35.36'
25	46.54'	25.00'	106°40'12"	N10°16'55"E	40.11'
26	525.66'	360.00'	83°39'39"	N68°12'49"W	480.19'
27	350.76'	300.00'	66°59'28"	N76°32'54"W	331.12'
28	39.27'	25.00'	90°00'00"	N18°37'01"E	35.36'
29	37.61'	25.00'	86°11'17"	N69°28'37"W	34.16'
30	174.53'	400.00'	25°00'00"	N76°07'01"E	173.15'
31	166.41'	450.00'	21°11'17"	N78°01'23"E	165.46'
32	39.27'	25.00'	90°00'00"	N46°22'59"W	35.36'
33	39.27'	25.00'	90°00'00"	N43°37'01"E	35.36'
34	16.09'	25.00'	36°52'12"	N70°10'55"E	15.81'
35	142.83'	50.00'	163°40'24"	N46°24'59"W	98.99'
36	16.09'	25.00'	36°52'12"	N16°59'07"E	15.81'
37	39.24'	25.00'	89°56'01"	N46°24'59"W	35.33'
38	39.30'	25.00'	90°03'59"	N43°35'01"E	35.38'
39	208.44'	640.00'	18°39'39"	N79°17'11"E	207.52'
40	227.99'	700.00'	18°39'39"	N79°17'11"E	226.98'

DATE OF PREPARATION: August 9, 2022

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
o	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)



Location Map
Scale: 1"= 2000'
NORTH

NORTH
0 50 100 150
Scale: 1"= 100'
Tanner Consulting

SUBDIVISION CONTAINS:

ONE-HUNDRED FORTY-THREE (143) LOTS
IN NINE (9) BLOCKS
WITH FIVE (5) RESERVE AREAS

GROSS SUBDIVISION AREA: 50.750 ACRES

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
   (a) FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 23;
   (b) FOUND 5/8" IRON PIN W/YELLOW CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 23;

   THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°29'33" WEST.
4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 69TH EAST PLACE, SOUTH 74TH EAST PLACE, AND SOUTH 76TH EAST AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED TO THIS PLAT.

BXPUD-16.04
Development Area C

Draft Final Plat

Crossing at Conrad Village

PART OF SECTION 23, TOWNSHIP 17 NORTH,
RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

OWNER:
Conrad Farms Bixby, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
BRIAN J. GREEN - MEMBER
17211 South 4170 Road
Claremore, Oklahoma 74017
Phone: (918) 342-0840

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Draft Final Plat

BXPUD-16.04
Development Area C

Crossing at Conrad Village

PART OF SECTION 23, TOWNSHIP 17 NORTH,
RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT CONRAD FARMS BIXBY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 23; THENCE NORTH 88°37'01" EAST AND ALONG THE SOUTH LINE OF SAID NW/4, FOR A DISTANCE OF 1319.59 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SE/4 NW/4 AND THE POINT OF BEGINNING;

THENCE NORTH 1°26'58" WEST AND ALONG THE WEST LINE OF THE SE/4 NW/4, FOR A DISTANCE OF 675.08 FEET TO THE SOUTHWEST CORNER OF RESERVE B OF "ESTATES AT CONRAD VILLAGE", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7009); THENCE ALONG THE SOUTHERLY LINE OF "ESTATES AT CONRAD VILAGE" FOR THE FOLLOWING FOUR (4) COURSES: NORTH 88°33'02" EAST AND PERPENDICULAR TO SAID WEST LINE, FOR A DISTANCE OF 255.00 FEET; THENCE NORTH 1°26'58" WEST AND PARALLEL WITH THE WEST LINE, FOR A DISTANCE OF 29.98 FEET; THENCE NORTH 88°37'58" EAST FOR A DISTANCE OF 841.36 FEET; THENCE NORTH 54°10'04" EAST FOR A DISTANCE OF 506.17 FEET TO A POINT ON THE SOUTHWEST LINE OF THAT SAME TRACT OF LAND DEEDED TO THE CITY OF BIXBY BY GENERAL WARRANTY DEED AS RECORDED IN BOOK 6812 PAGE 2573 IN THE OFFICE OF THE TULSA COUNTY CLERK, TULSA COUNTY, OKLAHOMA;

THENCE ALONG SAID SOUTHWEST LINE FOR THE FOLLOWING TEN (10) COURSES:

SOUTH 38°09'31" EAST FOR A DISTANCE OF 98.66 FEET; THENCE SOUTH 57°42'11" EAST FOR A DISTANCE OF 125.24 FEET; THENCE SOUTH 69°30'44" EAST FOR A DISTANCE OF 143.99 FEET; THENCE SOUTH 60°41'07" EAST FOR A DISTANCE OF 128.00 FEET; THENCE SOUTH 1°29'03" EAST FOR A DISTANCE OF 641.12 FEET; THENCE SOUTH 31°41'34" EAST FOR A DISTANCE OF 99.75 FEET; THENCE SOUTH 63°00'24" EAST FOR A DISTANCE OF 146.75 FEET; THENCE NORTH 88°03'35" EAST FOR A DISTANCE OF 374.33 FEET; THENCE SOUTH 38°39'52" EAST FOR A DISTANCE OF 155.68 FEET; THENCE SOUTH 1°21'44" EAST FOR A DISTANCE OF 441.09 FEET TO THE NORTHEAST CORNER OF "CONRAD VILLAGE BLOCKS 8-15", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6988); THENCE SOUTH 88°35'37" WEST, AND ALONG THE NORTH LINE OF "CONRAD VILLAGE BLOCKS 8-15", FOR A DISTANCE OF 1249.10 FEET TO A POINT ON THE WEST LINE OF SAID NW/4 SE/4; THENCE NORTH 1°24'23" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 634.81 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°37'01" WEST AND ALONG THE SOUTH LINE OF THE SE/4 NW/4, FOR A DISTANCE OF 1319.59 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,210,660 SQUARE FEET, OR 50.750 ACRES.

BASIS OF BEARINGS:

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

(1) FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 23;

(2) FOUND 5/8" IRON PIN WITH YELLOW CAP AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 23;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°29'33" WEST.

AND THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO ONE HUNDRED AND FORTY-THREE (143) LOTS IN NINE (9) BLOCKS, FIVE (5) RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS DESIGNATED THE SUBDIVISION AS "CROSSING AT CONRAD VILLAGE", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "CROSSING AT CONRAD VILLAGE"). THE LOTS DEPICTED UPON THE PLAT SHALL HEREINAFTER BE REFERRED TO COLLECTIVELY AS THE "LOTS" AND INDIVIDUALLY AS A "LOT".

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS.

THE OWNER DOES HEREBY GRANT, DONATE, CONVEY AND DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY 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 THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATERLINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY-PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS, AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE.

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS LOCATED ON THE LOT OR RESERVE AREA.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH ANY PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE SO ALTERED BY THE LOT OR RESERVE AREA OWNER, FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

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

4. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS DEPICTED ON THE 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 FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE.

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

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE 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 OR RESERVE AREA. 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 OR RESERVE AREA, COVERING A FIVE (5) FOOT STRIP EXTENDING TWO AND ONE-HALF (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, TERMINATING AT THE PLANE FORMED BY THE EXTERIOR WALL OF THE STRUCTURE.

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

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

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

D. PAVING AND LANDSCAPING WITHIN EASEMENTS.

THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF BIXBY, OR THE SUPPLIER OF UTILITY SERVICES, IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT; PROVIDED, HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. RESERVE AREAS

1. RESERVES A, B, C, D, AND E, AS DEPICTED UPON THE ACCOMPANYING PLAT, ARE ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND ARE HEREBY RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH IN SECTION III. HEREIN.

2. RESERVES A, B, C, D, AND E ARE RESERVED FOR OVERLAND AND UNDERGROUND STORMWATER DRAINAGE, OPEN SPACE, AND OTHER USES AS MAY BE DETERMINED BY THE OWNER AND PERMITTED BY THE CITY OF BIXBY.

3. RESERVES A, B, C, D, AND E, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS UTILITY EASEMENTS AND AS OVERLAND DRAINAGE EASEMENTS, PROVIDED THAT THE OWNER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL FACILITIES AND USES AS OUTLINED HEREINABOVE.

4. ALL COSTS AND EXPENSES ASSOCIATED WITH RESERVES A, B, C, D, AND E, INCLUDING MAINTENANCE OF VARIOUS DRAINAGE IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION, AS PROVIDED IN SECTION III. HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA BY THE OWNER. THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN ANY RESERVE AREA.

5. IN THE EVENT THE OWNER OF RESERVES A, B, C, D, OR E FAILS TO PROPERLY MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS SHALL BE PAID BY THE OWNER THEREOF. IN THE EVENT THE RESERVE AREA OWNER FAILS TO PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, AFTER FAILURE TO TIMELY PAY SUCH STATEMENT, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON ALL OF THE RESIDENTIAL LOTS WITHIN THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION AS SET FORTH WITHIN SECTION III. HEREIN, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA; OR THE CITY OF BIXBY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY.

F. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE CITY OF BIXBY, AND ITS SUCCESSORS, NON-EXCLUSIVE, PERPETUAL EASEMENTS ON, OVER, AND ACROSS RESERVES A, B, C, D, AND E, AND SUCH OTHER PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN THE OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING SUCH EASEMENTS IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION F. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND EACH LOT AND RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

SECTION II. PLANNED UNIT DEVELOPMENT

WHEREAS, THE PROPERTY COMPRISING CROSSING AT CONRAD VILLAGE WAS SUBMITTED AS A PART OF PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-16.04 ("CONRAD FARMS") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-16.04 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 19, 2016, AND APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 10, 2016 (ORDINANCE NO. 2198), AND

WHEREAS, MINOR AMENDMENT # 1 TO BXPUD-16.04 WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON JUNE 17, 2019, AND

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

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

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

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

CROSSING AT CONRAD VILLAGE SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.04, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-16.04 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE DEVELOPMENT OF CROSSING AT CONRAD VILLAGE SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED ON OCTOBER 10, 2016.

Lot Area & Address Table

AREA LABEL	AREA (ACRES)	ADDRESS
BLOCK 1 LOT 01	0.207	00000
BLOCK 1 LOT 02	0.171	00000
BLOCK 1 LOT 03	0.172	00000
BLOCK 1 LOT 04	0.172	00000
BLOCK 1 LOT 05	0.172	00000
BLOCK 1 LOT 06	0.172	00000
BLOCK 1 LOT 07	0.176	00000
BLOCK 1 LOT 08	0.196	00000
BLOCK 1 LOT 09	0.235	00000
	0.309	00000
BLOCK 2 LOT 01	0.250	00000
BLOCK 2 LOT 02	0.173	00000
BLOCK 2 LOT 03	0.172	00000
BLOCK 2 LOT 04	0.162	00000
BLOCK 2 LOT 05	0.277	00000
BLOCK 2 LOT 06	0.224	00000
BLOCK 2 LOT 07	0.178	00000
BLOCK 2 LOT 08	0.178	00000
BLOCK 2 LOT 09	0.178	00000
BLOCK 2 LOT 10	0.178	00000
BLOCK 2 LOT 11	0.178	00000
BLOCK 2 LOT 12	0.178	00000
BLOCK 2 LOT 13	0.218	00000
BLOCK 2 LOT 14	0.212	00000
BLOCK 2 LOT 15	0.215	00000
BLOCK 2 LOT 16	0.218	00000
BLOCK 2 LOT 17	0.184	00000
BLOCK 2 LOT 18	0.184	00000
BLOCK 2 LOT 19	0.184	00000
BLOCK 2 LOT 20	0.184	00000
BLOCK 2 LOT 21	0.184	00000
BLOCK 2 LOT 22	0.184	00000
BLOCK 2 LOT 23	0.184	00000
BLOCK 2 LOT 24	0.181	00000
BLOCK 2 LOT 25	0.206	00000
BLOCK 3 LOT 01	0.206	00000
BLOCK 3 LOT 02	0.188	00000
BLOCK 3 LOT 03	0.188	00000
BLOCK 3 LOT 04	0.188	00000
BLOCK 3 LOT 05	0.188	00000
BLOCK 3 LOT 06	0.185	00000
BLOCK 3 LOT 07	0.281	00000
BLOCK 3 LOT 08	0.280	00000
BLOCK 3 LOT 09	0.178	00000
BLOCK 3 LOT 10	0.172	00000
BLOCK 3 LOT 11	0.172	00000
BLOCK 3 LOT 12	0.198	00000
BLOCK 4 LOT 01	0.198	00000
BLOCK 4 LOT 02	0.172	00000
BLOCK 5 LOT 01	0.201	00000
BLOCK 5 LOT 02	0.165	00000
BLOCK 5 LOT 03	0.165	00000
BLOCK 5 LOT 04	0.165	00000
BLOCK 5 LOT 05	0.179	00000
BLOCK 5 LOT 06	0.165	00000
BLOCK 5 LOT 07	0.165	00000
BLOCK 5 LOT 08	0.165	00000
BLOCK 5 LOT 09	0.179	00000
BLOCK 5 LOT 10	0.165	00000
BLOCK 5 LOT 11	0.165	00000
BLOCK 5 LOT 12	0.165	00000
BLOCK 5 LOT 13	0.165	00000
BLOCK 5 LOT 14	0.165	00000
BLOCK 5 LOT 15	0.174	00000
BLOCK 5 LOT 16	0.178	00000
BLOCK 5 LOT 17	0.176	00000
BLOCK 5 LOT 18	0.179	00000
BLOCK 5 LOT 19	0.191	00000
BLOCK 5 LOT 20	0.192	00000
BLOCK 5 LOT 21	0.189	00000
BLOCK 5 LOT 22	0.189	00000
BLOCK 5 LOT 23	0.192	00000
BLOCK 5 LOT 24	0.192	00000

AREA LABEL	AREA (ACRES)	ADDRESS
BLOCK 6 LOT 01	0.167	00000
BLOCK 6 LOT 02	0.165	00000
BLOCK 6 LOT 03	0.165	00000
BLOCK 6 LOT 04	0.165	00000
BLOCK 6 LOT 05	0.182	00000
BLOCK 6 LOT 06	0.184	00000
BLOCK 6 LOT 07	0.184	00000
BLOCK 6 LOT 08	0.184	00000
BLOCK 6 LOT 09	0.174	00000
BLOCK 7 LOT 01	0.181	00000
BLOCK 7 LOT 02	0.231	00000
BLOCK 7 LOT 03	0.223	00000
BLOCK 7 LOT 04	0.205	00000
BLOCK 7 LOT 05	0.175	00000
BLOCK 7 LOT 06	0.165	00000
BLOCK 7 LOT 07	0.165	00000
BLOCK 7 LOT 08	0.165	00000
BLOCK 7 LOT 09	0.187	00000
BLOCK 7 LOT 10	0.222	00000
BLOCK 7 LOT 11	0.190	00000
BLOCK 7 LOT 12	0.173	00000
BLOCK 7 LOT 13	0.173	00000
BLOCK 7 LOT 14	0.190	00000
BLOCK 7 LOT 15	0.160	00000
BLOCK 7 LOT 16	0.163	00000
BLOCK 7 LOT 17	0.165	00000
BLOCK 7 LOT 18	0.165	00000
BLOCK 7 LOT 19	0.165	00000
BLOCK 7 LOT 20	0.174	00000
BLOCK 7 LOT 21	0.176	00000
BLOCK 8 LOT 01	0.187	00000
BLOCK 8 LOT 02	0.165	00000
BLOCK 8 LOT 03	0.165	00000
BLOCK 8 LOT 04	0.165	00000
BLOCK 8 LOT 05	0.165	00000
BLOCK 8 LOT 06	0.181	00000
BLOCK 8 LOT 07	0.188	00000
BLOCK 8 LOT 08	0.171	00000
BLOCK 8 LOT 09	0.165	00000
BLOCK 8 LOT 10	0.165	00000
BLOCK 8 LOT 11	0.165	00000
BLOCK 8 LOT 12	0.191	00000
BLOCK 8 LOT 13	0.223	00000
BLOCK 8 LOT 14	0.186	00000
BLOCK 8 LOT 15	0.177	00000
BLOCK 8 LOT 16	0.179	00000
BLOCK 8 LOT 17	0.182	00000
BLOCK 8 LOT 18	0.175	00000
BLOCK 8 LOT 19	0.181	00000
BLOCK 8 LOT 20	0.165	00000
BLOCK 8 LOT 21	0.187	00000
BLOCK 9 LOT 01	0.190	00000
BLOCK 9 LOT 02	0.165	00000
BLOCK 9 LOT 03	0.165	00000
BLOCK 9 LOT 04	0.165	00000
BLOCK 9 LOT 05	0.165	00000
BLOCK 9 LOT 06	0.165	00000
BLOCK 9 LOT 07	0.165	00000
BLOCK 9 LOT 08	0.165	00000
BLOCK 9 LOT 09	0.165	00000
BLOCK 9 LOT 10	0.187	00000
BLOCK 9 LOT 11	0.187	00000
BLOCK 9 LOT 12	0.165	00000
BLOCK 9 LOT 13	0.165	00000
BLOCK 9 LOT 14	0.165	00000
BLOCK 9 LOT 15	0.165	00000
BLOCK 9 LOT 16	0.165	00000
BLOCK 9 LOT 17	0.165	00000
BLOCK 9 LOT 18	0.165	00000
BLOCK 9 LOT 19	0.165	00000
BLOCK 9 LOT 20	0.190	00000

DATE OF PREPARATION: August 9, 2022

Draft Final Plat

BXPUD-16.04
Development Area C

Crossing at Conrad Village

PART OF SECTION 23, TOWNSHIP 17 NORTH,
RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

B. DEVELOPMENT STANDARDS (PART OF DEVELOPMENT AREA C)

PERMITTED USES:

USE UNIT 6 DETACHED RESIDENTIAL DWELLING UNITS, INCLUDING SINGLE FAMILY, PATIO HOME, AND CUSTOMARY ACCESSORY USES, INCLUDING USE UNIT 5 COMMON AREA FACILITIES SUCH AS CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND RECREATIONAL OPEN SPACE.

MAXIMUM NUMBER OF LOTS:	400 *
MINIMUM LOT WIDTH:	60 FT **
MINIMUM LOT SIZE:	6,900 SF
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT. ***

OFF-STREET PARKING AND FRONT YARD COVERAGE:

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

MINIMUM LIVABILITY SPACE:	2,000 SF ****

MINIMUM YARD SETBACKS:

FRONT YARD:	20 FT
REAR YARD:	20 FT
SIDE YARD ABUTTING A STREET:	15 FT
SIDE YARD NOT ABUTTING A STREET:	5 FT
MINIMUM DWELLING SIZE:	1,600 SF
MINIMUM MASONRY FIRST FLOOR:	80%

OTHER BULK AND AREA REQUIREMENTS:

AS REQUIRED WITHIN THE RS-3 DISTRICT

* THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 250 UNTIL ALL CONTIGUOUS DEVELOPMENT WITHIN SUCH DEVELOPMENT AREA IS SERVED BY NOT LESS THAN THREE (3) POINTS OF ACCESS.

** ALL LOTS ABUTTING ARTERIAL STREETS SHALL HAVE A LOT WIDTH OF 65'.

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

**** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-7I-5.C OF THE BIXBY ZONING CODE.

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. SIGNS

RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG ARTERIAL AND COLLECTOR STREET FRONTAGES AND SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES. ALL OTHER SIGNAGE SHALL COMPLY WITH THE BIXBY ZONING CODE.

2. STANDARDS PERTAINING TO DWELLINGS

ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HEATED LIVING AREA OF 1,600 SQUARE FEET AND FIRST-FLOOR MASONRY CONTENT NOT LESS THAN 80%. MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS AND BENEATH COVERED PORCHES. THE MASONRY REQUIREMENT SHALL MEAN BRICK, NATURAL OR MANUFACTURED STONE, OR STUCCO. THE EXTERIOR SURFACE OF ANY FOUNDATION, INCLUDING STEM WALLS, SHALL ALSO BE OF MASONRY.

3. ACCESS AND CIRCULATION

AS INDICATED ON THE TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN, CONRAD FARMS PROPOSES A MID-MILE COLLECTOR STREET SYSTEM CONNECTING 161ST ST. S. TO 151ST ST. S. (STATE HIGHWAY 67) AND SHERIDAN RD. THE 151ST ST. S. AND SHERIDAN RD. COLLECTOR STREET SEGMENTS SHOULD BE EXTENDED AS THEIR RESPECTIVE INTERCEPTED TRACTS ARE DEVELOPED. A MINOR RESIDENTIAL STREET IS PROPOSED TO CONNECT THE COLLECTOR STREET SYSTEM TO SHERIDAN RD. APPROXIMATELY AT THE 153RD STREET SOUTH ALIGNMENT. WHILE FURTHER STREET PATTERNS WILL BE DESIGNED DURING THE PLATTING STAGE, CONCEPTUAL STREET ALIGNMENTS ARE INDICATED ON THE BXPUD-16.04 EXHIBIT B CONCEPTUAL SITE PLAN. WITHIN RESIDENTIAL DEVELOPMENT AREAS C AND D, THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 250 UNTIL ALL CONTIGUOUS DEVELOPMENT WITHIN SUCH DEVELOPMENT AREA IS SERVED BY NOT LESS THAN THREE (3) POINTS OF ACCESS. STUB-OUT STREETS WILL BE REQUIRED BY THE BIXBY SUBDIVISION REGULATIONS TO ALL ABUTTING UNPLATTED TRACTS, UNLESS WAIVED BY THE BIXBY CITY COUNCIL.

STREETS SERVING CROSSING AT CONRAD VILLAGE "CONRAD FARMS", WHETHER PUBLIC OR PRIVATE, SHALL BE CONSTRUCTED TO MEET THE STANDARDS OF THE CITY OF BIXBY FOR PUBLIC STREETS, INCLUDING 60' MINIMUM RIGHTS-OF-WAY AND 36' MINIMUM PAVING BETWEEN CURB FACES FOR COLLECTOR STREETS AND 50' MINIMUM RIGHTS-OF-WAY AND 26' MINIMUM PAVING BETWEEN CURB FACES FOR MINOR STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS WHERE BORROW DITCHES OR PRIVATE STREETS ARE PERMITTED THROUGH PLATTING. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

DURING THE PLATTING STAGE, PEDESTRIAN ACCESS FROM ANY SUBDIVISION SHALL BE PROVIDED TO THE ADJOINING BIXBY CREEK RIGHT-OF-WAY, WHICH IS IDENTIFIED AS A TRAIL CORRIDOR ON BOTH THE BIXBY COMPREHENSIVE PLAN AND THE "GO PLAN," THE TULSA REGIONAL BICYCLE AND PEDESTRIAN MASTER PLAN. THE FORMER INDICATES A TRAIL ON THE WESTERLY SIDE OF BIXBY CREEK, AND THE LATTER ON THE EASTERLY SIDE. BOTH SIDES MAY ULTIMATELY CONTAIN TRAILS. THEREFORE, BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENT AREA DESIGNS SHALL BE ORIENTED TO ACCOMMODATE AND PROVIDE POINTS OF ACCESS TO THE CITY'S PLANNED BIXBY CREEK TRAIL, AND WILL, WHERE NECESSARY, PROVIDE TRAIL EASEMENTS TO SUPPLEMENT EXISTING BIXBY CREEK RIGHT-OF-WAY. AS THE BIXBY CREEK RIGHT-OF-WAY WILL BE CONSIDERED A PUBLIC, LINEAR PARK AMENITY, WHETHER OR NOT THE CITY'S TRAIL IS ACTUALLY CONSTRUCTED AT THE TIME OF PLATTING, POINTS OF ACCESS AND DESIGN ORIENTATION SHALL BE PROVIDED TO THE RIGHT-OF-WAY. FURTHER, PEDESTRIAN AND BICYCLE CONNECTIVITY BETWEEN NEIGHBORHOODS AND TO ADJACENT AREAS WILL BE PLANNED AND INCLUDED IN DEVELOPMENT DESIGNS DURING THE PLATTING PROCESS.

SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTAGES, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY, THROUGH PLATTING, WAIVE THE SIDEWALK REQUIREMENT OF THE SUBDIVISION REGULATIONS UPON SHOWING OF GOOD CAUSE, SUCH AS WHERE BORROW DITCH SHOULDERS SERVE IN LIEU OF SIDEWALKS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A PUBLIC SIDEWALK EASEMENT.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLAT(S) ALONG ARTERIAL STREET FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTIONS.

4. PLATTING AND SITE PLAN REQUIREMENTS

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

5. CITY DEPARTMENT REQUIREMENTS

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

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN CROSSING AT CONRAD VILLAGE (HEREIN SOMETIMES REFERRED TO AS "HOMEOWNERS' ASSOCIATION"). THE HOMEOWNERS' ASSOCIATION SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS, INCLUDING BUT WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF CROSSING AT CONRAD VILLAGE AND OF ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOMEOWNERS' ASSOCIATION. CROSSING AT CONRAD VILLAGE ADJOINS "ESTATES AT CONRAD VILLAGE" (PLAT NO. 7009) AND MAY BE ANNEXED TO OR MERGED WITH THE GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER PURSUANT TO ESTATES AT CONRAD VILLAGE.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A RESIDENTIAL LOT IN CROSSING AT CONRAD VILLAGE SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH SUBSEQUENT RECORD OWNER OF A LOT IN CROSSING AT CONRAD VILLAGE SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE COMMON AREAS, IN ACCORDANCE WITH THE COVENANTS FOR CROSSING AT CONRAD VILLAGE AND THE BYLAWS OF THE HOMEOWNERS' ASSOCIATION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, 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. THE COVENANTS CONTAINED IN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, ANY OWNER OF A LOT, AND THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II., IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, ANY OWNER OF A LOT, OR THE HOMEOWNERS' 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 SUCH PERSON OR PERSONS FROM SO DOING, OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION III. HOMEOWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III., IT SHALL BE LAWFUL FOR THE HOMEOWNERS' 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 SUCH PERSON OR PERSONS 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 HOMEOWNERS' ASSOCIATION, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTIONS III. AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY'S 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 THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION II. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF AN AMENDMENT TO BXPUD-16.04 BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND/OR THE BIXBY CITY COUNCIL, OR ITS SUCCESSORS, AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OR OTHER APPROVAL RECORD OF THE BIXBY PLANNING COMMISSION AND/OR BIXBY CITY COUNCIL, OR THEIR RESPECTIVE SUCCESSORS, WITH THE TULSA COUNTY CLERK.

EXCEPT FOR SECTIONS I. AND II. AS STATED ABOVE, ALL OTHER PROVISIONS OF THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS, WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE BIXBY PLANNING COMMISSION OR THE CITY OF BIXBY, MAY BE AMENDED OR TERMINATED BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OR ASSIGNEE DURING SUCH TIME AS IT OWNS ANY LOT IN THE SUBDIVISION WITHOUT THE APPROVAL OF ANY OTHER LOT OWNERS, OR, IN THE ALTERNATIVE, BY THE OWNERS OF AT LEAST SIXTY PERCENT (60%) OF THE LOTS IN THE SUBDIVISION; PROVIDING, HOWEVER, THAT SO LONG AS THE OWNER OWNS ANY LOT IN THE SUBDIVISION ANY SUCH AMENDMENT MUST BE APPROVED IN WRITING BY THE OWNER. FURTHER, THE OWNER SHALL HAVE THE RIGHT, WITHOUT FURTHER CONSENT, TO AMEND THIS DEED OF DEDICATION, AT ANY TIME, BY INCORPORATING ADDITIONAL PROPERTY OR ADDITIONAL PHASES OF DEVELOPMENT ADJACENT TO "CROSSING AT CONRAD VILLAGE" AND THE BENEFITS AND OBLIGATIONS OF THIS DEED OF DEDICATION, INCLUDING BUT NOT LIMITED TO MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION AND PAYMENT OF MEMBERSHIP ASSESSMENTS AND DUES, ALL OF WHICH SHALL INURE THERETO UPON RECORDING AN APPROPRIATE AMENDMENT HERETO, AS MAY BE DETERMINED BY THE OWNER. THE RIGHT TO INCORPORATE SUCH ADDITIONAL PROPERTY INTO "CROSSING AT CONRAD VILLAGE" SHALL BE THEREAFTER WAIVED WITH RESPECT TO EACH PORTION OF ADJACENT PROPERTY DEVELOPED OR IMPROVED WITHOUT INCORPORATING SUCH ADJACENT PROPERTY AS PART AND PARCEL OF "CROSSING AT CONRAD VILLAGE" AS CONTEMPLATED HEREIN. ANY SUCH AMENDMENT SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY EXECUTED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA.

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, CONRAD FARMS BIXBY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2022.

CONRAD FARMS BIXBY, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
BRIAN J. GREEN, MANAGER OF LLC

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 BRIAN J. GREEN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF CONRAD FARMS BIXBY, LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED TO ME THAT BRIAN J. GREEN EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF CONRAD FARMS BIXBY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
MY COMMISSION EXPIRES JENNIFER MILLER, NOTARY PUBLIC

CERTIFICATE OF SURVEY

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

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

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

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH THE DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
MY COMMISSION EXPIRES JENNIFER MILLER, NOTARY PUBLIC

DATE OF PREPARATION: August 9, 2022

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: O.C. Walker, Development Service Director / City Planner

Date: Monday, August 15, 2022

Name: Brisbane Office Park, #2 Major Amendment

RE: Comprehensive Plan Amendment (BXCP-22.04), Rezone (BXZO-22.06) and Planned Unit Development (BXPUD-60)

Location: Approximately 550 feet east of the Southeast corner of East 111th Street South and South Mingo Road

STR: Section 31, Township 18N, Range 14E

Applicant: Select Design, Ryan McCarty

Request: Select Design is requesting a Comprehensive Plan Amendment (BXCP-22.04), Rezone (BXZO-22.06) and Planned Unit Development (BXPUD-60).

Description:

The applicant is requesting a Comprehensive Plan Amendment (BXCP-22.04). According to the Comprehensive Plan the property is currently designated as commercial Neighborhood and the Developer wants 2.412 acres (24%) of the land Rural Residential and 7.458 acres (76%) will be developed as Neighborhood Commercial. The property is currently zoned Agricultural (AG) and the Applicant would like the land rezoned to Office Light (OL) together with PUD 60, Major Amendment #2 to develop an office park with mini-storage.

According to the Zoning Ordinance, Office Light use is allowed by right, in order to develop mini-storage the application must be accompanied by a Major Amendment to the existing Planned Unit Development (PUD).

Existing Zoning; Use:

Agriculture (AG); Vacant

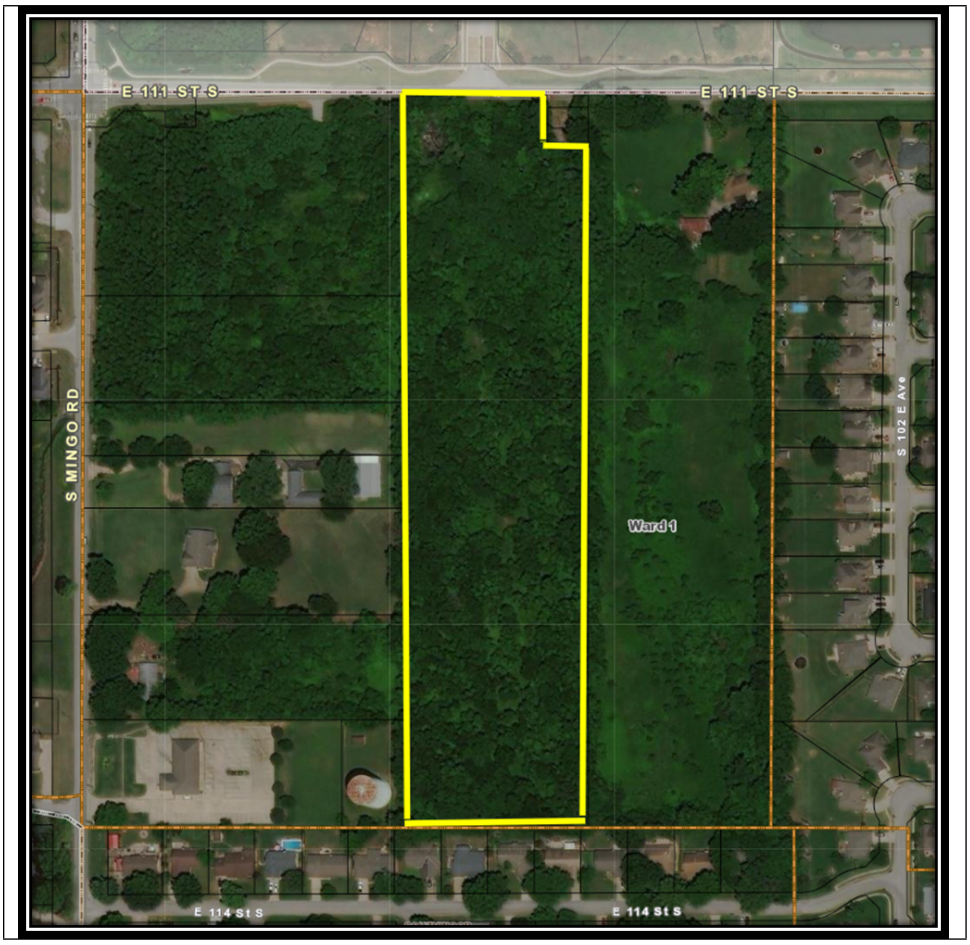
Abutting Zoning; Use:

North: (RS) Signal Family Residential (Broken Arrow)
East: (AG) Agriculture; Vacant
South: (RS) Signal family residential: Existing Subdivision
West: (CS) Commercial Shopping; Vacant: (AG) Agriculture; Three signal family residential houses and an existing church

Proposed Zoning; Uses:

(OL) Office Light; as specified in the attached PUD 60 - Major Amendment #2

Location: Approximately 550 feet east of the Southeast corner of East 111th Street South and South Mingo Road



Comprehensive Plan:

The Comprehensive Land Use map shows this area to be Neighborhood Commercial. With the Comp Plan Amendment application, the applicant is asking that 24% for Rural Residential and 76% be designated as Neighborhood Commercial together with a PUD 60 to allow for mini storage.

Project Overview:

The scope of this PUD Major Amendment #2 removes Reserve Area A and expands Development Area B. This Major Amendment #2 replaces the approved PUD 60 – Major Amendment #1 in its entirety. The PUD consists of two development areas:

- Development Area A (Office)
- Development Area B (Mini-Storage).

Development Area A (Office):

Acres: 2.412	Max Sq. Ft.: 42,409 SF
Number of Lots: 1 Lot	Max. Bldg. Height: 25 ft.

Development Area B (Mini-Storage):

Acres: 7.458	Max Sq. Ft.: 123,740 SF	Max. Bldg. Height: 15 Ft.
Number of Lots: 1 Lot	Number of Blocks: 1 Block	Reserve Areas: 1

Amenity Description:

Amenity for Brisbane Office Park are as follows:

- Exterior walls (North facing towards Development Area A): The exterior walls of the structure, up to 12' in height, shall be 100% masonry
- Rock or cementitious material, provided, however that the area of all windows and doors located within the exterior walls shall be excluded in the determination of the area of exterior walls
- Metal walls or roofs shall be allowed for all other structures within Development Area B
- A proposed apartment shall be allowed for the residence of an off-site property manager
- Along the southern boundary of Development Area B, a minimum 50' wide vegetative buffer shall be preserved
- Service equipment and areas shall be screened so the visual impacts of the functions are fully contained and out of view from person standing on the ground at the perimeter of the PUD boundary

- Screening materials for solid waste collection and loading areas shall be a wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use
- Along the western and eastern boundaries of the PUD, a 6' masonary fence shall be installed
- Hours of operation shall be limited from 9:00 a.m. to 6:00 p.m.
- A maximum of one (1) freestanding sign shall be allowed within Development Area A

Utilities/Site Area:

There is an existing 12" waterline that runs East/West along South side of East 111th Street South. There is an 8" Sanitary Sewer line that is located south of the property in the utility easement between proposed Brisbane Office Park and Southwood East Subdivision. The development is proposing on-site detention in reserve area A.

Engineering Review Comments:

No Engineering comments have been received at this time.

Public Comments:

No comments have been received at time of writing.

Staff Comments:

Staff recommends that this item be approved as presented.

Exhibit A: City of Bixby Zoning Map

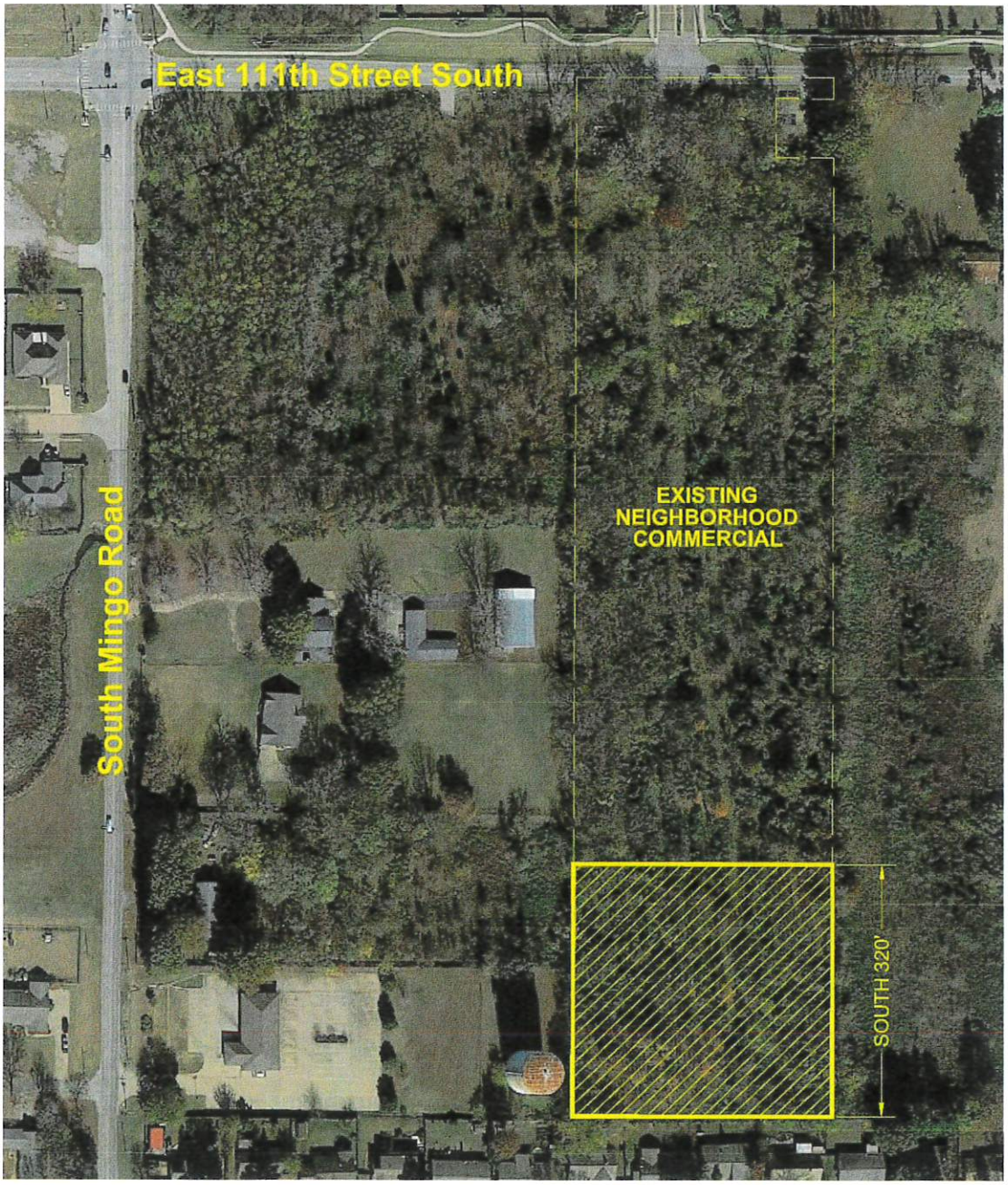
Attachments:

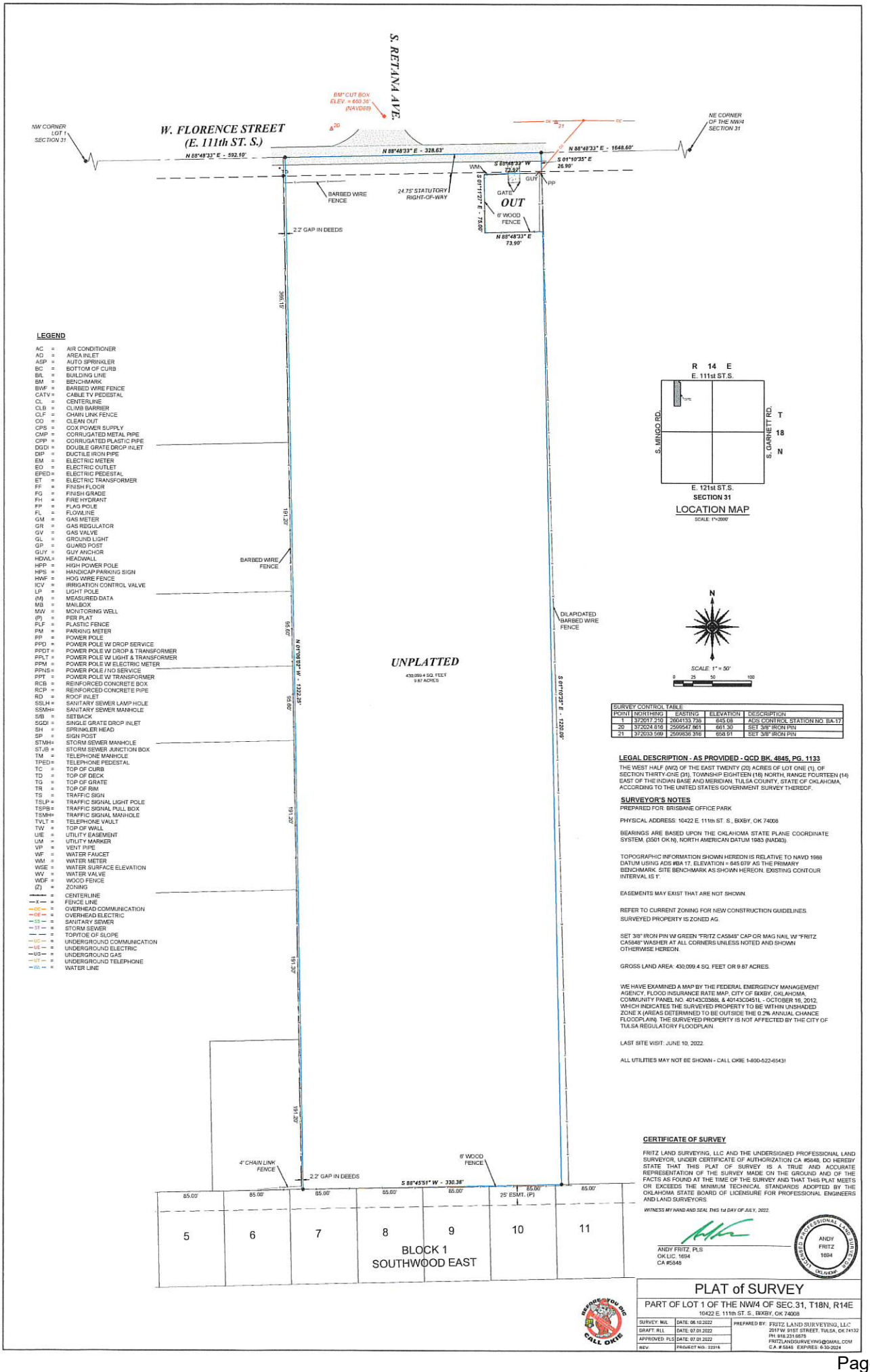
Exhibit A: City of Bixby Zoning Map
Exhibit B: PUD 60 Major Amendment #2
Exhibit C: Survey
Exhibit D: Aerial Map

BRISBANE OFFICE PARK – PUD 60 MAJOR AMENDMENT #2

Legal Description

THE SOUTH 320 FEET OF THE WEST HALF (W/2) OF THE EAST TWENTY (20) ACRES OF LOT ONE (1), OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.





SURVEY CONTROL TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	372017.210	2604133.736	645.08	ADS CONTROL STATION NO. BA-17
20	372024.816	2599547.861	661.30	SET 3/8" IRON PIN
21	372033.599	2599836.316	658.91	SET 3/8" IRON PIN

LEGAL DESCRIPTION - AS PROVIDED - QCD BK. 4845, PG. 1133

THE WEST HALF (W/2) OF THE EAST TWENTY (20) ACRES OF LOT ONE (1), OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

SURVEYOR'S NOTES

PREPARED FOR: BRISBANE OFFICE PARK

PHYSICAL ADDRESS: 10422 E. 111th ST. S., BIXBY, OK 74008

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

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD 1988 DATUM USING ADS #BA 17, ELEVATION = 645.079' AS THE PRIMARY BENCHMARK. SITE BENCHMARK AS SHOWN HEREON. EXISTING CONTOUR INTERVAL IS 1'.

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

SURVEYED PROPERTY IS ZONED AG.

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

GROSS LAND AREA: 430,099.4 SQ. FEET OR 9.87 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0386L & 40143C0451L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE SURVEYED PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.

LAST SITE VISIT: JUNE 10, 2022.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 1st DAY OF JULY, 2022.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848

OKLAHOMA CERTIFIED PROFESSIONAL LAND SURVEYOR ANDY FRITZ 1694

BEFORE YOU DIG CALL OKIE

PLAT of SURVEY

PART OF LOT 1 OF THE NW/4 OF SEC.31, T18N, R14E

10422 E. 111th ST. S., BIXBY, OK 74008

SURVEY: MAL	DATE: 06.10.2022	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 07.01.2022	
APPROVED: PLS	DATE: 07.01.2022	
REV:	PROJECT NO.: 22316	

E 114th St S

Planned Unit Development 60
Major Amendment #2

BRISBANE OFFICE PARK

Bixby, Oklahoma

July 5, 2022

Select design
DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN
P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356

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I. Development Concept

Brisbane Office Park is a proposed mixed-use development requesting approval of Planned Unit Development – Major Amendment #2 to allow office and mini-storage on a 9.87-acre tract of undeveloped land within the City of Bixby. The site is approximately 550 feet east of South Mingo Road on the south side of 111th Street South. The property is located in the northwest quarter (NW/4) of Section 31, Township 18 North, Range 14 East, in Tulsa County, Oklahoma.

The scope of this PUD Major Amendment #2 removes Reserve Area 'A' and expands Development Area 'B'. This Major Amendment #2 replaces the originally approved PUD 60 – Major Amendment #1 in its entirety. The PUD consists of two development areas: Development Area A (Office) and Development Area B (Mini-Storage).

The property has public access along the north boundary (East 111th Street South). The property is bordered on the northwest by a vacant CS zoned corner lot, and on the west by three, large residential parcels, and one church. It should be noted that the houses on the three residential parcels are located nearer the west side of each parcel, with the back of the houses being between 300-450 feet from the subject property. To the south of the property is a small lot residential subdivision. Located on the east boundary is an AG zoned large lot residential property that is mostly undeveloped.

The property is relatively narrow in width, when compared to its depth. This PUD – Major Amendment #2, which divides the depth of the site into two development areas, represents an efficient development of the site with Office and Mini-Storage uses that have proven to be compatible with the types of uses that surround the site. Compatibility of the site with surrounding uses is enhanced by the development standards described in the following sections of this text.

Objectives:

- To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties
- To permit greater flexibility within the development to best utilize the physical features of the particular site
- To encourage the provision and preservation of meaningful open space
- To encourage integrated and unified design and function of the various uses comprising the planned unit development
- To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

Legal Description

THE WEST HALF (W/2) OF THE EAST TWENTY (20) ACRES OF LOT ONE (1), OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXHIBIT A

VICINITY MAP

EXHIBIT B

AERIAL PHOTO

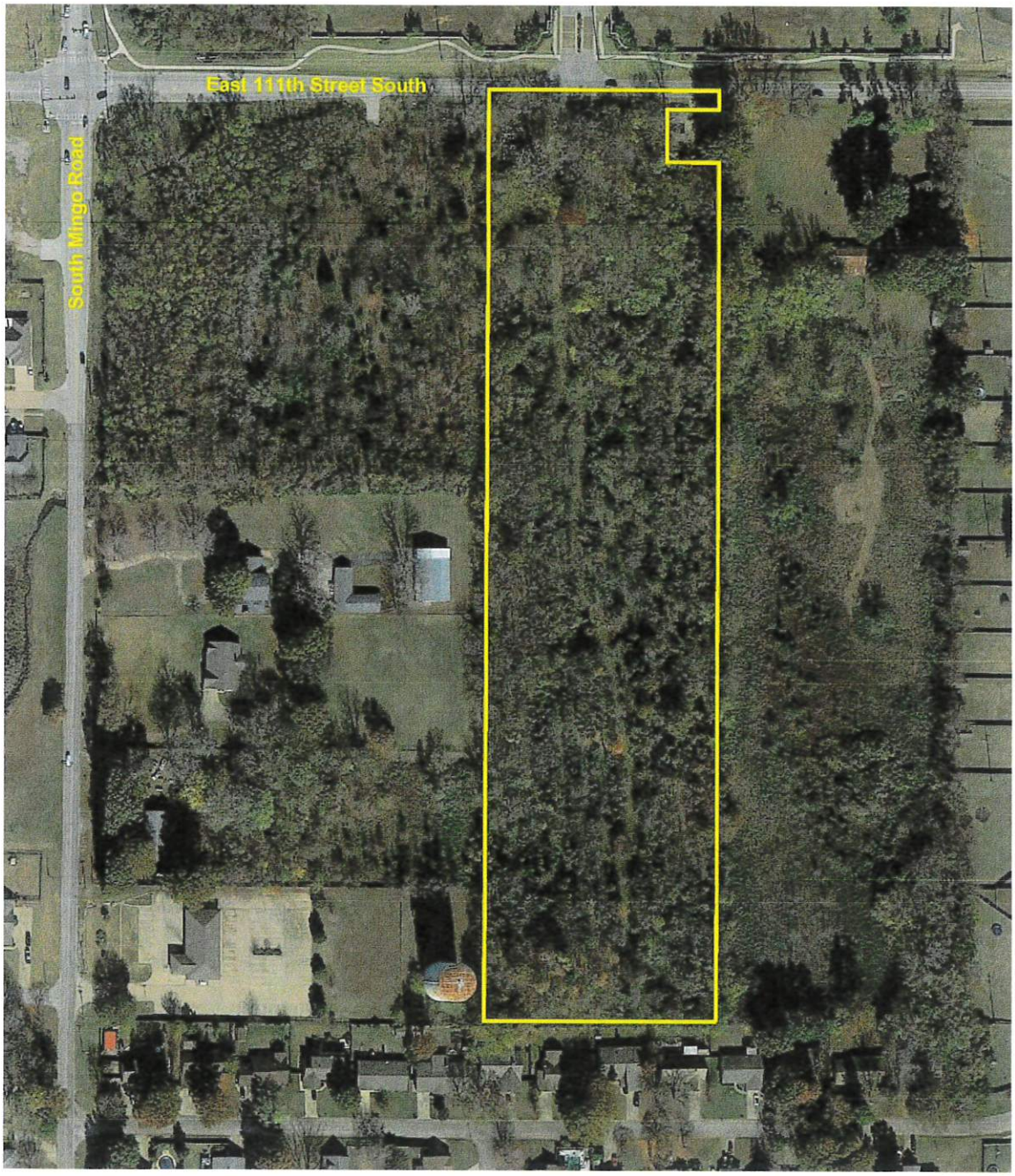


EXHIBIT C

CONCEPTUAL SITE PLAN

(NORTH)

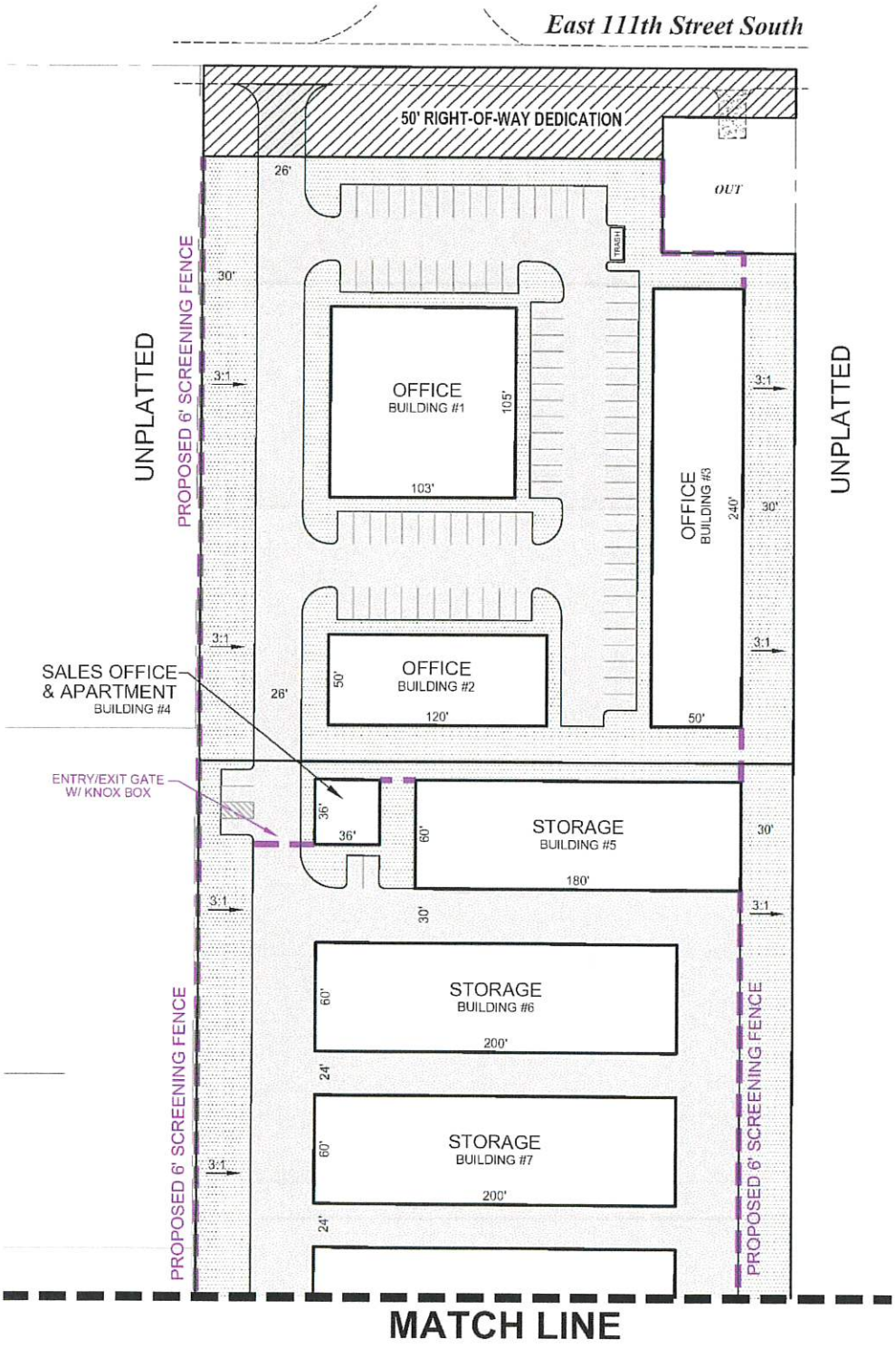


EXHIBIT C

CONCEPTUAL SITE PLAN
(SOUTH)

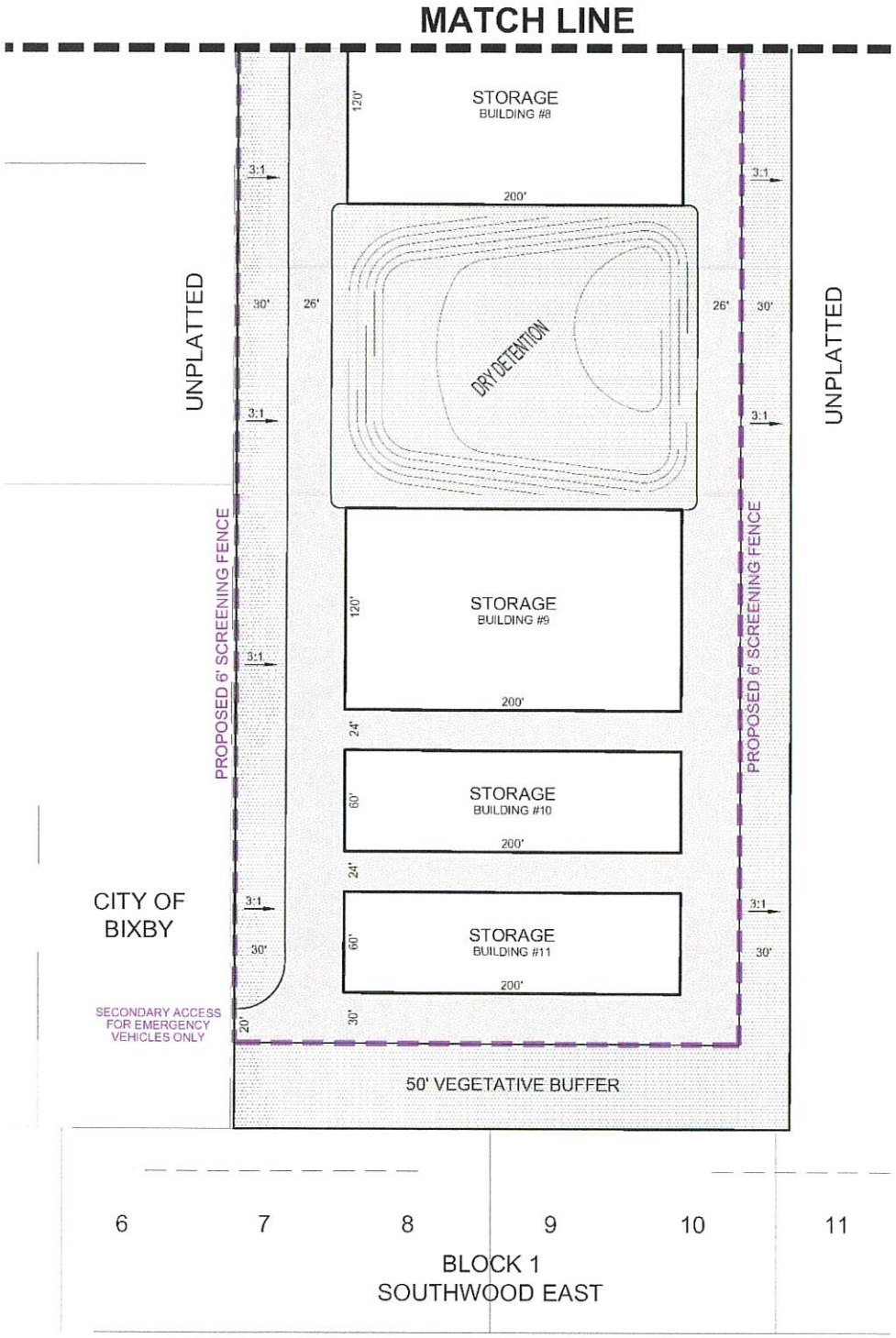
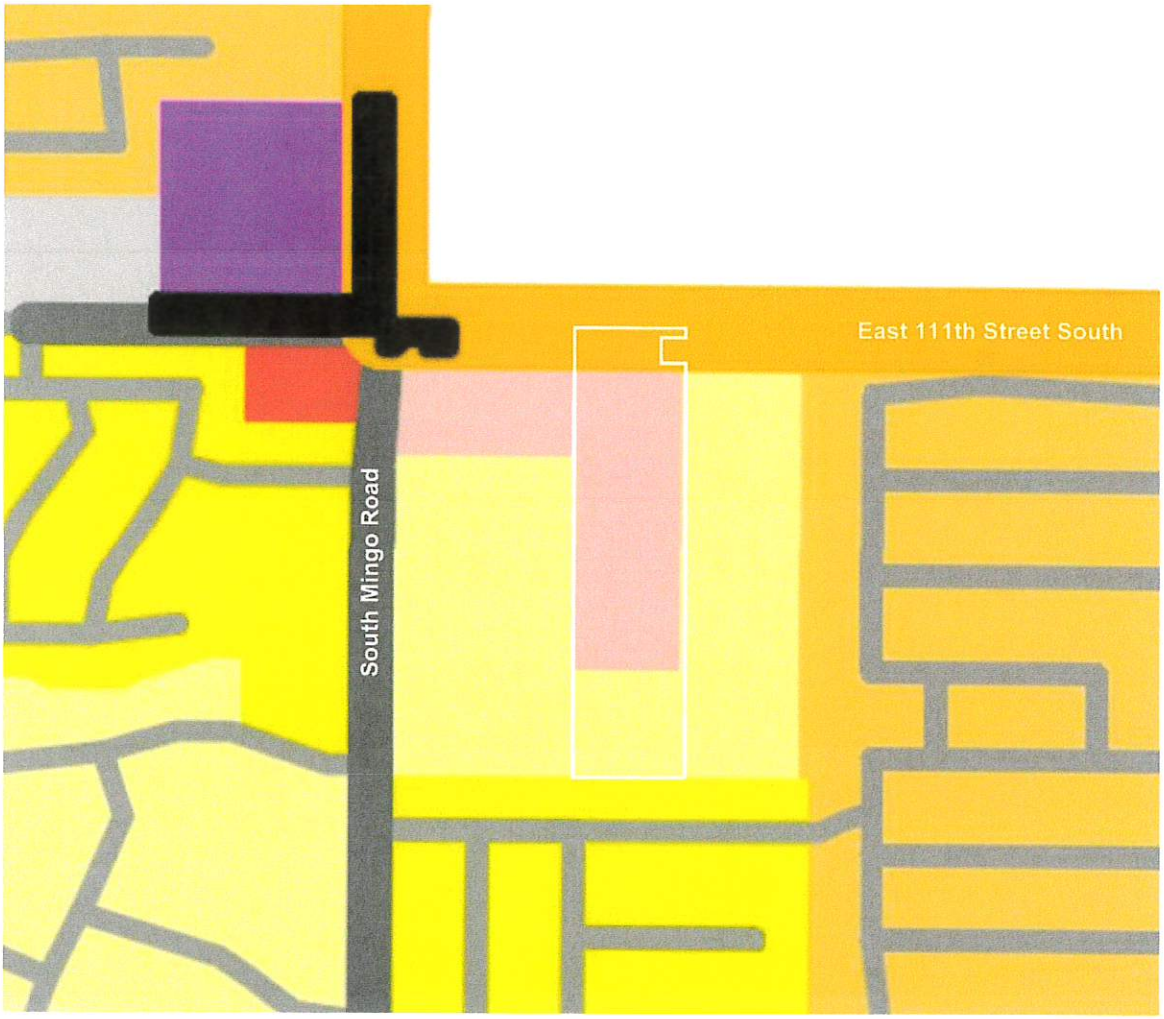


EXHIBIT D

CURRENT ZONING MAP

EXHIBIT E

2030 BIXBY COMPREHENSIVE PLAN



Legend

Future Land Use	Density (du/ac.)	Future Land Use
Rural Agriculture (Unincorporated)	0 - 0.5	Neighborhood Commercial
Agricultural	0 - 1	Commercial
Rural Residential	0 - 1.5	Industrial
Low Density Residential	1.5 - 4	Public/Institutional
Medium Density Residential	4 - 6	Recreation and Open Space
Medium-High Density Residential	6 - 10	Flood District
High Density Residential	10 +	Water
Mixed Use	10 +	
Residential Manufactured Home Park	8	

EXHIBIT F

CONCEPTUAL BUILDING ELEVATION

(SALES OFFICE / APARTMENT)

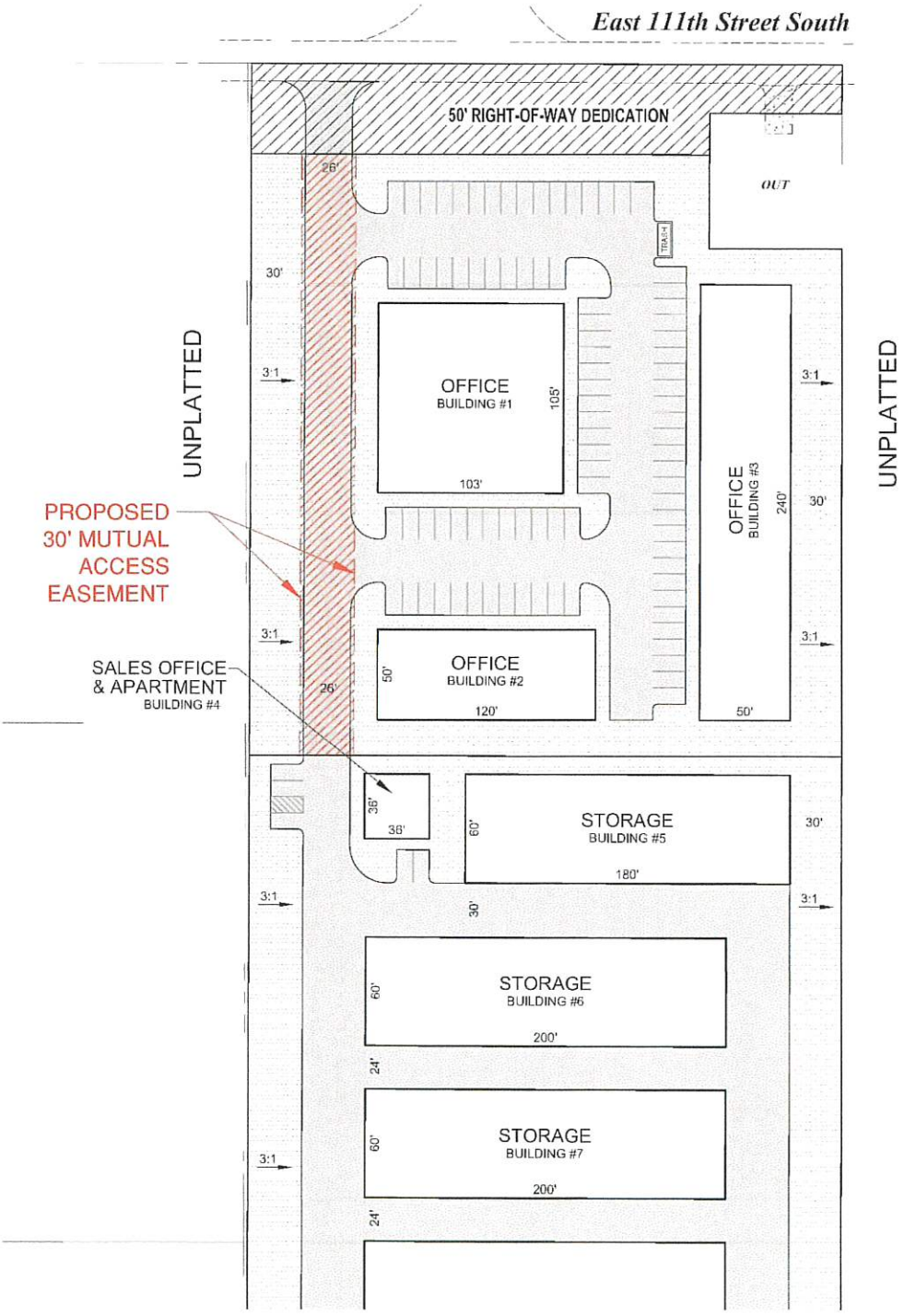
(STORAGE FACILITY – NORTH FACE)

EXHIBIT G

SIGNAGE CONCEPT

EXHIBIT H

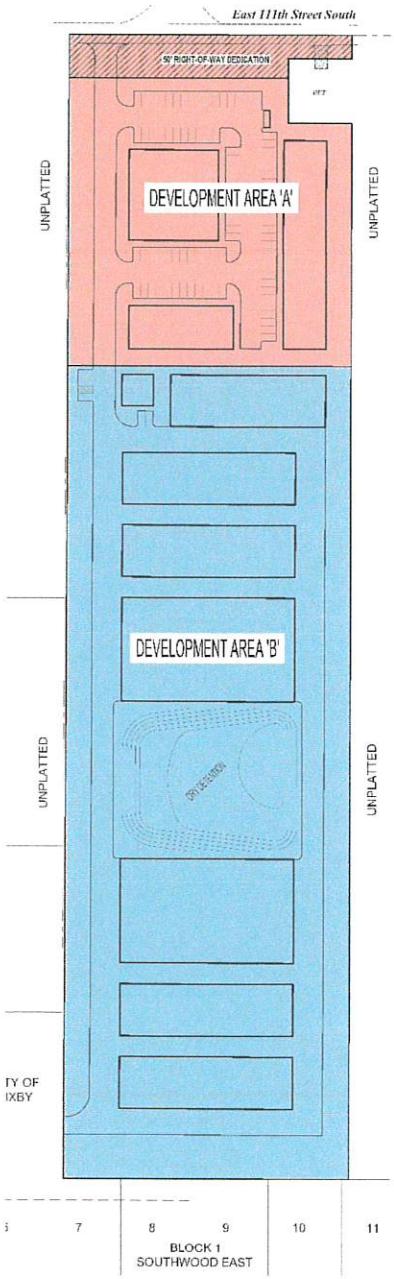
MUTUAL ACCESS EASEMENT



II. Development Standards

DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Office	120,747.5	2.77	28	OL
B	Mini-Storage	309,351.9	7.10	72	OL
TOTAL		430,099.4	9.87	100	



DEVELOPMENT AREA - A

Office – the proposed buildings shown on the Conceptual Site Plan are approximately 29,000 SF.

Gross Lot Area (prior to right-of-way dedication): ..... 120,747.5 SF (2.77 AC)
Net Lot Area (after right-of-way dedication): ..... 106,021.9 SF (2.43 AC)

Zoning: ..... OL

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the OL district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7C-2).

- Use Unit 1: Areawide Uses
- Use Unit 10: Off Street Parking Areas
- Use Unit 11: Office and studios

Maximum Building Square Footage: ..... 42,409 SF
Based on maximum 0.40 F.A.R. per Bixby City Code 11-7C-4.

Minimum Building Setbacks:

From the west boundary: ..... 10 feet
From the south boundary (north boundary of Development Area B): ..... 0 feet
From the north boundary: ..... 50 feet *
From the east boundary: ..... 10 feet **

* 100 feet from centerline of East 111th Street South
** To the distance, add 1 foot for each 1 foot of building height exceeding 18 feet

Maximum Building Height: ..... 25 feet

DEVELOPMENT AREA - B

Mini-Storage – the proposed buildings shown on the Conceptual Site Plan are approximately 108,00 SF.

Gross Lot Area: ..... 309,351.9 SF (7.10 AC)

Zoning: ..... OL

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the OL district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7C-2).

- Use Unit 16: Mini-Storage

Maximum Building Square Footage: ..... 123,740 SF
Based on maximum 0.40 F.A.R. per Bixby City Code 11-7C-4.

Minimum Building Setbacks:

From the west boundary: ..... 10 feet
From the south boundary: ..... 80 feet
From the north boundary (south boundary of Development Area A): ..... 0 feet
From the east boundary: ..... 10 feet

Maximum Building Height: ..... 15 feet

Building Material Requirements:

1. EXTERIOR WALLS (North facing towards Development Area A): The exterior walls of the structures, up to 12' in height, shall be one hundred percent (100%) masonry: rock or cementitious material, provided, however that the area of all windows and doors located in said exterior walls shall be excluded in the determination of the area of exterior walls.

2. Metal walls and roofs shall be allowed for all other structures within Development Area B.

On-site Manager & Apartment:

A proposed apartment shall be allowed for the residence of an off-site property manager.

III. General Provisions

A. Landscaping:

Per Chapter 12 of the City of Bixby Zoning Ordinance, and additional requirements as follows:

1. Along the southern boundary of Development Area B, a minimum 50' wide vegetative buffer shall be preserved.

B. Screening:

1. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.

2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use.

3. Along the western and eastern boundaries of the PUD, a six-foot wooden fence shall be installed.

C. Parking:

Per Chapter 10 of the City of Bixby Zoning Ordinance.

D. Operations Restriction:

Hours of operations shall be limited from 9:00 AM to 6:00 PM.

E. Lighting:

1. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development.

2. <u>If light poles are proposed within the development</u>, a maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

3. The mounting height of each fixture light shall not exceed 20' as measured from the pavement to the light fixture.

F. Signage:

1. A maximum of one (1) freestanding sign shall be allowed within Development Area A. (Refer to Exhibit G – Signage Concept)

2. Freestanding sign is subject to a maximum height limit of thirty feet (20') and shall not exceed an aggregate display surface area of three (3) square feet per each linear foot of street frontage. Only one side of double-faced signs shall be included in the computation of display surface area.

3. No sign shall exceed an illumination of seventy-foot candles (70 fc) as measured at a two-foot (2') distance from the source of the illumination. Illuminated signs shall not face a residential district. Electronic message signs are prohibited.

4. Wall and canopy signs shall not exceed an aggregate display surface area of three (3) square feet per each linear foot of the building wall to which the sign or signs are affixed.

5. Directional signs are subject to a maximum height limit of eight feet (8') and may not exceed 32 square feet of "total" display area.

6. No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

G. Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

H. Topography and Existing Soils:

The property generally slopes from west to east and includes a small, farm pond near the east property line. Elevations range from 676 feet to 653 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site which consists of:

- 56.5% - Okay loam, 3 to 5 percent slopes
- 22.2% - Okay loam, 1 to 3 percent slopes
- 21.3% - Okay loam, 3 to 5 percent slopes, eroded

I. Drainage:

The entire property is currently covered with existing trees and vegetation. The developed property will follow existing drainage patterns where possible and include an on-site detention facility to mitigate runoff as required. The final drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

J. Vehicular Access and Circulation:

All private driveway and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points on East 111th Street South and South Mingo Road (emergency vehicle access only), and the Fire Marshal's approval of locations, spacing, widths, and curb return radii.

K. Emergency Vehicle Access & Mutual Access Easement:

A fire apparatus road (20' wide) shall be established and maintained for emergency vehicles. Pavement striping, signage, etc. shall be submitted to and approved by the Fire Marshal. For the benefit of each property owner, a mutual access easement shall be prepared and duly filed of record at the Tulsa County Clerk's Office. (Refer to Exhibit H – Mutual Access Easement)

L. Detailed Site Plan and Landscape Plan Review:

No building permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Marshal, City Engineer, City Planner and City Attorney shall be met as part of the PUD detailed site plan and landscape plan approval.

M. Requirement to Plat:

No certificate of occupancy 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.

IV. Anticipated Construction Schedule

Construction shall commence within 6 months from the date this PUD is approved by City Council.