



City of Bixby Planning Commission Meeting Agenda

Monday, October 17, 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) Minutes from the September 19, 2022, Planning Commission Regular Meeting.
Donna Crawford, Assistant City Planner

Public Hearings

- 2) Discussion, consideration and possible vote to approve Site Plan (BXSP-22.06) for Bullalo Wild Wings located North of 115th Street South and West of South Memorial Drive, Bixby, Oklahoma (11500 - Block South Memorial Drive).
O.C. Walker, City Planner
- 3) Discussion, consideration and possible vote to approve Rezone (BXZO - 22.08) and Planned Unit Development (BXPUD - 22.07) for the Reserve at Cedar Ridge located approximately 2,838 feet East of Mingo Road on the south side of East 121st Street, Bixby, Oklahoma (10910 East 121st Street South).
O.C. Walker, City Planner
- 4) Discussion, consideration and possible vote to approve Preliminary Plat (BXPT - 22.17) for the Reserve at Cedar Ridge located approximately 2,838 feet East of Mingo Road on the south side of East 121st Street, Bixby, Oklahoma (10910 East 121st Street South).
O.C. Walker, City Planner
- 5) Discussion, consideration and possible vote to approve Preliminary and Final Plat (BXPT - 22.16) for the Residences at Boardwalk located at 12265 South Memorial Drive, Bixby, Oklahoma.
O.C. Walker, City Planner

New Business

- 6) Discussion, consideration and possible to approve the appointment of an Interim Chairperson for the City of Bixby's Planning Commission.

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of October 14, 2022, on or before 5:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

O.C. Walker, 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 | September 19, 2022 | 6:00 PM

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

CALL TO ORDER: 6:00 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland

Josh Nave (Vice Chair)

Lance Whisman

Steve Hobbs

MEMBERS ABSENT: JR Donelson (Chair)

Consent Agenda:

1. Approval of Minutes | Planning Commission meeting August 15, 2022

126th & Memorial Office #1 | Site Plan BXSP-22.04 | W. Design

Marlee Office #2 | Site Plan BXSP-22.05 | W. Design

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

Mr. Holland – Yes

Mr. Nave- Yes

Mr. Whisman – Yes

Mr. Hobbs - Yes

Motion Approved

Regular Agenda:

1. Bixby Real Estate Investments | Duplex BXSUP-22.03 | Bixby Real Estate Investments

O.C. Walker presented the staff report. No opposition or comments from Bixby citizens.

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

Mr. Holland – Yes

Mr. Nave- Yes

Mr. Whisman – Yes

Mr. Hobbs - Yes

Motion Approved

2. Guardian Angel Exterminator | Rezone BXZO-22.07, Specific Use Permit BXSUP-22.02 |

Robert Bell

O.C. Walker presented the staff report.

Mr. Nave asked if this application aligns with the Comp Plan, and Mr. Walker responded yes, Mr. Nave asked the applicant if the site plan and renderings submitted were set in stone, and the applicant responded no changes can be made if needed.

Mr. Holland concerned with storing flammable materials on-site.

Ms. Turney spoke regarding the property line fence, utilities, and taxes.

Mr. Bell explained the fence was actually for her protection and one of the reasons the entrance was not on the 151st Street side was for safety reasons.

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

Mr. Holland – Yes

Mr. Nave- Yes

Mr. Whisman – Yes

Mr. Hobbs - Yes

Motion Approved for the Rezone and Specific Use Permit

3. **Crossing at Conrad Village | Final Plat BXPT-22.15 | Tanner Consulting LLC**

Mr. Walker read the staff report, Mr. Nave asked if there were any questions, and board members did not have any.

Mr. Holland – Yes

Mr. Nave- Yes

Mr. Whisman – Yes

Mr. Hobbs – Yes

Mr. Whisman made the motion to approve with staff recommendations, seconded by Mr. Hobbs

Motion Approved

Old Business

Brisbane Office Park| Comp Plan Amend BXCP-22.04, Rezone BXCO-22.06, PUD-60 Maj. Amendment #2 | Select Design

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

Mr. Nave asked if contact had been made with adjacent property owners, and Mr. McCarty acknowledged affirmative. Mr. Nave acknowledged the site lines that were provided.

Ryan McCarty of Select Design spoke on the selective cutting and clearing of the brush on the west property lines and the buffer that will be in place.

Touching on the drainage issues at this time not sure if the stormwater detention area was going to be detention or retention. Mr. McCarty aware of the degradation of the property owned by the Johnsons in their backyard.

Mr. McCarty indicated there will be two entrances off of East 121st Street instead of an emergency entrance from Mingo.

The hours of operation are to be 7 am to 10 pm.

S. Altom, C. Snow, J. Daniels, J. Johnson, P. Cantley, J. Dyer, K. Preston, D. Rubitsky, all Bixby residents, spoke on the drainage issues with some bringing up the lighting, traffic, and mosquito control measures.

Mr. Holland made the motion to approve the Comprehensive Plan Amendment, seconded by Mr. Hobbs

Mr. Holland – Yes

Mr. Nave-Abstain

Mr. Whisman – Yes

Mr. Hobbs – Yes

Mr. Hobbs made the motion to approve the Rezone, seconded by Mr. Holland

Mr. Holland – Yes

Mr. Nave-Abstain

Mr. Whisman – Yes

Mr. Hobbs – Yes

Mr. Holland made the motion to approve the Planned Unit Development Amendment #2, seconded by Mr. Hobbs

Mr. Holland – Yes

Mr. Nave - Yes

Mr. Whisman – Yes

Mr. Hobbs – Yes

Mr. Nave announced these items will go to the City Council meeting on September 26, 2022.

Old Business

Mr. Nave asked if there was any new business and the secretary announced someone in the gallery signed up to speak.

Mr. S. Dickson went to the podium and expressed concern regarding the gun range backing up to his property. Mr. Dickson was instructed to contact his ward rep to discuss his concerns.

Meeting adjourned at 7:59 pm

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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, October 17, 2022

RE: Buffalo Wild Wings

Location: North of East 115th Street South, and West of South Memorial Drive, Bixby, Oklahoma (11500 – Block of South Memorial Drive)

STR: Section 2, Township 17N, Range 13E

Applicant: Intertech Design Service, Inc., Amy Green

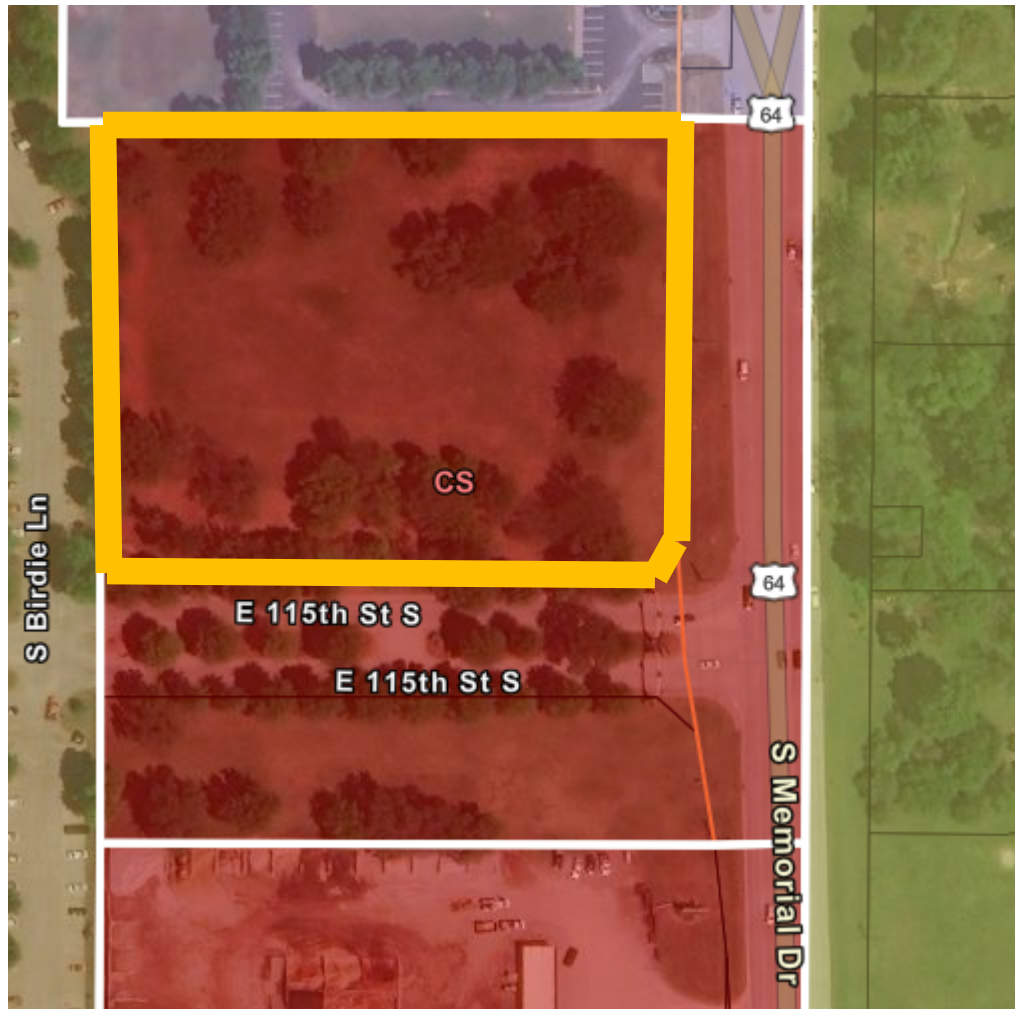
Request: The applicant requests approval of Site Plan BXSP-22.06 for Buffalo Wild Wings.

Staff Review: All lighting and landscape shall be in accordance with zoning regulations. Provide a mutual access easement to the North of site.

Existing Zoning; Use: Development Area is currently zoned “CS” (Commercial Shopping).

Proposed Use: Restaurant – Use Unit 12

Exhibit A: City of Bixby Zoning Map



Staff Comments:

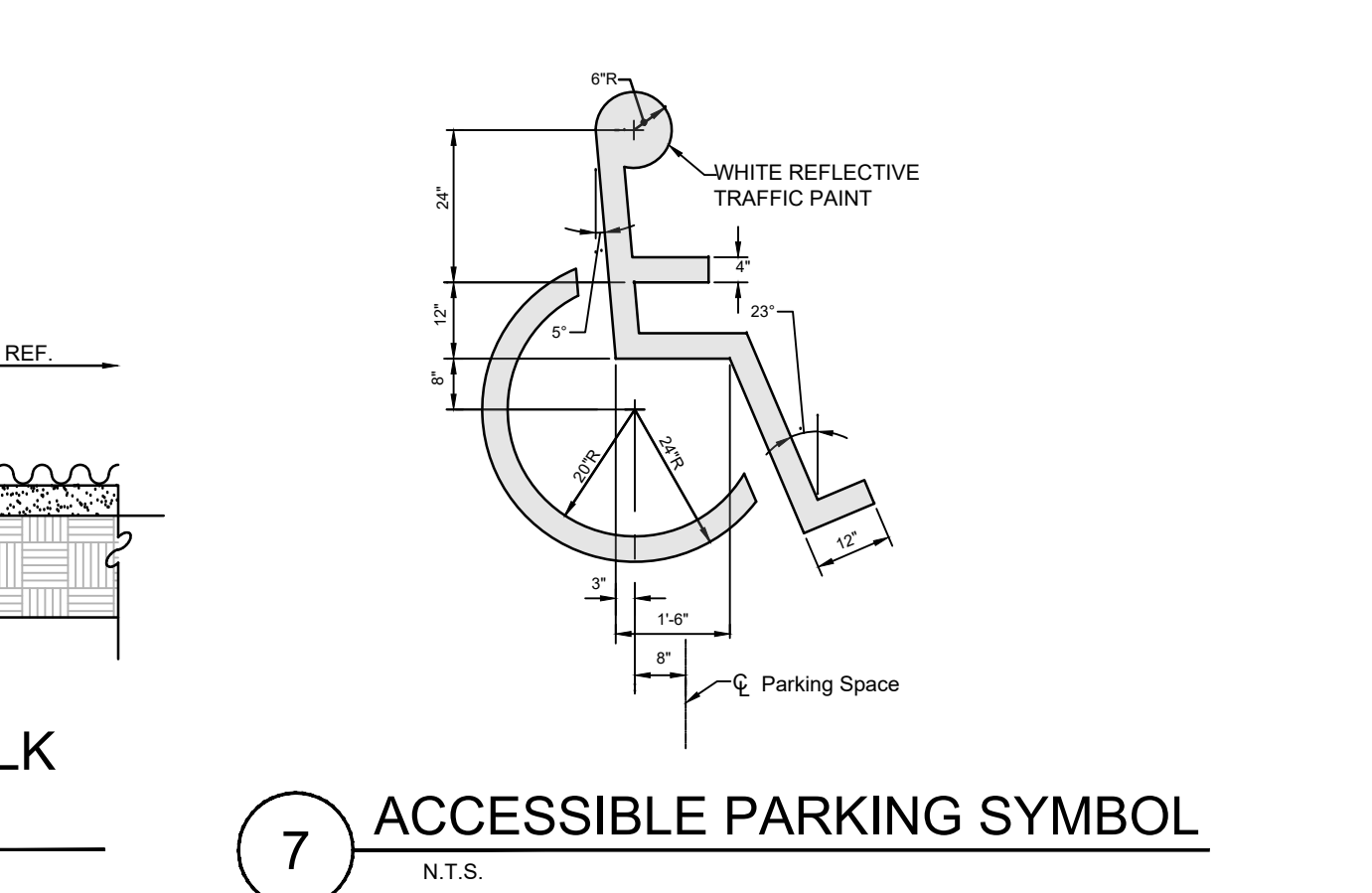
Planning Staff comments are as follows:

- Make all dimensions legible and readable.

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

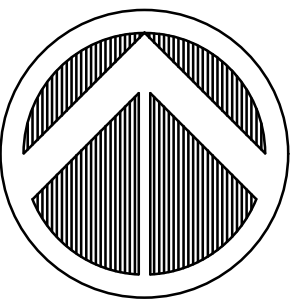
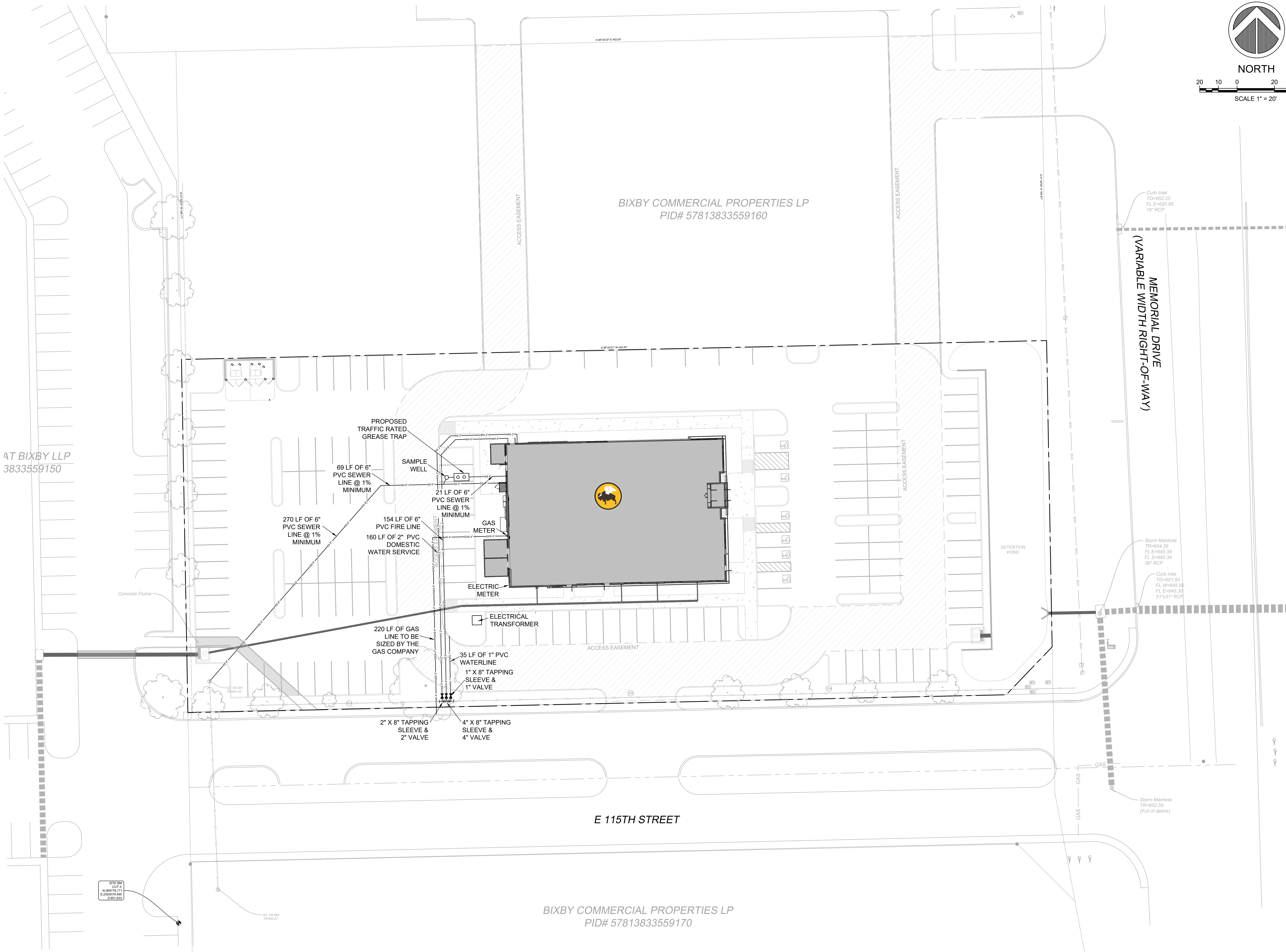
Attachments:

Exhibit A:	City of Bixby Zoning Map
Exhibit B:	Site Plan
Exhibit C:	Lighting Standards
Exhibit D:	Property Survey
Exhibit E:	Schematic Plans



SHEET NUMBER

C1



- GENERAL NOTES
1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
 2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 5. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 6. EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
 7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
 8. ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 150 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 9. ALL AREAS NOT WITHIN THE PAVED AREAS ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 15 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 10. AFTER NEW INLETS ARE CONSTRUCTED, INSTALL INLET PROTECTION PER DETAIL. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
 11. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM.
 12. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY EPA PHASE II STORM WATER REGULATIONS AS ADMINISTERED BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (WHERE PERMITTING IS REQUIRED). A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
 13. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE OKLAHOMA UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE OKLAHOMA ONE-CALL SYSTEM AT 1-800-522-4543 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
 14. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO ADA STANDARDS. VERIFY.
 15. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 16. EXCESS EXPORTS SHALL BE STOCKPILED AT LOCATION APPROVED BY OWNER AND CONFIRMED BY ENGINEER OF RECORD.



Intertech Design Services, Inc.

Registered Architect

5075 Northshore Drive, Suite 200
Columbia, MO 65203
Phone: (314) 992-1882
Fax: (314) 992-2838

Intertech Design Services, Inc. has exercised its right to use the name of its registered architect in the title of its company and the name of its registered architect in the title of its company and the name of its registered architect in the title of its company.

THIS DOCUMENT AND THE IDEAS AND DESIGN THEREIN ARE THE PROPERTY OF INTERTECH DESIGN SERVICES, INC. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INTERTECH DESIGN SERVICES, INC. COPYRIGHT 2022 INTERTECH DESIGN SERVICES, INC. ALL RIGHTS RESERVED.

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ASHLEY BICE

31018

10/17/22

ASHLEY BICE P.E.

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P.O. Box 28034 Little Rock, AR 72211

ashley@biceconsulting.us

BUFFALO WILD WINGS

MEMORIAL DRIVE + East 115th STREET

BIXBY, OKLAHOMA

BUFFALO WILD WINGS

MEMORIAL DRIVE + East 115th STREET

BIXBY, OKLAHOMA

DRAWING ISSUE	
NO.	DATE
FOR PLANNING COMMISSION	08-24-22
FOR BID	09-22-22
FOR PLANNING COMMISSION	10-07-22

STAMP

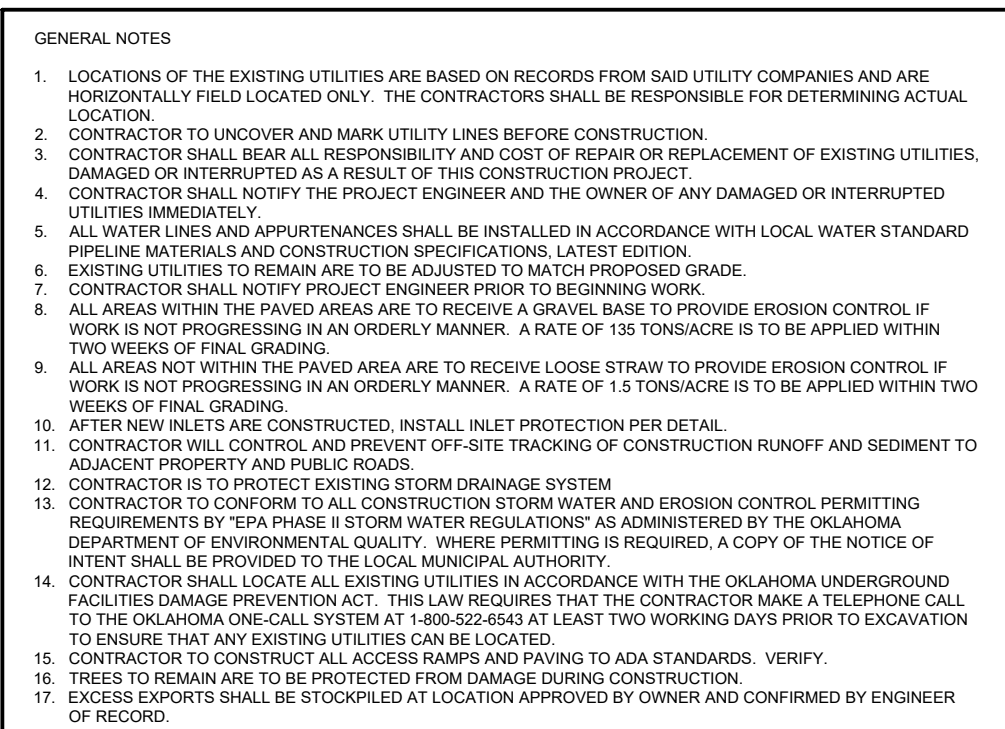
10-07-22

UTILITY PLAN

PROJECT NUMBER
2238

SHEET NUMBER
C3

Page 15 of 65



BUFFALO WILD WINGS

MEMORIAL DRIVE + East 15th STREET
BIXBY, OKLAHOMA



NO	DESCRIPTION	DATE
	FOR PLANNING COMMISSION	08-08-22
	FOR BID	09-29-22
	FOR PLANNING COMMISSION	10-07-22

STAMP

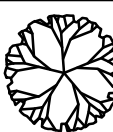
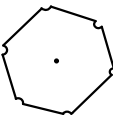
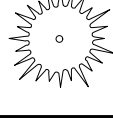
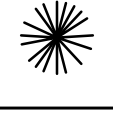
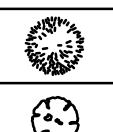
10-07-22

LANDSCAPE
PLAN

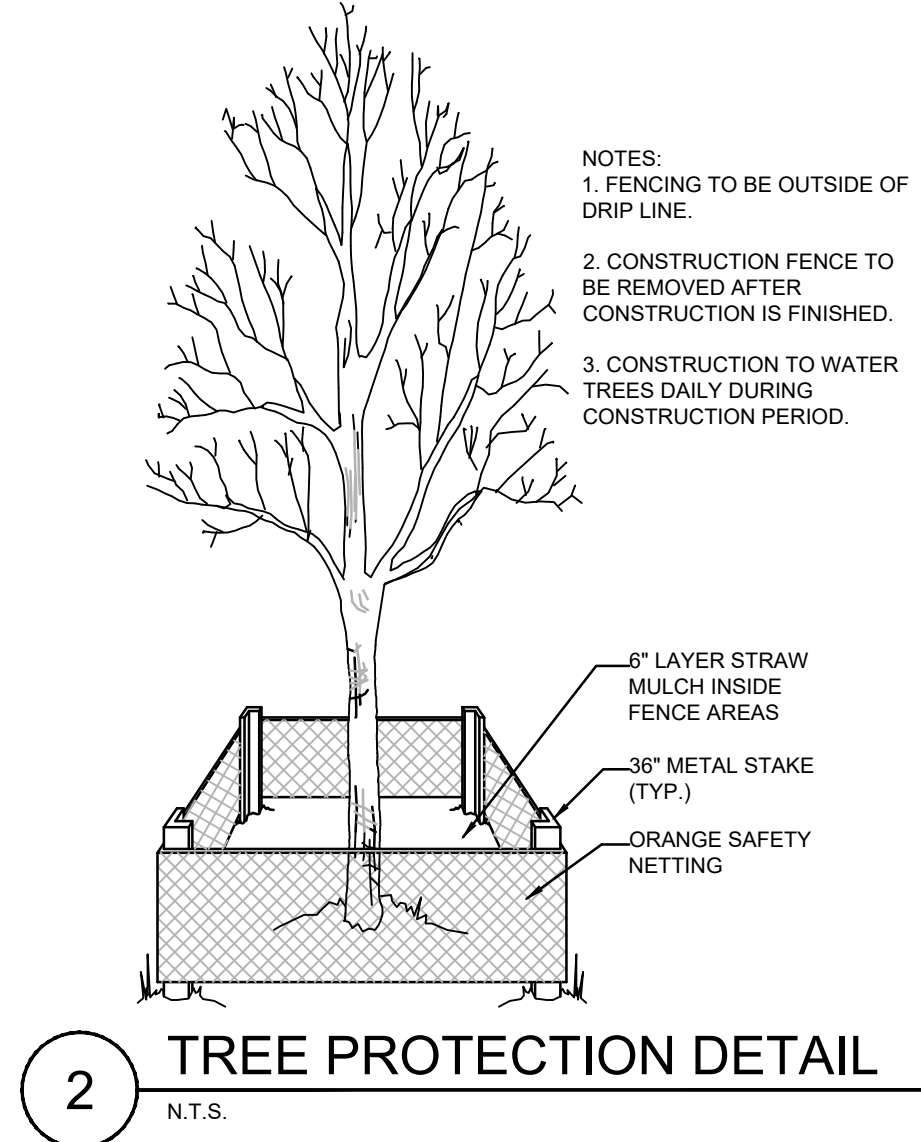
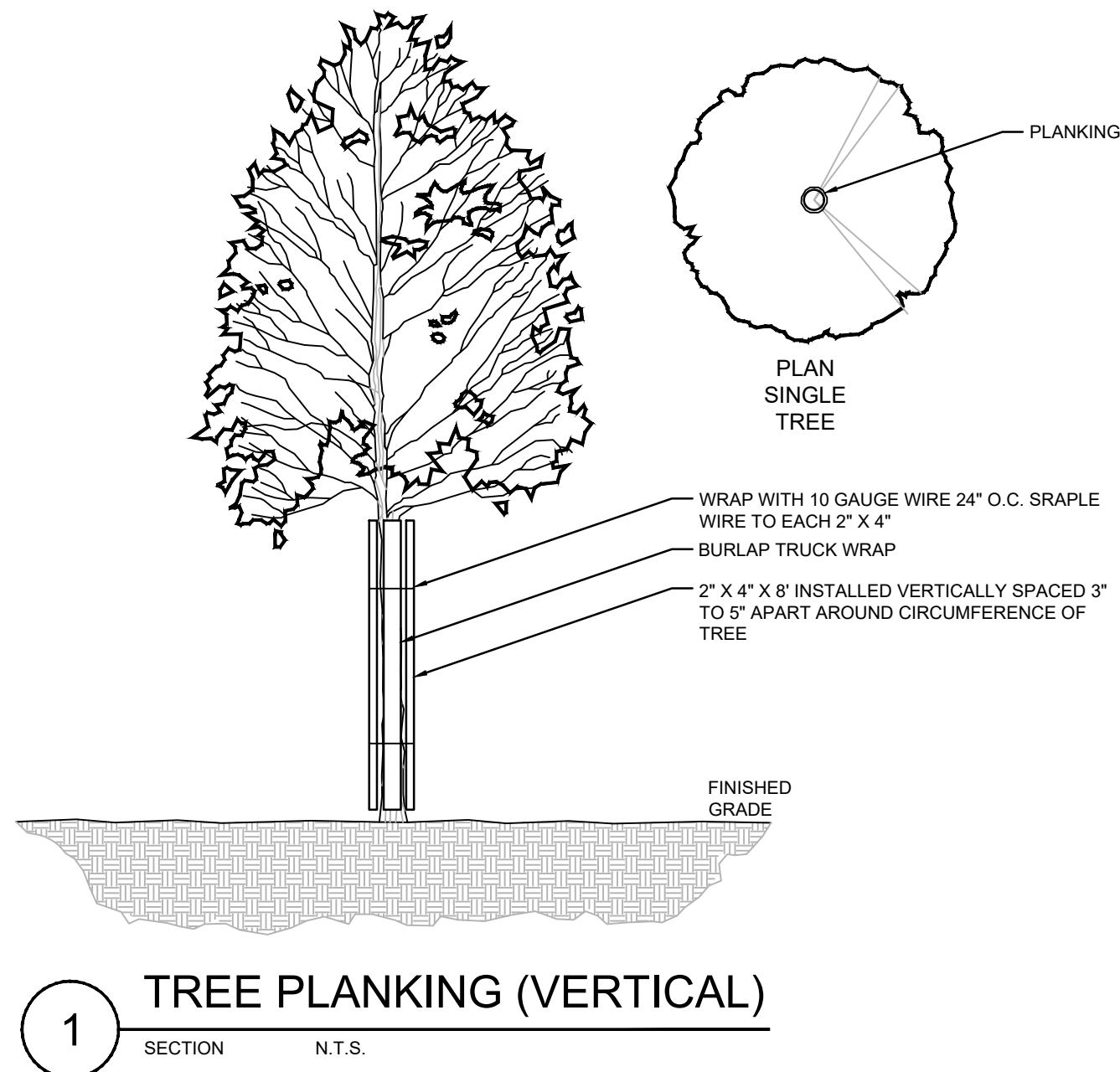
PROJECT NUMBER
2238

SHEET NUMBER

L1

PROPOSED PLANTING LIST						
SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	Exp / Dec.	COMMENTS
PLANT						
	3	LACEBARK ELM	Ulmus parviflora	2" CAL.	Dec.	10-12 HT. 0-2" SPREAD 6' GLOW TUBES. B&B
	3	BALD CYPRESS	Taxodium distichum	2" CAL.	Dec.	10-12 HT. 0-2" SPREAD 6' GLOW TUBES. B&B
	18	FLOWERING DOGWOOD	Cornus florida	1" CAL.	EG.	4-6 HT. 4-6" SPREAD 6' GLOW TUBES. B&B
	6	OKLAHOMA RED BUD	Cercis canadensis var. leucadea 'Shofar'	2" CAL.	Dec.	10-12 HT. 0-2" SPREAD 6' GLOW TUBES. B&B
	10	CREPE MYRTLE	Lagerflora	2" CAL.	Dec.	10-12 HT. 0-2" SPREAD 6' GLOW TUBES. B&B
2. PLANT						
	40	WINTERGREEN BARBERRY	Berberis julianae	5 GALLON	Exp.	18" HT. 10-12" SPR. CONTAINER
	186	DWARF HOLLY BUFFALO	Now company Buffalo None	5 GALLON	Exp.	18" HT. 10-12" SPR. CONTAINER
PLANT						
SOD		SEMIWEED GRASS	Cynodon dactylon	1"2 MAT MIX.		SODS SOD

NOTE: ALL PLANTING AREAS (TREES, SHRUBS TURF) ETC. MUST BE SUPPLIED AND MAINTAINED W/ AUTOMATIC SPRINKLER SYSTEM OR PROVIDE HOSE BIBS SPACED AT A REGULAR INTERVAL.



LANDSCAPE SPECIFICATIONS

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.01 REFERENCED DOCUMENTS

- A. Refer to bidding requirements, special provisions, general provisions, and schedules for additional requirements.

1.02 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.03 REFERENCES

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition.
B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
C. Texas Association of Nurserymen, Grades and Standards.
D. Hortus Third, 1976 - Cornell University.

1.04 NOTIFICATION OF SOURCES

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Landscape Architect of the sources of plant materials and bed preparation required for the project.

1.05 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor to leave bed areas one-half (1/2") inch minimum, three (3") inches maximum below finish grade of sidewalks, drives and curbs as shown on drawings. The remainder of the site (all lawn areas) to be left one (1") inch below finish grade of sidewalks, drives and curbs. Construction debris shall be removed prior to Landscape Contractor beginning any work.
B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Plants

- Quantities: the drawings and specifications are complimentary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be sound, healthy, vigorous, with well formed tops and good healthy root systems. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Landscape Architect. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, vigorous, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
 - Nomenclature conforms to customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

5. Pruning: All pruning of trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
D. Mulch for planting bed areas shall be Shredded Hardwood Mulch.
E. Organic Fertilizer: Fertilaid, Sustane, or Green Sense as recommended for required applications.

Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

1.06 MAINTENANCE AND GUARANTEE

A. Maintenance:

- The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Landscape Architect. No trees, ground cover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all necessary work of maintenance.
- A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner, Landscape Contractor, and Landscape Architect will be completed prior to written acceptance.
- After final acceptance of installation, the Landscape contractor will not be required to do any of the above listed work.

B. Guarantee:

- Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and ground covers shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials not in a vigorous thriving condition as soon as weather permits and upon notification by the Landscape Architect. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Landscape Architect shall be final.
 - Plants used for replacement shall be of the same kind and size as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall be at no cost to the Owner. Replacement plants shall carry a twelve (12) month guarantee. Any damage, including cuts in the lawn of bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Landscape Architect, plants may be replaced at the start of the next year's planting season, but in such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury by storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

PART 2 - PRODUCTS (cont)

F. Grass Areas:

- Solid Sod: Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
- Hydromulch: Shall be extra hulled and treated lawn type seed, delivered to the site in its original unopened container, and shall meet State Law requirements.

PART 3 - EXECUTION

3.01 BED PREPARATION AND FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Landscape Architect.

B. All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Fill existing soil to a depth of six inches prior to fertilizer and compost application. Apply fertilizer as per manufacturer's recommendations. Add four to six (4"-6") inches of compost and till into a depth of three (3") inches of the native soil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- All planting bed areas shall receive a two (2") inch layer of specified mulch.
- Back fill for tree pits shall be as follows: Use existing top soils on site, free from large clumps, rock, debris, caliche, sub soils, etc., Placed in nine (9") inch layers and watered in thoroughly.

C. Grass Area:

- Areas to be Solid Sod Bermuda grass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.02 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
B. Plant materials shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
C. Position the trees and shrubs or stake their intended locations as per the plans.
D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relation to the finish grade that it did to soil surface in place of growth.

1.06 MAINTENANCE AND GUARANTEE

B. Guarantee: (cont.)

- Acceptance for all landscape work shall be given after final inspection by the Owner and/or Landscape Architect, provided the job is in a completed, undamaged condition, and there is a stand of grass (substantial coverage) in all lawn areas. At this time, the owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.07 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County, and Local regulations governing landscape materials and work.
B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full-time supervision by a qualified foreman acceptable to Landscape Architect.
C. Selection of Plant Material:

- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source, and delivery schedules to site.
- Landscape Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality. Landscape Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects. Landscape Architect may reject unsatisfactory or defective material at any time during process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

3.02 INSTALLATION (cont.)

- F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks or stones over one (1") inches in diameter. Plants should be thoroughly moist before removing containers.
G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
H. Run a perk test. Fill the hole with water and wait until the next day. If the water does not drain overnight, contact the landscape architect.
I. Back fill only with the existing soil that came from the hole. When the hole is dug in solid rock, topsoil from the same area should be used. Some rock mixed into the soil is beneficial. Topsoil from the immediate area should be used for the top one to three (1' - 3') inches of back fill, if possible. Remove burlap from the top of the ball, as well as all nylon, plastic string and even wire mesh. Container trees will usually be pot bound.
J. Do not wrap trees.
K. Do not over prune.
L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball unplanted and mulch with at least two (2") inches of specified mulch.
M. All plant beds and trees to be mulched with shredded hardwood spread to a minimum settled thickness of two (2") inches over entire area of bed or pit.
N. Obstruction below ground: In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
O. Pruning and Mulching: Each area shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.

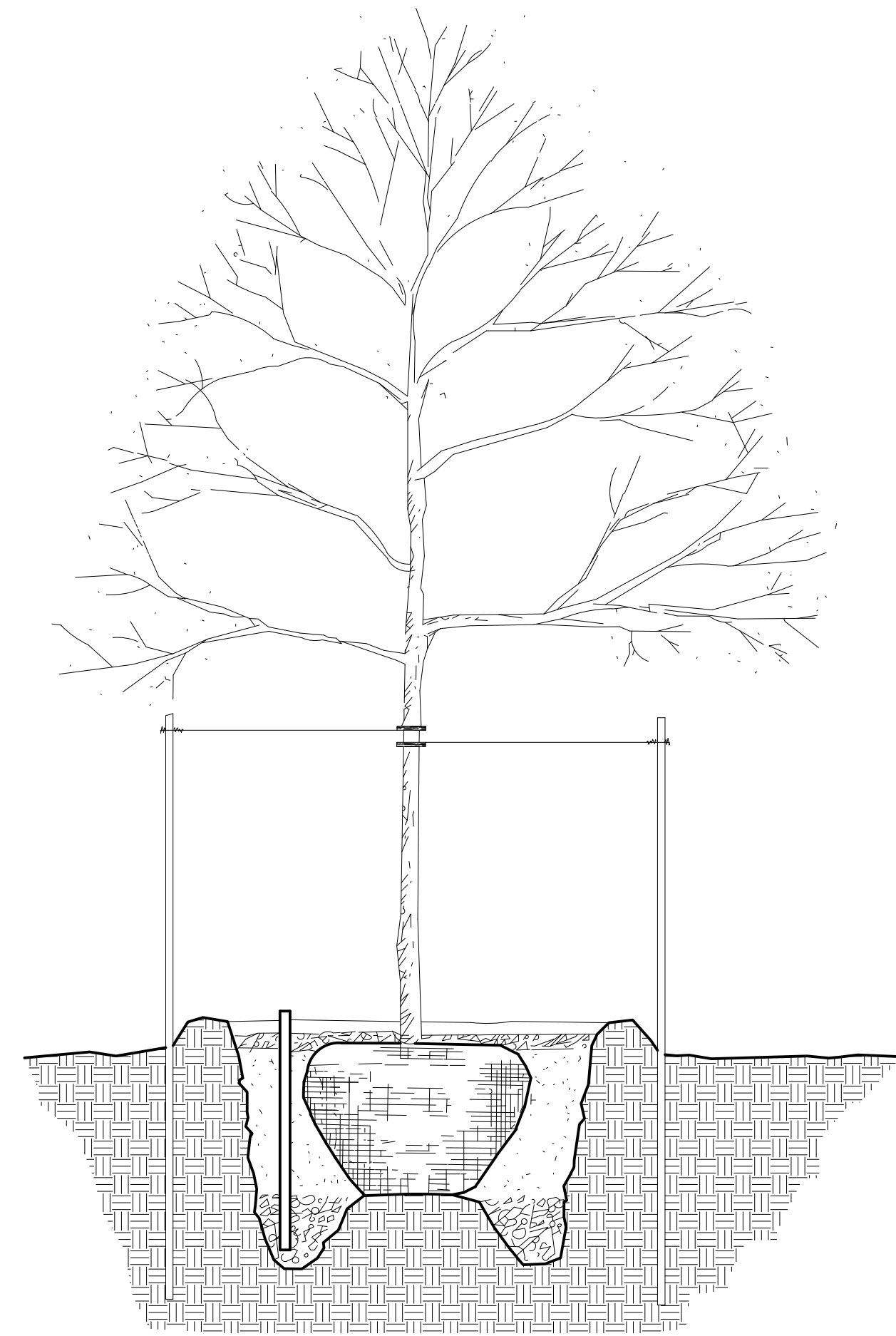
- Dead wood or suckers or broken or badly bruised branches shall be removed General tipping of all branches is not permitted.
- Pruning shall be done with clean sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of specified mulch two (2") inches in depth. This limit of the specified mulch for trees shall be the diameter of the plant pit.

P. Steel Curbing Installation:

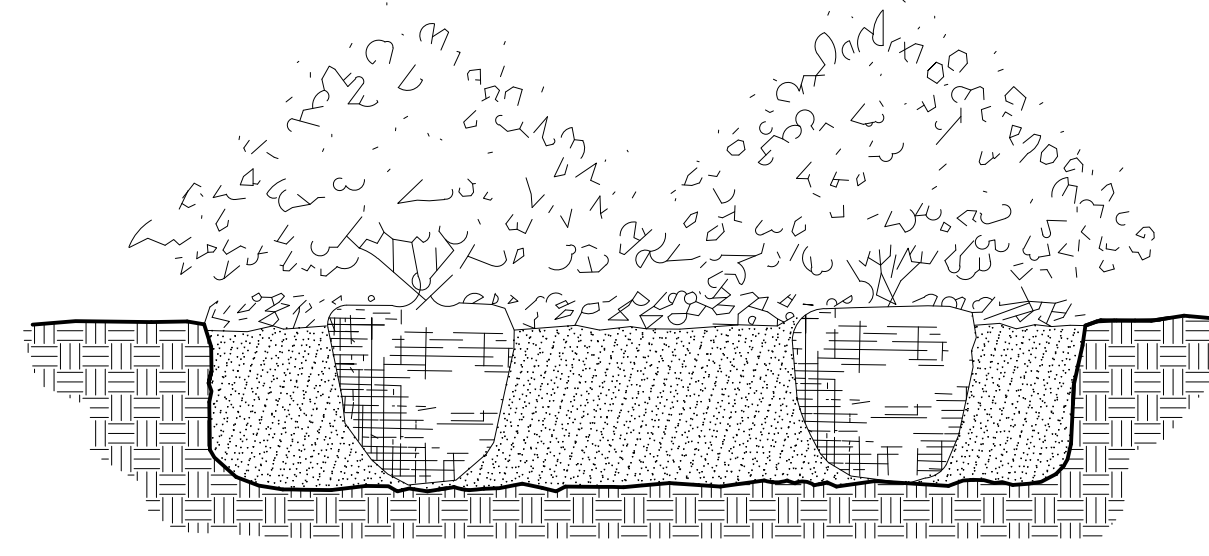
- Curbing shall be aligned as indicated on plans.
- All steel curbing shall be free of kinks or abrupt bends.
- Top of curbing shall be 3/4" maximum higher than existing grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks.

3.03 CLEANUP AND ACCEPTANCE

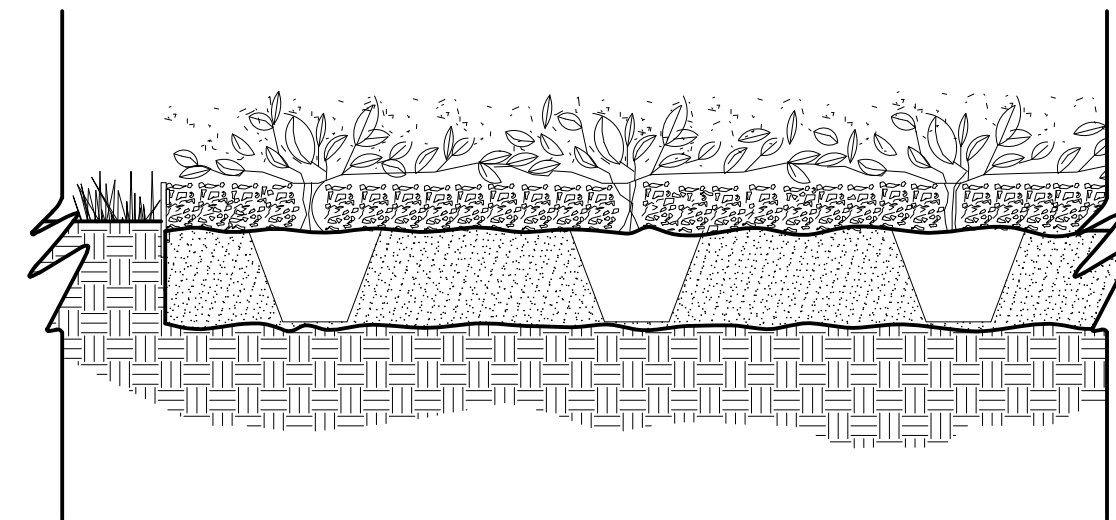
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses.
B. Keep paved areas clean by sweeping or hosing at end of each days' work.



2 TREE DETAIL NTS



3 SHRUB DETAIL NTS



4 GROUNDCOVER DETAIL NTS

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BUFFALO WILD WINGS

MEMORIAL DRIVE + East 15th STREET
BIXBY, OKLAHOMA



DRAWING ISSUE		DATE
NO.	DESCRIPTION	
1	FOR PLANNING COMMISSION	08-26-22
2	FOR BID	09-22-22
3	FOR PLANNING COMMISSION	10-07-22
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8		
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STAMP

10-07-22

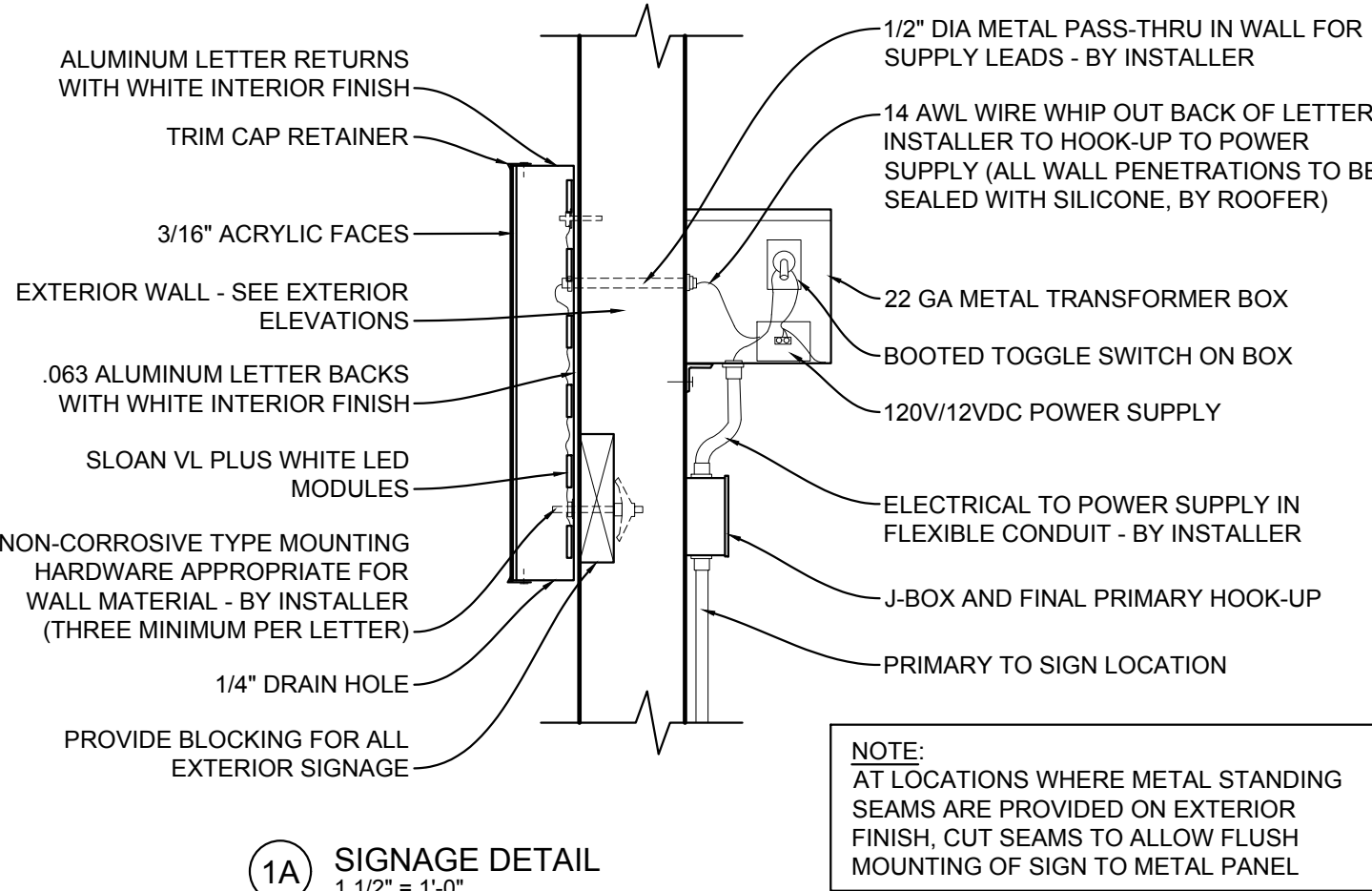
LANDSCAPE
PLAN

Drawn By
Checked

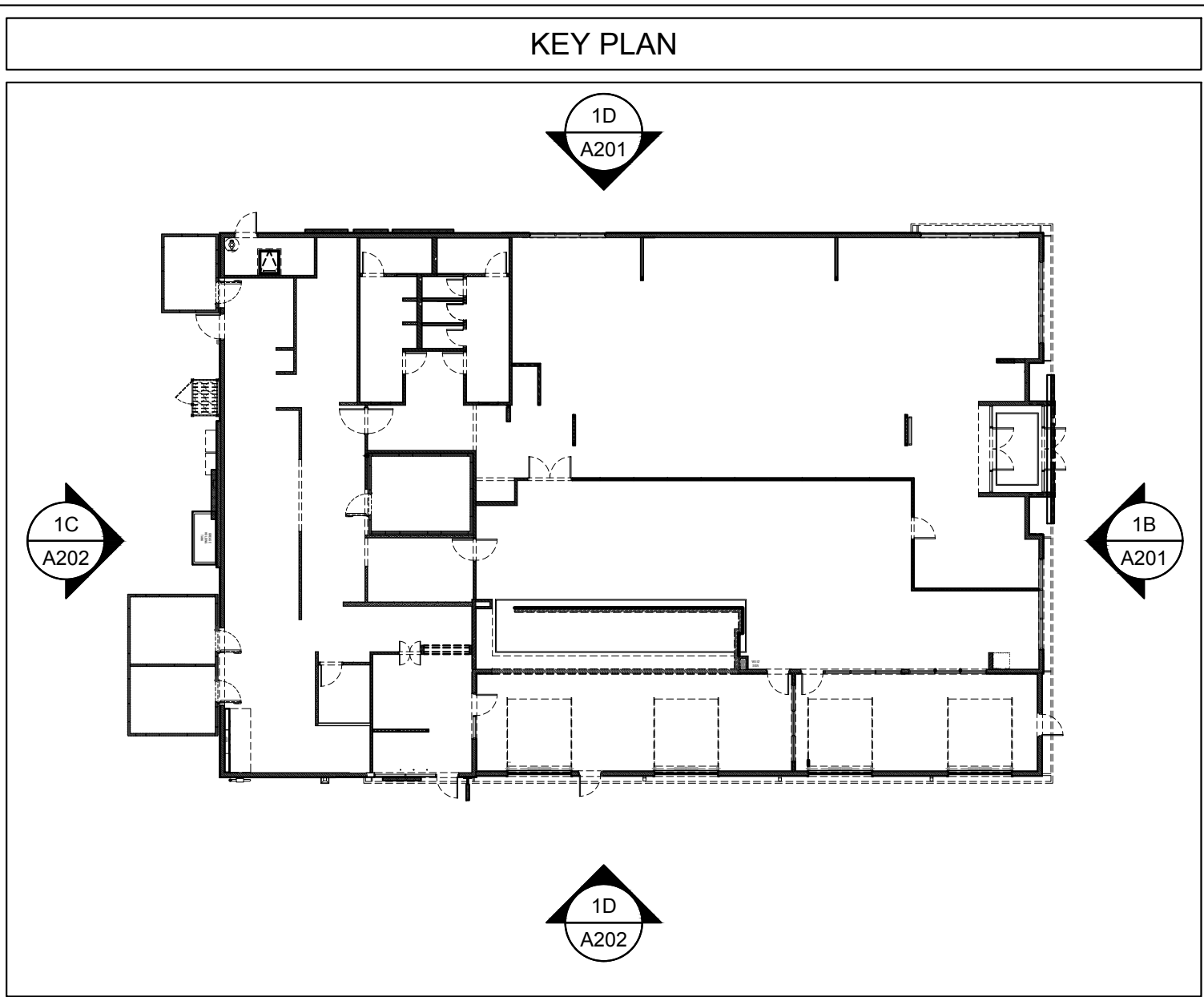
PROJECT NUMBER
2238

SHEET NUMBER

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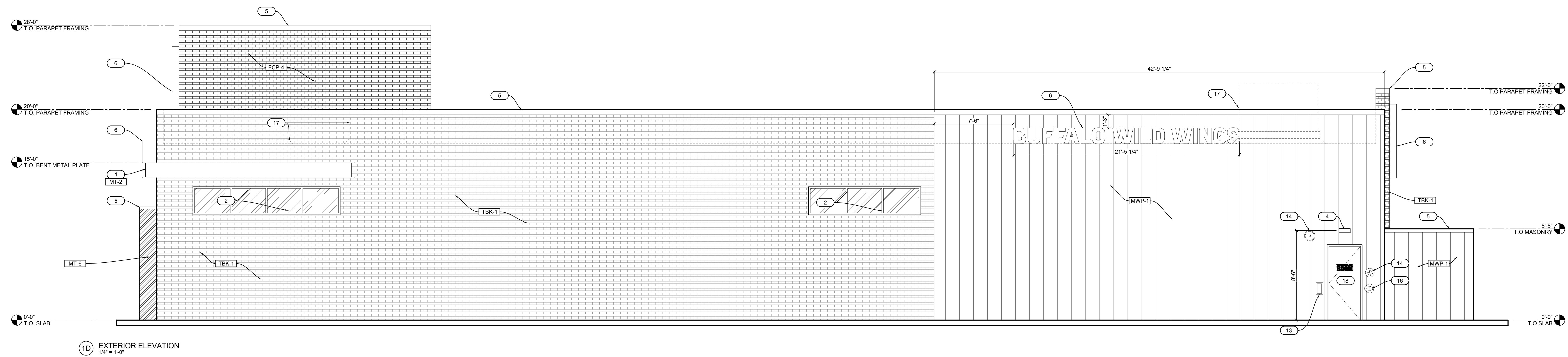
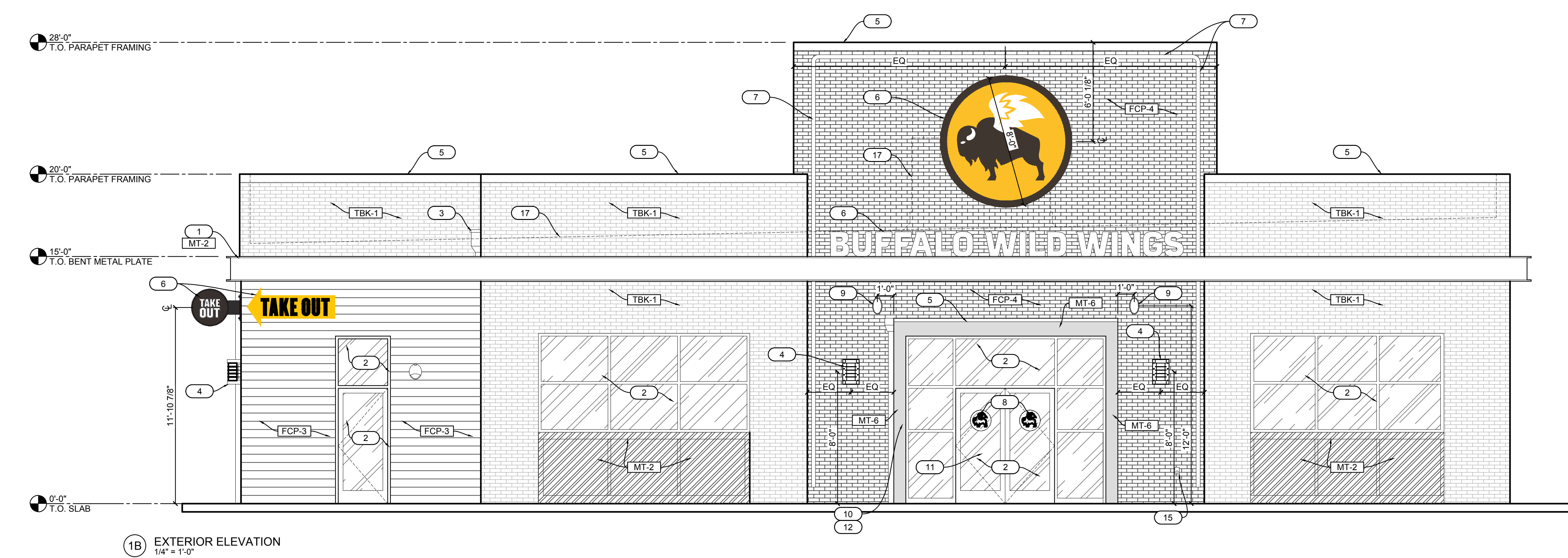
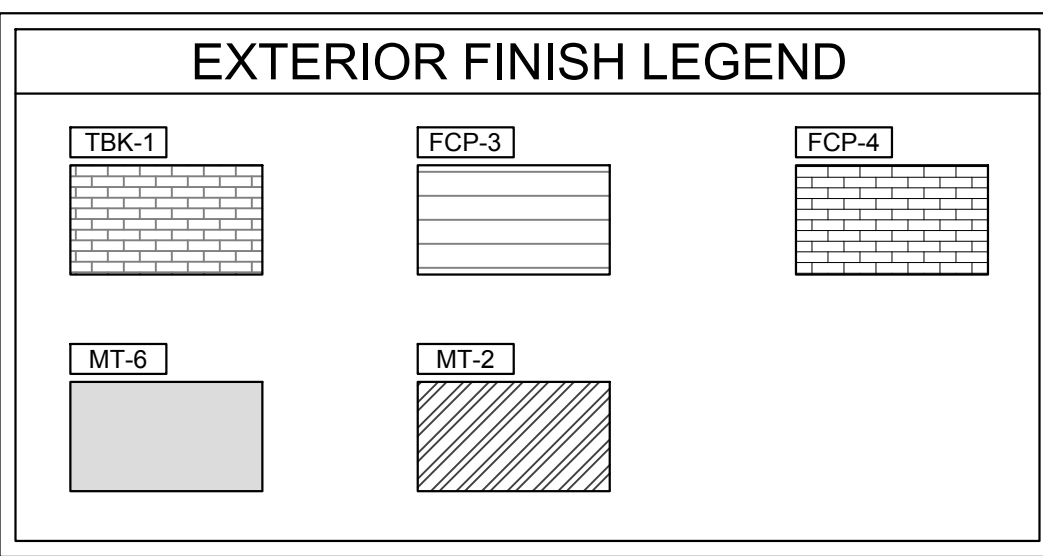


EXTERIOR FINISH SCHEDULE						
MAT ID	DESCRIPTION	TYPE / SERIES	COLOR / FINISH	REMARKS	FURNISHED BY	INSTALLED BY
MATERIALS						
TBK-1	THIN BRICK	BELDEN BRICK - STANDARD THIN BRICK	RAGLAND BLENDSANDED DART TEXTURE	WARM GRAY MORTAR	G.C.	G.C.
FCP-3	FIBER CEMENT PANELS - WOOD SIDING PATTERN	ROUGH SAWN WOOD AWP 3030	TOBACCO (SHADES OF BROWN)	(3) 6" SLATS IN EACH 18" HIGH PANEL	OWNER	G.C.
FCP-4	FIBER CEMENT PANELS - BRICK PATTERN	PLYMOUTH BRICK	CRIMSON EPF151F PAINTED GLOSSY BLACK	PAINT PANELS PS-9/C-4 AFTER INSTALLATION	OWNER	G.C.
MT-2	METAL PANEL	MONCHOLS METALS/RAW BLACKENED STEEL	COMMERCIAL GRADE CLEAR EXTERIOR METAL SEALER	RAW METAL LOOK IS TRYING TO BE ACHIEVED; APPLY SEALER TO KEEP RAW LOOK FROM WEATHERING	EXTERIOR - G.C. INTERIOR - CMV	G.C.
MT-6	BREAK METAL TRIM	PRE-FINISHED METAL TRIM WITH CLIPPED SEAMED JOINTS (MAX. 16" PANELS)	MATTE BLACK FINISH	22GA (0.40) METAL THICKNESS; APPLIES ONLY AT ENTRY PORTAL	G.C.	G.C.
C-4	PAINT COLOR	BENJAMIN MOORE - 2132-10	BLACK	--	G.C.	G.C.
SHT MET-1	GALVANIZED STEEL	PRE-FINISHED	MATTE BLACK	--	G.C.	G.C.
CMU-1	STANDARD CONCRETE BLOCK	--	--	--	G.C.	G.C.
MWP-1	METAL WALL PANEL - SEAM PROFILE	PAC-CLAD SNAP-CLAD (STANDING SEAM) PANEL	PRE-FIN, MATTE BLACK STEEL	16" VERTICAL	G.C.	G.C.



- GENERAL NOTES
- BUILDING SIGNAGE IS UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. SIGNAGE VENDOR IS RESPONSIBLE FOR ALL LOCAL JURISDICTION REQUIREMENTS ON SIGNAGE INSTALLATION AND SPECIFICATIONS.
 - REFER TO THIS SHEET FOR FINISH SCHEDULE.

- KEY NOTES
- BENT METAL PLATE, COLOR TO BE BLACK.
 - ALUMINUM STOREFRONT SYSTEM, COLOR TO BE DARK BRONZE.
 - SHT MET-1 - PRE-FINISHED SCUPPER AND DOWNSPOUT, PAINT C-4 - BLACK.
 - EXTERIOR UP/DOWN LIGHT FIXTURE - DIMENSIONS ARE TO CENTERLINE OF JUNCTION BOX. EXTERIOR LIGHTING SOURCE COVER BY MILLWORK - SEE DETAIL THIS SHEET.
 - SHT MET-1 - PRE-FINISHED METAL CORING, PAINT C-4 - BLACK.
 - METAL ILLUMINATED SIGN SUPPLIED AND INSTALLED BY SIGN VENDOR. G.C. TO PROVIDE AND INSTALL BLOCKING AS REQUIRED FOR INSTALLATION OF SIGN AND ELECTRICAL CONNECTIONS. SIGN VENDOR IS RESPONSIBLE FOR COORDINATION OF MOUNTING METHOD. SEE DETAIL THIS SHEET.
 - YELLOW LED STRIP LIGHTING TO BE INSTALLED AT PERIMETER OF ENTRY FEATURE AS SHOWN, (1) ROW OF LEMON YELLOW SLOAN BRAND LEDSTRIPS (YELLOW POLYCARBONATE LENS/WHITE LEDS); LED PROVIDED BY SIGN VENDOR.
 - VINYL DOOR GRAPHICS PROVIDED AND INSTALLED BY SIGN VENDOR.
 - SURFACE MOUNTED SPEAKERS.
 - DOOR BELL BUTTON MOUNTED AT 3'-6" AFF.
 - BMW OPERATIONS TO SUPPLY & INSTALL ON FRONT ENTRY DOOR GLAZING: MANAGER'S NAME, ADDRESS, & HOURS OF OPERATION.
 - KNOX BOX - CONFIRM LOCATION & QUANTITY WITH LOCAL FIRE MARSHAL.
 - CO2 FILL PIPE LOCATION; COORDINATE WITH VENDOR.
 - FIRE BELL LOCATION. REFER TO PLUMBING FOR FURTHER INFORMATION.
 - WALL HYDRANT LOCATION. SEE PLUMBING FOR FURTHER INFORMATION.
 - WALL POST VALVE AND FIRE DEPARTMENT CONNECTION LOCATION. REFER TO PLUMBING FOR FURTHER INFORMATION.
 - DASHED LINE OF ROOF AND RTU FOR REFERENCE.
 - HOLLOW METAL DOOR AND FRAME, PAINTED C4.



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Phone: (513) 761-2588
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BUFFALO WILD WINGS
FRANCHISE - STAND ALONE
BMW BXBV
MEMORIAL DRIVE
BXBV, OK 74008



DRAWING ISSUE

NO.	DESCRIPTION	DATE
1	PLANNING	8.5.22
2	SUBMITTAL	
3		
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STAMP

SEAL OF ZSOLT S. VARNOSI
STATE OF OHIO
44587
Cincinnati, Ohio
REGISTERED ARCHITECT
8.29.2022

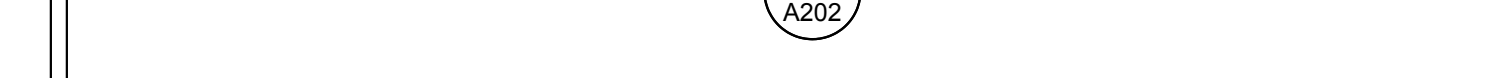
EXTERIOR ELEVATIONS
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Drawn By: YAO Checked: ARS

PROJECT NUMBER
22-0224

SHEET NUMBER
A201

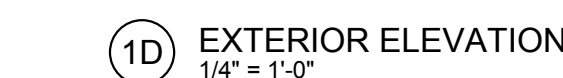


MWP-1	METAL WALL PANEL - SEAM PROFILE	PAC-CLAD: SNAP-CLAD (STANDING SEAM) PANEL	PRE-FIN, MATTE BLACK STEEL	18" VERTICAL	G.C.	G.C.
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1. BUILDING SIGNAGE IS UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. SIGNAGE VENDOR IS RESPONSIBLE FOR ALL LOCAL JURISDICTION REQUIREMENTS ON SIGNAGE INSTALLATION AND SPECIFICATION.
2. REFER TO THIS SHEET FOR FINISH SCHEDULE.

1. BENT METAL PLATE.
2. ALUMINUM STOREFRONT SYSTEM, COLOR TO BE DARK BRONZE.
3. SHT MET 1/4" - PRE-FINISHED SCUPPER AND DOWNSPOUT, PAINT "C-4" - BLACK.
4. EXTERIOR UPDOWN LIGHT FIXTURE - DIMENSIONS ARE TO CENTERLINE OF JUNCTION BOX. EXTERIOR LIGHTING SCREEN COVER BY MILLWORK - SEE DETAIL THIS SHEET.
5. SHT MET 1/4" - PRE-FINISHED METAL CORPUS, PAINT "C-4" - BLACK.
6. METAL ILLUMINATED SIGN SUPPLIED AND INSTALLED BY SIGN VENDOR. S.G. TO PROVIDE AND INSTALL BLOCKING AS REQUIRED FOR INSTALLATION OF SIGN AND ELECTRICAL CONNECTIONS. SIGN VENDOR IS RESPONSIBLE FOR COORDINATION OF MOUNTING METHOD. SEE DETAIL ON SHT A201.
7. VINYL CAR GRAPHICS PROVIDED AND INSTALLED BY SIGN VENDOR.
8. DASHED LINE OF ROOF AND RTU FOR REFERENCE.
9. HOLLOW METAL DOOR AND FRAME.
10. SLEEVE THROUGH SIDEWALK FOR DRAINAGE; REFER TO CIVIL PLANS.
11. ROLL UP OVERHEAD DOOR TO BE AMARR 3552 ALUMINUM FULL VIEW OVERHEAD GARAGE DOORS (OR APPROVED EQLV) W/ 12" INSULATED DOUBLE PANE 16" TEMPERED LOW E3 GLASS PANELS ON EQUALIZER. COLOR TO BE DARK BRONZE. ON OUTSIDE OF GARAGE DOOR PROVIDE MOTORIZED RETRACTABLE "SHUTTER UNIVERSAL "MOTIONSCREEN" WITH 5" HOUSING. BUSHING (SCREEN MESH: PVC COATED POLYESTER 17X17 INCH, .025 STRAND THICKNESS).
12. GAS PIPING UP TO ROOF - REF MEP10 FOR MORE INFORMATION.
13. APPROXIMATE LOCATION OF ELECTRICAL SERVICE ENTRANCE - BOX SIZING AND LOCATION DEPENDANT ON LOCATION BASIS.
14. PROVIDE BLACK ROOFING MEMBRANE UP INTERIOR SIDE OF TOWER SCREEN.
15. METAL PATIO RAILING AT OPENINGS - PAINT BLACK, C-4. REF DETAIL THIS SHEET.
16. APPROXIMATE LOCATION OF KEG STORAGE. REFER TO DETAIL, SHT A401.
17. APPROXIMATE LOCATION OF AUTOMATIC PUMP GREASE RETENTION TANK.



1A NOT USED
3" = 1'-0"

2A TRASH ENCLOSURE WALL CAP
1 1/2" = 1'-0"

1C NOT USED
1" = 1'-0"

2C TRASH ENCLOSURE SECTION
3/4" = 1'-0"

1D KEG STORAGE ELEVATION
1/2" = 1'-0"

2D KEG STORAGE ELEVATION
1/2" = 1'-0"

NOTES
1. KEG STORAGE ENCLOSURE, ADJUSTABLE LEGS, AND BASE PLATES TO BE FURNISHED BY VENDOR.
2. INSTALL WITH 3/8" DIA EPOXY ANCHORS, TYP.

1E KEG STORAGE PLAN
1/2" = 1'-0"

2E SINGLE GATE ELEVATION
SCALE VARIES

3E SINGLE GATE SECTION
1 1/2" = 1'-0"

4E GATE HINGE ISOMETRIC (TYPICAL)
3" = 1'-0"

5E TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"

3C GATE DROP DETAIL
NTS

4D BOLLARD DETAIL
3/4" = 1'-0"

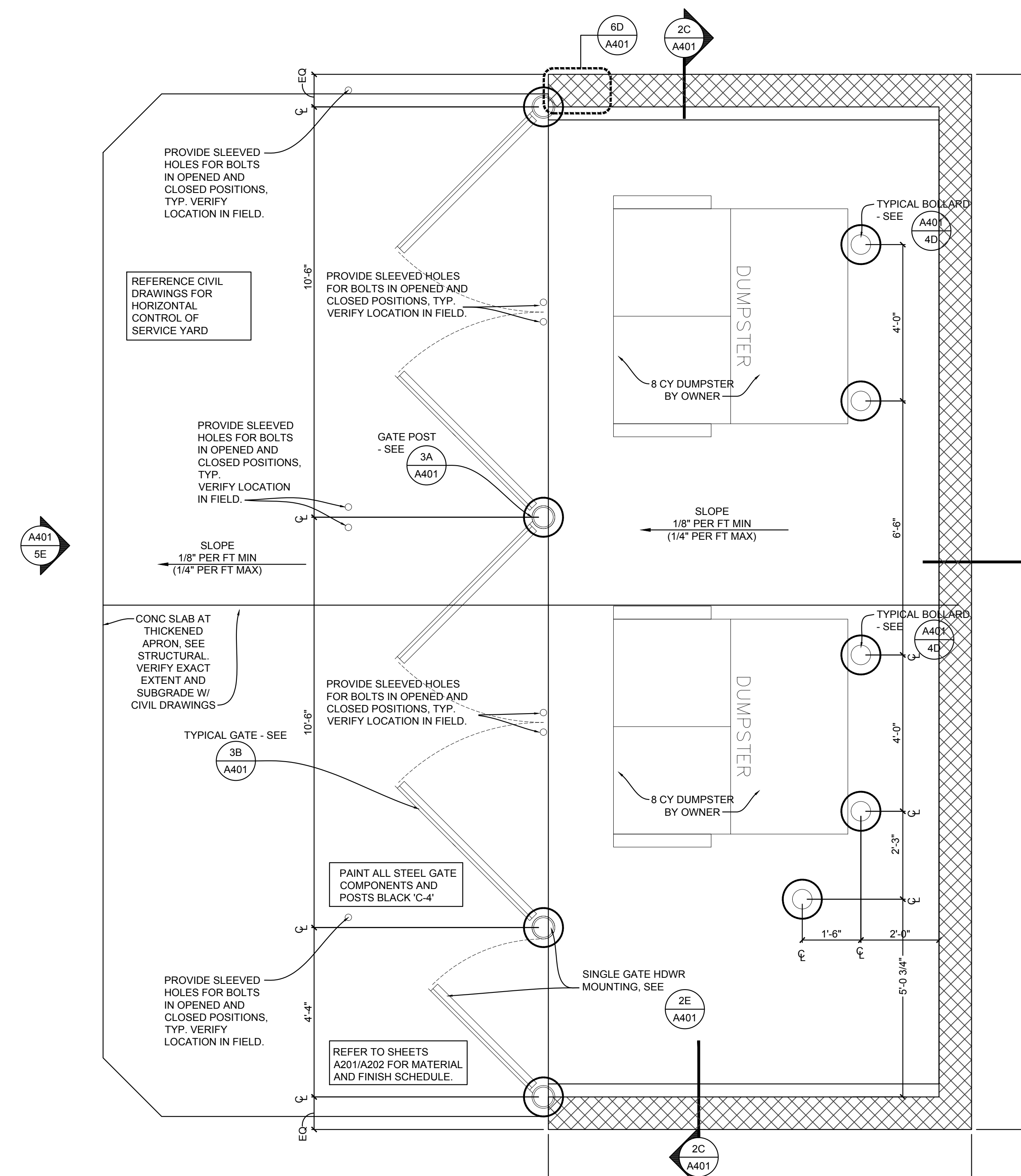
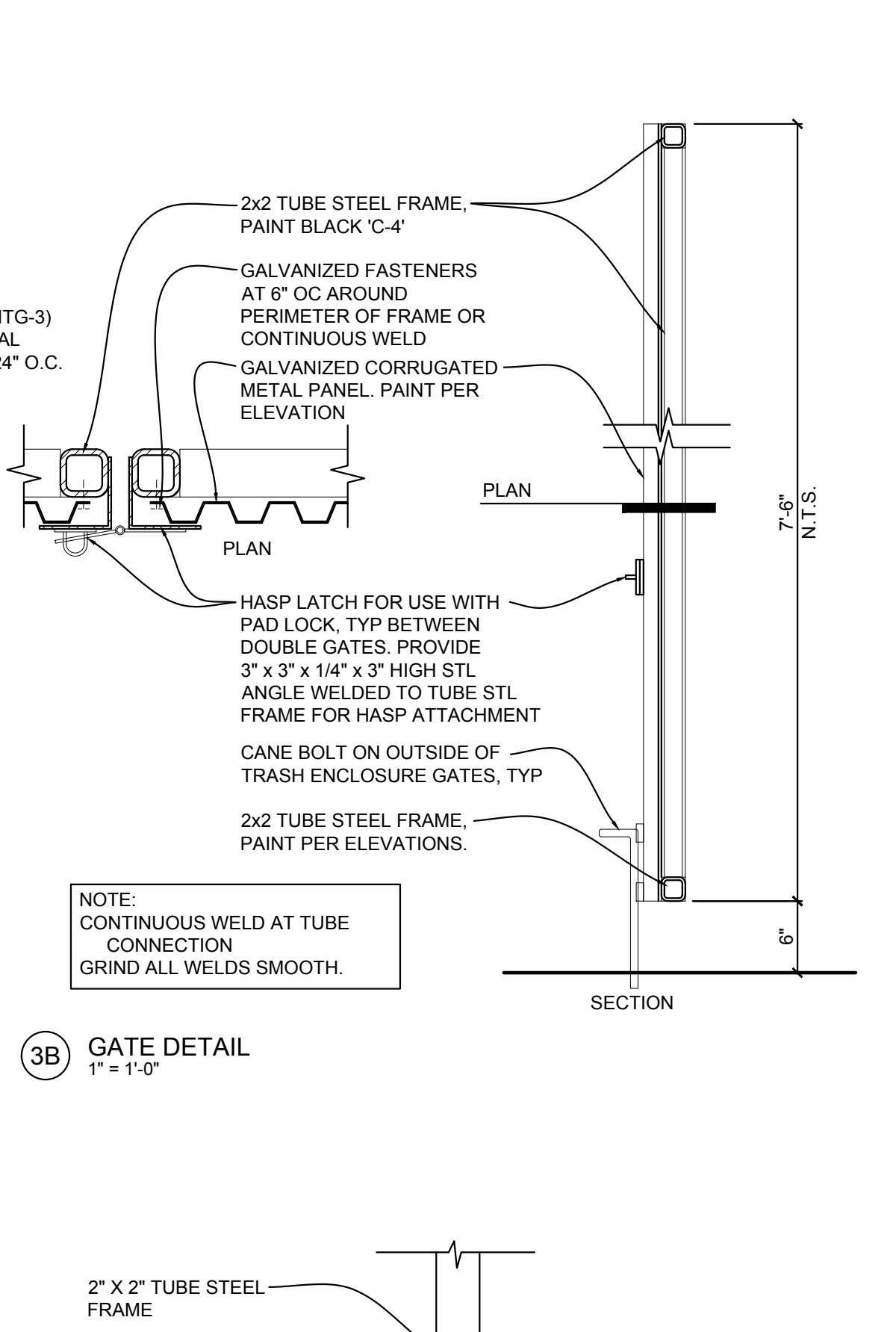
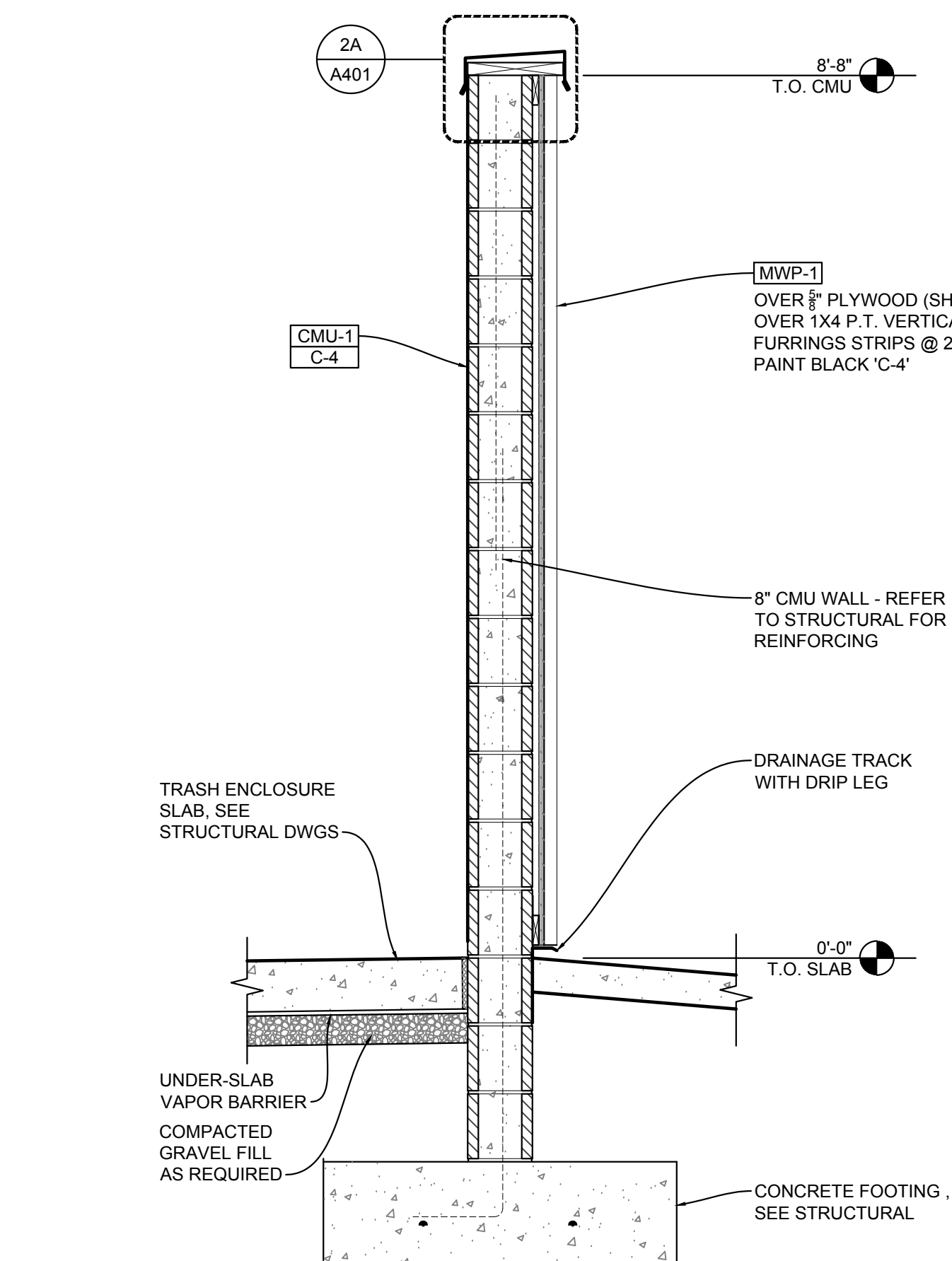
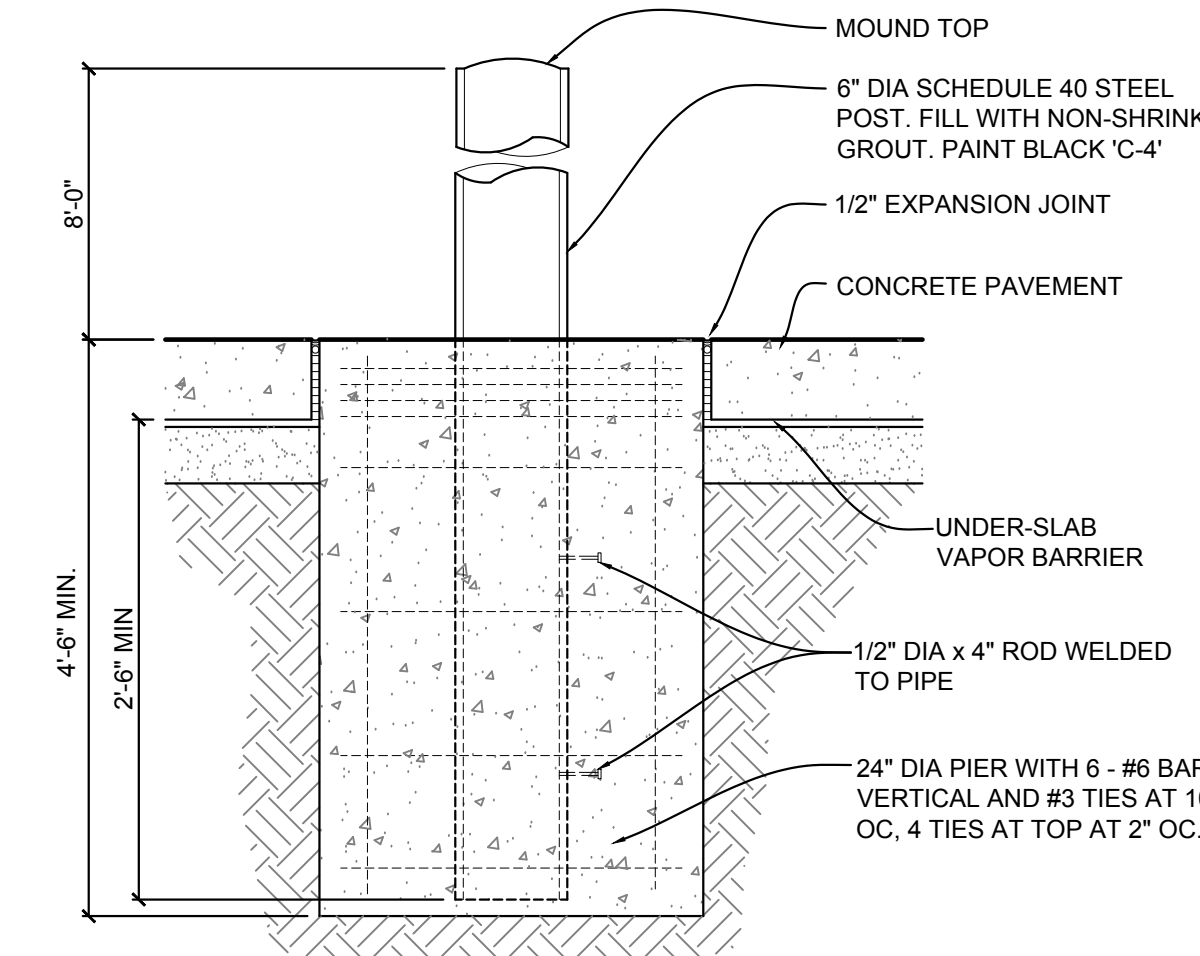
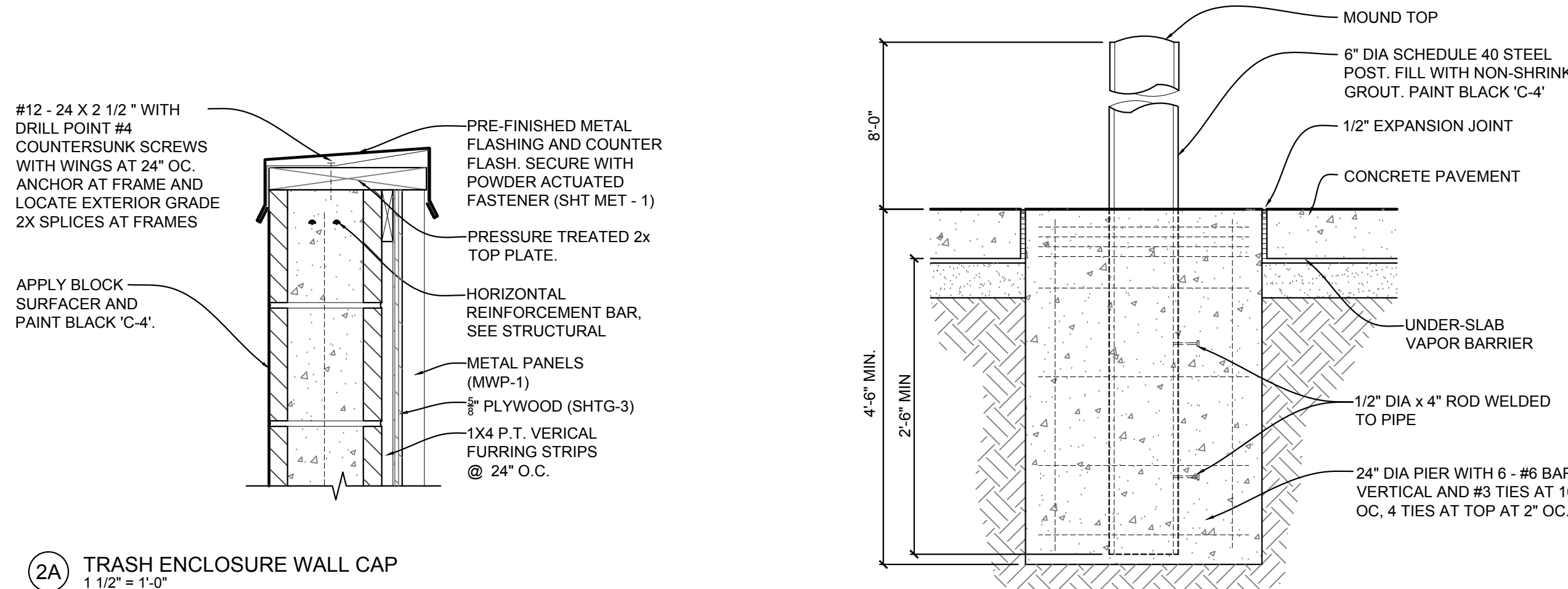
5D NOT USED
3/4" = 1'-0"

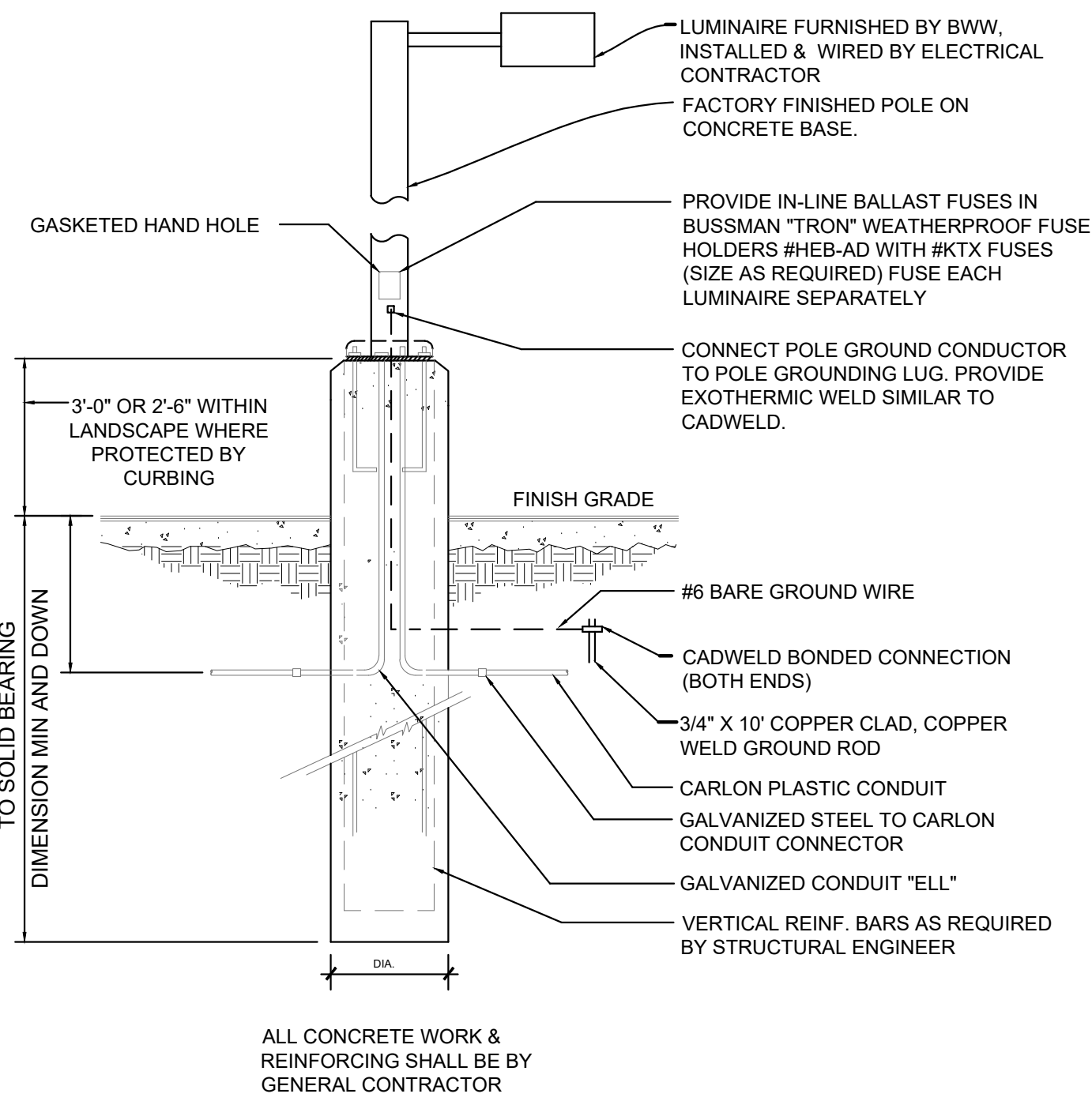
6D CMU WALL - PLAN
3/4" = 1'-0"

3A GATE POST
1" = 1'-0"

3B GATE DETAIL
1" = 1'-0"

4C ENLARGED TRASH ENCLOSURE
1/2" = 1'-0"





2 LIGHT POLE ASSEMBLY

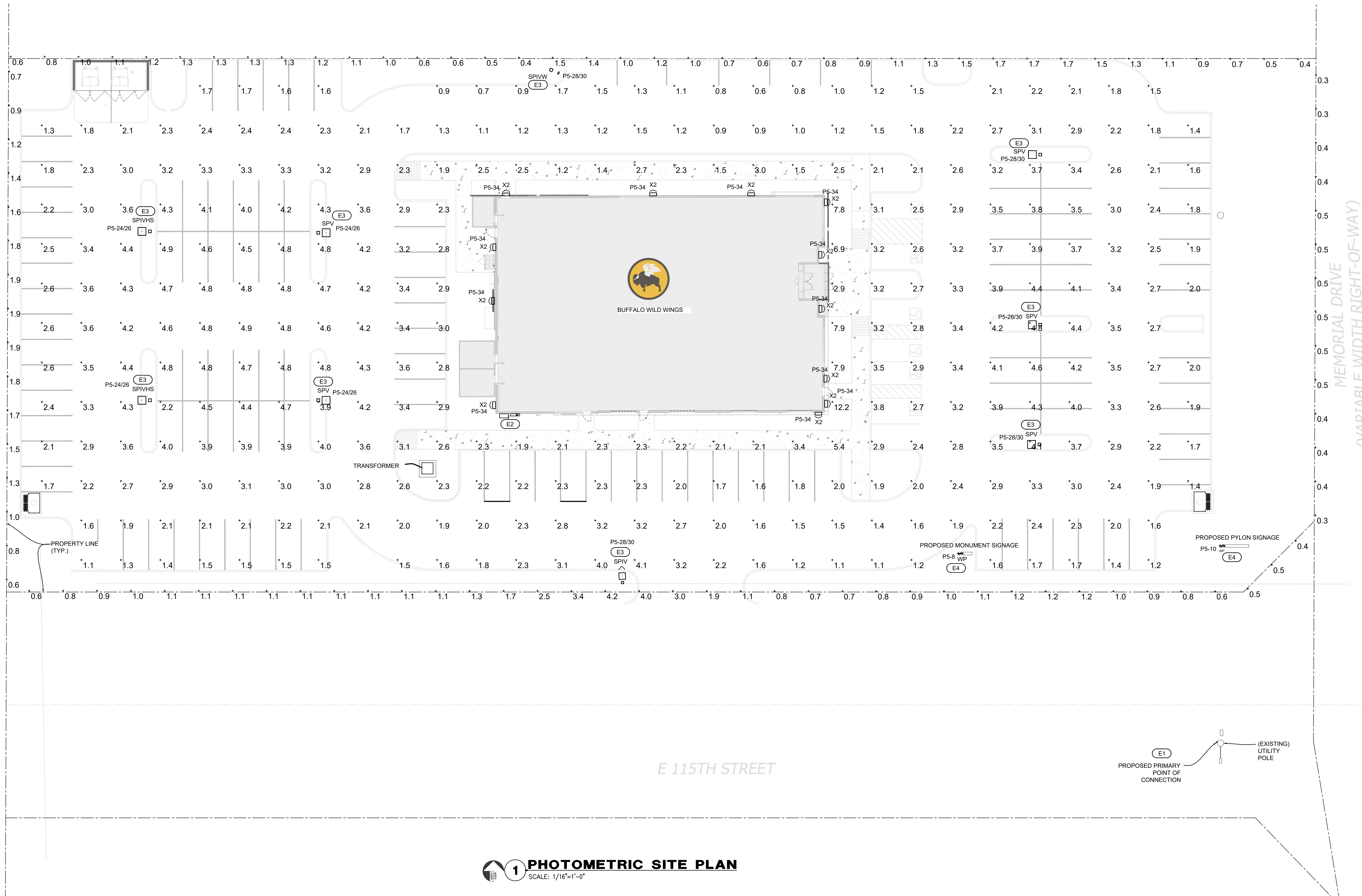
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Light Fixture Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SPV	1	SIGNIFY GARDCO	ECF-L-80L-900-NW-G2-4	EcoForm Area LED ECF - Large, 80 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	1	29839.53	0.8	224.8768
	SPV W	1	SIGNIFY GARDCO	ECF-L-96L-1.2A-CW-G2-4	EcoForm Area LED ECF - Large, 96 LED's, 5000K CCT, TYPE 4 OPTIC, No Shield	1	43641	0.8	365
	SPV HS	0	Gardco	ECF-L-80L-900-CW-G2-4-HS	EcoForm Area LED ECF - Large, 80 LED's, 5000K CCT, TYPE 4-HS OPTIC, House-side Internal Shielding	1	24585.36	0.8	224.8768
	SPV	7	SIGNIFY GARDCO	ECF-L-80L-1A-NW-G2-5	EcoForm Area LED ECF - Large, 80 LED's, 4000K CCT, TYPE 5 OPTIC, No Shield	1	34618.45	0.8	264.9748
	X2	12	Grandlite International Corp.	LED-1140-L1-20W-KK	Outdoor Wall-mounted Area Luminaires	1	2276.66	0.8	17.75

Photometric Site Plan Average Values

Description	Symbol	Max	Avg/Min	Min	Max/Min	Avg
Parking		12.2 fc	4.7:1	0.6 fc	20.3:1	2.8 fc
Property Line		4.2 fc	3.7:1	0.3 fc	14.0:1	1.1 fc



1 PHOTOMETRIC SITE PLAN

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

GENERAL NOTES

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND TO COMPLY WITH ALL OWNER SAFETY REQUIREMENTS AND PROCEDURES.
- THE CONTRACT DRAWINGS DO NOT INDICATE THE CONSTRUCTION METHODS. CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND ALL SAFETY PRECAUTIONS AND PROGRAMS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- REFER TO THE CIVIL DRAWINGS FOR LOCATIONS OF ALL NEW/EXISTING UTILITIES. ADDITIONAL UTILITIES MAY EXIST PRIOR TO START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES FOR ANY NECESSARY RELOCATIONS.
- CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM THEIR OPERATION AND RESTORE ALL SURFACES, DITCHES, STRUCTURES, AND PROPERTY TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER. ALL CONSTRUCTION DEBRIS AND WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH LOCAL CODES.
- BACKFILL SHALL CONSIST OF COMPACTED GRANULAR MATERIAL BETWEEN THE DEEPER AND SHALLOWER PIPE AT UTILITY CROSSINGS.
- PROVIDE SLEEVE FOR PIPING/CONDUIT THROUGH FOUNDATIONS. SLEEVE TO BE TWO SIZES.
- STREET LIGHT LOCATIONS AND QUANTITY ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF GEORGIA POWER.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.
- REFER TO LIGHTING CONTROL DETAIL ON SHEET E300 FOR EXTERIOR LIGHTING CIRCUITS TO BE ROUTED THROUGH LIGHTING CONTROLS.
- ELECTRICAL CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING FIXTURES AND PROVIDE FINAL CONNECTIONS FROM JUNCTION BOX TO PANEL.
- EXTERIOR LIGHTING FIXTURES TO BE CONTROLLED BY A TIME CLOCK WITH PHOTO CONTROL LIGHTS TO TURN ON AT DUSK BY PHOTO CONTROL, OFF BY TIME SWITCH, ON BY TIME SWITCH, AND OFF BY PHOTO CONTROL AT DAWN. VERIFY TIME SETTINGS WITH OWNER. PROVIDE PHOTO CONTROL, 120V, SWIVEL HOUSING. ALL INTERIOR AND EXTERIOR BUILDING LIGHTING SHALL BE CONTROLLED BY TIMECLOCK RELAYS FOR TOTAL BUILDING SHUT OFF WITH TEMPORARY MANUAL OVERRIDE.

ELECTRICAL KEY NOTES

- E1. NEW ELECTRIC SERVICE EXTENDED FROM UTILITY POINT OF SERVICE BY AEP. COORDINATE ALL ELECTRIC SERVICE REQUIREMENTS INCLUDING TRANSFORMER PAD SIZE, TYPE AND LOCATION WITH AEP PRIOR TO START OF ANY WORK. AEP POINT OF CONTACT: BRINTON R. PHONE: 1-888-776-1366. EMAIL: customerservice@aep.com
- E2. NEW ELECTRICAL SERVICE GEAR LOCATION. REFER TO RISER DIAGRAM ON SHEET E302 FOR REQUIREMENTS.
- E3. COORDINATE EXACT PLACEMENT OF SITE LIGHTING LIGHT POLE UNDERGROUND PIER AND BRANCH CIRCUITING WITH CIVIL PLANS AND SITE EXCAVATION CONTRACTOR TO AVOID INTERFERENCES WITH NEW AND EXISTING UTILITIES BY OTHER TRADES. REFER TO LIGHT FIXTURE SCHEDULE ON THIS SHEET FOR REQUIREMENTS.
- E4. PROVIDE A 3/4" CONDUIT FROM SIGN TO BUILDING. COORDINATE EXACT LOCATION OF SIGNAGE WITH GC PRIOR TO ROUGH IN.

Intertech Design
Services, Inc.

Architecture and Engineering
4075 Interchange Dr.
Suite 100
Buckley, GA 30606
Phone: (770) 790-1000
Fax: (770) 790-1001
Web: www.intertechdesign.com

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BUFFALO WILD WINGS

FRANCHISE - STAND ALONE
BWW BKBX
MEMORIAL DRIVE
BKBX, OK 74008



DATE	9/1/22
DESCRIPTION	PLANNING SUBMIT
NO.	

DRAWING ISSUE



PHOTOMETRIC
SITE PLAN
SCALE: 1/16" = 1'-0"
Drawn By EC Checked DMH

PROJECT NUMBER
22-0224

SHEET NUMBER

E100



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, Director of Development Services / City Planner

Date: Monday, October 17, 2022

Name: Reserve at Cedar Ridge

RE: Rezone (BXZO-22.08) and
Planned Unit Development (BXPUD-22.07)

Location: Approximately 2,838 feet East of Mingo Road on the south side of East
121st Street aka 10910 East 121st Street South

STR: Section 6, Township 17N, Range 14E

Applicant: Tulsa Engineering & Planning Associates

Request: Tulsa Engineering & Planning Associates is requesting a Rezone (BXZO-22.08) and Planned Unit Development (BXPUD-22.07).

Description: The applicant is requesting a Rezone from Agriculture (AG) to Single-Family Residential (RS-1) with a Planned Unit Development (BXPUD-22.07).

The PUD will allow efficient use of the land by allowing 30 dwelling units in a gated residential development. The 60-foot deep Reserve Areas that front onto East 121st Street will feature a landscaped and irrigated entry into the development. The area located within the 100-year floodplain is proposed to be left in its native and undisturbed state, maintaining the existing environment and habitat.

Existing Zoning; Use:

Agriculture (AG); Single-Family Dwelling

Abutting Zoning; Use:

North: (RS-1) Residential Single-Family; Vacant,
(AG) Agriculture; Single-Family Dwellings
East: (AG) Agriculture; Single-Family Dwellings
South: (AG) Agriculture; Vacant
West: (RS-3) Residential Single-Family Dwellings

Proposed Zoning; Uses:

(RS-1) Residential Single-Family with PUD supplemental zoning

Location: Approximately 2,838 feet East of Mingo Road on the south side of East 121st Street
aka 10910 East 121st Street South

Comprehensive Plan:

The Comprehensive Land Use map shows this area to be Rural Residential and Low-Density Residential along East 121st Street South



Exhibit A: 2018 Comprehensive Plan Land Use Map

Project Overview:

Development Standards:

Acres: 32.1024 +/-	Min. Lot Width: 120 ft	Min. Lot Area: 20,000 Sq. Ft.
Number of Lots: 30 - Gated	Max. Bldg. Height: 48 ft.	Min. Dwelling Sq. Ft.: 4000 sf *

Amenity Description:

Reserve Area “D” is located within the 100-year floodplain and is to remain in its undisturbed and native state, protecting the existing, natural habitat. The Reserve at Cedar Ridge Homeowners Association main objective will be the maintenance of the private street system, landscape entryways, and reserve/open space areas.

Utilities/Site Area:

Water:

An existing 12” water line running East / West along the south side of East 121st Street South.

Sanitary Sewer:

An 8” line running North / South along the East property line within the Chisholm Ranch development to the West of Reserve at Cedar Ridge

Storm Sewer:

The project site drains in the northwest to the southeast direction and is generally sheet flow. There are two existing ponds located in the north-central south-central portions of the site. The north central pond will be reconfigured and relocated just to the east of its current location and will be the project’s on-site stormwater detention, and is being proposed as a wet detention facility.

Engineering Review Comments:

None received at time of writing

Public Comments:

Several citizens in the immediate area have called to inquire about what type of project and the drainage issues.

One citizen called to verify her property was not included in the rezoning.

Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested Rezone and Planned Unit Development with any comments from planning or engineering departments implemented before moving to Council.

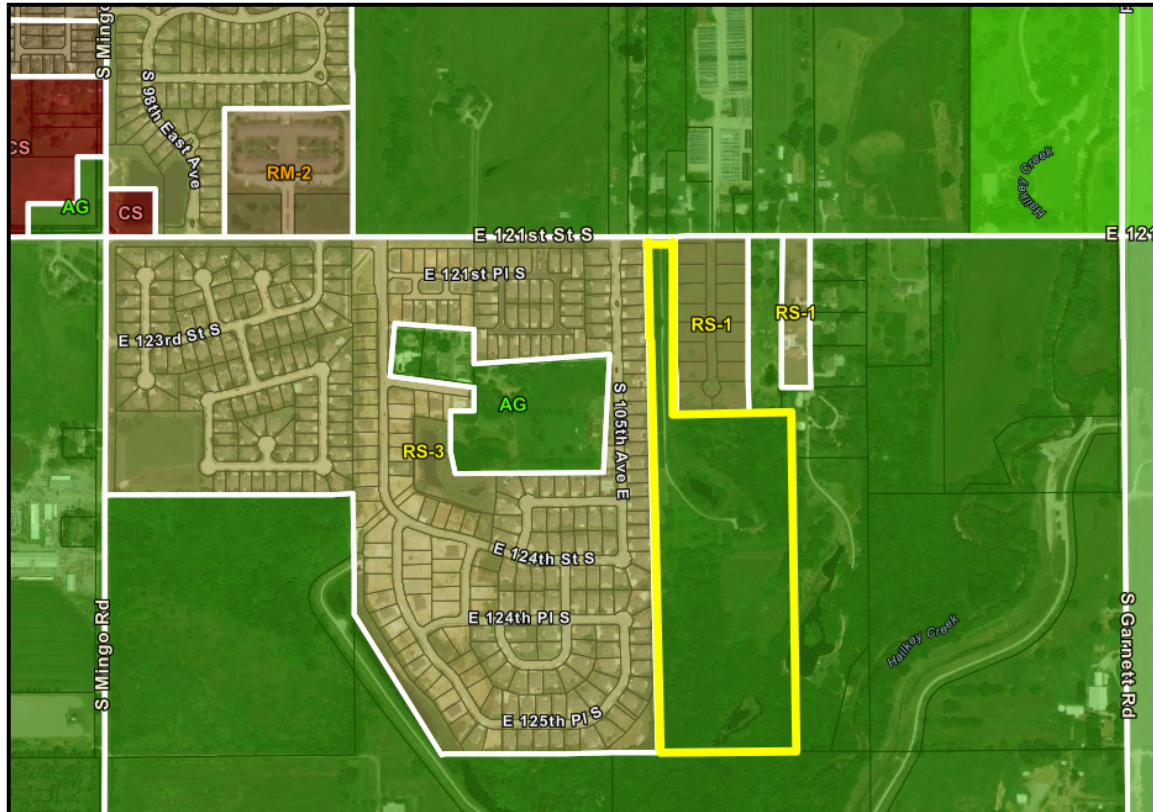


Exhibit B: City of Bixby Zoning Map

Attachments:

- Exhibit A: 2018 Comprehensive Plan Land Use Map
- Exhibit B: City of Bixby Zoning Map
- Exhibit C: Planned Unit Development booklet

The Reserve at Cedar Ridge
Legal Description (Rezoning, PUD and Preliminary Plat)

A tract of land contained within the Northeast Quarter (NE/4) of Section Six (6), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Beginning at the southeast corner of "Chisholm Ranch", an addition to the City of Bixby, Tulsa County, State of Oklahoma, Plat No. 6325, as filed in the office of the Tulsa County Clerk;

Thence N 02°22'21" W, along the east line of said Plat No. 6325, a distance of 2637.89 feet to a point on the north line of said Northeast Quarter (NE/4), said point also being the northeast corner of said Plat No. 6325;

Thence N 88°37'44" E, along said north line, a distance of 149.98 feet to the northwest corner of "Lon-Jan-Addition", a subdivision in Tulsa County, State of Oklahoma, Plat No. 2708, as filed in the office of the Tulsa County Clerk;

Thence S 02°22'21" E, along the west line of said Plat No. 2708, a distance of 900.01 feet to the southwest corner thereof;

Thence N 88°37'44" E, along and on an extension of, the south line of said Plat No. 2708, a distance of 599.92 feet;

Thence S 01°14'05" E a distance of 1735.82 feet to a point on the south line of said Northeast Quarter (NE/4);

Thence S 88°29'07" W, along said south line, a distance of 715.40 feet to the "Point of Beginning";

Said tract contains 1,407,378 square feet or 32.3089 acres.

The non-astronomical basis of bearings is the north line of the Northeast Quarter (NE/4) of Section Six (6), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, as being North 88°37'44" East.

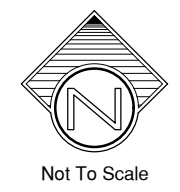
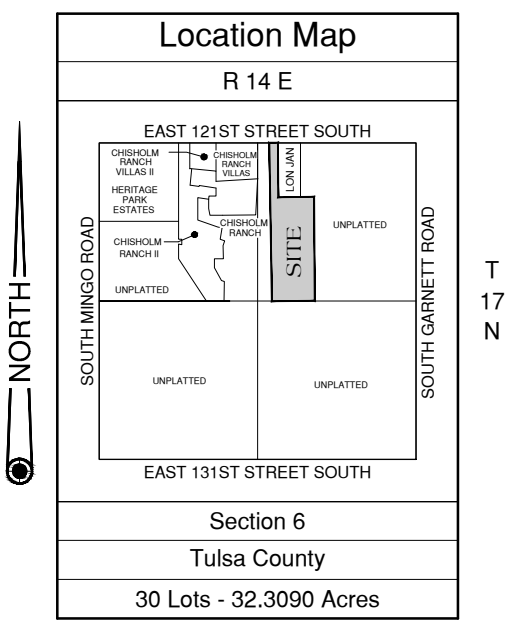
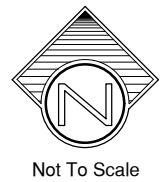
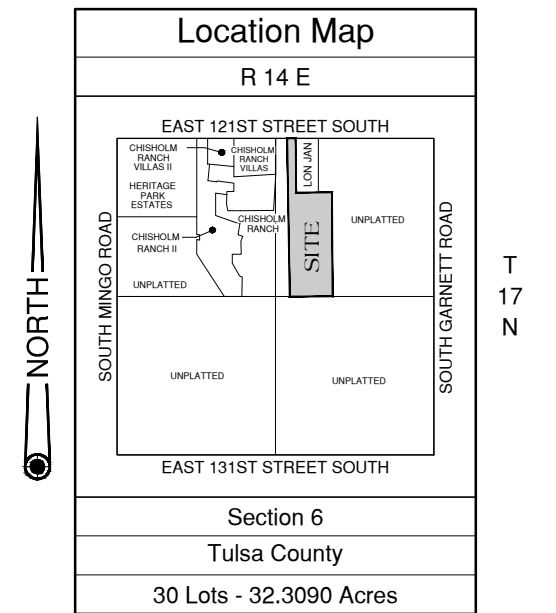


EXHIBIT 'A'

The Reserve at Cedar Ridge

Conceptual Site Plan



Not To Scale

EXHIBIT 'B'

The Reserve at Cedar Ridge

Surrounding Zoning and
Land Use Plan



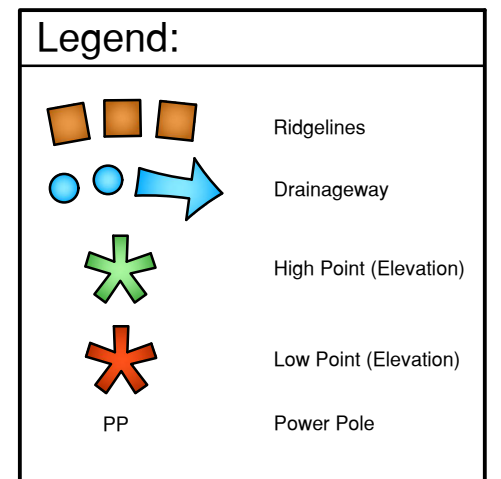
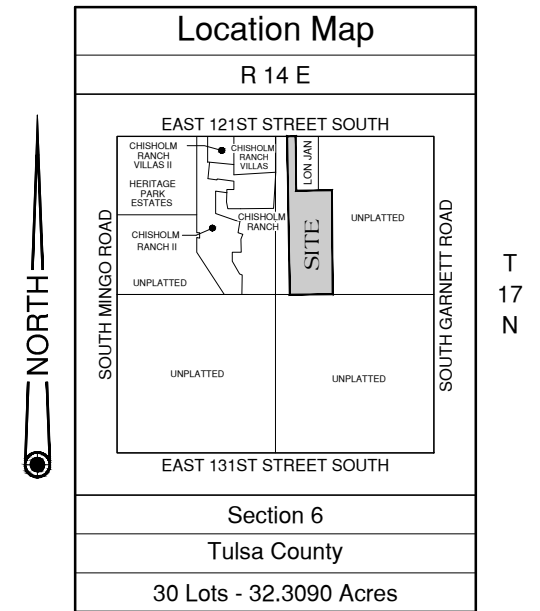
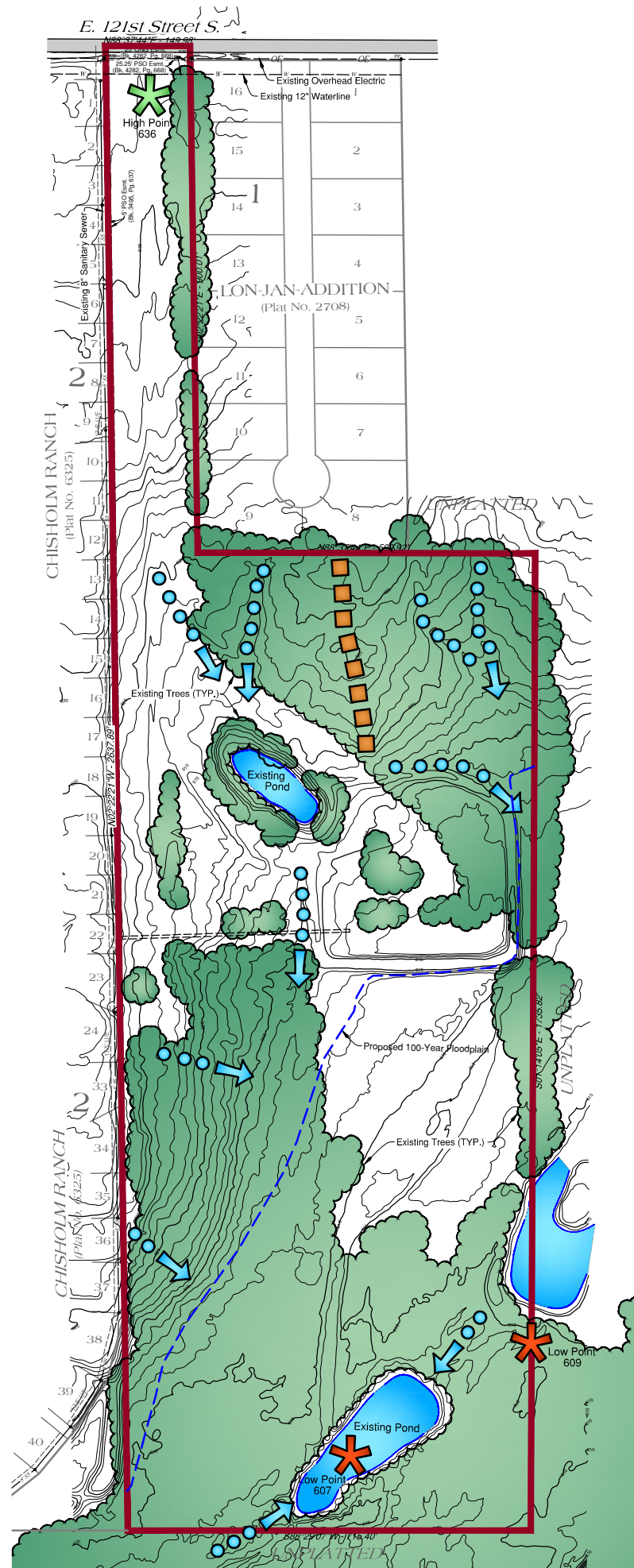


EXHIBIT 'C'

The Reserve at Cedar Ridge

Existing Conditions Plan

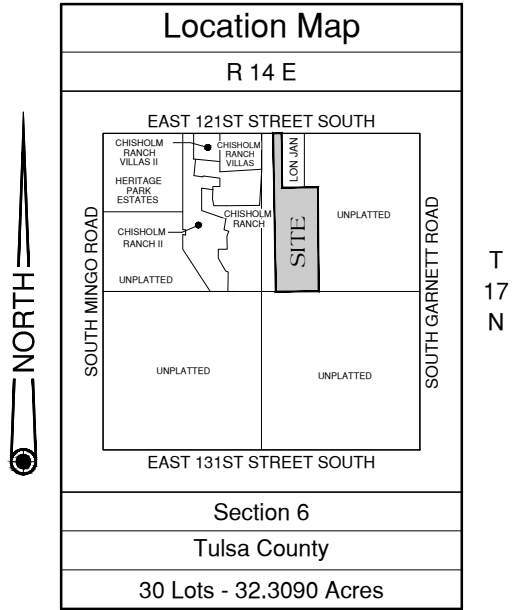
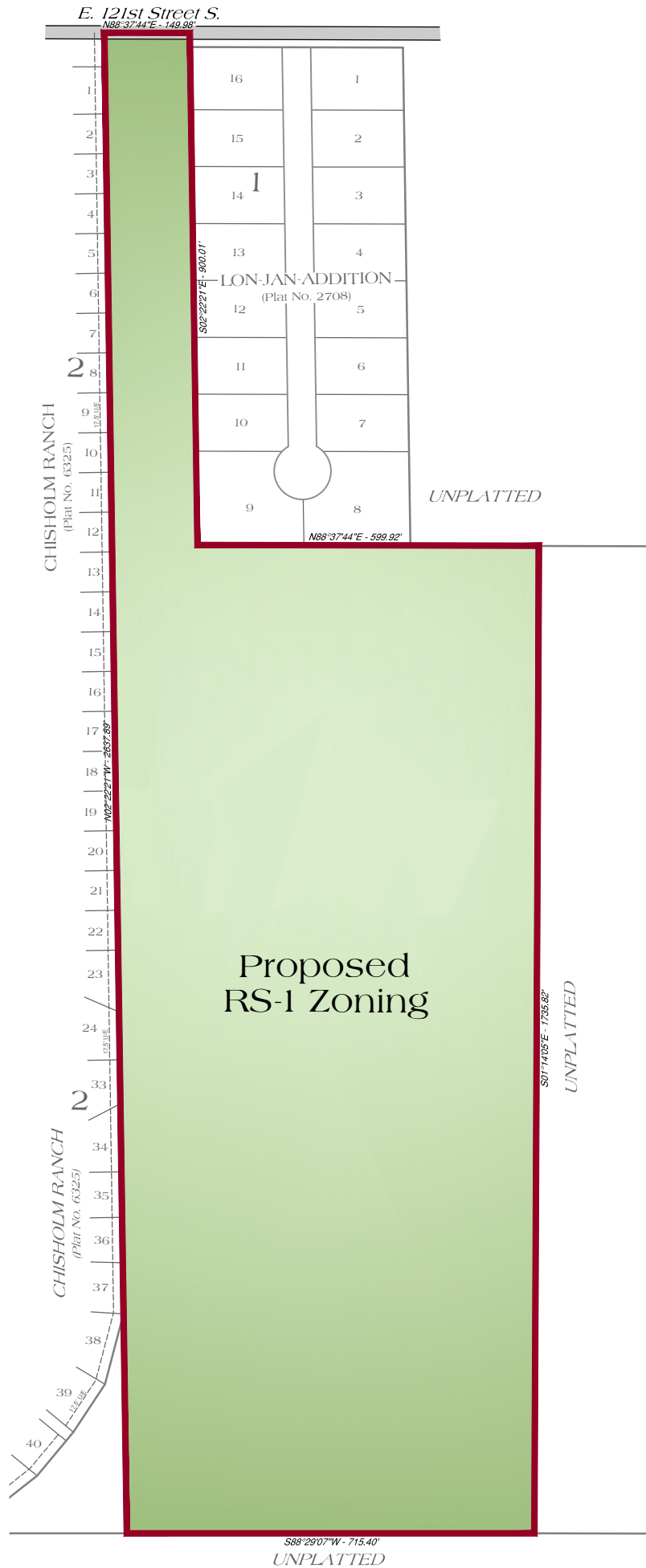


EXHIBIT 'D'

The Reserve at Cedar Ridge

Proposed Zoning Plan

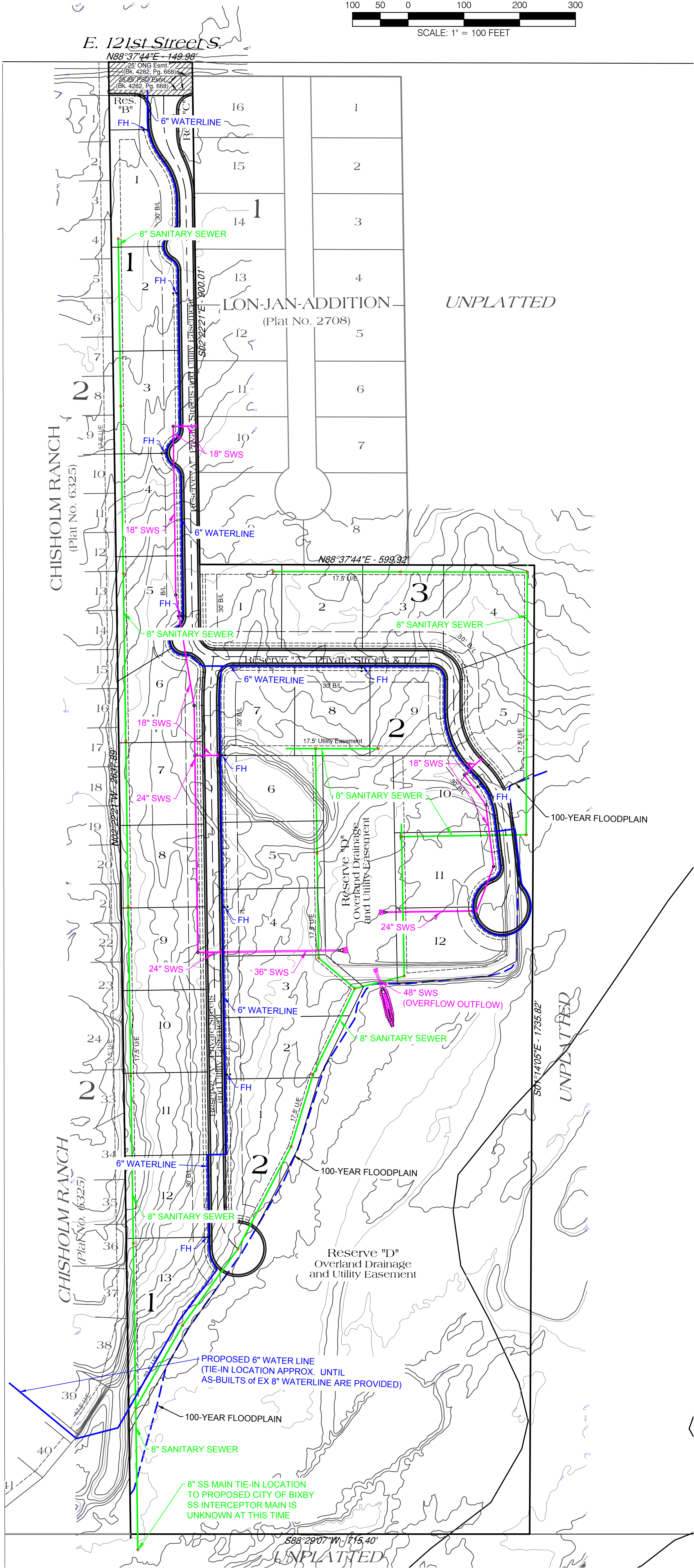
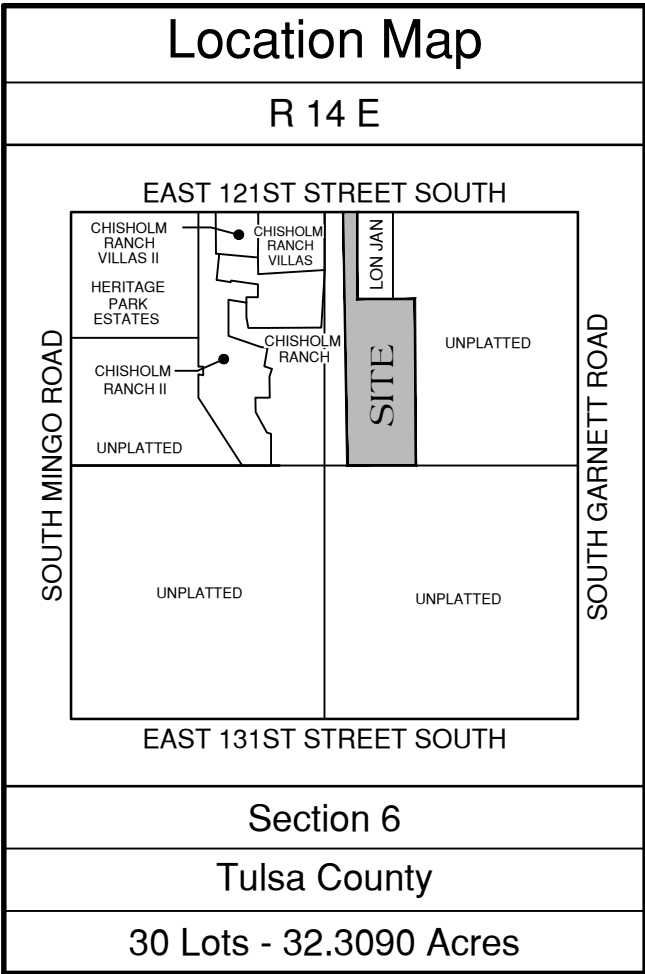
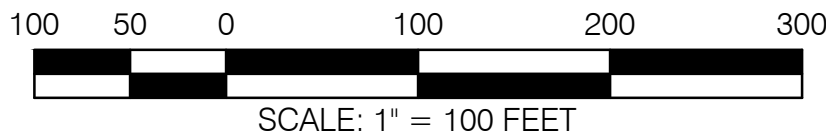
OWNER/DEVELOPER
C & C Development Group, L.L.C.
an Oklahoma Limited Liability Company
P.O. Box 265
Jenks, Oklahoma 74037
918.260.6578

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2023

Conceptual Public Utility Plan

The Reserve at Cedar Ridge

A subdivision in the City of Bixby, being a part of the NE/4 of Section 6, Township 17 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma



No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	90°00'01"	25.00'	39.27'	S 43°37'43" W	35.36'
C2	26°11'04"	100.00'	45.70'	S 14°27'48" E	45.30'
C3	25°16'08"	175.00'	77.18'	S 15°00'24" E	76.56'
C4	88°59'55"	25.00'	38.83'	S 46°52'19" E	35.05'
C5	90°00'00"	55.00'	86.39'	S 46°22'16" E	77.78'
C6	44°12'15"	120.00'	92.58'	S 23°28'24" E	90.30'
C7	37°09'24"	150.00'	97.28'	S 26°59'49" E	95.58'
C8	33°07'38"	25.00'	14.45'	S 24°58'56" E	14.25'
C9	289°52'36"	50.00'	252.97'	N 76°36'27" W	57.45'
C10	76°44'59"	25.00'	33.49'	N 29°57'22" E	31.04'
C11	37°09'24"	120.00'	77.82'	N 26°59'49" W	76.46'
C12	44°12'15"	150.00'	115.73'	N 23°28'24" W	112.88'
C13	90°00'00"	25.00'	39.27'	N 46°22'16" W	35.36'
C14	85°27'10"	25.00'	37.29'	S 45°54'09" W	33.92'
C15	05°32'55"	485.00'	46.97'	S 00°24'07" W	46.95'
C16	86°10'39"	25.00'	37.60'	S 45°27'40" E	34.16'
C17	266°10'39"	50.00'	232.28'	S 44°32'20" W	73.03'
C18	05°32'55"	515.00'	49.87'	N 00°24'07" E	49.85'
C19	60°00'54"	25.00'	26.19'	N 26°49'53" W	25.01'
C20	05°54'25"	55.00'	5.67'	N 53°53'08" W	5.67'
C21	43°47'36"	25.00'	19.11'	N 72°49'44" W	18.65'
C22	152°19'14"	25.00'	66.46'	N 18°33'55" W	48.55'
C23	59°58'03"	25.00'	26.17'	N 27°36'41" E	24.99'
C24	60°00'00"	25.00'	26.18'	N 32°22'21" W	25.00'
C25	120°00'00"	25.00'	52.36'	N 02°22'21" W	43.30'
C26	60°00'00"	25.00'	26.18'	N 27°37'39" E	25.00'
C27	60°00'00"	25.00'	26.18'	N 32°22'21" W	25.00'
C28	120°00'00"	25.00'	52.36'	N 02°22'21" W	43.30'
C29	60°00'00"	25.00'	26.18'	N 27°37'39" E	25.00'
C30	30°35'25"	120.00'	74.54'	N 20°10'03" W	75.35'
C31	36°35'30"	110.00'	70.25'	N 19°40'02" W	69.06'
C32	90°00'00"	25.00'	39.27'	N 46°22'16" W	35.36'

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 01°27'16" E	39.26'	L9	N 37°57'46" W	11.98'
L2	S 01°22'16" E	54.51'	L10	N 01°22'16" W	18.11'
L3	S 45°34'31" E	20.68'	L11	N 88°37'44" E	45.80'
L4	N 45°34'31" W	20.68'	L12	N 60°32'13" E	57.83'
L5	N 01°22'16" W	54.51'	L13	S 00°15'37" E	56.16'
L6	S 03°10'34" W	2.12'	L14	S 60°57'56" W	57.22'
L7	N 03°10'34" E	9.90'			
L8	N 02°22'21" W	38.92'			

FINAL PLAT
CERTIFICATE OF APPROVAL

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

ON _____
BY _____
MAYOR-VICE MAYOR

THIS APPROVAL IS VOID IF NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK

BY _____
CITY MANAGER-CITY CLERK

PUD XXX

The Reserve at Cedar Ridge

Bixby, Oklahoma



Tulsa Engineering & Planning Associates

9810 East 42nd Street South, Suite 100

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.340.5999

9/6/2022

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I. DEVELOPMENT CONCEPT:

The Reserve at Cedar Ridge is a proposed large lot, single-family residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Bixby Zoning Code. The site consists of 32.3090 acres, located on the south side of East 121st Street, mid-mile between South Mingo Road and South Garnett Road. There is approximately 150 linear feet of frontage on East 121st Street. The site is bounded on the north, across East 121st Street, by undeveloped/Agriculture (AG) zoned land, to the east by the platted, but undeveloped/Residential (RS-1) zoned Lon-Jan Addition, to the south by undeveloped/Agriculture (AG) zoned land and to the west by the Chisolm Ranch residential subdivision, zoned RS-3.

The site is characterized by moderately sloping terrain, slopes are generally in the 0-5% range, with the area of steepest slopes, a small area located in the southwestern portion of the project site, being in the 5-10% range. There are no slopes over 10% on the site. Within the north central portion of the main section of the project, the area south of the “panhandle”, there a small ridgeline. The project site drains in a northwest to southeast direction and is generally sheet flow. There are large areas of mature trees in a significant portion of the site, with the majority of these tree masses being located in the main section of the PUD (see Exhibit ‘C’ - Existing Conditions Plan). There is a large area of 100-year floodplain located in the southern portion of the PUD site which has a significant area of the mature trees. There are two existing ponds located in the north central and south central portion of the site. The north central pond will be reconfigured and relocated just to the east of it’s current location and will be the project’s on-site stormwater detention facility. This detention facility is proposed to be a wet detention facility. The south central pond is located within the 100-year floodplain and will be left undisturbed. Soils for the site consist of: Okay loam, 0-1% slopes (northern panhandle of the site), Newtonia silt loam, 3-5% slopes (north and west portion of the main section) and Osage silty clay, 0-1% slope, occasionally flooded (southeastern portion of the site). The soils located outside the 100-year floodplain do not create any unusual developmental problems. The location has favorable accessibility, location, and visibility from the surrounding roadways, with the main access point being off of East 121st Street.

The Reserve at Cedar Ridge has an underlying zoning of Agriculture (AG) (See Exhibit ‘D’ - Proposed Zoning Plan). Submitted concurrently with this PUD application is a zoning request to rezone the entire tract to RS-1 (Residential Single-Family). The Reserve at Cedar Ridge will have private streets, with a gated entry, and a maximum number of 30 dwelling units. The 60 foot deep Reserve Areas that front onto East 121st Street will feature a landscaped and irrigated entry into the project site and will also have a 6' masonry and wood screening wall. The average lot size for the PUD is proposed to be 0.50 acres (120'-150' x 165'), which gives an overall project density of approximately 1.08 DUs/acre. The homes will have 100% masonry on the exterior veneer on each side of the home, excluding porches and patios. As previously discussed the site will have one centrally located stormwater detention facility located in Reserve ‘D’ (See Exhibit ‘A’ - Conceptual Site Plan). The PUD proposes a minimum of 30% open space for the project, with the Conceptual Site Plan showing over 40% open space. The area located within the 100-year floodplain is proposed

to be left in it's native and undisturbed state, maintaining the existing environment and habitat.

Unless otherwise outlined in this PUD, The Reserve at Cedar Ridge will meet, or exceed, the requirements delineated in the City of Bixby's Zoning Code and Subdivision Regulations.

II. STATISTICAL SUMMARY:

Total Project Area	32.3090 Acres (Gross) 32.1024 Acres (Net)
Maximum Number of Dwelling Units	30
Maximum Project Density	1.08 DU/Acres (Gross)
Average Lot Size	0.50 Acres/120'-150 x 165'
Minimum Open Space Area	30%/9.6307 Acres (Net)

III. DEVELOPMENT STANDARDS:

Permitted Uses:	Uses permitted by right in the RS-1 Zoning District.
Minimum Lot Size	20,000 sq. ft.
Minimum Lot Width	120 feet
Minimum Building Setbacks:	
- Front	35 feet
- Rear Yard	20 feet
- Interior Side Yards	10 ft./10 ft.
- Exterior Side Yard (abutting private street)	35 feet
Maximum Building Height	48 feet/ 2 and one half stories
- Accessory Buildings	35 feet

Minimum Livability Space Per Lot 10,000 SF*
* Livability space per lot may take into account and utilize common open space to satisfy the requirement, if necessary.

Other Bulk and Area Requirements As established in the RS-1 Zoning District

Floor Area Of Dwelling:

- All dwellings shall have a minimum floor area of 4,000 square feet, measured "over masonry". Additionally, the first story of all two-story dwellings shall have a minimum of 3,000 square feet measured "over masonry".

IV. LANDSCAPING AND OPEN SPACE:

The Reserve Areas shown on "Exhibit 'A' - Conceptual Site Plan" will be used for landscaping, entry features and signage, stormwater drainage and detention and open space. Additionally, much of Reserve Area "D" is located within the 100-year floodplain and is to remain in it's undisturbed and native state, protecting the existing, natural habitat. Stormwater Detention will be provided in the northern portion of Reserve "D" that is located outside of the 100-year floodplain. All Landscaping and Open Space will be provided in accordance with City of Bixby Zoning Code.

V. LOT COMBINATIONS:

Lot combinations may be permitted, with the written approval of the Architectural Committee, to allow dwelling units to include multiple lots in order to allow a building to be built over lot lines, but does not allow for the building to encroach into a platted utility easement.

VI. HOMEOWNERS' ASSOCIATION:

The Reserve at Cedar Ridge Homeowners' Association, to be established, will have as its main objective, the maintenance of the private street system, landscaped entryways and reserve/open space areas. Membership in the The Reserve at Cedar Ridge Homeowners' Association will be mandatory for all lot owners.

Final documents for the The Reserve at Cedar Ridge Homeowners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

VII. SITE PLAN REVIEW:

For the purposes of site plan review, the final subdivision plat of The Reserve at Cedar Ridge shall serve as the required detailed site plan.

VIII. PLATTING REQUIREMENT:

No building permit will be issued until the planned unit development site has been included within a subdivision plat submitted to and approved by the City of Bixby Planning Commission and the City of Bixby City Council, and duly filed of record. The required subdivision plat will include covenants of record implementing the development standards of the approved planned unit development and the City of Bixby shall be a beneficiary thereof.

IX. EXPECTED SCHEDULE OF DEVELOPMENT:

Development of the project is expected to commence and be completed as market conditions permit.



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, October 17, 2022

Name: The Reserve at Cedar Ridge

RE: The Reserve at Cedar Ridge – Preliminary Plat BXPT-22.17
(Planned Unit Development 22.07)

Location: Approximately 2,838 feet East of Mingo Road on the south side of East 121st Street aka 10910 East 121st Street South

STR: Section 6, Township 17N, Range 14E

Applicant: Tulsa Engineering & Planning Associates

Site Stats:

Acres: 32.3089 +/-	Min. Lot Width: 120 ft.	DU/acre: 1.08	Min. Dwelling Sq. Ft: 4000
Number of Lots: 30	Number of Blocks: 3	Reserve Areas: 4	Max. Bldg. Height: 48 ft.

Request:

Tulsa Engineering & Planning Associates is requesting Preliminary Plat approval for The Reserve at Cedar Ridge addition.

Existing Zoning; Use:

(AG) Agriculture; Single-Family Dwelling

Abutting Zoning; Use:

North: (RS-1) Residential Single-Family; Vacant,
(AG) Agriculture; Single-Family Dwellings
East: (AG) Agriculture; Single-Family Dwellings
South: (AG) Agriculture; Vacant
West: (RS-3) Residential Single-Family Dwellings

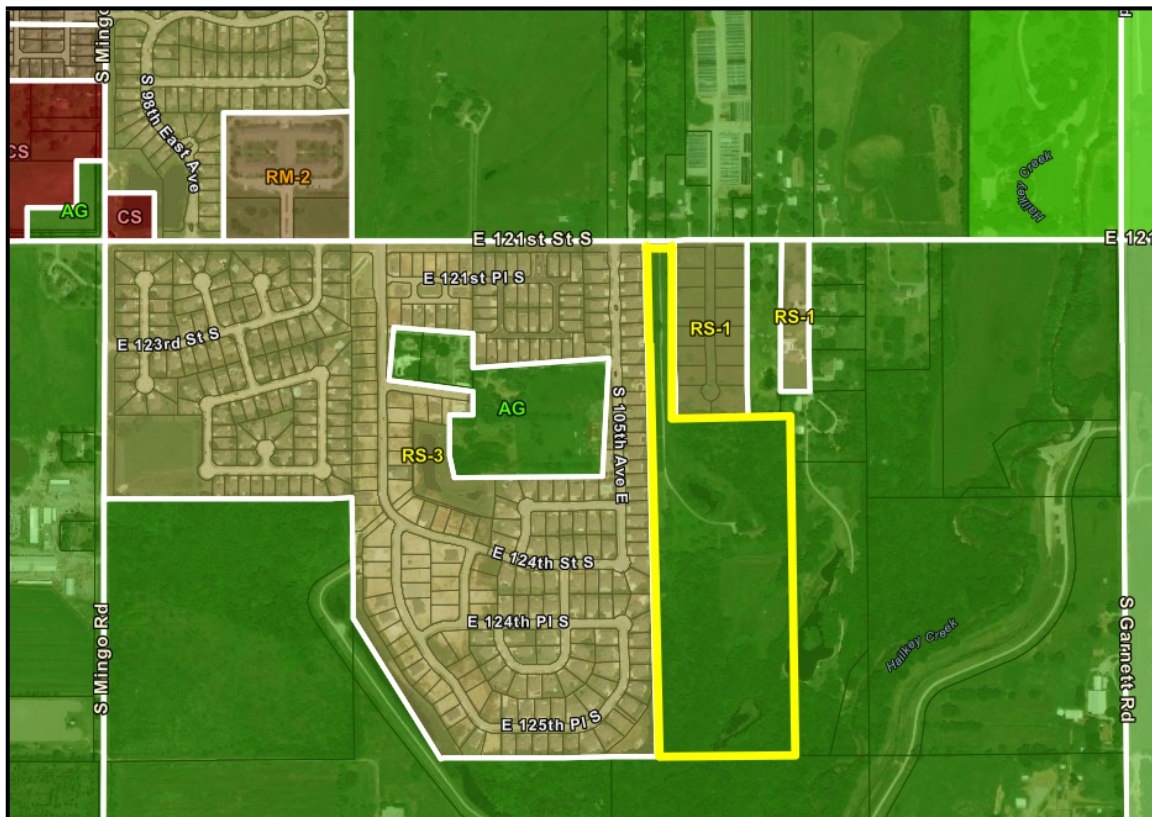


Exhibit A: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Preliminary Plat approval for The Reserve at Cedar Ridge. The proposed development is consistent with development patterns on adjacent and surrounding properties.

Utilities/Site Area:

Water:

An existing 12" water line running East / West along the south side of East 121st Street South.

Sanitary Sewer:

An 8" line running North / South along the East property line within the Chisholm Ranch development to the West of Reserve at Cedar Ridge

Storm Sewer:

The project site drains in the northwest to the southeast direction and is generally sheet flow. There are two existing ponds located in the north-central south-central portions of the site. The north central pond will be reconfigured and relocated just to the east of its current location and will be the project's on-site stormwater detention, and is being proposed as a wet detention facility.

Planning Review Comments:

1. Final Plat stamp will need to be removed from the Preliminary Plat and Concept Utility Plan (page one)
2. Storm Sewer shall be labeled "private"

Engineering Review Comments:

None received at the time of writing

Public Comments:

Several citizens called to inquire about the development

Staff Comments:

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

Attachments:

Exhibit A: City of Bixby Zoning Map

Exhibit B: Preliminary Plat with Deed of Dedication

OWNER/DEVELOPER

TCGH, L.L.C.
an Oklahoma Limited Liability Company
6122 South Memorial Drive
Tulsa, Oklahoma 74113
918.527.9120

ENGINEER / SURVEYOR

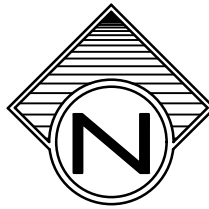
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2023

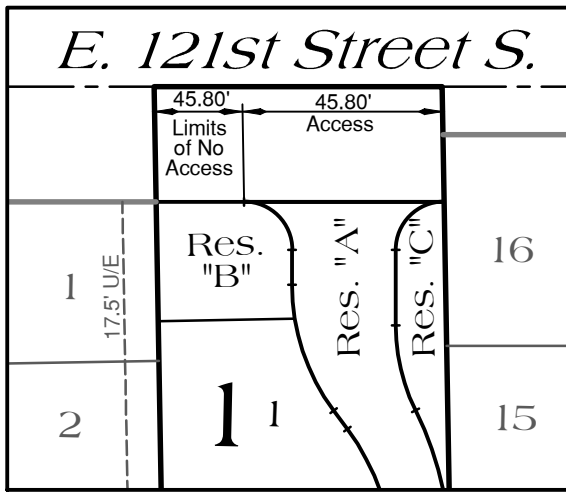
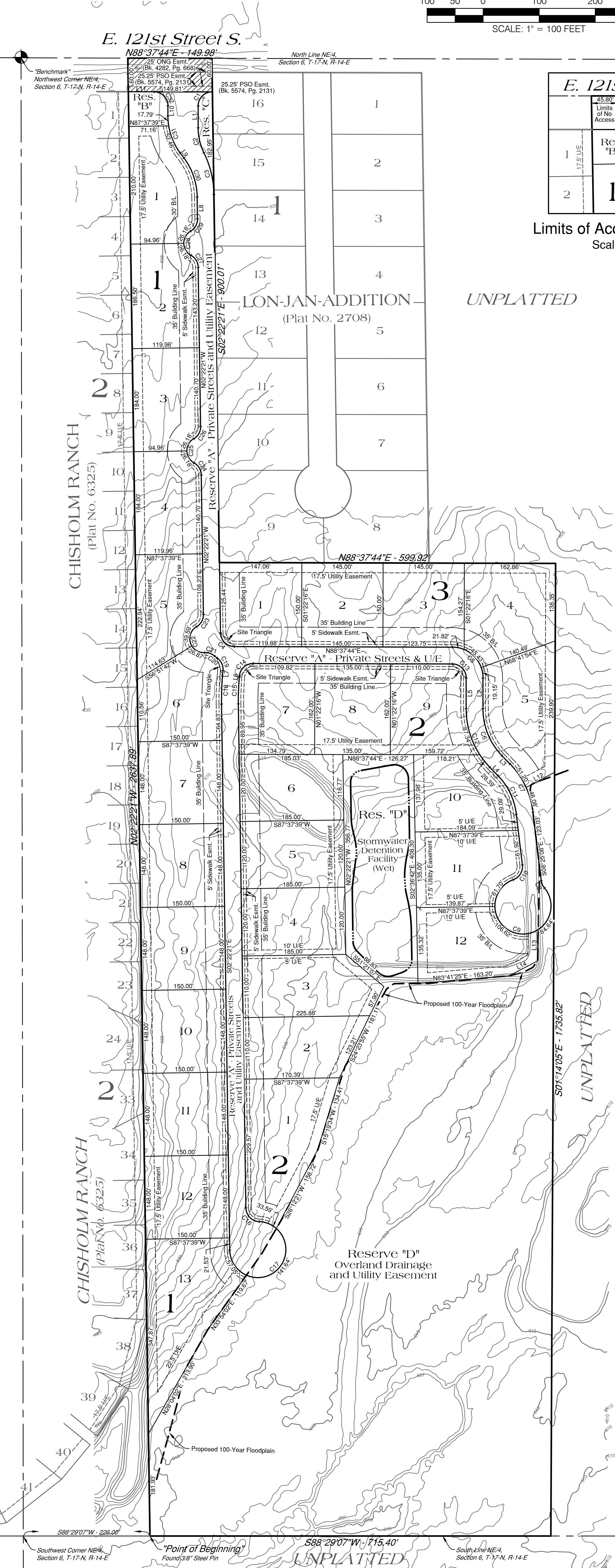
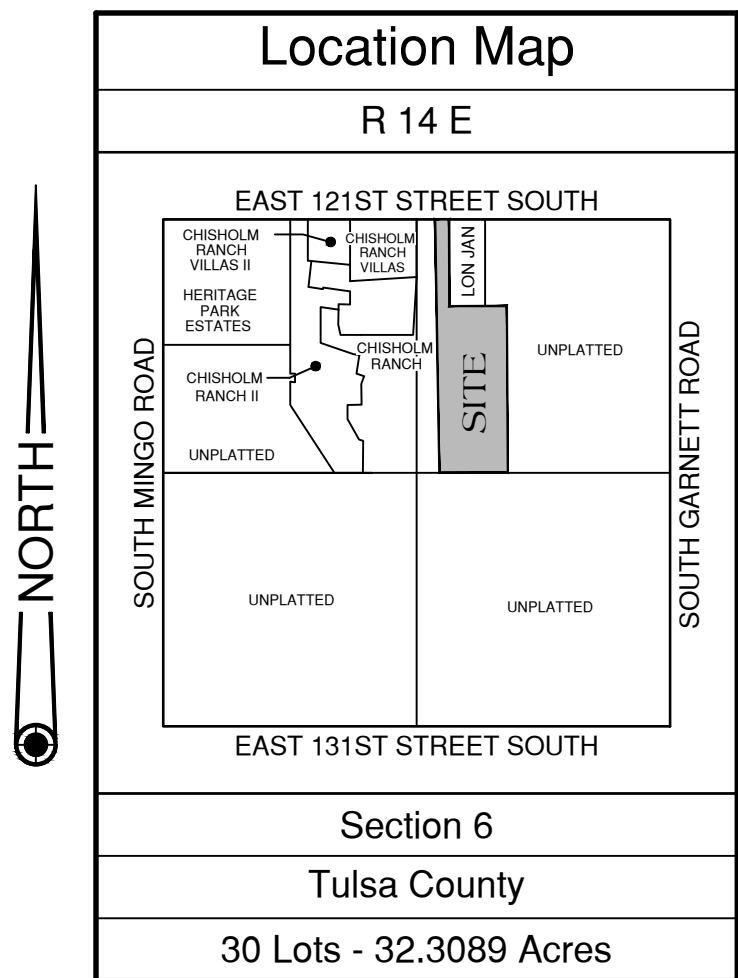
Planned Unit Development No. XXX

The Reserve at Cedar Ridge

A subdivision in the City of Bixby, being a part of the NE/4 of
Section 6, Township 17 North, Range 14 East,
of the Indian Base and Meridian, Tulsa County, State of Oklahoma



100 50 0 100 200 300
SCALE: 1" = 100 FEET



Limits of Access/Entry Detail
Scale: 1"=100'

Legend

B/L	=	Building Line	Esmt.	=	Easement
B/L & U/E	=	Building Line and Utility Easement	L.N.A.	=	Limits of No Access
	=	Right-of-Way dedicated by this plat.	Res.	=	Reserve
			S.F.	=	Square Feet
			U/E	=	Utility Easement

Monument Notes

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomical basis of bearings is the north line of the NE/4 of Section 6, Township 17 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, as being North 88°37'44" East.

Coordinate System

All coordinates and distances shown on this plat are measured in U.S. Survey Feet and based on the Oklahoma State Plane Coordinate System. To determine ground distance multiply distance shown on plat by the combined scale factor of 1.00013646.

Benchmark

A 5/8" Steel Pin at the NW Corner of the NE/4 of Section Six (6), Township 17 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof

Elevation = 636.77 NAVD 1988

Backflow Preventer Valve

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Lot Areas

Lot #/ Block #	Area (Acres)	Lot #/ Block #	Area (Acres)
L1/B1	0.50	L5/B2	0.51
L2/B1	0.50	L6/B2	0.50
L3/B1	0.49	L7/B2	0.50
L4/B1	0.49	L8/B2	0.50
L5/B1	0.50	L9/B2	0.51
L6/B1	0.50	L10/B2	0.51
L7/B1	0.51	L11/B2	0.54
L8/B1	0.51	L12/B2	0.55
L9/B1	0.51	L13/B3	0.50
L10/B1	0.51	L2/B3	0.50
L11/B1	0.51	L3/B3	0.50
L12/B1	0.51	L4/B3	0.61
L13/B1	0.79	L5/B3	0.59
L1/B2	0.72	Res. A	2.50
L2/B2	0.50	Res. B	0.10
L3/B2	0.58	Res. C	0.07
L4/B2	0.51	Res. D	13.25

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length
C1	90°00'01"	25.00'	39.27'	S 43°37'43" W	35.36'
C2	26°11'04"	100.00'	45.70'	S 14°27'48" E	45.30'
C3	25°16'08"	175.00'	77.18'	S 15°00'24" E	76.56'
C4	88°59'55"	25.00'	38.83'	S 46°52'19" E	35.05'
C5	90°00'00"	55.00'	86.39'	S 46°22'16" E	77.78'
C6	44°12'15"	120.00'	92.58'	S 23°28'24" E	90.30'
C7	37°09'24"	150.00'	97.28'	S 26°59'40" E	95.58'
C8	33°07'38"	25.00'	14.45'	S 24°58'56" E	14.25'
C9	289°52'36"	50.00'	252.97'	N 76°36'27" W	57.45'
C10	76°44'59"	25.00'	33.49'	N 29°57'22" E	31.04'
C11	37°09'24"	120.00'	77.82'	N 26°59'49" W	76.46'
C12	44°12'15"	150.00'	115.73'	N 23°28'24" W	112.88'
C13	90°00'00"	25.00'	39.27'	N 46°22'16" W	35.36'
C14	85°27'10"	25.00'	37.29'	S 45°54'09" W	33.92'
C15	05°32'55"	485.00'	46.97'	S 00°24'07" W	46.95'
C16	86°10'39"	25.00'	37.60'	S 45°27'40" E	34.16'
C17	266°10'39"	50.00'	232.28'	S 44°32'20" W	73.03'
C18	05°32'55"	515.00'	49.87'	N 00°24'07" E	49.85'
C19	60°00'54"	25.00'	26.19'	N 26°49'53" W	25.01'
C20	05°54'25"	55.00'	5.67'	N 53°53'08" W	5.67'
C21	43°47'36"	25.00'	19.11'	N 72°49'44" W	18.65'
C22	152°19'14"	25.00'	66.46'	N 18°33'55" W	48.55'
C23	59°58'03"	25.00'	26.17'	N 27°36'41" E	24.99'
C24	60°00'00"	25.00'	26.18'	N 32°22'21" W	25.00'
C25	120°00'00"	25.00'	52.36'	N 02°22'21" W	43.30'
C26	60°00'00"	25.00'	26.18'	N 27°37'39" E	25.00'
C27	60°00'00"	25.00'	26.18'	N 32°22'21" W	25.00'
C28	120°00'00"	25.00'	52.36'	N 02°22'21" W	43.30'
C29	60°00'00"	25.00'	26.18'	N 27°37'39" E	25.00'
C30	30°35'25"	120.00'	74.54'	N 20°10'03" W	75.35'
C31	36°35'30"	110.00'	70.25'	N 19°40'02" W	69.06'
C32	90°00'00"	25.00'	39.27'	N 46°22'16" W	35.36'

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 01°27'16" E	39.26'	L9	N 37°57'46" W	11.98'
L2	S 01°22'16" E	54.51'	L10	N 01°22'16" W	18.11'
L3	S 45°34'31" E	20.68'	L11	N 88°37'44" E	45.80'
L4	N 45°34'31" W	20.68'	L12	N 60°32'13" E	57.83'
L5	N 01°22'16" W	54.51'	L13	S 00°15'37" E	56.16'
L6	S 03°10'34" W	2.12'	L14	S 60°57'56" W	57.22'
L7	N 03°10'34" E	9.90'			
L8	N 02°22'21" W	38.92'			

FINAL PLAT
CERTIFICATE OF APPROVAL

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

ON _____
BY _____

MAYOR-VICE MAYOR

THIS APPROVAL IS VOID IF NOT ENDORSED
BY THE CITY MANAGER OR CITY CLERK

BY _____
CITY MANAGER-CITY CLERK

The Reserve at Cedar Ridge

Date of Preparation: September 6, 2022 Page 1 of 3

G:\22-032\Final\22-032 Preliminary Plat.dwg, 9/06/2022 - 1:02 PM

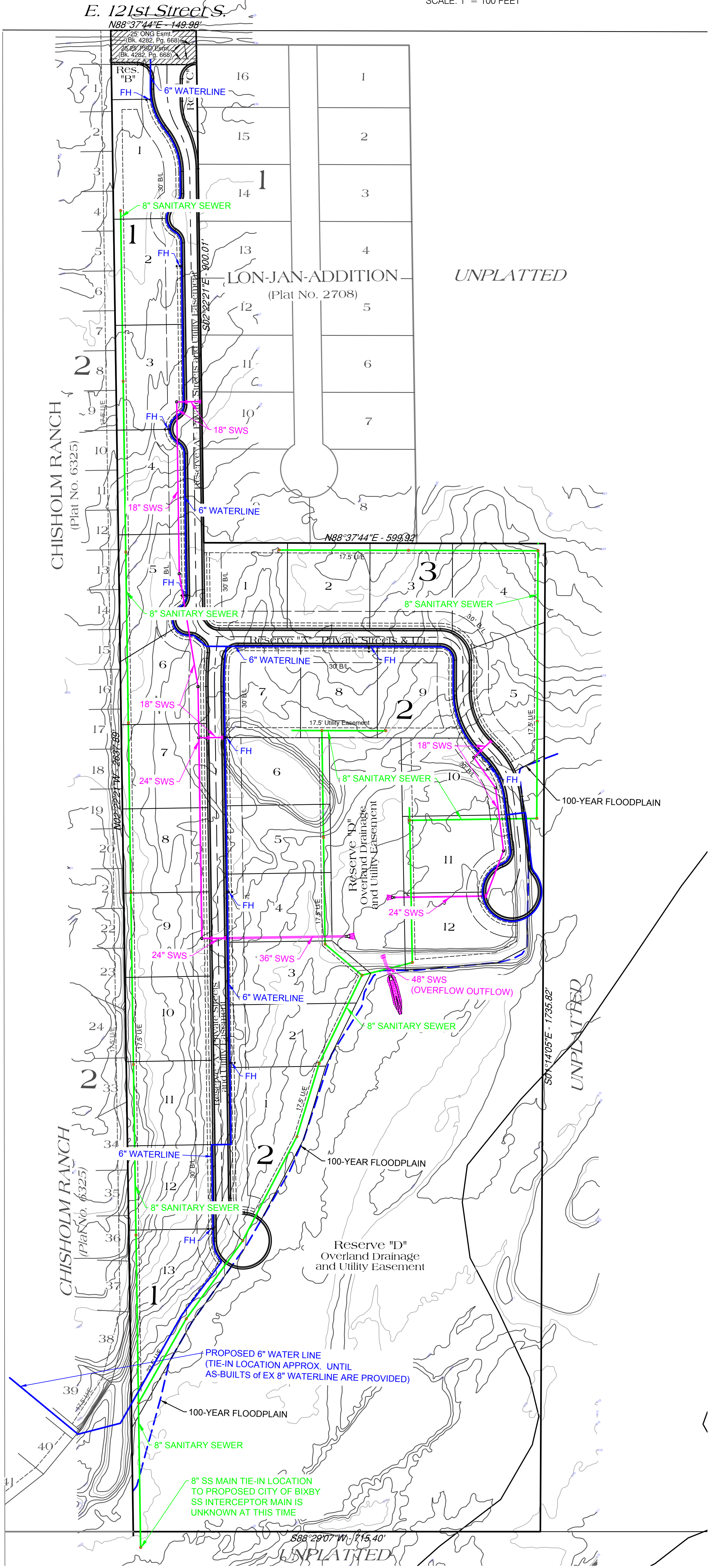
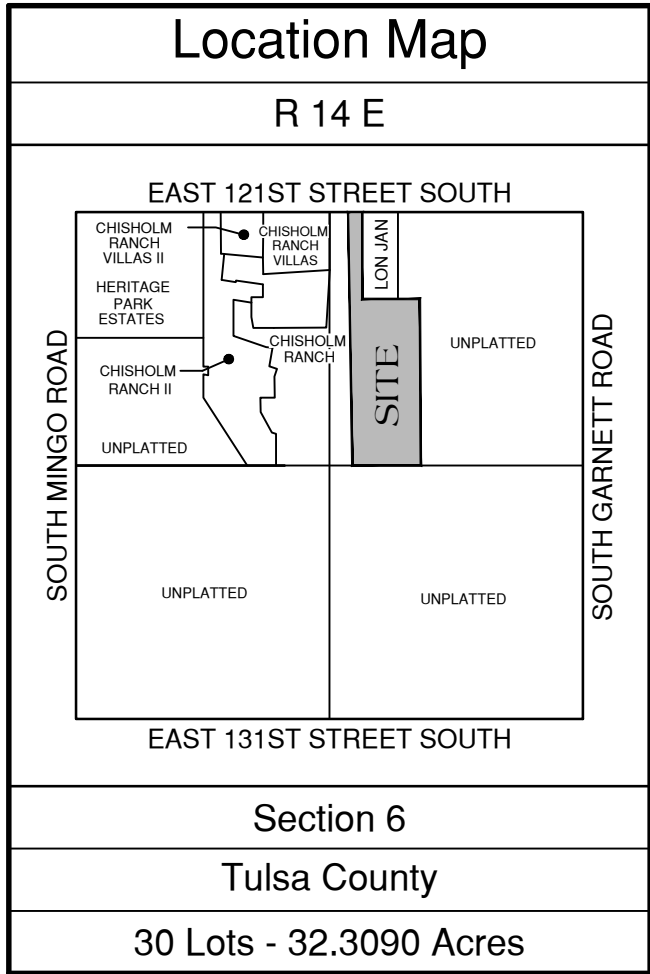
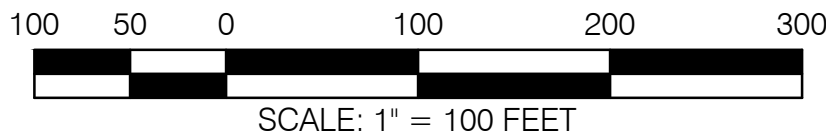
OWNER/DEVELOPER
C & C Development Group, L.L.C.
an Oklahoma Limited Liability Company
P.O. Box 265
Jenks, Oklahoma 74037
918.260.6578

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2023

Conceptual Public Utility Plan

The Reserve at Cedar Ridge

A subdivision in the City of Bixby, being a part of the NE/4 of Section 6, Township 17 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma



No.	Delta	Radius	Length	Chord Bearing	Chord Length
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C4	88°59'55"	25.00'	38.83'	S 46°52'19" E	35.05'
C5	90°00'00"	55.00'	86.39'	S 46°22'16" E	77.78'
C6	44°12'15"	120.00'	92.58'	S 23°28'24" E	90.30'
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C8	33°07'38"	25.00'	14.45'	S 24°58'56" E	14.25'
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L5	N 01°22'16" W	54.51'	L13	S 00°15'37" E	56.16'
L6	S 03°10'34" W	2.12'	L14	S 60°57'56" W	57.22'
L7	N 03°10'34" E	9.90'			
L8	N 02°22'21" W	38.92'			

FINAL PLAT
CERTIFICATE OF APPROVAL

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

ON _____
BY _____

MAYOR-VICE MAYOR

THIS APPROVAL IS VOID IF NOT ENDORSED BY THE CITY MANAGER OR CITY CLERK

BY _____
CITY MANAGER-CITY CLERK

THE RESERVE AT CEDAR RIDGE

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
PLANNED UNIT DEVELOPMENT NO. XXX

THE RESERVE AT CEDAR RIDGE is an area of distinctive landscape and natural beauty that is intended to afford the luxurious feel of country living in the city. It is the desire and intent to create a residential community in which such beauty shall be substantially preserved and enhanced by the creation and enforcement of Development Standards, such standards shall apply to all lots located THE RESERVE AT CEDAR RIDGE.

KNOW ALL MEN BY THESE PRESENTS:

The Reserve at Cedar Ridge, L.L.C., an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer", is the owner of the following described land in the City of Bixby, Tulsa County, State of Oklahoma, to wit:

A tract of land contained within the Northeast Quarter (NE/4) of Section Six (6), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Beginning at the southeast corner of "Chisholm Ranch", an addition to the City of Bixby, Tulsa County, State of Oklahoma, Plat No. 6325, as filed in the office of the Tulsa County Clerk;

Thence N 02°22'21" W, along the east line of said Plat No. 6325, a distance of 2637.89 feet to a point on the north line of said Northeast Quarter (NE/4), said point also being the northeast corner of said Plat No. 6325;

Thence N 88°37'44" E, along said north line, a distance of 149.98 feet to the northwest corner of "Lon-Jan-Addition", a subdivision in Tulsa County, State of Oklahoma, Plat No. 2708, as filed in the office of the Tulsa County Clerk;

Thence S 02°22'21" E, along the west line of said Plat No. 2708, a distance of 900.01 feet to the southwest corner thereof;

Thence N 88°37'44" E, along and on an extension of, the south line of said Plat No. 2708, a distance of 599.92 feet;

Thence S 01°14'05" E a distance of 1735.82 feet to a point on the south line of said Northeast Quarter (NE/4);

Thence S 88°29'07" W, along said south line, a distance of 715.40 feet to the "Point of Beginning";

Said tract contains 1,407,378 square feet or 32.3089 acres.

The non-astronomical basis of bearings is the north line of the Northeast Quarter (NE/4) of Section Six (6), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, as being North 88°37'44" East.

As Owner/Developer, we hereby certify that we have caused the above described land to be surveyed, divided, mapped, dedicated and access rights reserved as presented on the plat and has designated the subdivision as "THE RESERVE AT CEDAR RIDGE", a subdivision in the City of Bixby, Tulsa County, Oklahoma.

SECTION I. STREETS, EASEMENTS AND UTILITIES

1.1 Streets and General Utility Easements

The Owner/Developer does hereby dedicate for public use the right-of-way of East 121st Street South, as 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, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves to itself, and to it's assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Bixby, Oklahoma, and by the supplier of any affected utility service, that within the streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences and walls.

1.2. Underground Service

1.2.1 Street light poles or standards shall be served by underground cable. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the street as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways. The Owner/Developer does hereby restrict the utility easements shown and designated on the accompanying plat to a single supplier of electrical service.

1.2.2 Underground service cables and gas service lines to all structures which are located within the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.

1.2.3 The supplier of electric, telephone, cable television and gas services, through its agents and employees, shall at all times have the right of access to all easement ways shown on the plat or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on his lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.2.5 The foregoing covenants set forth in this sub-section 1.2 shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

1.3. Water, Sanitary, and Storm Sewer Service

1.3.1 The owner of the lot shall be responsible for the protection of the public water, sanitary sewer, and storm sewer mains located on or in the lot.

1.3.2 Within the utility easement areas depicted on the accompanying plat, the alteration of ground elevations in the contours existing upon the completion of the installation of a public water main, sanitary sewer main and storm sewer main or any construction activity which would interfere with public water, sanitary, and storm sewer mains, shall be prohibited. Within the depicted utility easement area, if the ground elevations are altered from the contours existing upon the completion of the installation of a public water, sanitary or storm sewer main, all ground level appurtenances, including but not limited to, valve boxes, fire hydrants, manholes etc, will be adjusted to the new grade by the lot owner or at the lot owner's expense.

1.3.3 Sanitary sewer connections will be in the front of the lot unless otherwise provided for.

1.3.4 The City of Bixby or its successors shall be responsible for ordinary maintenance of public water, sanitary, and storm sewer mains, but the lot owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the lot owner, its agents, or contractors.

1.3.5 The City of Bixby or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all easement-ways shown on the plat, or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water, sanitary or storm sewer facilities.

1.3.6 The foregoing covenants set forth in this Subsection 1.3 shall be enforceable by the City of Bixby or its successors, and the owner of the lot agrees to be bound thereby.

1.4 Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this deed of dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or the its agents or contractors.

1.4.3 The foregoing covenants set forth in this Subsection 1.4 shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.5 Surface Drainage

Each lot, per the approved grading plan, shall receive and drain in a non-obstructive manner, the storm and surface waters from lots and drainage areas of higher elevation, and from public and private streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across their lot. The foregoing covenants set forth in this Subsection 1.5 shall be enforceable by any affected lot owner or by the City of Bixby.

1.6 Paving and Landscaping Within Easements

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

1.7 Overland Drainage Easement

1.7.1 Drainage facilities constructed in overland drainage easements shall be in accordance with the adopted standards of the City of Bixby, Oklahoma, and plans and specifications approved by the Stormwater Manager of the City of Bixby, Oklahoma.

1.7.2 No fence, wall, building, or other obstruction may be placed or maintained in the overland drainage easement areas, nor shall there be any alteration of the grades or contours in the easement areas unless approved by the Stormwater Manager of the City of Bixby, Oklahoma, provided, however, that the planting of turf or single trunk trees having a caliper of not less than two and one-half (2 ½) inches shall not require approval.

1.7.3 The overland drainage easement areas and facilities located therein shall be maintained by the owner of the lot upon which the overland drainage easement is located at the lot owner's cost in accordance with the standards prescribed by the City of Bixby, Oklahoma. In the event the owner of the lot over which an overland drainage easement is located should fail to properly maintain the easement area and facilities located thereon or, in the event of the placement of an obstruction within the easement area, or the alteration of the grade or contour therein, the Homeowners Association to be formed pursuant to Section VI (hereinafter the "Homeowners Association") or the City of Bixby, Oklahoma may enter the easement area and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereof shall be paid by the owner of the lot. In the event the owner of the lot fails to pay the cost of maintenance after completion of the maintenance and receipt of a statement of costs, The Reserve at Cedar Ridge Homeowners' Association, Inc. or the City of Bixby, Oklahoma, whichever has completed the maintenance, may file of record a copy of the statement of costs and thereafter the costs shall be a lien against the lot of the owner. A lien established as above provided may be judicially foreclosed.

1.8 Reservation of Rights and Covenant as to Obstructions

The Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat and to areas outside of the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Bixby, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing and landscaping, that do not constitute an obstruction.

1.9 Limits of No Access

The undersigned owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to East 121st Street South within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or released by the City of Bixby, Oklahoma or its successors, or as otherwise provided by the statutes and laws of the State of Oklahoma. "Limits of No Access" shall be enforceable by the City of Bixby.

1.10 Reserve "A" - Private Streets

1.10.1 Reserve "A" as designated on the accompanying plat is herein dedicated as private streets for the common use and benefit of the owners of lots within THE RESERVE AT CEDAR RIDGE, their guests and invitees for the purpose of providing access to and from the various lots. The use of Reserve "A" shall be limited to use for private streets, open space, landscaping, entry features, subdivision identification signs, stormwater drainage collection and conveyance, and utilities and is reserved for subsequent conveyance to the Homeowners' Association to be formed pursuant to Section III and Section VI hereof, for the purposes of administration and maintenance of the private street and other common areas of the subdivision.

1.10.2 The Owner/Developer herein grants to the City of Bixby, Oklahoma, the United States Postal Service, any public utility providing utility service to the subdivision, and to any refuse collection service which provides service within the subdivision, the right to enter and traverse the private streets (Reserve "A") and to operate thereon all service, emergency and government vehicles, including but not limited to police and fire vehicles and equipment.

1.10.3 The Owner/Developer for itself and its successors herein covenants with the City of Bixby, which covenants shall run with the land and inure to the benefit of the City of Bixby and shall be enforceable by the City of Bixby to:

1.10.3.1 Construct and maintain street surfacing extending the full length of the private streets depicted within the accompanying plat, and meeting or exceeding the now existing standards for minor residential streets in the City of Bixby;

1.10.3.2 Prohibit the erection of any arch or similar structure over any private street as depicted on the accompanying plat which would prohibit any governmental, specifically any fire vehicle from free usage of the private streets (Reserve "A").

1.10.3 Secure inspection by the City of Bixby, Oklahoma of the private streets and secure certification by the City of Bixby, Oklahoma that the private streets have been constructed in accordance with the standards above set forth, or if the City of Bixby, Oklahoma declines to inspect the private streets, certification shall be secured from a registered professional engineer that the private streets were constructed in accordance with the standards above set forth, and the required certification shall be filed with the Bixby Planning Commission prior to the issuance of a building permit for any lot that derives its access from a private street.

1.10.4 The City of Bixby shall have no duty to maintain any private streets (Reserve "A") nor have any implied obligation to accept any subsequent tender of dedication of such private streets (Reserve "A").

SECTION II. RESERVE AREAS

2.1 Use of Land

2.1.1 Reserve Area "A" Reserve Area "A" shall contain, but not be limited to use for private streets, guest parking, access gates, access gate keypads, and associated appurtenances, landscaping, utilities, signage, and open space and is reserved for subsequent conveyance to the Homeowners' Association to be comprised of the owners of the residential lots within "THE RESERVE AT CEDAR RIDGE" as set forth within Section III and VI hereof.

2.1.2 Reserve Areas "B", "C" and "D" Reserve Areas "B", "C" and "D" shall be used for open space, park, signage, landscaping, walls, fencing, sidewalks, drainage, recreation, overland drainage, stormwater drainage and detention facilities, utilities, and ingress and egress and is reserved for subsequent conveyance to the Homeowners' Association to be comprised of the owners of the residential lots within "THE RESERVE AT CEDAR RIDGE" as set forth within Section III and VI hereof.

2.2 All Reserves

2.2.1 All costs and expenses associated with all reserves, including maintenance of various improvements and recreational facilities will be the responsibility of the Homeowners' Association.

2.2.2 In the event the Homeowners' Association should fail to properly maintain the reserve areas and facilities thereon located as above provided, the City of Bixby, Oklahoma, or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the Homeowners' Association.

2.2.3 In the event the Homeowners' Association fails to pay the cost of said maintenance after completion of the maintenance and receipt of a statement of costs, the City of Bixby, Oklahoma may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each of the lots within the development, provided however, the lien against each residential lot shall be limited to 1/30 of the costs. This lien may be foreclosed by the City of Bixby, Oklahoma.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "THE RESERVE AT CEDAR RIDGE" was submitted as part of a planned unit development (designated as PUD No. XXX) pursuant to Chapter 7 of the Zoning Code of the City of Bixby Code.

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, Oklahoma, sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions

for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Bixby, Oklahoma.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

3.1 General Standards

The development of "THE RESERVE AT CEDAR RIDGE" shall be subject to the planned unit development provisions of the City of Bixby Zoning Code, as such provisions existed September 6, 2022, or as may be subsequently amended.

3.2 Use of Land:

Uses permitted by right in the RS-1 Zone District.

3.3 Minimum Lot Size: 20,000 sq. ft.

3.4 Minimum Lot Width: 120 feet

3.5 Minimum Building Setbacks:

Front Yard 35 feet
Rear Yard 20 feet
Side Yard 10/10 feet
Side Yard Abutting a Private Street 35 feet

3.6 Maximum Building Height: 48 feet

- Accessory Buildings 35 feet

3.7 Minimum Livability Space Per Lot* 10,000 SF*

* Livability space per lot may take into account and utilize common open space to satisfy the requirement, if necessary.

3.8 Other Bulk and Area Requirements As established in the RS-1 Zoning District

3.8 Floor Area of Dwelling

All dwellings shall have a minimum floor area of 4,000 square feet, measured "over masonry". Additionally, the first story of all two-story dwellings shall have a minimum of 3,000 square feet measured "over masonry".

3.10 Landscaping and Open Space

The Reserve Areas shown on the plat will be used for landscaping, entry features and signage, stormwater drainage and detention and open space. Additionally, much of Reserve Area "D" is located within the 100-year floodplain and is to remain in it's undisturbed and native state, protecting the existing, natural habitat. Stormwater Detention will be provided in the northern portion of Reserve "D" that is located outside of the 100-year floodplain. All Landscaping and Open Space will be provided in accordance with City of Bixby Zoning Code.

3.11 Lot Combinations

Lot combinations may be permitted, with the written approval of the he Reserve at Cedar Ridge Architectural Committee, to allow dwelling units to include multiple lots in order to allow a building to be built over lot lines, but does not allow for the building to encroach into a platted utility easement.

3.12 Homeowner' Association

The Reserve at Cedar Ridge Homeowners' Association, to be established, will have as its main objective, the maintenance of the private street system, landscaped entryways and reserve/open space areas. Membership in the The Reserve at Cedar Ridge Homeowners' Association will be mandatory for all lot owners.

Final documents for the The Reserve at Cedar Ridge Homeowners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

SECTION IV. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land, and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

4.1 Use of Land

4.1.1 All lots within The Reserve at Cedar Ridge, excepting Reserves "A", "B", "C" and "D", shall be known and described as residential lots, and shall be used only for single-family residences.

THE RESERVE AT CEDAR RIDGE

Date of Preparation: September 6, 2022 Sheet 2 of 3

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4.2	<u>Minimum Yards and Setbacks</u>	Fireplace chimneys and flue terminations shall be of standard design agreed to and approved by The Reserve at Cedar Ridge Architectural Committee.	Sidewalks will be constructed by the Owner/Developer in reserve areas that are adjacent to a street.	CEDAR RIDGE", established in accordance with the statutes of the State of Oklahoma for the general purposes of maintaining the private street system and common areas and enhancing the value, desirability, and attractiveness of "THE RESERVE AT CEDAR RIDGE." The Owner/Developer is responsible for the maintenance of the common areas until 60% of the lots within the development are sold, at which time maintenance will be transferred to the Homeowners' Association.	The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded.	
4.2.1	Front and Street Setback. No house shall be erected closer than 35' from any street property line. The property lines in THE RESERVE AT CEDAR RIDGE start 2' behind back of curb so front yard setbacks can be measured at 37' from back of curb.	4.6.5 Roofing. Roofing materials will be Architectural grade composition shingle, Heritage Series by "TAMKO", color to be "WEATHERED WOOD", or as approved by The Reserve at Cedar Ridge Architectural Committee. The main roof should include minimum roof pitches of 9 inches vertical to 12 inches horizontal.	4.14.2 Property Boundary Fences. Property Boundary fences on internal boundaries/property lines should be installed on (but not over) the common property boundary but in any event, must be installed within six (6) inches of the common property boundary or as close as site conditions allow. Adjacent properties owners are granted the right to extend over the common property line to attach their fencing to the existing fencing. The rights granted herein shall be appurtenant to the land and shall pass to such owner's successors-in-title.	6.2	<u>Membership</u>	
4.2.2	Side Yard setbacks are 10 feet on each side.	4.6.6 Patios and Porches. Patios and porches must be of concrete or other approved masonry material and may not extend further than 12 feet into the rear yard without approval from The Reserve at Cedar Ridge Architectural Committee. No wood patios or porches will be allowed.	4.15	<u>Drainage</u>	Every person or entity who is a record owner (herein referred to as a "lot owner") of the fee interest of a residential lot platted as part of "THE RESERVE AT CEDAR RIDGE" subdivision, shall be a member of the "Homeowners' Association" and shall be subject to assessment by the "Homeowners' Association" for maintenance of common areas within "THE RESERVE AT CEDAR RIDGE." Membership shall be appurtenant to and may not be separated from the ownership of a lot.	
4.2.3	Rear Yard Setback is 20 feet.	4.6.7 Gutters and Downspouts. Complete rain gutters and downspouts with splash blocks shall be provided as agreed to and approved by The Reserve at Cedar Ridge Architectural Committee.		6.3	<u>Covenant for Assessments</u>	
4.3	<u>Floor Area of Dwellings</u>	4.7	<u>Commercial Structures</u>		Each lot owner, by acceptance of a deed to such lot, is deemed to covenant and agree to pay to the "Homeowners' Association" assessments to be established by the Owner/Developer in accordance with this Deed of Dedication and Restrictive Covenants or any subsequent declaration that is executed and recorded by the Owner/Developer or by the Board of Directors, in accordance with the Bylaws of the "Homeowners' Association", as the case may be. An assessment shall be a lien on the lot against which it is made, but the lien shall be subordinate to the lien of any first mortgage. Assessments not paid within thirty (30) days of the date that notification of the assessment is delivered electronically or mailed to a lot owner, shall accrue interest at the rate of 18% per annum. The lien may be foreclosed in the same manner as a mortgage lien. The "Homeowners' Association" shall be entitled to recover all court costs and other costs of foreclosure, including reasonable attorney fees.	
4.3.1	Living Area. All dwellings shall have a minimum of 4,000 square feet, measured "over masonry". Additionally, the first story of all two-story dwellings shall have a minimum of 3,000 square feet measured "over masonry".	No building or structure shall be placed, erected, or used for business, professional, trade or commercial purposes on any portion of any lot.			IN WITNESS WHEREOF: TCGH, L.L.C., an Oklahoma limited liability company, executed this instrument this _____ day of _____, 2022.	
4.3.2	Computation of Living Area. The computation of living area shall not include any basement, attics or unfinished garage area used for storage. All living area measurements shall be taken horizontally at the top plate level to the face of the outside wall. Required living area must average at least 7 feet 6 inches in height.	4.8	<u>Existing Dwellings</u>		TCGH, L.L.C., an Oklahoma limited liability company	
4.4	<u>Garage</u>	No existing erected dwelling may be moved onto or placed on any lot. Mobile or modular homes are strictly prohibited.			Gant Hinkle, Manager	
	Each dwelling shall have a garage for at least three (3) automobiles. Garages may be attached or detached, subject to the approval of The Reserve at Cedar Ridge Architectural Committee.	4.9	<u>Television Cable and Satellite Dishes</u>		State of Oklahoma)) s.s. County of Tulsa)	
4.5	<u>Landscaping, Irrigation & Fencing</u>	Underground television cable is provide to the site. All homes should be pre-wired with RG6 (or better) coaxial cable to prevent "ghosting" due to proximity to the main antennas. Satellite dishes shall be positioned to provide low visibility from the street and common areas. No external radio, television or other antennas, of any kind or nature (including, but not limited to "satellite dishes") or other devices for the reception or transmission of radio, microwave or other similar signals, shall be placed, or maintained upon unenclosed portions of any lot except satellite dishes 20 inches in diameter or less as approved by The Reserve at Cedar Ridge Architectural Committee.			This instrument was acknowledged before me this _____ day of _____, 2022, by _____, of TCGH, L.L.C.	
4.5.1	A landscape plan that shows proposed plantings for the front yard in an amount not less than \$10,000.00, not including sod cost based on average nursery planting prices in 2022 dollars must be provided to and is subject to the approval of The Reserve at Cedar Ridge Architectural Committee. Each homesite shall be required to plant Two (2) trees in the front yard with a minimum caliper of 4 inches. Additional trees may be installed provided they have been approved and do not interfere with the views of the greenbelts, lakes or other common areas. No tree location will be approved that interferes with the maintenance of common areas or common area irrigation systems. Frontyard transformers and pedestals MUST be landscaped. Underground-service pedestals/transformers located in the front of homes shall have a minimum of three (3) one-gallon "Maiden Grass" shrubs installed around each one. Plantings shall provide ten (10) feet of clearance in front of all electrical transformers. The Reserve at Cedar Ridge Architectural Committee reserves the authority to review, approve, modify or reject the type of landscaping or landscape design elements which may be placed in the public view by any lot owner and determined in the discretion of The Reserve at Cedar Ridge Architectural Committee to be incompatible with the overall landscape design theme of THE RESERVE AT CEDAR RIDGE. All yards must be 100% sodded.	4.10	<u>Vehicle Storage and Parking</u>		Jack Taber, Notary Public My commission no. is 12005192 My commission expires May 31, 2024	
4.5.2	The use of artificial or manmade plant material is prohibited. The Reserve at Cedar Ridge Architectural Committee may permit other types of ornamental landscape design elements upon approval.	No inoperative vehicle shall be stored on any lot except within an enclosed garage. No boats, trailers, buses, motor homes, campers, or other similar type vehicles shall be parked or stored in or upon any part of THE RESERVE AT CEDAR RIDGE (including common areas) except within an enclosed garage on a lot. No vehicle shall be repaired or rebuilt anywhere in THE RESERVE AT CEDAR RIDGE including on any lot or upon the streets of THE RESERVE AT CEDAR RIDGE. No vehicle shall be parked on the streets in THE RESERVE AT CEDAR RIDGE on a regular basis or for more than a twenty-four (24) hour period except in such parking areas as may be designated by The Reserve at Cedar Ridge Homeowners Association, Inc. The Reserve at Cedar Ridge Homeowners Association, may remove, or cause to be removed, any unauthorized vehicle or other item prohibited hereby at the expense of the owner thereof in any manner consistent with law.			<u>CERTIFICATE OF SURVEY</u>	
4.5.3	All planting shall be completed prior to occupancy, unless approved by The Reserve at Cedar Ridge Architectural Committee. Landscape Plans shall include proposed fencing, walls, and City required sidewalks.	4.11	<u>Driveways and Walks</u>		I, Bobby D. Long, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "THE RESERVE AT CEDAR RIDGE", a subdivision in the City of Bixby, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.	
4.5.4	Fencing.	All driveways and walks between the street and garage shall be constructed of concrete or masonry. River gravel exposed aggregate concrete may be used for walks when compatible with the design of the residence, subject to the approval of The Reserve at Cedar Ridge Architectural Committee.			Executed this _____ day of _____, 2022	
4.5.4.1	Rear Yard and Side Yard Fencing. Fencing along the lot line of homes must use black wrought iron fencing not to exceed 5 feet tall, with or without brick pilasters or masonry columns. Masonry color and material for columns must be approved by The Reserve at Cedar Ridge Architectural Committee	4.12	<u>Pedestrian Jogging Trails and Parks</u>		Bobby D. Long Registered Professional Land Surveyor	
4.5.4.2	Side Yard Fencing. Side Yard fencing for dog runs or other uses must use black wrought iron fencing not to exceed 5 feet tall, and cross sections must be perpendicular to the home and terminate into the side of the house.	For the common use and benefit of The Reserve at Cedar Ridge Homeowners Association, Inc., the Owner/Developer may develop certain pedestrian jogging trails and parks for subsequent conveyance to The Reserve at Cedar Ridge Homeowners Association, Inc. All motorized recreational vehicles are strictly prohibited upon the trails and within the parks. The maintenance of fencing, bridges, trails, landscaping, or other improvements erected along the trails or within any park, by the Owner/Developer incidental to the development of the subdivision or erected by The Reserve at Cedar Ridge Homeowners Association, Inc., shall be the obligation of The Reserve at Cedar Ridge Homeowners Association, Inc.			State of Oklahoma)) s.s. County of Tulsa)	
4.5.4.3	Patio Screening. A maximum height of 6 feet opaque screening fencing of masonry construction may be used on all lots around a rear patio or porch, subject to the review and approval by The Reserve at Cedar Ridge Architectural Committee.	4.13	<u>Subdivision Perimeter Fencing</u>		The foregoing Certificate of Survey was acknowledged before me this _____ day of _____, 2022, by Bobby D. Long.	
4.6	<u>Building Material Requirements/Design</u>	The Owner/Developer herein establishes and reserves for subsequent conveyance to The Reserve at Cedar Ridge Homeowners Association, Inc., formed pursuant to Section VI hereof, to erect and maintain fencing, walls, landscaping, and/or irrigation along the boundaries of the subdivision within the reserves depicted on the accompanying plat as Reserves "A", "B" and "C".			Jack Taber, Notary Public My commission no. is 12005192 My commission expires May 31, 2024	
4.6.1	Masonry Requirements: Exterior veneer on each side of the home will consist of 100% masonry, excluding porches and patios. Small areas of decorative veneer may be approved on a case by case basis by The Reserve at Cedar Ridge Architectural Committee	4.14	<u>Sidewalks and Property Boundary Fences</u>			
4.6.2	Foundations. All foundations/stemwalls of the dwellings erected on any lot shall be veneered with brick, stone or stucco. No exposed foundations/stemwalls will be allowed.	4.14.1 Prior to occupancy of a dwelling on a lot, a sidewalk four (4) feet in width shall be constructed within and extend the length of the sidewalk easement (excepting points of driveway access) located within the lot and depicted on the Plat as "Sidewalk Easement" or "Sidewalk Esmt". The owner of the lot shall have the obligation to construct and maintain the required sidewalk. For the common use and benefit of the owners of lots within THE RESERVE AT CEDAR RIDGE, the Owner/Developer herein establishes and grants a perpetual easement on, over and across those areas depicted on the Plat as "Sidewalk Easement" or "Sidewalk Esmt" for the purposes of permitting pedestrian access within the Subdivision.				
4.6.3	Windows. Exterior windows shall be either of vinyl, wood, cladwood, painted, or anodized colored aluminum construction. No mill finish will be accepted.				<u>SECTION VI. HOMEOWNERS' ASSOCIATION</u>	
4.6.4	Fireplace Chimney and Flues. Fireplace chimneys located on any perimeter wall shall be masonry or masonry veneer construction.				6.1	<u>Formation of Homeowners' Association</u>
					The Owner/Developer has formed or caused to be formed The Reserve at Cedar Ridge Homeowners' Association, Inc., (hereinafter the "Homeowners' Association"), consisting of all owners of residential lots within "THE RESERVE AT	

The Reserve at Cedar Ridge
Legal Description (Rezoning, PUD and Preliminary Plat)

A tract of land contained within the Northeast Quarter (NE/4) of Section Six (6), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Beginning at the southeast corner of "Chisholm Ranch", an addition to the City of Bixby, Tulsa County, State of Oklahoma, Plat No. 6325, as filed in the office of the Tulsa County Clerk;

Thence N 02°22'21" W, along the east line of said Plat No. 6325, a distance of 2637.89 feet to a point on the north line of said Northeast Quarter (NE/4), said point also being the northeast corner of said Plat No. 6325;

Thence N 88°37'44" E, along said north line, a distance of 149.98 feet to the northwest corner of "Lon-Jan-Addition", a subdivision in Tulsa County, State of Oklahoma, Plat No. 2708, as filed in the office of the Tulsa County Clerk;

Thence S 02°22'21" E, along the west line of said Plat No. 2708, a distance of 900.01 feet to the southwest corner thereof;

Thence N 88°37'44" E, along and on an extension of, the south line of said Plat No. 2708, a distance of 599.92 feet;

Thence S 01°14'05" E a distance of 1735.82 feet to a point on the south line of said Northeast Quarter (NE/4);

Thence S 88°29'07" W, along said south line, a distance of 715.40 feet to the "Point of Beginning";

Said tract contains 1,407,378 square feet or 32.3089 acres.

The non-astronomical basis of bearings is the north line of the Northeast Quarter (NE/4) of Section Six (6), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, as being North 88°37'44" East.



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, October 10, 2022
Name: Residences at Boardwalk
RE: Residences at Boardwalk – Preliminary & Final Plat BXPT-22.16
(Planned Unit Development PUD-81C)
Location: 12265 South Memorial Drive, Bixby, Oklahoma
STR: Section 1, Township 17N, Range 14E
Applicant: Select Design

Site Stats:

Acres: 27.528 +/-	Min. Lot Width: Varies	DU/acre: 3.58
Number of Lots: 8	Number of Blocks: 1	Reserve Areas: 4

Request:

Select Design/Ryan McCarty, is requesting Preliminary Plat and Final Plat approval for the final phase of the Residences at Boardwalk.

Existing Zoning; Use:

Residential Multi-family (RM-3); Community Pool
Office Light (OL); On-site storage units
Commercial Shopping (CS); Vacant

Abutting Zoning; Use:

North: (RM-1) Residential Multi-Family; Memorial Square, (CS); Quick Trip

East: (RS-1) Single-Family; Houser Addition

South: (CS) Commercial Shopping; The Boardwalk on Memorial, (OL) Office Light; Mini Storage, (OL) Office Light; Unplatted

West: (CS) Commercial Shopping

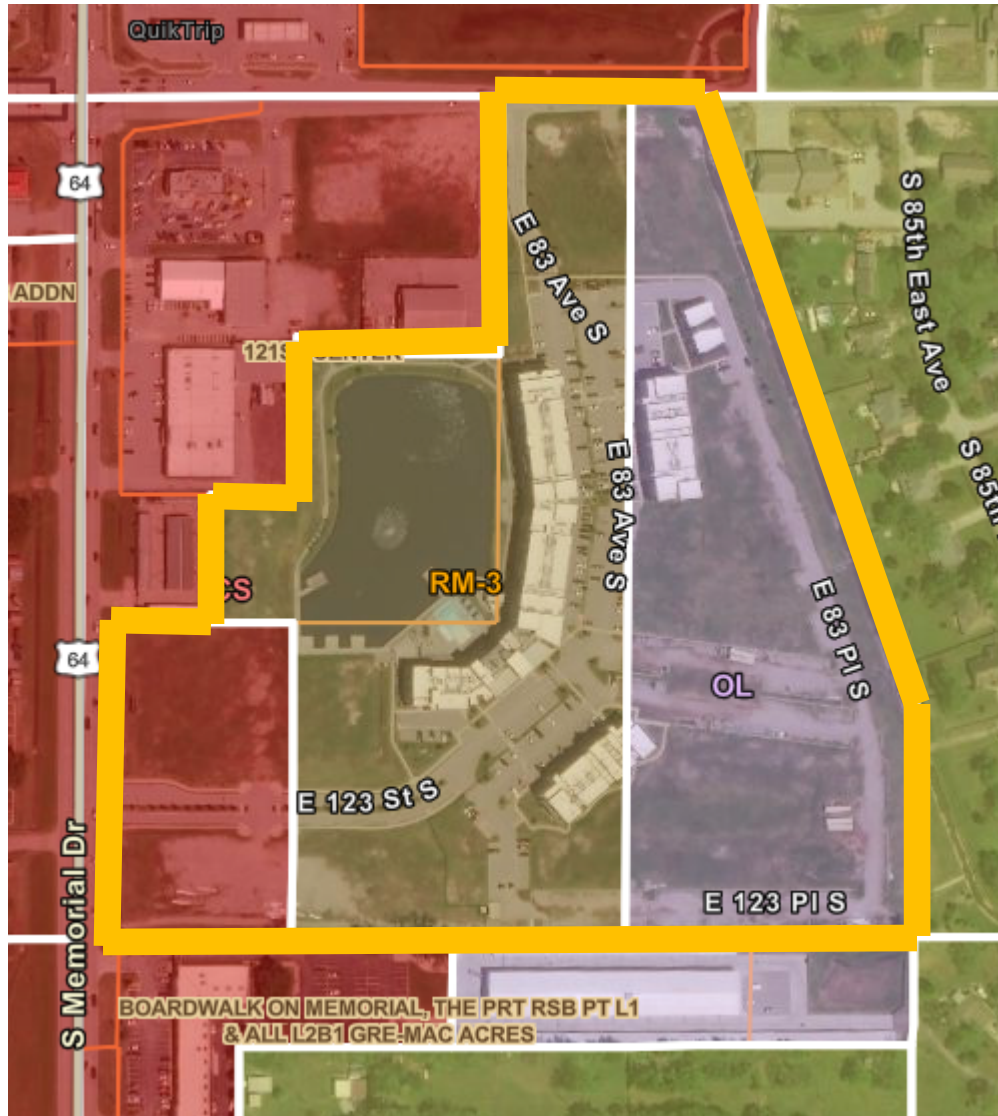


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Preliminary Plat and Final Plat. The proposed development is consistent with development patterns on adjacent and surrounding properties and this is the final phase for this development. The overall development concept shall be in accordance with Planned Unit Development (PUD 81C).

Utilities/Site Area: There is an existing 12” waterline that runs North/South along East side of South Memorial Drive. There is also a 10” water lines that runs East and West along East 121st Street South. Sanitary Sewer lines East and West along East 121st Street South and along the western property line of the proposed redevelopment project. Water and Sanitary is located within the development and are private utilities.

Planning Review Comments:

- Provide all phases represented if a phased development
- Show sight triangles for ingress and egress points
- Ensure letters of release from utility companies/Oklahoma Corporation Commission or others
- Identify zoning district boundary lines on Plat

Engineering Review Comments: None received at the time of writing this report.

Public Comments: No comments have been received at time of writing. Plats are not noticed.

Staff Comments:

1. Staff recommends this item be approved subject to Preliminary Plat and Final Plat with Planning and Engineering comments implemented to the Plat before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Preliminary Plat by Engineered by Design
Exhibit B: Final Plat with Deed of Dedication by Engineered by Design

Subdivision Statistics

SUBDIVISION CONTAINS EIGHT (8) LOTS IN ONE (1) BLOCK AND FOUR (4) RESERVE AREAS
GROSS SUBDIVISION AREA: 1,199,132.74 SF OR 27.528 ACRES

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Notes

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

Floodplain Note

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA AND, COMMUNITY PANEL NO. 40143C0432L - OCTOBER 16, 2012, WHICH INDICATES PORTIONS OF THE SUBJECT PROPERTY TO BE WITHIN ZONE X, SHADED ZONE X AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN). LOMR 16-16-2420P EFFECTIVE AUGUST 14, 2017 HAS REVISED THE FLOOD MAP SHOWING THE SITE TO NOW BE IN UNSHADED ZONE "X".

Legend

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

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.10'	95.00'	39°15'46"	S 20°37'47" E	63.83'
C2	72.81'	145.00'	28°46'13"	S 25°52'33" E	72.05'
C3	88.95'	130.00'	39°12'11"	S 20°35'59" E	87.22'
C4	41.35'	97.00'	24°25'37"	S 27°59'16" E	41.04'

Line Table

LINE	BEARING	DISTANCE
L1	S 00°59'54" E	88.84'
L2	N 40°12'04" W	10.12'

Owner / Developer

BIXBY LAND RESOURCES GROUP, LLC
RESIDENCES AT BOARDWALK, LP
4512 EAST 51ST STREET SOUTH, STE 100
TULSA, OKLAHOMA 74135
PHONE: (918) 505-5600
MR. KEVIN JORDAN

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

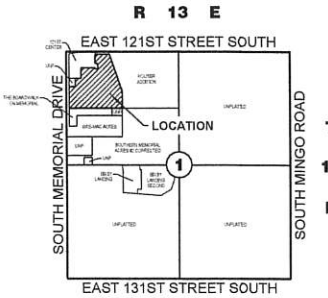
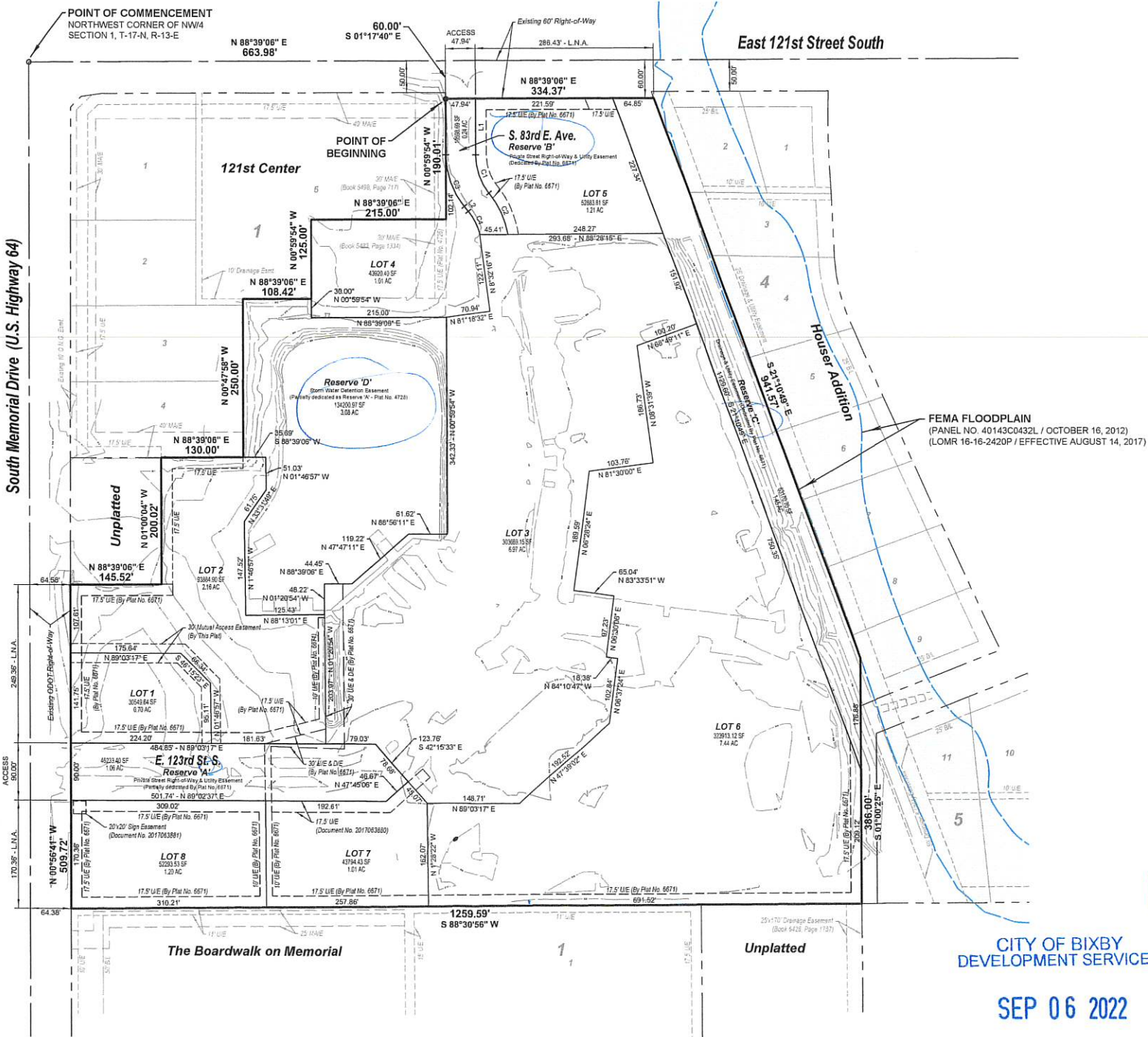
Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DIE CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: a.hale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2024

PUD 81(C) - Minor Amendment #4

Residences at Boardwalk

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA BEING A REPLAT OF CHATEAU VILLAS AND A PORTION OF LOT 5, BLOCK 1 AND ALL OF RESERVE AREA 'A' OF 121ST CENTER, BEING PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN.



Location Map
SCALE: 1"=200'



Scale: 1" = 100'
0 50 100 200

COUNTY TREASURER STAMP

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

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

DATED THE _____ DAY OF _____, 2022.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

**PRELIMINARY
PLAT**

CITY OF BIXBY
DEVELOPMENT SERVICES

SEP 06 2022

RECEIVED

Legend

A/C	AIR CONDITIONER UNIT/PAD
4GAI	4-GRADE AREA INLET
AMH	ACCESS MANHOLE
B/L	BUILDING SETBACK LINE
B/W	BARBED WIRE FENCE
BC	BOTTOM OF CURB
BM	BENCHMARK
BOP	BEGINNING OF PROJECT
CL	CHAIN LINK FENCE
CI	CONCRETE CURB INLET
CI	CAST IRON CURB INLET
CONC.	CONCRETE
CPED	CABLE/TV PEDESTAL
CY	CUBIC YARDS
EOP	END OF PROJECT
ELEC	ELECTRIC
EPED	ELECTRIC PEDESTAL
ESMT	EASEMENT
EX	EXISTING
FE	FENCE EASEMENT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FLT	THROAT FLOWLINE
FP	FLAG POLE
GLT	GROUND LIGHT
GM	GAS METER
GRSR	GAS RISER
GUY	DOWN GUY
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IPF	IRON PIN FOUND
LF	LINEAR FEET
LNA	LIMITS OF NO ACCESS
LP	LIGHT POLE
MA/E	MUTUAL ACCESS EASEMENT
MB	MAILBOX
OE	OVERLAND DRAINAGE ESMT
OE	OVERHEAD ELECTRIC
OL	ORNAMENTAL LIGHT
PG	PROPOSED GRADE
PP	POWER POLE
RWE	RESTRICTED WL EASEMENT
RCP	REINFORCED CONC. PIPE
RET WALL	RETAINING WALL
S/W	SIDEWALK
SD	STORM DRAIN
SDMH	STORMWATER MANHOLE
SF	SQUARE FEET
SGAI	SINGLE GRADE AREA INLET
SPHD	SPRINKLER HEAD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSUH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
SY	SQUARE YARD
TC	TOP OF CURB
TG	TOP OF GRADE
TP	TOP OF PAVING
TPED	TELEPHONE PEDESTAL
TR	TOP OF RIM
TS	TRAFFIC SIGN
TW	TOP OF WALL
UE	UTILITY EASEMENT
UG	UNDERGROUND GAS LINE
UTMH	UTILITY MANHOLE
W/DIP	WITH UNDERGROUND RISER
WL	WATERLINE
WLMH	WATERLINE MANHOLE
WM	WATER METER
WRSR	WATER SPIGOT
WV	WATER VALVE

Sheet Legend

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING
- EMERGENCY FIRE LANE

Owner / Developer

BIXBY LAND RESOURCES GROUP, LLC
BIXBY ACQUISITION GROUP, LLC
RESIDENCES AT BOARDWALK, LP
4512 EAST 51ST STREET SOUTH, STE 100
TULSA, OK 74135
PHONE: (918) 605-5600
MR. KEVIN JORDAN

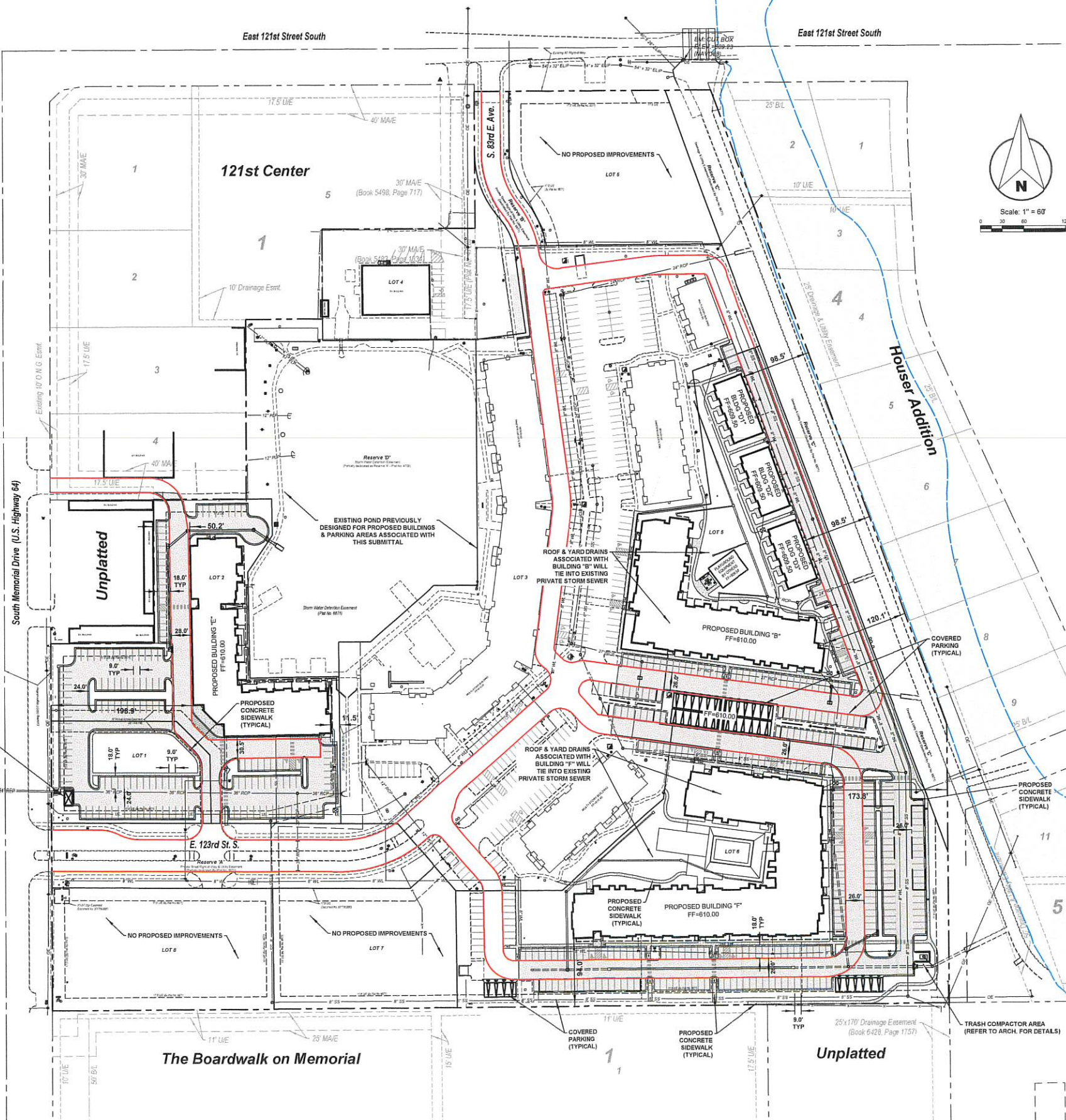
Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 8181 STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0880
EMAIL: ahs@engineeredbydesign.com
C.A. # 7655 EXPIRES: 6-30-2024

SURVEY CONTROL TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	365597.524	2594701.503	609.608	600 NAIL
4	365495.048	2594033.123	611.282	600 NAIL
5	366037.394	2594765.361	609.805	600 NAIL



Site Summary

PUD 81A - Major Amendment #3

TOTAL DEVELOPMENT AREA: 1,157,946.90 SF (26.583 AC)
EXISTING BUILDING AREA: 232,193 SF
PROPOSED BUILDING AREA: 312,112 SF
PROPOSED BUILDING HEIGHT: 49'-6"

Parking Summary

PHASE 1 (Existing)
REQUIRED PARKING SPACES: 310
PROVIDED PARKING SPACES: 322

PHASE 2 (Buildings B-D-F)
REQUIRED PARKING SPACES: 312
PROVIDED PARKING SPACES: 313

PHASE 2 (Building E)
REQUIRED PARKING SPACES: 131
PROVIDED PARKING SPACES: 151

TOTAL REQUIRED PARKING SPACES: 753
TOTAL PROVIDED PARKING SPACES: 786

(~5% GUEST STALLS OVERALL IN ADDITION TO THE RATIOS ESTABLISHED IN THE PUD: 1 SPACE PER STUDIO, 1.5 SPACES PER 1-BEDROOM, 2 SPACES PER 2-BEDROOM, 1 SPACE PER 3-BEDROOM)

Exterior Lighting

LIGHT POLES WILL BE ASSOCIATED WITH THIS PROJECT. REFER TO PHOTOMETRIC PLAN FOR ADDITIONAL DETAILS.

Signage

PROPOSED SIGNAGE WILL BE ASSOCIATED WITH THIS PROJECT. REFER TO ARCHITECTURAL FOR ADDITIONAL DETAILS.

Impervious Calculations

NET LOT AREA: 1,157,946.90 SF (26.583 AC)

** EXISTING IMPERVIOUS AREA: 405,849 SF

** PROPOSED IMPERVIOUS AREA: 632,131 SF

INCREASED IMPERVIOUS AREA: 226,283 SF

** AS MEASURED INSIDE PROPERTY BOUNDARY

Legal Description

A TRACT OF LAND THAT IS PART RESERVE AREA "A", 121ST CENTER, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 478 AND RESERVE AREA "A", RESERVE AREA "B", RESERVE AREA "C" AND RESERVE AREA "D", LOTS ONE (1) AND TWO (2), PART OF LOT THREE (3), LOT FOUR (4) BLOCK ONE (1), CHATEAU VILLAS AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6871, ALL PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17), NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 1, THENCE NORTH 88°30'00" EAST ALONG THE NORTH LINE THEREOF 663.69 FEET; THENCE SOUTH 01°17'40" EAST A DISTANCE OF 80.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 124th STREET SOUTH AND THE POINT OF BEGINNING; THENCE NORTH 88°30'00" EAST ALONG SAID RIGHT-OF-WAY 334.37 FEET TO THE NORTHEAST CORNER OF SAID RESERVE AREA "A", CHATEAU VILLAS; THENCE SOUTH 21°10'40" EAST ALONG THE EAST LINE THEREOF 841.57 FEET; THENCE SOUTH 01°02'00" EAST 368.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1, CHATEAU VILLAS; THENCE SOUTH 88°30'00" WEST ALONG THE SOUTH LINE THEREOF 1259.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, CHATEAU VILLAS; THENCE NORTH 88°30'00" EAST ALONG THE NORTH LINE THEREOF 145.52 FEET TO THE SOUTHWEST CORNER OF SAID RESERVE AREA "A", 121st CENTER; THENCE NORTH 01°00'00" WEST 200.00 FEET TO A POINT ON THE SOUTH LINE OF LOT FOUR (4), 121st CENTER; THENCE NORTH 88°30'00" EAST 130.01 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01°47'40" WEST 250.00 FEET TO A POINT ON THE NORTH LINE OF SAID RESERVE AREA "A", 121st CENTER; THENCE NORTH 88°30'00" EAST ALONG SAID NORTH LINE 108.42 FEET; THENCE SOUTH 88°30'00" EAST 30.00 FEET; THENCE NORTH 88°30'00" EAST 158.00 FEET; THENCE NORTH 81°18'32" EAST 70.04 FEET; THENCE NORTH 88°32'16" WEST 122.11 FEET TO A POINT ON THE SOUTH LINE OF SAID RESERVE AREA "D", CHATEAU VILLAS; THENCE SOUTH 88°30'00" WEST ALONG SAID SOUTH LINE 54.26 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°55'40" WEST A DISTANCE OF 214.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,157,946.90 FEET OR 26.58 ACRES
BEARINGS BASED UPON THE RECORDED PLAT CHATEAU VILLAS, PLAT NO. 6871.



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN.
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BIXBY ENGINEERING STANDARD SPECIFICATIONS, INCLUDING 2012 EDITION AND APPLICABLE SUPPLEMENTS.

DATE: 7/14/2022
JOB NO: 666620
DRAWN BY: SELECT DESIGN
SHEET NO: SITE PLAN

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ARCHITECTURE
ENERGY SERVICES
P: 913.831.1415
F: 913.831.1563
NSPJARCH.COM
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

A MULTIFAMILY DEVELOPMENT FOR:
RESIDENCES AT BOARDWALK PHASE 2
8300 EAST 123RD STREET SOUTH
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

7/14/22 - R01/01/01



Engineered by Design, PLLC
P.O. Box 15567 Del City, OK 73155
Ph: 405-234-0880
C/E: 7655 - Expires 6/30/2024



REVISIONS

PUD 81(C) - Minor Amendment #4

Residences at Boardwalk

Subdivision Statistics

SUBDIVISION CONTAINS EIGHT (8) LOTS IN ONE (1) BLOCK AND FOUR (4) RESERVE AREAS
GROSS SUBDIVISION AREA: 1,199,132.74 SF OR 27.528 ACRES

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Notes

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

Floodplain Note

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA AND , COMMUNITY PANEL NO. 40143C0432L - OCTOBER 16, 2012, WHICH INDICATES PORTIONS OF THE SUBJECT PROPERTY TO BE WITHIN ZONE X, SHADED ZONE X AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN). LOMR 16-16-2420P EFFECTIVE AUGUST 14, 2017 HAS REVISED THE FLOOD MAP SHOWING THE SITE TO NOW BE IN UNSHADED ZONE "X".

Legend

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

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C2	72.81'	145.00'	28°46'13"	S 25°52'33" E	72.05'
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C4	41.35'	97.00'	24°25'37"	S 27°59'16" E	41.04'

Line Table

LINE	BEARING	DISTANCE
L1	S 00°59'54" E	88.84'
L2	N 40°12'04" W	10.12'

Owner / Developer

BIXBY LAND RESOURCES GROUP, LLC
RESIDENCES AT BOARDWALK, LP
4512 EAST 51ST STREET SOUTH, STE 100
TULSA, OKLAHOMA 74135
PHONE: (918) 605-5800
MR. KEVIN JORDAN

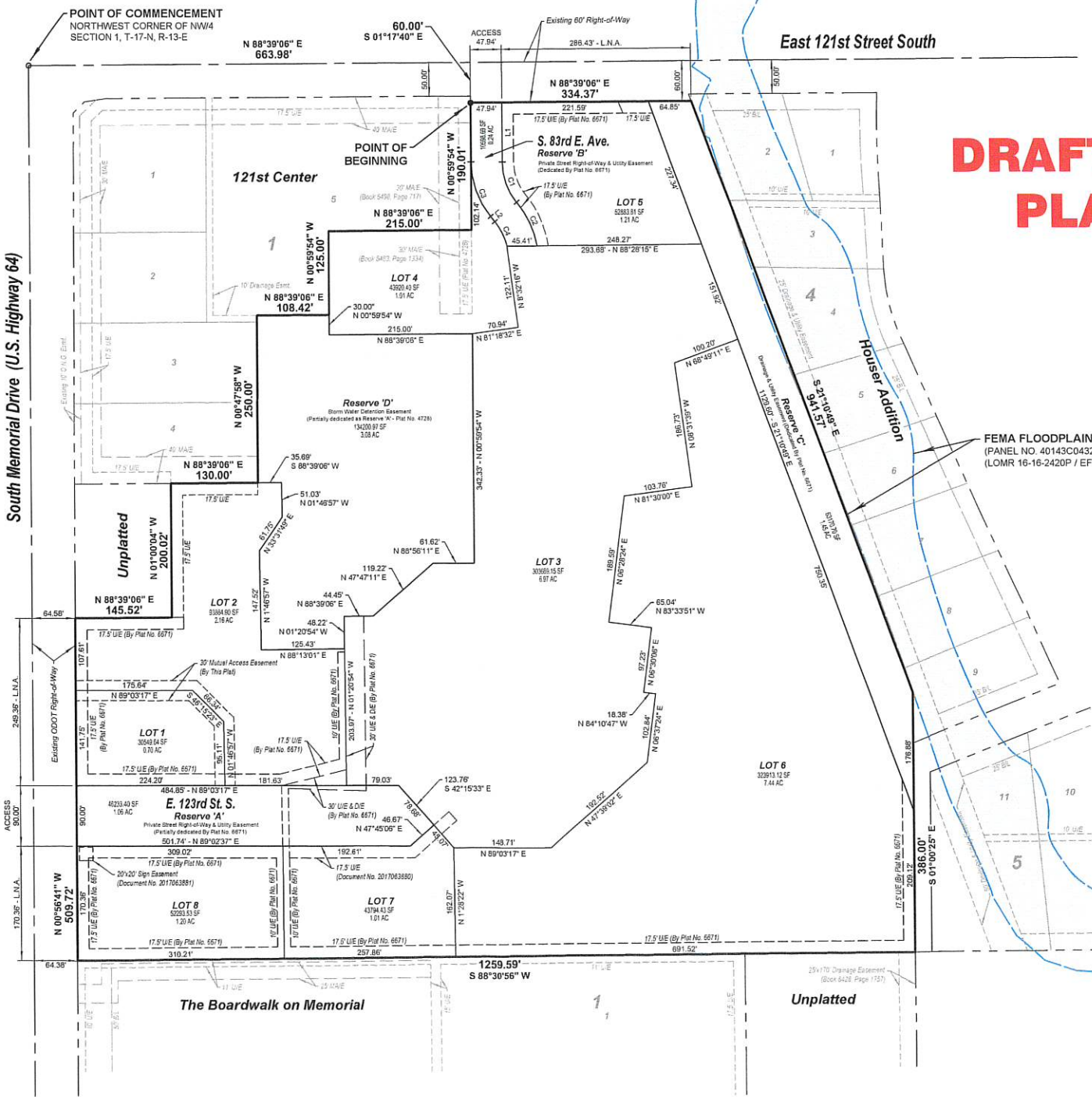
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EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES 6-30-2024

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahalie@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA BEING A REPLAT OF CHATEAU VILLAS AND A PORTION OF LOT 5, BLOCK 1 AND ALL OF RESERVE AREA 'A' OF 121ST CENTER, BEING PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN.



**DRAFT FINAL
PLAT #1**



Scale: 1" = 100'
0 50 100 200

COUNTY TREASURER STAMP

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

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

DATED THE _____ DAY OF _____, 2022.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the City Council of the City of Bixby on SEP 06 2022, 2022.

on _____

MAYOR - VICE MAYOR

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

CITY MANAGER - CITY CLERK

CITY OF BIXBY
DEVELOPMENT SERVICES

SEP 06 2022

RECEIVED

DEED OF DEDICATION - RESIDENCES AT BOARDWALK

KNOW ALL MEN BY THESE PRESENTS:

BIXBY LAND RESOURCES GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND RESIDENCES AT BOARDWALK, LP, AN OKLAHOMA LIMITED PARTNERSHIP (COLLECTIVELY, THE "OWNER/DEVELOPER") ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF LOT 5, BLOCK 1 AND RESERVE AREA "A", 121ST CENTER, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4728, AND CHATEAU VILLAS, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT NO. 6671, ALL PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17), NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW¼ OF SAID SECTION 1; THENCE NORTH 88°39'06" EAST ALONG THE NORTH LINE THEREOF 663.98 FEET; THENCE SOUTH 01°17'40" EAST A DISTANCE OF 80.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST 121st STREET SOUTH AND THE POINT OF BEGINNING; THENCE NORTH 88°39'06" EAST ALONG SAID RIGHT-OF-WAY 334.37 FEET TO THE NORTHEAST CORNER OF SAID RESERVE AREA "A", CHATEAU VILLAS; THENCE SOUTH 21°10'49" EAST ALONG THE EAST LINE THEREOF 941.57 FEET; THENCE SOUTH 01°00'25" EAST 386.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1, CHATEAU VILLAS; THENCE SOUTH 88°30'58" WEST ALONG THE SOUTH LINE THEREOF 1259.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MEMORIAL DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, CHATEAU VILLAS; THENCE NORTH 00°55'41" WEST ALONG SAID RIGHT-OF-WAY LINE 509.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, CHATEAU VILLAS; THENCE NORTH 88°39'06" EAST ALONG THE NORTH LINE THEREOF 145.52 FEET TO THE SOUTHWEST CORNER OF SAID RESERVE AREA "A", 121ST CENTER; THENCE NORTH 01°00'04" WEST 200.02 FEET TO A POINT ON THE SOUTH LINE OF LOT FOUR (4), 121ST CENTER; THENCE NORTH 88°39'06" EAST 130.01 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°47'58" WEST 250.00 FEET TO A POINT ON THE NORTH LINE OF SAID RESERVE AREA "A", 121ST CENTER; THENCE NORTH 88°39'06" EAST ALONG SAID NORTH LINE 108.42 FEET; THENCE NORTH 00°59'54" WEST 125.00 FEET; THENCE NORTH 88°39'06" EAST 215.00 FEET TO A POINT ON THE EAST LINE OF LOT 5, BLOCK 1, 121ST CENTER; THENCE NORTH 00°59'54" WEST ALONG SAID EAST LINE 190.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,199,132.74 SQ. FEET OR 27.528 ACRES.

BEARINGS BASED UPON THE RECORDED PLAT CHATEAU VILLAS, PLAT NO. 6671.

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

SECTION I. EASEMENTS AND UTILITIES

A. PUBLIC UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" DEPICTED ON THE ACCOMPANYING PLAT (THE "PLAT") OF THE RESIDENCES AT BOARDWALK, A SUBDIVISION OF THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (THE "SUBDIVISION") FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE PROPERTY DEPICTED ON THE PLAT. WITHIN THE UTILITY EASEMENTS DEPICTED ON THE PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER AND SEWER SERVICE

- THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON SUCH LOT.
- WITHIN THE UTILITY EASEMENTS, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER AND SEWER MAINS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER OR SEWER MAIN, ALL GROUND LEVEL APERTURES, INCLUDING VALVE BOXES, FIRE HYDRANTS AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA MAY MAKE SUCH ADJUSTMENT AT THE LOT OWNER'S EXPENSE.
- THE CITY OF BIXBY OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, ITS AGENTS OR CONTRACTORS.
- 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 OR SEWER FACILITIES.

C. ELECTRIC AND COMMUNICATION UTILITIES

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE WEST AND NORTH PERIMETER UTILITY EASEMENT(S) SET FORTH IN THE PLAT AND IN THE PRIVATE RIGHT-OF-WAYS OF THE SUBDIVISION. EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE UTILITY EASEMENTS AND PRIVATE STREET RIGHTS OF WAY SHOWN ON THE PLAT.
- ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE UTILITY EASEMENTS AND PRIVATE STREET RIGHTS OF WAY SHOWN ON THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SUCH EASEMENTS AND PRIVATE STREET RIGHTS OF WAY.
- UNDERGROUND PRIMARY CABLE, SECONDARY CABLES, AND EQUIPMENT MAY BE INSTALLED ALONG A PATH AGREED BETWEEN THE APPLICABLE LOT OWNER AND THE SUPPLIER OF SERVICE, AND THEREAFTER THE SUPPLIER OF SERVICE SHALL BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 10 FOOT STRIP EXTENDING 5 FEET ON EACH SIDE OF SUCH PRIMARY OR SECONDARY CABLE, EXTENDING FROM THE POINT OF SOURCE TO EACH TRANSFORMER OR PIECE OF EQUIPMENT CABLES AND SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN 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 EACH SAID LOT. PROVIDED THAT UPON INSTALLATION OF SUCH A SERVICE CABLE OR SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE PERMANENT AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS AND PRIVATE STREET RIGHTS OF WAY SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY IT. THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ABOVE GROUND LINES SHALL ALSO HAVE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT THAT CREATES A HAZARD FOR SUCH ABOVE GROUND LINES.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES LOCATED ON SUCH LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, OR CABLE TELEVISION FACILITIES ON SUCH LOT. THE SUPPLIER OF SUCH UTILITIES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH OWNER OR HIS AGENTS OR CONTRACTORS.

D. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS

AND PRIVATE STREET RIGHTS OF WAY SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE ON INSTALLING, MAINTAINING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

- EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY, WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, ITS AGENTS OR CONTRACTORS.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS

EACH LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO PROPERLY PERMITTED LANDSCAPING AND PAVING ON THEIR LOT OCCASIONED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENTS AND PRIVATE STREET RIGHTS OF WAY SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEED OF DEDICATION, 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. RIGHTS OF INGRESS AND EGRESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF INGRESS AND EGRESS TO AND FROM THE SUBDIVISION TO AND FROM SOUTH MEMORIAL DRIVE AND EAST 121st STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE PLAT, EXCEPT AS MAY HEREINAFTER BE RELEASED, ALTERED OR AMENDED BY THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, OR AS IS OTHERWISE PROVIDED BY THE STATUTES OR LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.

F. ACCESS EASEMENT

THE OWNER DOES HEREBY DEDICATE, CREATE AND DECLARE A THIRTY (30) FOOT MUTUAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2 UPON AND ACROSS THAT PORTION OF THE SUBDIVISION SHOWN ON THE PLAT AS 30' MUTUAL ACCESS EASEMENT LOCATED ON THE BOUNDARY LINE BETWEEN LOT 1 AND LOT 2.

SECTION II. RESERVE AREAS

A. RESERVE AREA 'A'

- THE OWNER DOES HEREBY DEDICATE, CREATE, ESTABLISH AND DECLARE A PERMANENT, NON-EXCLUSIVE PRIVATE STREET RIGHT-OF-WAY (R.O.W.) AND UTILITY EASEMENT OVER, THROUGH, UPON AND ACROSS THAT PORTION OF THE SUBDIVISION SHOWN ON THE ACCOMPANYING PLAT AS RESERVE AREA 'A' THE STREET NAME FOR SAID RESERVE AREA 'A' SHALL BE "E. 123 ST. S."
- THE AREA IS HEREBY ESTABLISHED AS A MEANS OF INGRESS AND EGRESS TO, FROM AND BETWEEN THE LOTS WITHIN THE SUBDIVISION AND SUCH PRIVATE STREET RIGHT-OF-WAY SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE OWNERS OF EACH LOT IN THE SUBDIVISION, THEIR GRANTEES, SUCCESSORS, ASSIGNS, TENANTS, GUESTS AND INVITEES AND SHALL BE APPURTENANT TO EACH LOT.

B. RESERVE AREA 'B'

- THE OWNER DOES HEREBY DEDICATE, CREATE, ESTABLISH AND DECLARE A PERMANENT, NON-EXCLUSIVE PRIVATE STREET RIGHT-OF-WAY AND UTILITY EASEMENT OVER, THROUGH, UPON AND ACROSS THAT PORTION OF THE SUBDIVISION SHOWN ON THE ACCOMPANYING PLAT AS RESERVE AREA 'B' THE STREET NAME FOR SAID RESERVE AREA 'B' SHALL BE "S. 83RD EAST AVE."
- THE AREA IS HEREBY ESTABLISHED AS A MEANS OF INGRESS AND EGRESS TO, FROM AND BETWEEN THE LOTS WITHIN THE SUBDIVISION AND SUCH PRIVATE STREET RIGHT-OF-WAY SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE OWNERS OF EACH LOT IN THE SUBDIVISION, THEIR GRANTEES, SUCCESSORS, ASSIGNS, TENANTS, GUESTS AND INVITEES AND SHALL BE APPURTENANT TO EACH LOT.

C. RESERVE AREA 'C'

THE OWNER DOES HEREBY DEDICATE, CREATE, ESTABLISH AND DECLARE A PERMANENT, NON-EXCLUSIVE DRAINAGE AND UTILITY EASEMENT OVER, THROUGH, UPON AND ACROSS THAT PORTION OF THE SUBDIVISION SHOWN ON THE ACCOMPANYING PLAT AS RESERVE AREA 'C'. SAID EASEMENT IS ESTABLISHED IN ACCORDANCE WITH THE CONSTRUCTION PLANS FOR FRY DITCH TRIBUTARY 1 RE-CHANNELIZATION PROJECT.

D. RESERVE AREA 'D'

THE OWNER DOES HEREBY DEDICATE, CREATE, ESTABLISH AND DECLARE A PERMANENT, NON-EXCLUSIVE DRAINAGE, DETENTION POND, AND RECREATION EASEMENT OVER, THROUGH, UPON AND ACROSS THAT PORTION OF THE SUBDIVISION SHOWN ON THE PLAT AS RESERVE AREA 'D'.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

THE SUBDIVISION IS SUBJECT TO PLANNED UNIT DEVELOPMENT (PUD NO. 81) WHICH WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON MARCH 25, 2015, AND BY THE BIXBY CITY COUNCIL ON JUNE 22, 2015. PUD NO. 81(C) - MINOR AMENDMENT #4 WAS AFFIRMATIVELY APPROVED BY THE BIXBY CITY PLANNER ON FEBRUARY 18, 2022 (THE "PUD").

THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE, REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO ASSURE THE IMPLANTATION AND CONTINUED COMPLIANCE WITH THE PUD, AND ANY AMENDMENTS THERETO. THE OWNER/DEVELOPER DOES HEREBY ESTABLISH AND DECLARE THAT THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS SET FORTH IN THE PUD FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

SECTION IV. RESIDENCES AT BOARDWALK OWNERS' ASSOCIATION

A. OWNERS' ASSOCIATION

THE OWNER HAS FORMED THE "RESIDENCES AT BOARDWALK OWNERS ASSOCIATION, INC." (THE "ASSOCIATION") AS AN OKLAHOMA NOT-FOR-PROFIT CORPORATION. THE PURPOSE OF THE ASSOCIATION IS TO OWN, OPERATE, MANAGE, REPAIR, REPLACE AND MAINTAIN THE RESERVE AREAS AND IMPROVEMENTS THEREON SERVING OR BENEFITTING THE SUBDIVISION INCLUDING, WITHOUT LIMITATION, SIGNAGE, LANDSCAPING, STORM DRAINAGE, UTILITY SYSTEMS, SPRINKLER SYSTEMS, EASEMENT AREAS, RIGHTS-OF-WAY, TRAFFIC CONTROL EQUIPMENT, STREETS, FENCES, AND OTHER AMENITIES, AND TAKE SUCH OTHER ACTIONS NECESSARY TO KEEP SUCH RESERVE AREAS AND IMPROVEMENTS THEREON IN A GOOD STATE OF REPAIR AND ENHANCE THE VALUE, SECURITY, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION.

B. MEMBERSHIP

EVERY LOT OWNER IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF ANY LOT IN THE SUBDIVISION. MEMBERSHIP IN THE ASSOCIATION SHALL BE EFFECTIVE AS OF THE DATE OF RECORDING OF A DEED TO A LOT.

C. MASTER DECLARATION; INCONSISTENCIES

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE COVENANTS, RESTRICTIONS AND EASEMENTS ESTABLISHED BY THIS DEED OF DEDICATION INCLUDING THE OPERATION OF THE ASSOCIATION MAY BE FURTHER DEFINED IN AND SHALL BE SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR THE SUBDIVISION TO BE FILED IN OFFICE OF THE TULSA COUNTY CLERK (AS AMENDED, RESTATED, SUPPLEMENTED AND REPLACED FROM TIME TO TIME, THE "MASTER DECLARATION"), AND ANY AND ALL RULES, REGULATIONS, GUIDELINES, CRITERIA AND OTHER REQUIREMENTS CONTAINED THEREIN OR PROMULGATED THEREUNDER. SOME OR ALL OF THE RIGHTS, OBLIGATIONS AND RESPONSIBILITIES OF OWNER UNDER THIS DEED OF DEDICATION SHALL BE DELEGATED TO, ASSUMED BY AND/OR REGULATED BY THE ASSOCIATION AND/OR OTHER REGIME ESTABLISHED OR OTHERWISE RESPONSIBLE UNDER THE MASTER DECLARATION FOR THE GOVERNANCE OF THE LOTS AND PROPERTY WITHIN THE SUBDIVISION OR CERTAIN PORTIONS THEREOF, EITHER IN CONJUNCTION WITH OR IN LIEU OF ANY OTHER LOT OWNERS, TO FACILITATE THE OWNERSHIP, DEVELOPMENT, MAINTENANCE, MANAGEMENT, OPERATION AND USE OF THE SUBDIVISION OR THE APPLICABLE PORTION THEREOF. IN ADDITION, TO THE EXTENT THAT THE TERMS AND/OR CONDITIONS OF THIS DEED OF DECLARATION ARE INCONSISTENT IN ANY WAY WITH THE TERMS AND/OR CONDITIONS OF THE MASTER DECLARATION, THEN AS AMONG THE OWNERS OF THE LOTS IN THE

SUBDIVISION THE TERMS AND/OR CONDITIONS OF THE MASTER DECLARATION SHALL PREVAIL AND GOVERN.

SECTION V. MISCELLANEOUS

A. ENFORCEMENT

- THE COVENANTS SET FORTH IN SECTION I SHALL BE ENFORCEABLE BY THE ASSOCIATION, THE CITY OF BIXBY OR ITS SUCCESSORS, THE SUPPLIER'S OF UTILITIES TO THE SUBDIVISION OR ANY OWNER OF A LOT IN THE SUBDIVISION.
- THE COVENANTS SET FORTH IN SECTION III SHALL BE ENFORCEABLE BY THE ASSOCIATION, THE CITY OF BIXBY OR ITS SUCCESSORS, OR ANY OWNER OF A LOT IN THE SUBDIVISION.
- THE COVENANTS SET FORTH IN THE OTHER SECTIONS OF THIS DEED OF DEDICATION SHALL BE ENFORCEABLE BY THE ASSOCIATION OR ANY OWNER OF A LOT IN THE SUBDIVISION.

B. DURATION

THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS GRANTEEES, TRANSFERREES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER THE SAME FOR A PEROD OF THIRTY (30) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION. AFTER WHICH TIME, SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY PERCENT (60%) OF THE LOTS IN THE SUBDIVISION; PROVIDED, HOWEVER, ANY AMENDMENTS OR TERMINATIONS EFFECTING (1) SECTION I OR SECTION III OR (2) THE CITY OF BIXBY'S RIGHTS UNDER THIS SECTION V, MUST ALSO BE APPROVED BY THE CITY OF BIXBY OR ITS SUCCESSORS.

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 HEREIN OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, BIXBY LAND RESOURCES GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY AND RESIDENCES AT BOARDWALK, LP, AN OKLAHOMA LIMITED PARTNERSHIP, HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2022.

BIXBY LAND RESOURCES GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

KEVIN JORDAN, MANAGER

RESIDENCES AT BOARDWALK, LP, AN OKLAHOMA LIMITED PARTNERSHIP

BY: BLACK GOLD PARTNERS I, LLC, ITS GENERAL PARTNER

BY: _____

KEVIN JORDAN, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2022, PERSONALLY APPEARED KEVIN JORDAN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS MANAGER OF BIXBY LAND RESOURCES GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY AND AS MANAGER OF BLACK GOLD PARTNERS I, LLC, GENERAL PARTNER OF RESIDENCES AT BOARDWALK, LP, AN OKLAHOMA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANIES, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

S. ASHLEY MCCARTY

MY COMMISSION EXPIRES: 8/13/2026

MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "RESIDENCES AT BOARDWALK", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)



BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2022, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

JENNIFER FRITZ

MY COMMISSION EXPIRES: 6/23/2026

MY COMMISSION NUMBER: 14005589

