



City of Bixby Planning Commission Meeting Agenda

Monday, December 19, 2022

6:00 PM

**Municipal Building
116 W. Needles Ave., Bixby,
OK 74008**

Call to Order

Chairman

Roll Call

OC Walker, Secretary

Consent Agenda

- 1) Discussion, consideration, and approval of the November 21, 2022, Planning Commission Regular Meeting minutes.

O.C. Walker, City Planner

Public Hearings

- 2) Discussion, consideration, and possible vote to approve a Comprehensive Plan Amendment (BXCP - 22.05), Rezone (BXZO - 22.09), and Planned Unit Development (BXPUD - 22.09) for the City West Complex located approximately 200 feet west of the Northwest corner of East 151st Street South and South Sheridan Road, Bixby, Oklahoma.

O.C. Walker, City Planner

- 3) Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT - 22.20) for the City West Complex located approximately 200 feet west of the Northwest corner of East 151st Street South and South Sheridan Road, Bixby, Oklahoma.

O.C. Walker, City Planner

- 4) Discussion, consideration, and possible vote to approve a Rezone (BXZO - 22.10) and Planned Unit Development (BXPUD - 22.10) for Alderwood Estates located one-half mile west of West Harvard Avenue and one-quarter mile south of East 151st Street South.

O.C. Walker, City Planner

- 5) Discussion, consideration, and possible vote to approve a Preliminary Plat for Alderwood Estates located one-half mile West of South Harvard Avenue and one-quarter mile South of East 151st Street South, Bixby, Oklahoma.

O.C. Walker, City Planner

- 6) Discussion, consideration, and possible vote to approve a Preliminary Plat for the Preserve located on the Northeast corner of 171stst Street South and South Sheridan Road, Bixby, Oklahoma.

O.C. Walker, City Planner

- 7) Discussion, consideration, and possible vote to approve a Preliminary Plat (BXPT - 22.19) for Quail Creek Office Park located West of 121st Street South and one-quarter mile West of South Memorial Drive, Bixby, Oklahoma.

O.C. Walker, City Planner

- 8) Discussion, consideration, and possible vote to approve Planned Unit Development (BXPUD-21.11), Major Amendment No. 1, for the 161st Street and Memorial project that is located on the Southwest corner of East 161st Street South and South Memorial Drive, Bixby, Oklahoma.

- 9) Discussion, consideration, and possible vote to approve a Planned Unit Development (PUD - 6, Major Amendment No.1) for Memorial Square Amendment that is located at 11927 South 83rd East Place, Bixby, Oklahoma.

O.C. Walker, City Planner

- 10) Discussion, consideration, and possible vote to approve a Preliminary Plat for Memorial Square located at 11927 South Memorial Drive, Bixby, Oklahoma.

O.C. Walker, City Planner

Old Business

New Business

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of December 16, 2022, on or before 6:00 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| November 21, 2022 | 6:00 PM

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

CALL TO ORDER: 6:12 PM

Roll Call was taken

MEMBERS PRESENT: Tom Holland
Lance Whisman
Steve Hobbs
Josh Nave

MEMBERS ABSENT: Jason Mohler

STAFF PRESENT: O.C. Walker, Director of Development Services
Gwen Plante, Assistant City Planner

Consent Agenda:

1. Approval of Minutes | Planning Commission meeting October 17, 2022

Board Member Mr. Holland made the motion to approve, Seconded by Vice Chair Hobbs.

Mr. Holland – Yes

Mr. Hobbs- Yes

Mr. Whisman – Yes

Mr. Nave - Yes

Motion Approved

2. Approval of the 2023 Planning Commission Calendar

Board Member Mr. Holland made the motion to approve, Seconded by Vice Chair Hobbs.

Mr. Holland – Yes

Mr. Hobbs- Yes

Mr. Whisman – Yes

Mr. Nave - Yes

Motion Approved

Regular Agenda:

1. Discussion and Consideration| Oath of Jason Mohler

Administration of the Oath of Office to the newly appointed Board Member Jason Mohler, presented by Judge Childers via telephone. Mr. Mohler was sworn in by Judge Childers to the City of Bixby Planning Commission.

2. Bixby Village| BXPUD 19.06 Major Amendment No. 1

Bixby City Planner, Mr. OC Walker presented the staff report.

The applicant discussed the project and amenities. Requesting an amendment to the PUD to convert two (2) residential lots for neighborhood park use, take the expanded common open space area, and distribute it evenly as livability space to each of the lots within the subdivision. Potentially allowing for larger homes and specifying cementitious fiber as an approved masonry alternative. Request to use a model home as a temporary sales office with an expanded parking pad.

Board Members Mr. Nave, Mr. Holland, and Mr. Whisman expressed their concern over the cementitious fiber and amount requested to be used.

Discussion continued.

Board Member Mr. Holland made a motion to approve BXPUD 19.06 Major Amendment No. 1 and allow cementitious fiber as a masonry option with a max of 25% seconded by Vice Chair, Mr. Hobbs.

Mr. Whisman – Yes

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Nave - Yes

Motion Approved

3. ICONIK Bixby| Site Plan BXSP 22.07

Bixby City Planner, Mr. OC Walker presented the staff report.

Applicant Josh McFarland, Red Dog Construction was available to answer any questions from the Board. Discussion continued.

Board Member Hobbs made a motion to approve the Site Plan BXSP 22.07, per staff recommendations, seconded by Board Member Whisman

Mr. Whisman – Yes

Mr. Hobbs – Yes

Mr. Holland – Yes

Mr. Nave – Yes

Motion Approved

Old Business – None

New Business – Appoint Interim Chairperson for Planning Commission, Board decided that they would hold nominations and voting till all members are present.

Meeting adjourned at 7:08 pm

Josh Nave, Interim Chairman

O.C. Walker, Secretary

Pending Signatures



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, December 19, 2022

Name: City West Complex

RE: City West Complex - Comprehensive Plan Amendment (BXCP-22.05), Rezone (BXZO-22.09) and Planned Unit Development (BXPUD-22.09)

Location: Approximately 200 feet west of the Northwest corner of East 151st Street South and South Sheridan Road, Bixby, Oklahoma.

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

Applicant: City of Bixby, Jared Cottle/City Manager

Request:

The City of Bixby is requesting a Comprehensive Plan Amendment (BXCP-22.05), Rezone (BXZO-22.09), and Planned Unit Development (BXPUD-22.09).

Description:

The applicant is requesting a Comprehensive Plan Amendment (BXCP-22.05) from the current land use intensity of (AG) agricultural to amend the plan to (PF) public/institutional. The applicant is also requesting to rezone the subject property from (AG) Agricultural to (CS) Commercial Shopping in addition to supplemental zoning through Planned Unit Development (BXPUD-22.09).

With this Rezone request, it will amend the land use to (CS) Commercial Shopping, and in addition to the Planned Unit Development, the land use will allow for the City West Complex which includes the Bixby Fire Station No. 1 and Public Works Authority Maintenance Facility on the property.

Existing Zoning; Use:

Agriculture (AG); Vacant

Abutting Zoning; Use:

North: (RS-3) Southridge at Lantern Hill Resub Lantern Hill; Single Family Dwellings

East: (AG) Agriculture; Single Family Dwellings; Vacant

South: (AG) Agriculture; Bixby City Cemetery, (CS) Commercial Shopping; Kubota Construction Equipment of Tulsa

West: (AG) Agriculture; Single Family Dwellings; (CS) Commercial Shopping; Kubota Construction Equipment of Tulsa

Proposed Zoning; Uses:

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

Location: Approximately 200 feet West of the Northwest corner of East 151st Street South and South Sheridan Road, Bixby, Oklahoma.

Comprehensive Plan:

The Comprehensive Land Use map shows this area frontage to be Agriculture (AG). With the Comp Plan Amendment application, the applicant is asking to amend the Comprehensive Land Use Plan to Public and Institutional for the purposes of constructing the City of Bixby's Fire Station No. 1, together with the Public Works Authority Maintenance Facility

Project Overview:**Development Area:**

Acres: 16.40 +/-	Min. Lot Width: 150 ft.	Max. Bldg. Height: 70 ft.
Number of Lots: 1	Number of Blocks: 1	Reserve Areas: 3

Amenity Description:

- Permitted Uses: Uses permitted by right within the CS district except for any Sexually Oriented Business, (as defined by Zoning Code Section 11-7D-6)
- Wall and canopy signs shall not exceed an aggregate display surface of three (3') square feet per each linear foot of building a wall to which the sign or signs are affixed
- The façade for the Fire Station will be masonry which falls within the Corridor Appearance District
- Sidewalks shall be a minimum of four (4') feet in width, shall meet ADA compliance
- A buffer between the project site and residential properties to the East. Existing vegetation along the East will be preserved to provide a buffer

Utilities/Site Area:**Sanitary Sewer:**

A new sanitary sewer will connect to the existing sanitary sewer in the Lantern Hill Subdivision to the North side of the site.

Water:

A new 6" waterline will tie into the existing 12' waterline along East 151st Street South, run through the property, and connect to a new 8" waterline along South Kingston Avenue.

A new 8" waterline along South Kingston Avenue will connect to the existing 12' waterline along East 151st Street South, continue north along South Kingston Avenue, and connect to the existing 6" waterline located in the Trails at White Hawk subdivision.

Engineering Review Comments: See Engineering comments dated December 6, 2022.

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

Staff Comments:

1. Staff supports the Planning Commission recommendation for approval of the requested Comprehensive Plan Amendment (BXCP – 22.05), Rezoning Request (BXZO – 22.09), and Planned Unit Development (BXPUD (22.09).

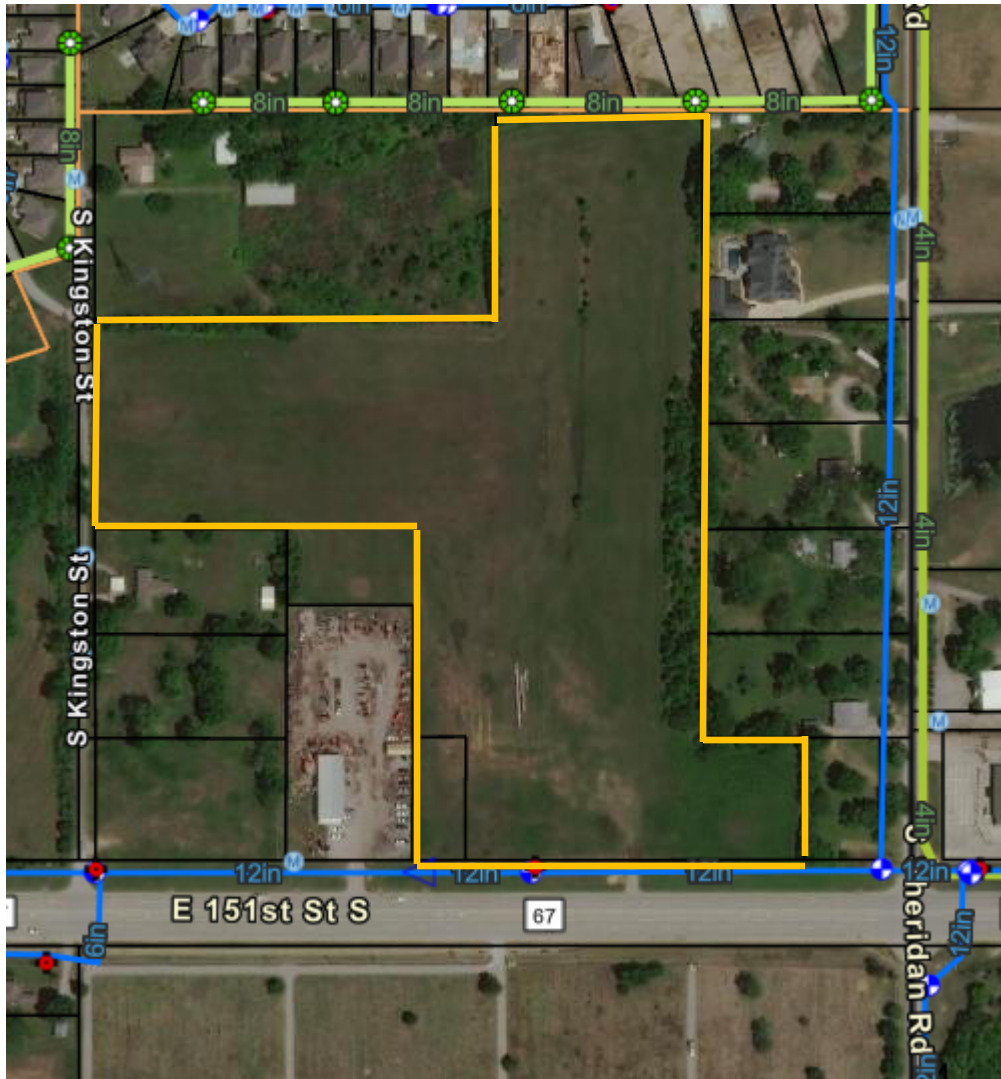


Figure 1: City of Bixby Zoning Map

Attachments:

- Figure 1: City of Bixby Zoning Map
- Exhibit A: Planned Unit Development Document

PLANNED UNIT DEVELOPMENT

CITY WEST COMPLEX

Public Safety and Public Works

BIXBY, OKLAHOMA

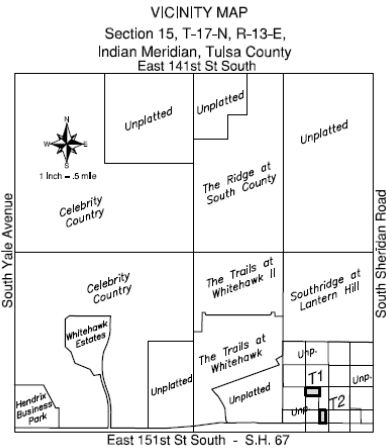


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CITY WEST COMPLEX
Public Safety and Public Works
Planned Unit Development

I. INTRODUCTION:

A. The Title of the Planned Unit Development

City West Complex – Public Safety and Public Works

B. The Owner/Developer

*City of Bixby
116 W Needles Ave
Bixby, OK 74008*

C. General Location of the Planned Unit Development

Approximately 16.40-acre property located approximately 200 ft west of the NW/c of the East 151 Street South and South Sheridan Road.

D. A Brief Description of the Planned Unit Development Concept

The site is located along East 151st Street, between South Kingston Ave. and South Sheridan Rd. The site for the new Fire Station is part of a Planned Unit Development that will also include Public Works Facilities.

The Fire Station and Public Works buildings will continue the design style established by the City of Bixby and implemented on buildings such as the Dawes Public Works Building. The Fire Station will continue the rich architectural vocabulary of traditional Fire Stations while, at the same time, providing a safe and comfortable environment for firefighters, administrative staff and all visitors.

Separation of the different spaces is a primary consideration and will be achieved by separating the more public elements of a Fire Station from the more private elements of a Fire House. The building is separated into three general areas: Administrative/EOC/Training, Apparatus Bays, and Fire House. The facility will be designed with strong consideration to durability, comfort, and warmth.

E. The Existing Zoning

The existing zoning is (AG) Agricultural

F. Attachments

- *Exhibit A – Vicinity Map*
- *Exhibit B – Conceptual Site Plan*
- *Exhibit C – Current Zoning Map*

EXHIBIT A
Vicinity Map

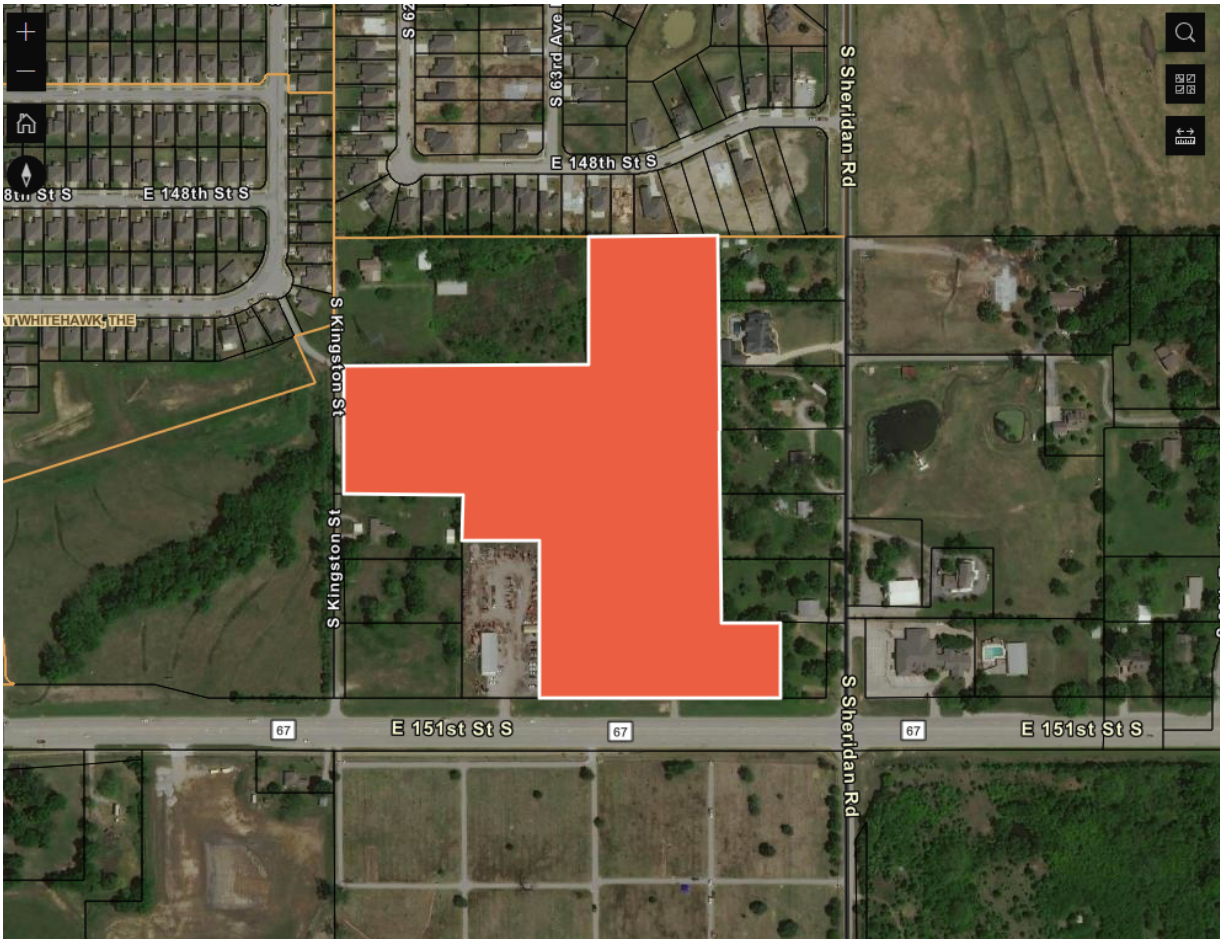
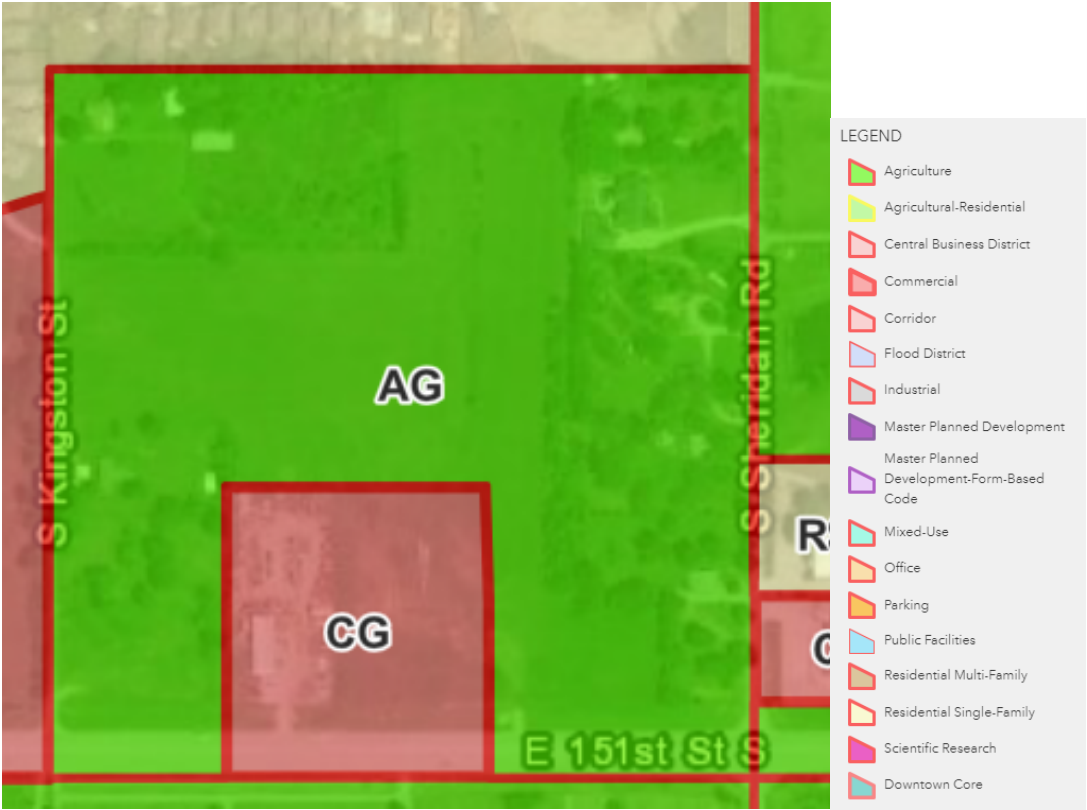


EXHIBIT B
Conceptual Site Plan



EXHIBIT C
Current Zoning Map



II. LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4, SE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of Section 15; thence along the South Line of the Southeast Quarter of the Section 15, S88°45'27"W a distance of 165.31 feet; thence along the East line of the West half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, N01°14'13"W a distance of 135.25 feet to the Point of Beginning; thence on a line parallel with and 135.25 feet from the South Line of the Southeast Quarter, S88°46'27"W a distance of 541.25 feet; thence on a line parallel with and 120.00 feet from the West line of the East Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, S88°47'29"W a distance of 84.31 feet; thence on a line parallel with and 201.00 feet from the West line of the East half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, N01°14'10"W a distance of 209.97 feet; thence S88°47'31"W a distance of 201.00 feet; thence along the West line of the East half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, N01°14'10"W a distance 118.76 feet; thence along the South line of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, S88°48'30"W a distance of 305.62 feet to a point on the East line of a 25' Right-of-Way, filed in Book 3030, Page 239 at the office of the Tulsa County Clerk; thence along said East line being parallel with and 25' from the West line of the Southeast Quarter of the Southeast Quarter of Section 15, N01°14'09"W a distance of 328.83 feet; thence along the North line of the South half of Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, N88°49'31"E a distance of 636.24 feet; thence along the West line of Northeast Quarter of the Southeast Quarter of the Southeast Quarter of section 15, N01°14'11"W a distance of 328.64 feet; thence along the North line of the Southeast Quarter of the Southeast Quarter of Section 15, being the South line of "SOUTHRIDGE AT LANTERN HILL" an addition to the City of Bixby filed as plat #6454 at the office of the Tulsa County Clerk , N88°50'32"E a distance of 330.62 feet; thence along the East line of the West half of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, S01°14'12"E a distance of 985.62 feet; thence along the North line of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 15, N88°47'29"E a distance of 165.31 feet; thence along the East line of the West half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of section 15, S01°14'13"E a distance of 193.24 feet to the Point of the Beginning;

Having an area of 706,161 Square Feet or 16.2112 Acres

Bearings based on Oklahoma State Plane Zone North (NAD83) Grid

The above legal description Prepared from on the ground field measured is wholly contained within the legal description provided and shown on "SUPPLEMENT TO PRELIMINARY TITLE OPINION" by Mr. Phil Frazier, dated November 16, 2021.

The above legal description Prepared from on the ground field measured was prepared excluding the 25ft dedicated right-of-way for South Kingston Avenue by Deed of Dedication (Book 3030, Page 0239).

III. DEVELOPMENT STANDARDS

Bixby Fire Station #1 & BPWA Maintenance Facility

Gross Land Area:706,161 sq. ft (16.2112 AC)

Net Land Area:706,161 sq. ft (16.2112 AC)

Zoning:CS

Permitted Uses: Uses permitted by right within the CS district except any Sexually Oriented Business, (as defined by Zoning Code Section 11-7D-6).

- Use Unit 4: PUBLIC PROTECTION AND UTILITY FACILITIES

Minimum Building Setbacks: *As per City Zoning Code*

Maximum Building Setbacks: *As per City Zoning Code*

- Screening:
- *Wall as per Zoning Code, or*
 - *Earthen berm that meets Code height requirements, or*
 - *Combination of earthen berm and wall that meets Code height requirements*

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

A. Signage:

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

Signage shall comply with standards for same as provided in the Bixby Zoning Code.

B. Façades:

The façade for the Fire station will be masonry which falls within the Corridor Appearance District.

All exterior building walls of the newly constructed buildings shall be primarily of like material(s) on all faces of such buildings that front public streets.

C. Vehicular Access and Circulation:

All private driveways and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points on 151st Street and Kingston Avenue, and the Fire Marshal's approval of locations, spacing, widths and curbs return radii.

Sidewalks shall be a minimum for four (4) feet in width, shall be ADA compliant.

D. Parking:

The parking spaces will be concrete with curb and gutter. Pavement design shall be per Geotechnical report.

All driveways will be required to be permitted by the City of Bixby and ODOT.

Handicap parking spaces will be provided with signs and wheel stops.

E. Landscaping:

The property is along highway 67 - 151st St between Memorial and Sheridan and has a high level of visual exposure to the public.

By code, the site will require a buffer between it and the residential properties to the east. Existing vegetation along the east will be preserved to provide a buffer. Trees as required by the Bixby Zoning Code will be installed as per the provisions of the Landscape Chapter of the Bixby Zoning Code.

F. Utilities and Drainage:

1. Sanitary Sewer:

A new sanitary sewer will connect to the existing sanitary sewer in the Lantern Hill, on the north side of the site.

2. Water:

A new 6" waterline will tie into the existing 12" waterline along East 151st Street South, run through the property, and connect to a new 8" waterline along South Kingston Avenue.

The new 8" waterline along South Kingston Avenue will connect to the existing 12" waterline along East 151st Street South, run north along South Kingston Avenue, and connect to the existing 6" waterline located in Trails at White Hawk subdivision.

Fire hydrants to be spaced per Fire Marshal's recommendations.

3. Gas:

Gas service along East 151st Street South will serve the site.

4. Electric:

Electrical service (OG & E) along East 151st Street South will serve the site.

Backup generators will be provided.

5. Storm Sewer:

Three detention ponds will be constructed on the site for storm water management. The northwest corner and southeast corner detention ponds will be dry with a trickle channel and outlet structure. The pond located in the northeast corner will be a wet pond with an outlet structure.

A storm sewer system will be installed to convey site runoff to the detention ponds.

G. Environmental Analysis:

1. Site Soils:

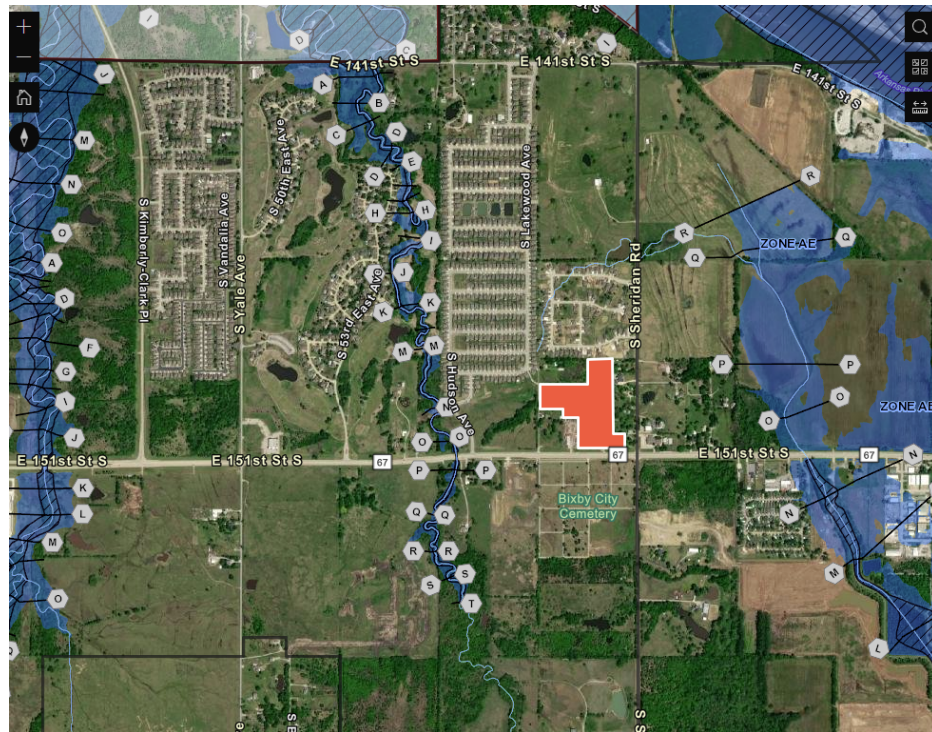
The site is composed of silty, loam, and clay soil types that are low to moderately corrosive for buildings and poor to moderately drained with regard to runoff.

Map Unit Symbol	Map Unit Name	Percent of Site
12	Dennis silt loam, 1 to 3 percent slopes	32.7%
14	Dennis silt loam, 3 to 5 percent slopes, eroded	19.8%
16	Dennis-Radley complex, 0 to 12 percent slopes	1.2%
20	Eram-Coweta complex, 5 to 15 percent slopes	46.2%



2. Floodplain:

The property lies outside of all regulatory FEMA floodplains.



H. Site Plan:

A detailed plan and landscape plan is submitted to and approved by the City Planner prior to the issuance of any building permits.

Any standard requirements of the City of Bixby Fire Chief, Fire Marshal, City Engineer, City Planner and City Attorney shall be met as part of the Planned Unit Development detailed site plan and landscape plan approval.

Site development including layout, parking, and building façades, shall conform to the site plan and building elevations included within the approved proposal, or any design modifications as may be directed by the City of Bixby.

I. Schedule of Development:

Project Milestone	Anticipated Construction Start Date
Site grading, drainage, and utilities	November 2022
Fire Station Construction	December 2022
Public Works Facility Construction	January 2023

EXHIBIT D Topographic Site Plan Survey

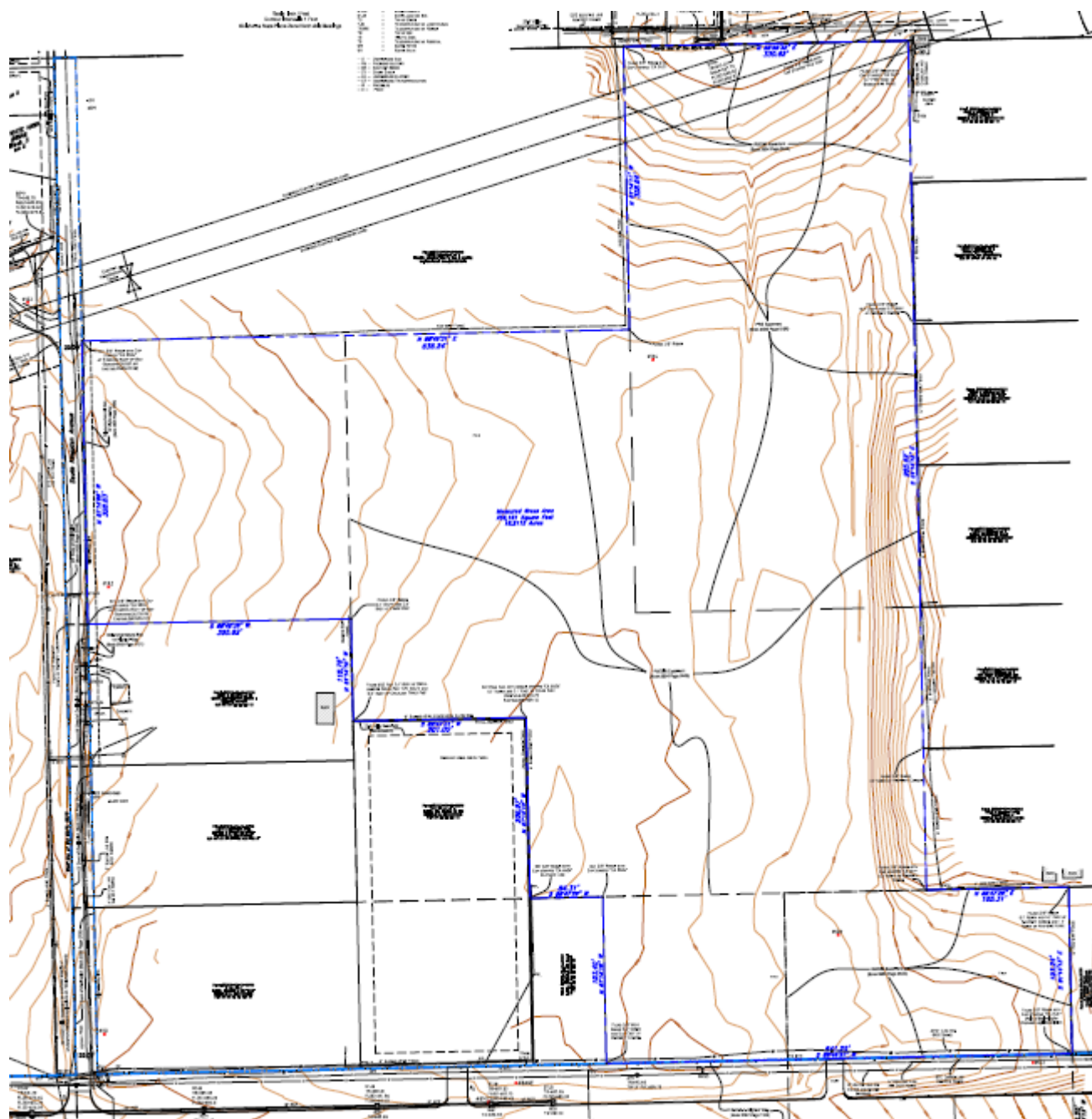
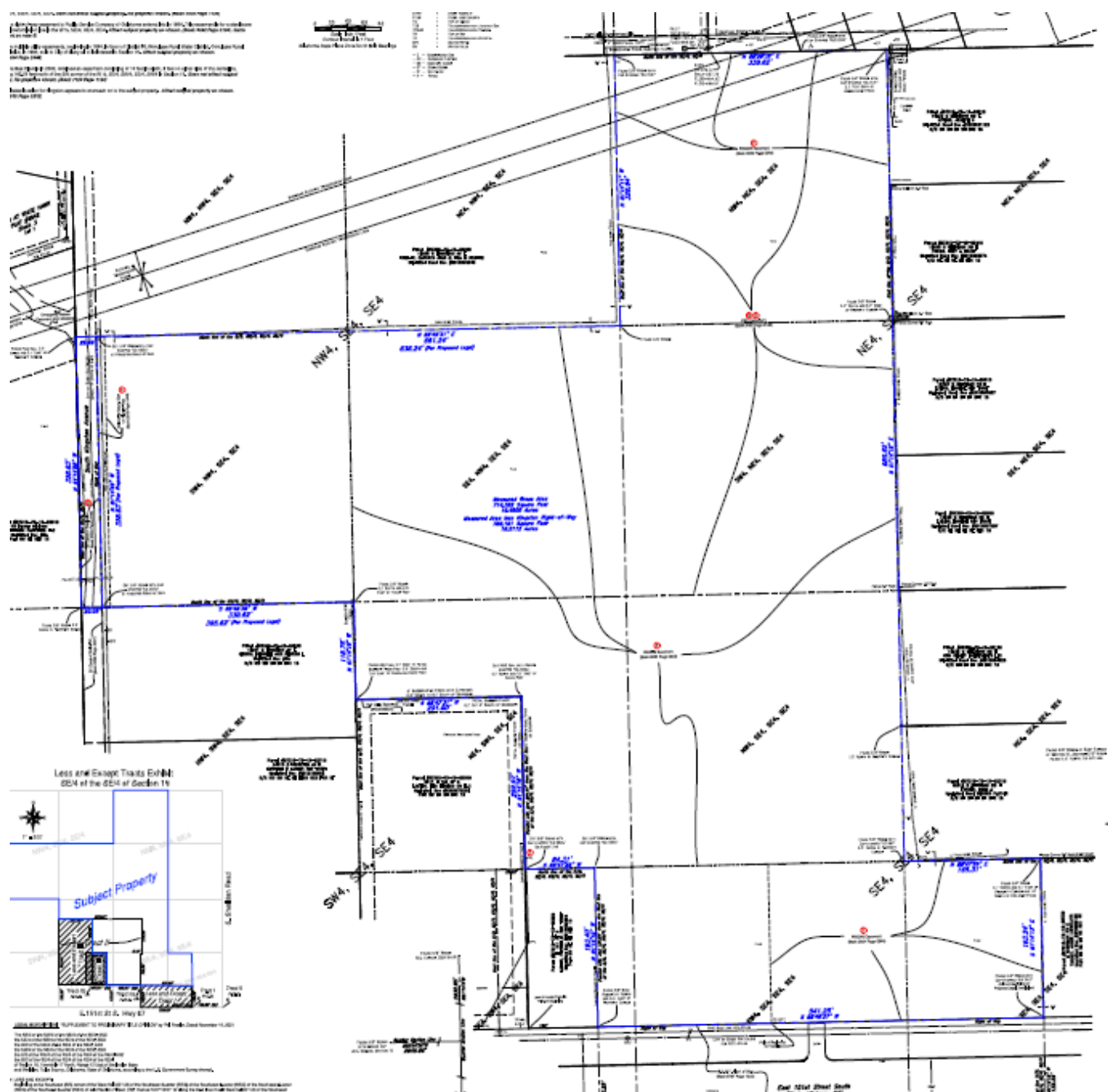


EXHIBIT E
Site Survey



CITY WEST COMPLEX

0 80 120 160 1" = 80'

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.



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, December 19, 2022
Name: City West Complex
RE: City West Complex – Preliminary Plat (BXPT 22.20)
Location: Approximately 200 feet west of the Northwest corner of East 151 Street South and South Sheridan Road, Bixby, Oklahoma.
STR: Section 15, Township 17N, Range 13E
Applicant: City of Bixby, Jarred Cottle/City Manager

Site Stats:

Acres: 16.40 +/-	Min. Lot Width: 150 ft.	DU/acre: N/A	Min. Dwelling Sq. Ft: N/A
Number of Lots: 1 Lot	Number of Blocks: 1 Lot	Reserve Areas: 3 Area	Max Bldg. Height: 70 Ft.

Request:

The City of Bixby, Jarred Cottle/City Manager, is requesting Preliminary Plat approval for Fire Station No. 1 and the Bixby Public Works Facility.

Existing Zoning; Use:

Agriculture (AG); Vacant

Proposed Zoning Use:

Commercial Shopping (CS), together with Planned Unit Development (BXPUD 22.02) to be heard by the Planning Commission on December 19, 2022.

Abutting Zoning; Use:

North: (RS-3) Southridge at Lantern Hill Resub Lantern Hill; Single Family Dwellings

East: (AG) Agriculture; Single Family Dwellings; Vacant

South: (AG) Agriculture; Bixby City Cemetery, (CS) Commercial Shopping; Kubota Construction Equipment of Tulsa

West: (AG) Agriculture; Single Family Dwellings; (CS) Commercial Shopping; Kubota Construction Equipment of Tulsa

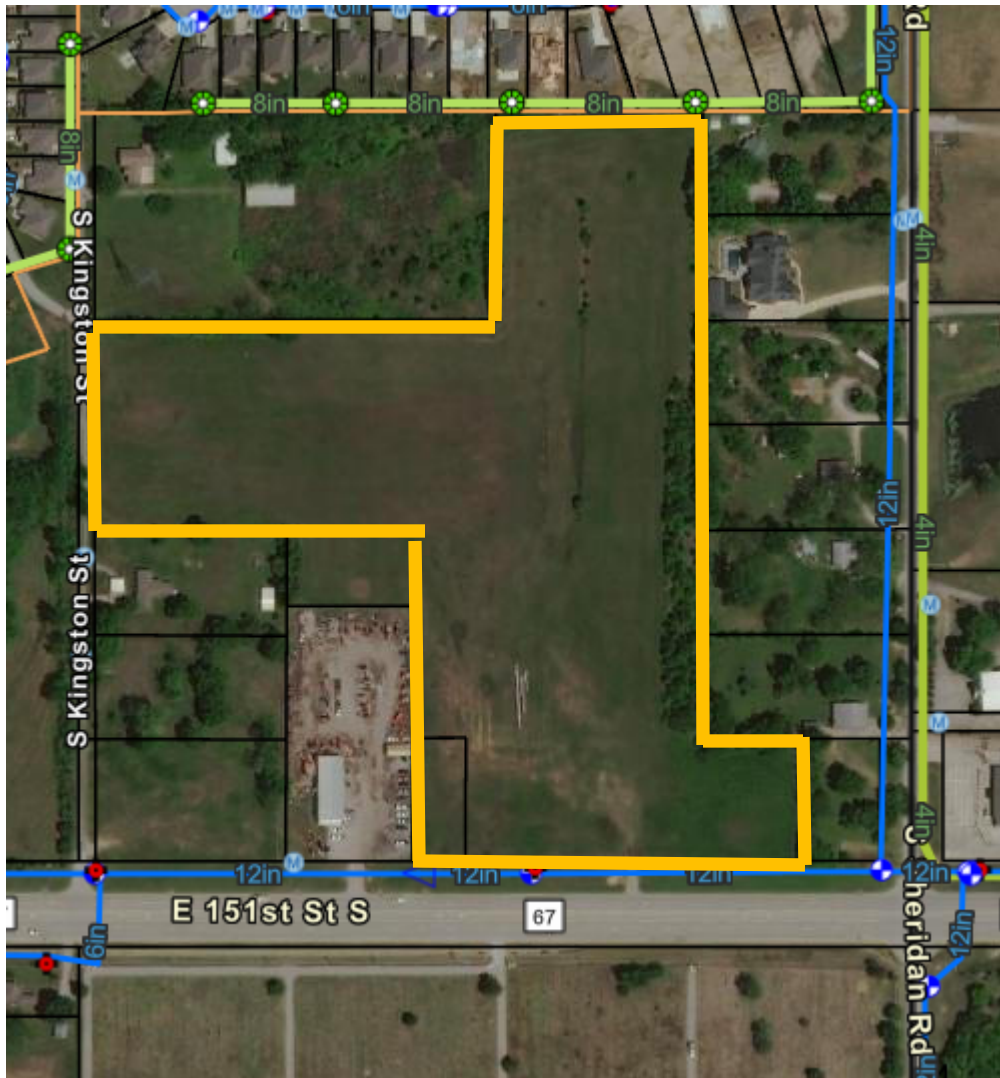


Figure 1: City of Bixby Zoning Map

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 of this development.

Staff Report: [BXPT-22.20](#)|[CITY WEST COMPLEX](#) | 12.19.2022 | [Page 2 of 3](#)

Utilities/Site Area:**Sanitary Sewer:**

A new sanitary sewer will connect to the existing sanitary sewer in the Lantern Hill Subdivision to the North side of the site.

Water:

A new 6" waterline will tie into the existing 12' waterline along East 151st Street South, run through the property, and connect to a new 8" waterline along South Kingston Avenue.

A new 8" waterline along South Kingston Avenue will connect to the existing 12' waterline along East 151st Street South, continue north along South Kingston Avenue, and connect to the existing 6" waterline located in the Trails at White Hawk subdivision.

Planning Review Comments:

1. No Comments

Engineering Review Comments:

- No Engineering comments have been received at the time of writing.

Public Comments:

- No comments have been received at the time of writing.

Staff Comments:

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

Figures: Figure 1: City of Bixby Zoning Map

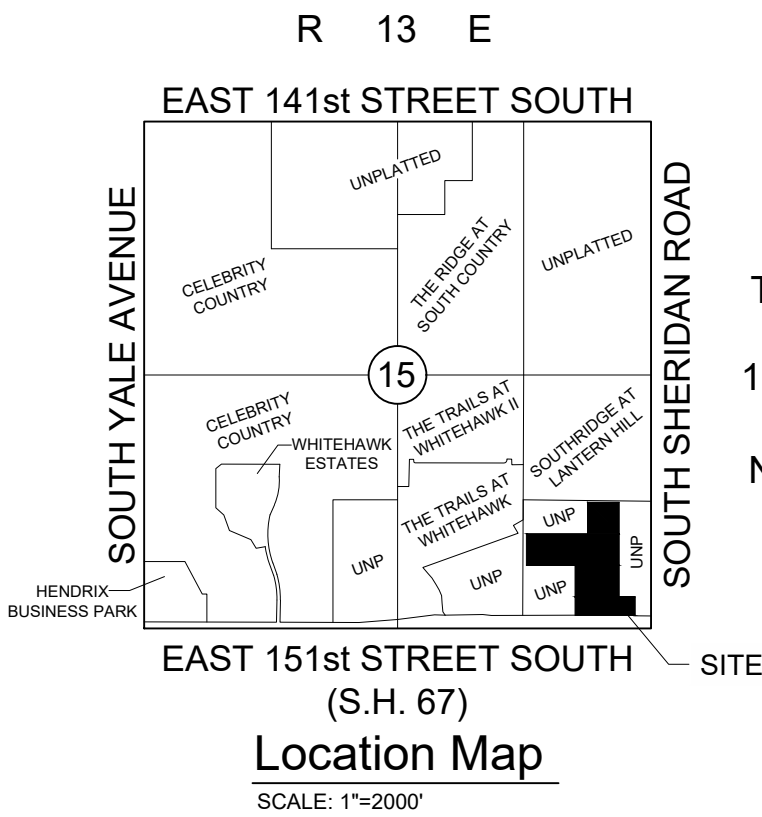
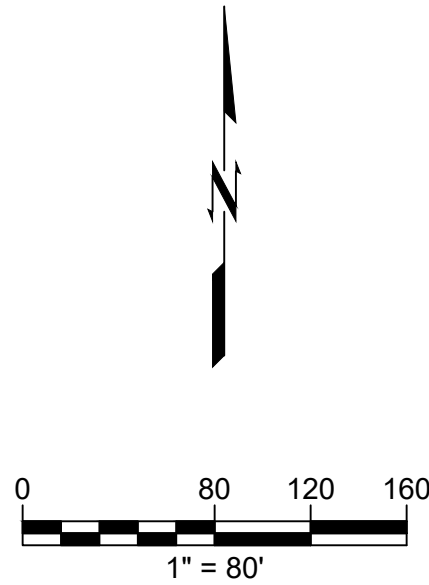
Attachments: Exhibit A: Preliminary Plat by Engineered Wallace Engineering

PRELIMINARY PLAT

CITY WEST COMPLEX

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

PUD # _____



OWNER:
City of Bixby
116 W. Needles Avenue
Bixby, Oklahoma, 74008-4410
CONTACT: JARED COTTLE

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2023
A. NICOLE WATTS P.E.
nicole.watts@wallace.design

SURVEYOR:
Geodeca LLC
P.O. BOX 33012
Tulsa, Oklahoma 74153
Phone: (918) 949-4064
RUSSELL M. MUZIKA
LPLS 1603, CA #5524
EXPIRES 6/30/2024
info@geodeca.com

LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
BK/PG. = BOOK/PAGE
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
RWD = RURAL WATER DISTRICT
U/E = UTILITY EASEMENT
ONG = OKLAHOMA NATURAL GAS
PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
~XXXX~ ADDRESS

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 698,603 SF (16.04 ACRES)

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

BENCHMARK
3/8" IRON PIN W/ "GEODECA" CAP
NORTHING=351222.271
EASTING=2587454.075
ELEV=679.52
NAVD 1988 DATUM

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83, NORTH ZONE 3501.

ADDRESS NOTE
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
SUBJECT PROPERTY WHOLLY WITHIN FLOOD ZONE X (UNSHADED)
PER FIRM MAP PANEL NO. 40143C0433L AND NO. 40143C0434L, EFF. 10/16/2012.

**FINAL PLAT
CERTIFICATE OF APPROVAL**

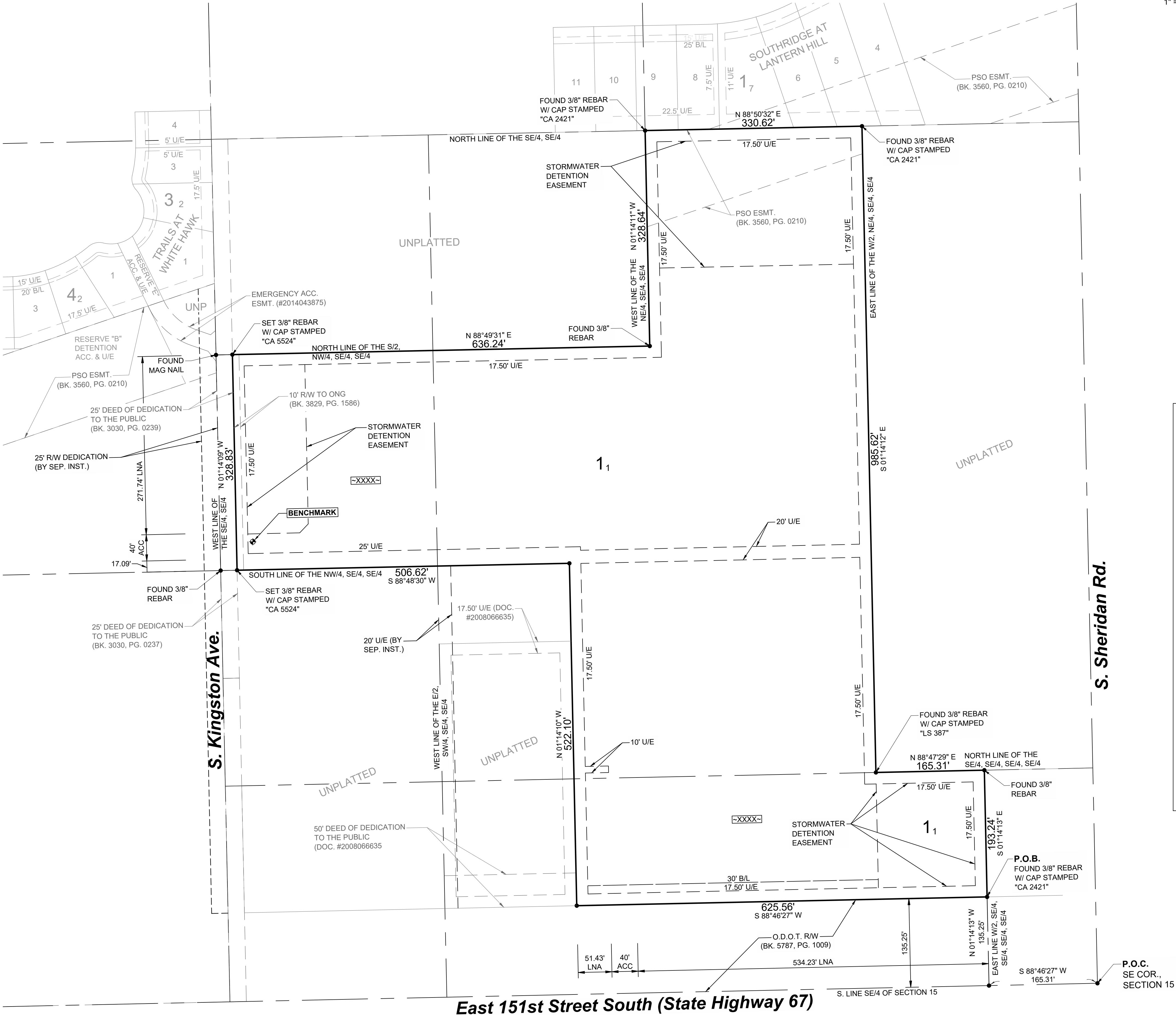
I hereby certify that this plat was approved by the
City Council of the City of Bixby.

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



S. Sheridan Rd.

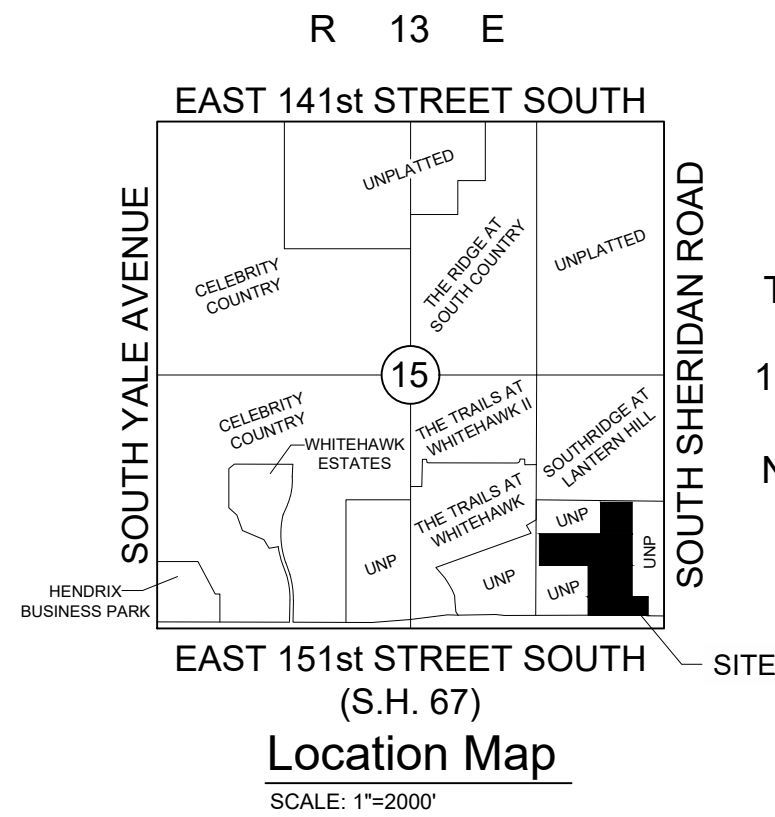
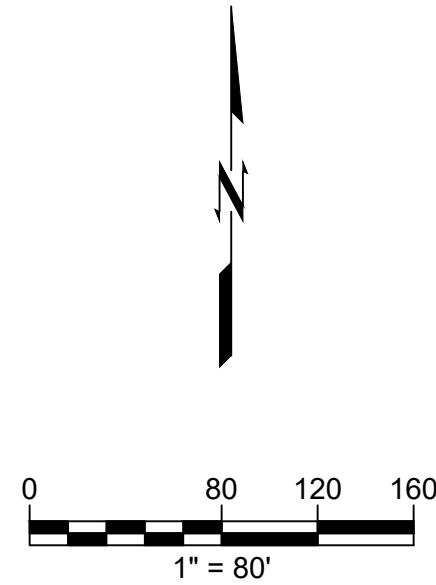
East 151st Street South (State Highway 67)

PRELIMINARY PLAT

CITY WEST COMPLEX

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4)
OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF
THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

PUD # _____



OWNER:
City of Bixby
116 W. Needles Avenue
Bixby, Oklahoma, 74008-4410
CONTACT: JARED COTTLE

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2023
A. NICOLE WATTS P.E.
nicole.watts@wallace.design

SURVEYOR:
Geodeca LLC
P.O. BOX 33012
Tulsa, Oklahoma 74153
Phone: (918) 949-4064
RUSSELL M. MUZIKA
LPLS 1603, CA #5524
EXPIRES 6/30/2024
info@geodeca.com

LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
BK/PG. = BOOK/PAGE
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
RWD = RURAL WATER DISTRICT
U/E = UTILITY EASEMENT
ONG = OKLAHOMA NATURAL GAS
PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
-XXXX- ADDRESS

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 698,603 SF (16.04 ACRES)

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

BENCHMARK
3/8" IRON PIN W/ "GEODECA" CAP
NORTHING=351222.271
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FLOODPLAIN NOTE
SUBJECT PROPERTY WHOLLY WITHIN FLOOD ZONE X (UNSHADED)
PER FIRM MAP PANEL NO. 40143C0433L AND NO. 40143C0434L, EFF.
10/16/2012.

S. Sheridan Rd.

ORIG SIZE: 24"X36"

\\civil-server\projects\2140369 Bixby Maintenance Facility and Fire Station\dwg\PRODUCTION\Plat\2140369 Preliminary Plat.dwg

**FINAL PLAT
CERTIFICATE OF APPROVAL**

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

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

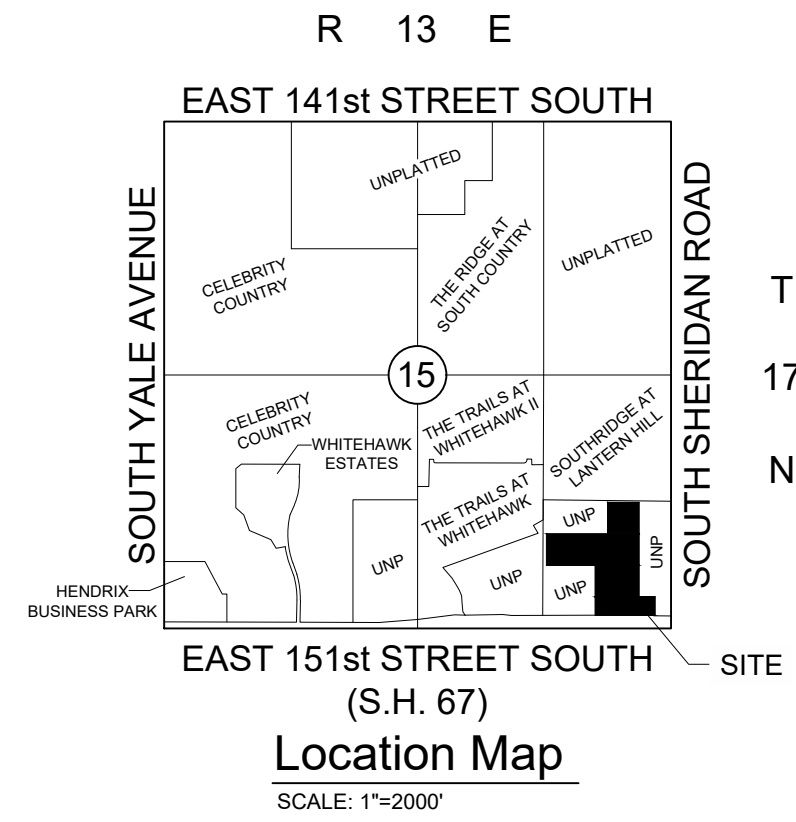
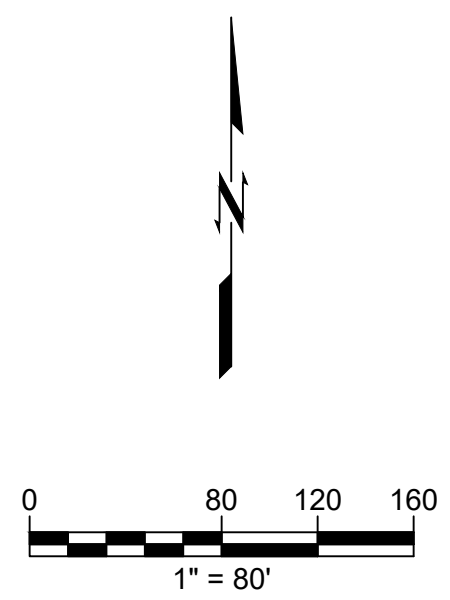
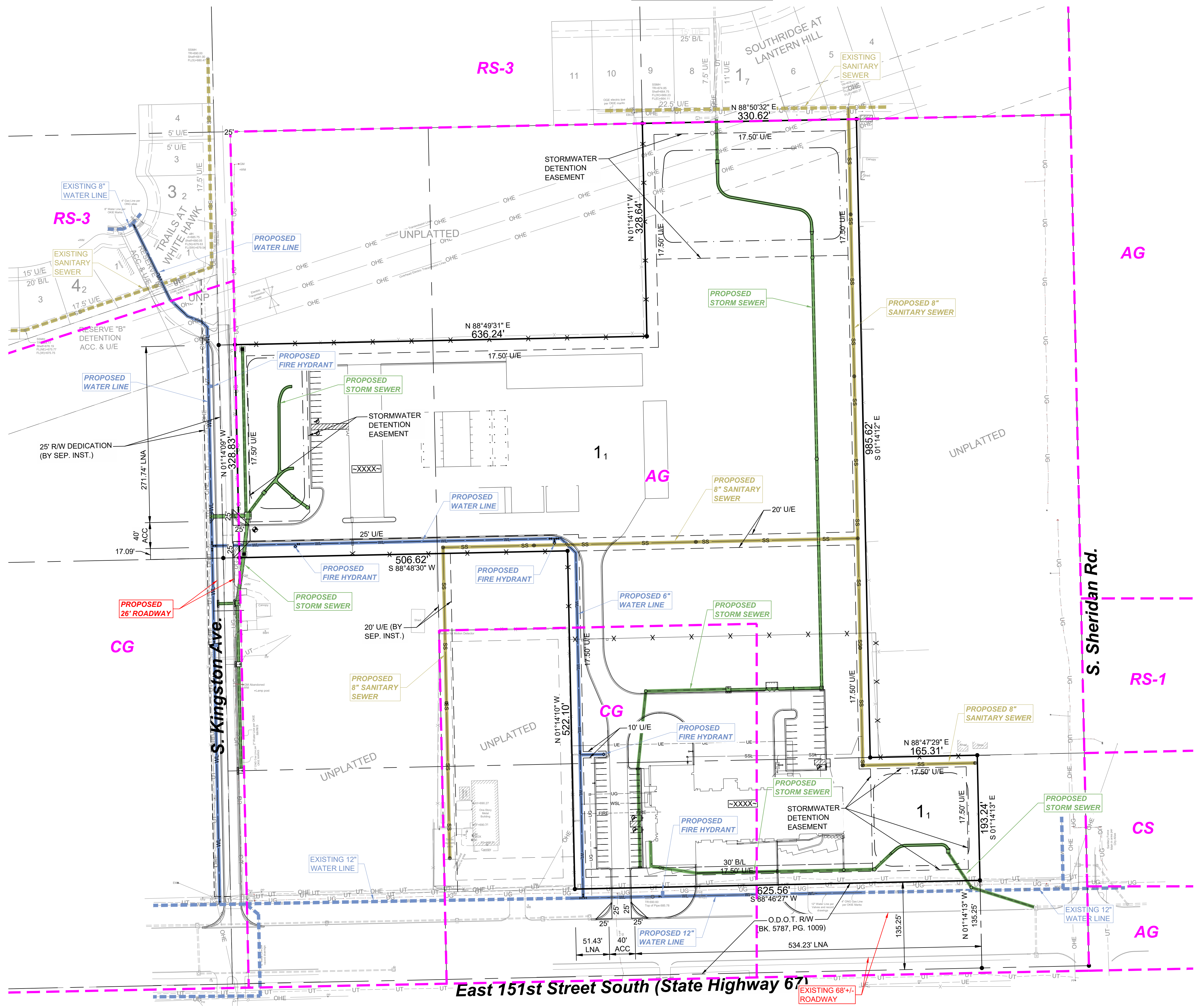
East 151st Street South (State Highway 67)

CONCEPTUAL IMPROVEMENTS PLAN

CITY WEST COMPLEX

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4)
OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF
THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

PUD #



OWNER:
City of Bixby
116 W. Needles Avenue
Bixby, Oklahoma, 74008-4410
CONTACT: JARED COTTLE

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123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2023
A. NICOLE WATTS P.E.
nicole.watts@wallace.design

SURVEYOR:
Bennett Surveying, Inc.
P.O. BOX 848
210 Chouteau Avenue
Chouteau, Oklahoma 74337
Phone: (918) 935-0350
RPLS 1556, CA #4502
EXPIRES 6/30/2024
wade@bennettsurveying.com

LEGEND	
B/L	= BUILDING SETBACK
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
ONG	= OKLAHOMA NATURAL GAS
PSO	= PUBLIC SERVICE COMPANY OF OKLAHOMA
-XXXX-	ADDRESS
	EXISTING WATER
	PROPOSED WATER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING ZONING BOUNDARY

FOR INFORMATION ONLY

ORIG SIZE: 24"X36"

\\civil-server\projects\2140369 Bixby Maintenance Facility and Fire Station\DWG\PRODUCTION\Plat\2140369 Preliminary Plat.dwg

PRELIMINARY PLAT

CITY WEST COMPLEX

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

PUD # _____

KNOW ALL MEN BY THESE PRESENTS:

CITY OF BIXBY, A MUNICIPAL CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, S88°46'27"W A DISTANCE OF 165.31 FEET; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, N01°14'13"W A DISTANCE OF 135.25 FEET TO THE POINT OF BEGINNING;

THENCE ON A LINE PARALLEL WITH AND 135.25 FEET FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER, S88°46'27"W A DISTANCE OF 625.55 FEET; THENCE N01°14'10"W A DISTANCE OF 522.10 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, S88°48'30"W A DISTANCE OF 506.62 FEET TO THE OFFICE OF THE TULSA COUNTY CLERK; THENCE ALONG SAID EAST LINE BEING PARALLEL WITH AND 25' FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, N01°14'09"W A DISTANCE OF 328.83 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, N88°49'31"E A DISTANCE OF 636.24 FEET; THENCE ALONG THE WEST LINE OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, N01°14'11"W A DISTANCE OF 328.64 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, BEING THE SOUTH LINE OF "SOUTHRIDGE AT LANTERN HILL" AN ADDITION TO THE CITY OF BIXBY FILED AS PLAT #6454 AT THE OFFICE OF THE TULSA COUNTY CLERK, N88°50'32"E A DISTANCE OF 330.62 FEET; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, S01°14'12"E A DISTANCE OF 985.62 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, N88°47'29"E A DISTANCE OF 165.31 FEET; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, S01°14'13"E A DISTANCE OF 193.24 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 698,603.402 SQUARE FEET OR 16.04 ACRES.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE LOT, ONE BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "BIXBY MAINTENANCE & FIRE STATION", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "BIXBY MAINTENANCE & FIRE STATION").

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UIE" 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 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 RELAYING 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 HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN 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 THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS 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 THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE, EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, 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, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION 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 SERVICE

FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

- THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.
- CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF "BIXBY MAINTENANCE & FIRE STATION", SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) 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 ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 151ST STREET / STATE HIGHWAY 67 OR SOUTH KINGSTON AVENUE STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY CITY COUNCIL, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA.

G. SIDEWALKS; PUBLIC SIDEWALK EASEMENT

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE BIXBY SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF BIXBY. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

H. STORMWATER DETENTION EASEMENTS

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.

- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

- LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.

- IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS CITY WEST COMPLEX WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD, _____) AND WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON _____, AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, ON _____;

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE REQUIRED BY THE ESTABLISHMENT OF COVENANTS OF RECORD, INJURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, STATE OF OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT, AND

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, STATE OF 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.

DEVELOPMENT STANDARDS

PERMITTED USES: USES PERMITTED BY RIGHT WITHIN THE CS DISTRICT EXCEPT ANY SEXUALLY ORIENTED BUSINESS, (AS DEFINED BY ZONING CODE SECTION 11-7D-6).

USE UNIT 4: PUBLIC PROTECTION AND UTILITY FACILITIES

MINIMUM BUILDING SETBACKS: AS PER CITY ZONING CODE MAXIMUM BUILDING SETBACKS: AS PER CITY ZONING CODE SCREENING-WALL AS PER ZONING CODE, OR

EARTHEN BERM THAT MEETS CODE HEIGHT REQUIREMENTS, OR COMBINATION OF EARTHEN BERM AND WALL THAT MEETS CODE HEIGHT REQUIREMENTS

GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

SIGNAGE:

WALL AND CANOPY SIGNS SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF THREE (3) SQUARE FEET PER EACH LINEAR FOOT OF THE BUILDING WALL TO WHICH THE SIGN OR SIGNS ARE AFFIXED.

SIGNAGE SHALL COMPLY WITH STANDARDS FOR SAME AS PROVIDED IN THE BIXBY ZONING CODE.

FAÇADES:

THE FAÇADE FOR THE FIRE STATION WILL BE MASONRY WHICH FALLS WITHIN THE CORRIDOR APPEARANCE DISTRICT. ALL EXTERIOR BUILDING WALLS OF THE NEWLY CONSTRUCTED BUILDINGS SHALL BE PRIMARILY OF LIKE MATERIAL(S) ON ALL FACES OF SUCH BUILDINGS THAT FRONT PUBLIC STREETS.

VEHICULAR ACCESS AND CIRCULATION:

ALL PRIVATE DRIVEWAYS AND/OR STREET CONNECTIONS SHALL BE SUBJECT TO THE CITY ENGINEER CURB CUT PERMIT APPROVAL FOR THE PROPOSED ACCESS POINTS ON 151ST STREET AND KINGSTON AVENUE, AND THE FIRE MARSHAL'S APPROVAL OF LOCATIONS, SPACING, WIDTHS AND CURBS RETURN RADI.

SIDEWALKS SHALL BE A MINIMUM FOR FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT.

PARKING:

THE PARKING SPACES WILL BE CONCRETE WITH CURB AND GUTTER. PAVEMENT DESIGN SHALL BE PER GEOTECHNICAL REPORT. ALL DRIVEWAYS WILL BE REQUIRED TO BE PERMITTED BY THE CITY OF BIXBY AND ODOT. HANDICAP PARKING SPACES WILL BE PROVIDED WITH SIGNS AND WHEEL STOPS.

LANDSCAPING:

THE PROPERTY IS ALONG HIGHWAY 67 - 151ST ST BETWEEN MEMORIAL AND SHERIDAN AND HAS A HIGH LEVEL OF VISUAL EXPOSURE TO THE PUBLIC. BY CODE, THE SITE WILL REQUIRE A BUFFER BETWEEN IT AND THE RESIDENTIAL PROPERTIES TO THE EAST. EXISTING VEGETATION ALONG THE EAST WILL BE PRESERVED TO PROVIDE A BUFFER. TREES AS REQUIRED BY THE BIXBY ZONING CODE WILL BE INSTALLED AS PER THE PROVISIONS OF THE LANDSCAPE CHAPTER OF THE BIXBY ZONING CODE.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF BIXBY, TULSA COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF BIXBY CITY COUNCIL, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF:

CITY OF BIXBY HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

BY:

BRIAN GUTHRIE, MAYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) SS:

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022.

BY BRIAN GUTHRIE AS MAYOR.

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

[SEAL]

CERTIFICATE OF SURVEY

I, RUSSEL M. MUSIKA, OF GEODECA LLC, A LICENSED 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 "BIXBY MAINTENANCE & FIRE STATION", 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.

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

RUSSEL M. MUSIKA
LICENSED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA))SS:COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,
BY RUSSEL M. MUSIKA, AS _____ OF GEODECA LLC.

CITY WEST COMPLEX

0 80 120 160 1" = 80'

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

CITY OF BIXBY

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

Development Services – Engineering Memo

To: OC Walker, Development Services Director

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
Gwen Plante, Assistant City Planner
File

Date: December 6, 2022

Re: BXPUD-22.09 City West Complex

PUD Comments:

1. Include case number, BXPUD-22.09 on face of PUD.
2. PUD area does not match the submitted Preliminary Plat area.
3. Northwest corner pond is designed as a dry pond; re: Section IV.F.5



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, December 19, 2022

Name: Alderwood Estates

RE: Alderwood Estates - , Rezone (BXZO-22.10) and Planned Unit Development (BXPUD-22.10)

Location: One half mile West of South Harvard Ave and one quarter mile South East of 151st Street South.

STR: Section 20, Township 17N, Range 13E

Applicant: The Schemmer Associates, Inc.

Request: Schemmer Associates, Inc., is requesting Rezone (BXZO-22.10) and Planned Unit Development (BXPUD-22.10).

Description: The applicant is requesting to rezone the subject property from (AG) Agricultural to (RS) Single Family Residential in addition to supplemental zoning through Planned Unit Development (BXPUD-22.10).

This seventy-four (74) acre neighborhood located South and West of the intersection of 151st and Harvard will be residential with a minimum of 60-foot lot widths including numerous open space reserves area for drainage, public parks, and playgrounds. This residential neighborhood complies with the current one in the City of Bixby's Comprehensive Plan 2030 with the exception of the Northern section stub area to 151st (SH-67 Highway). The Comprehensive Plan shows commercial zoning adjacent to 151st. With the limited frontage area and topography including detention facility needs at the 151st area of the site plan o value commercial frontage remains.

Existing Zoning; Use:

Agriculture (AG); Vacant

Abutting Zoning; Use:

North: (AG) Agriculture; Single Family Dwellings; Vacant; Posey Creek
East: (AG) Agriculture; Single Family Dwellings; Vacant
South: (AG) Agriculture; Single Family Dwelling; Vacant
West: (AG) Agriculture; Vacant

Proposed Zoning; Uses:

(RS-3) Single-Family Dwellings

Location: One half mile West of South Harvard Ave and one quarter mile South East of 151st Street South.

Project Overview:**Development Area:**

Acres: 73.79 +/-	Min. Lot Width: 60 ft.	Max. Bldg. Height: 35 ft.
Number of Lots: 226 Lots	Number of Blocks: 9 Blocks	Reserve Areas: 7 Reserves

Amenity Description:

- All residential homes constructed within Development Area A shall have a minimum first-floor square footage of 1,600 square feet
- All residential homes shall be constructed with a minimum of 100% masonry (brick, stone, or stucco) to the first-floor plate, excluding windows, covered, porches and patios
- Numerous open space areas for drainage, public parks, and playgrounds
- The street shall be constructed with a minimum of 26' face of curb to face of curb and within 50' of public rights of way

Utilities/Site Area:**Sanitary Sewer:**

A new sanitary sewer will connect to the existing sanitary sewer in the Posey Creek Subdivision to the North side of the site.

Water:

There is an existing 8' waterline located on the Southeast corner of South Harvard Avenue and 151st Street South the developer will be able to connect.

Engineering Review Comments:

Please see the Engineering comments dated December 6, 2022.

Public Comments:

No comments have been received at the time of writing.

Staff Comments:

1. Staff recommendation to the Planning Commission supports approval of the requested Rezoning Request, and Planned Unit Development (BXPUD (22.10)).

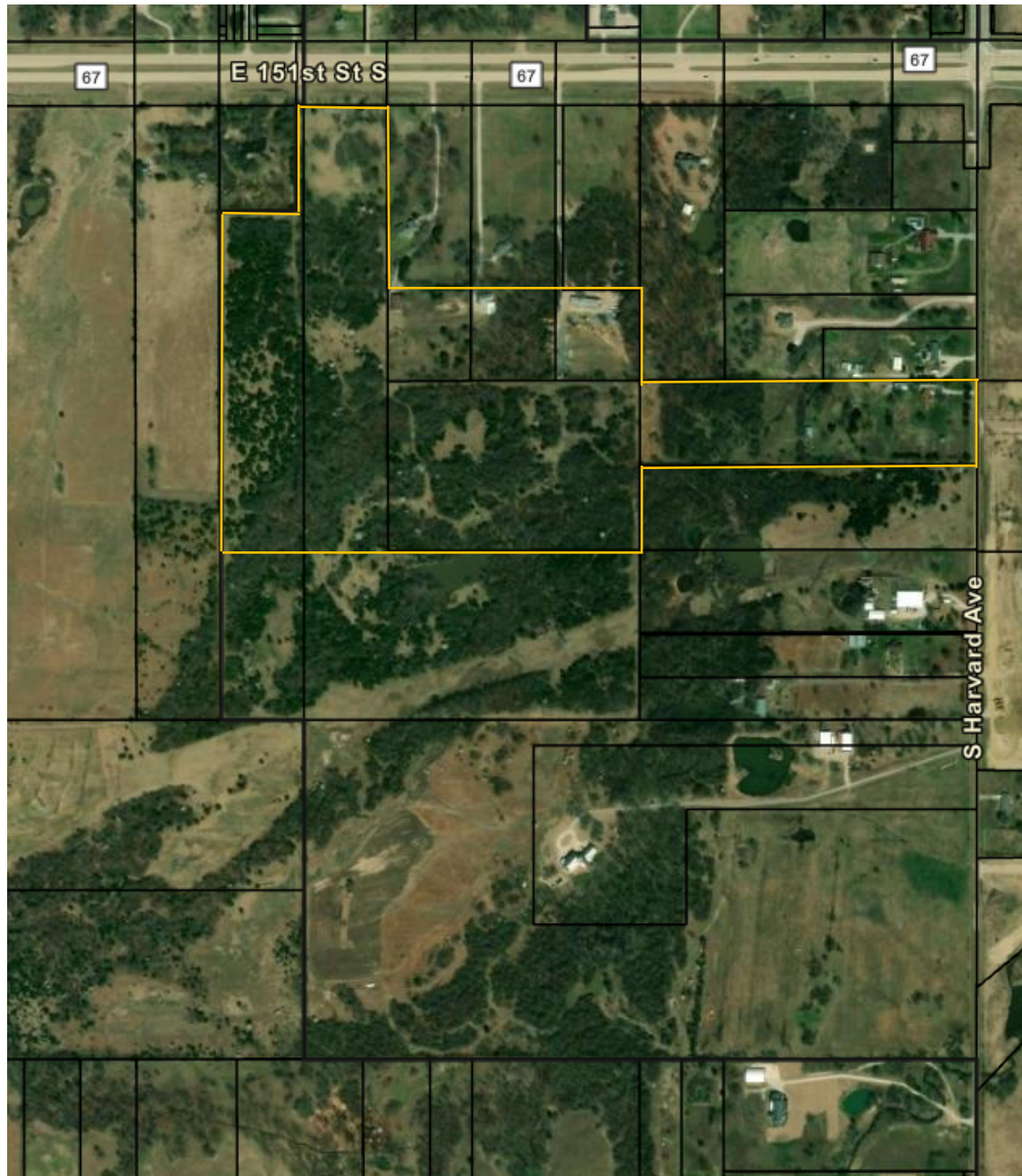


Figure 1: City of Bixby Zoning Map

Attachments:

Exhibit A: Planned Unit Development Document

Land Summary

BARA ACRES, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 W/2 W/2 NE/4); THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF SAID W/2 W/2 W/2 NE/4 FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°25'22" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 1074.47 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 SW/4 NE/4); THENCE NORTH 89°29'56" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) FOR A DISTANCE OF 992.14 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4); THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF SAID NE/4 SW/4 NE/4 FOR A DISTANCE OF 331.13 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4); THENCE NORTH 89°29'59" EAST ALONG THE NORTHERLY LINE OF S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.63 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID S/2 N/2 SE/4 NE/4; THENCE SOUTH 00°21'31" EAST ALONG THE EASTERLY LINE OF THE S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 331.14 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE S/2 N/2 SE/4 NE/4; THENCE SOUTH 89°30'00" WEST ALONG THE SOUTHERLY LINE OF THE S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.42 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE S/2 NE/4 SE/4 NE/4; THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S2 SW/4 NE/4) FOR A DISTANCE OF 662.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID N/2 OF SECTION 20; THENCE SOUTH 89°30'05" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 1652.50 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 E/2 E/2 NW/4); THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID E/2 E/2 E/2 NW/4 FOR A DISTANCE OF 1986.68 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NE/4 NW/4); THENCE NORTH 89°29'51" EAST ALONG THE SOUTHERLY LINE OF SAID E/2 NE/4 NE/4 NW/4 FOR A DISTANCE OF 300.82 FEET TO A POINT, SAID POINT BEING 30.00 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH 0°25'55" WEST AND PARALLEL WITH SAID EASTERLY LINE FOR A DISTANCE OF 412.23 FEET TO A POINT, SAID POINT BEING 250.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION; THENCE NORTH 89°29'47" EAST AND PARALLEL WITH SAID NORTHERLY LINE, FOR A DISTANCE OF 360.88 FEET TO THE POINT OF BEGINNING.

Basis of Bearings

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

ADS Benchmark

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

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS TWO-HUNDRED TWENTY-THREE (223) LOTS IN NINE (9) BLOCKS AND SEVEN (7) RESERVE AREAS
73.79 ACRES (3,214,198 SQUARE FEET)

CERTIFICATE OF APPROVAL

CITY PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

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

MAYOR OR VICE MAYOR

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

CITY MANAGER

UTILITY CONTACTS

WATER CREEK COUNTY RWD #2 2425 W. 121st St. S. Jenks, OK 74037 918-299-4448	AEP PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK, 74119 1-888-216-3523
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK, 74127 918-834-8000	SEWER CITY OF BIXBY 116 W NEEDLES, P.O. BOX 70 BIXBY, OK 74008 918-366-4430
AT&T 800-464-7928	

FLOODPLAIN

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FIRM PANEL 40143C0429L DATED 10/16/2012

Preliminary Plat
ALDERWOOD ESTATES

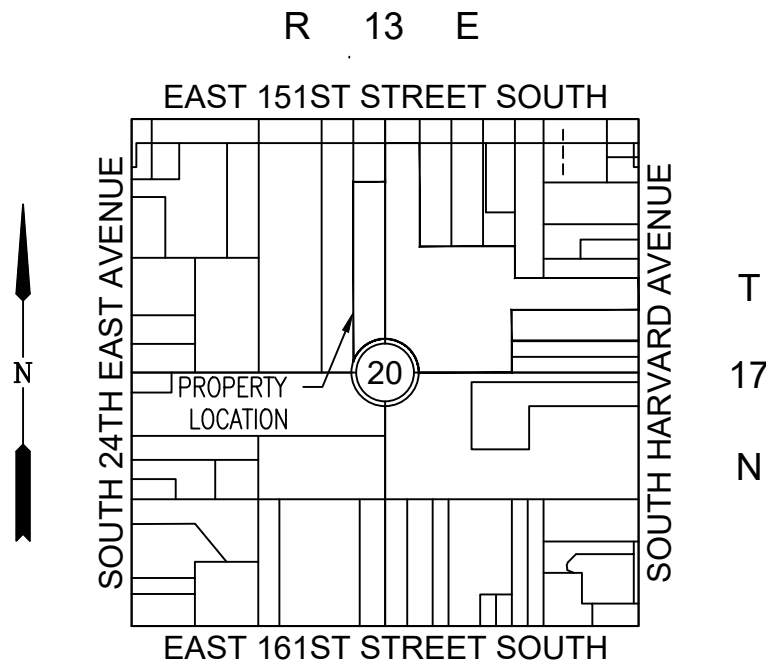
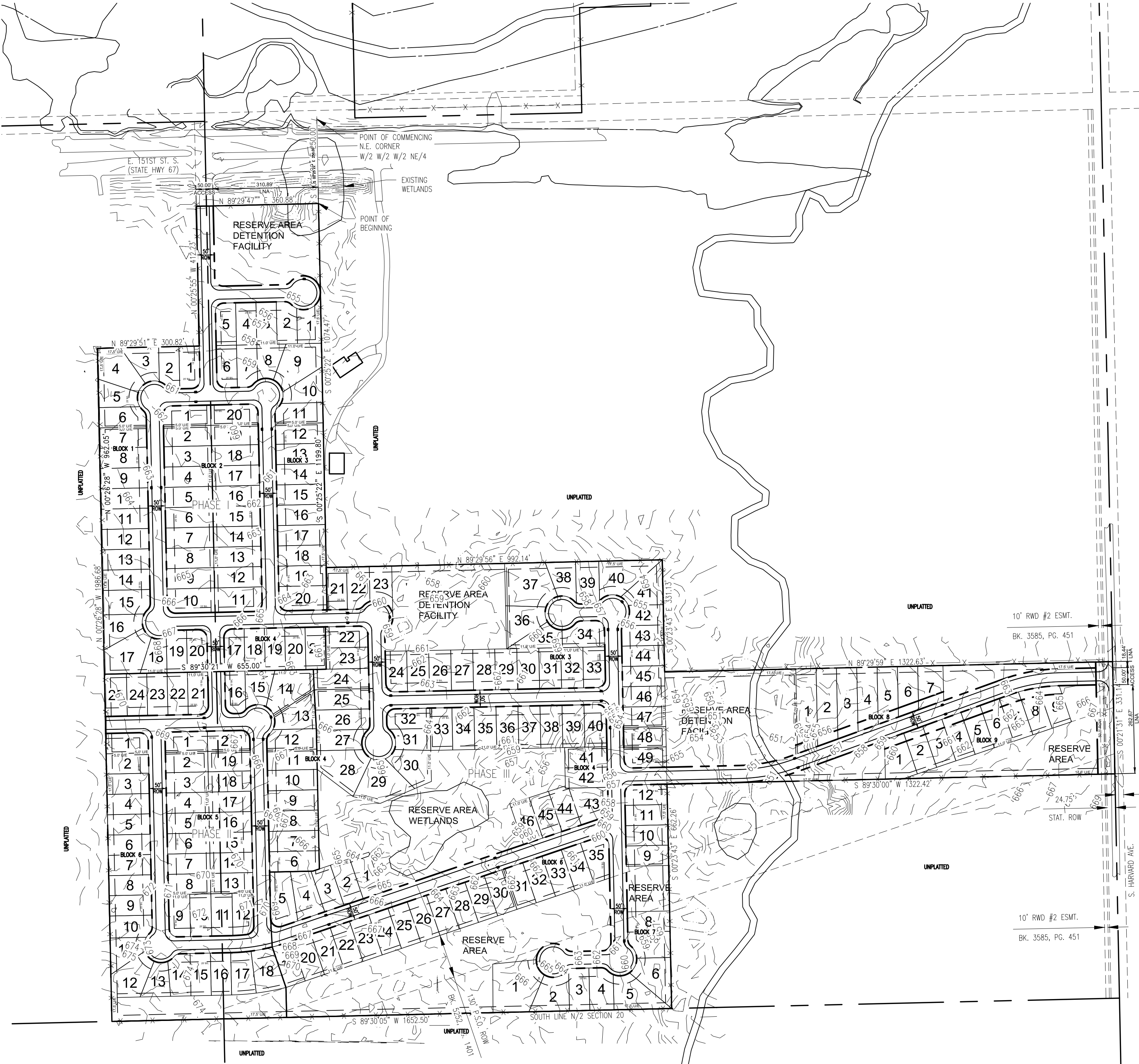
A SUBDIVISION TO THE
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 AND THE NE/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
222 LOTS, 9 BLOCKS, 7 RESERVES

Owner / Developer

15400 HARVARD, L.L.C.
8086 S. YALE AVENUE
TULSA, OK. 74136

Engineer/Surveyor

THE SCHEMMER ASSOCIATES, LLC
10820 EAST 45TH ST., SUITE 307
TULSA, OK 74146
PHONE: (918) 394-1500
FAX: (918) 369-6876
C.A. #5964 EXPIRES JUNE 30, 2023
BWATSON@SCHEMMER.COM



Location Map

SCALE: 1"=200'



Scale: 1"=200'



Legend

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

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

Preliminary Plat

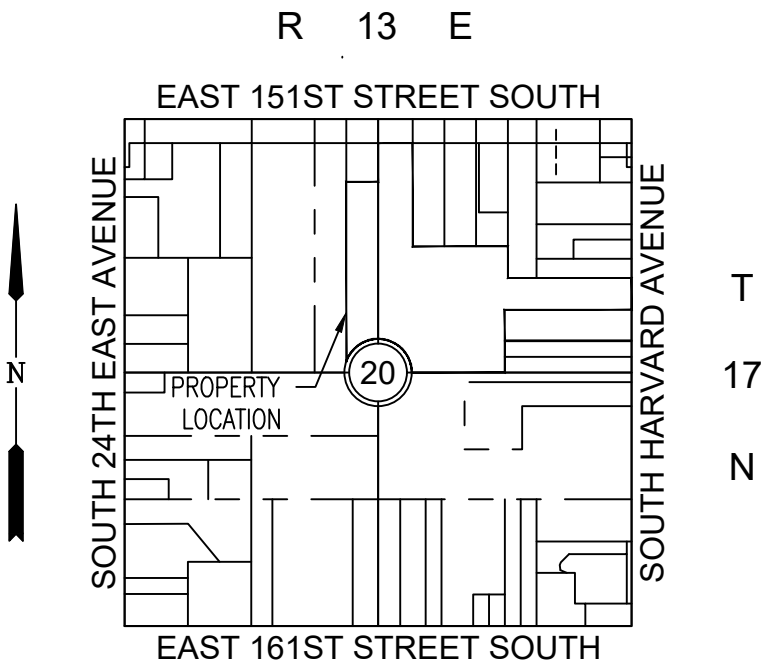
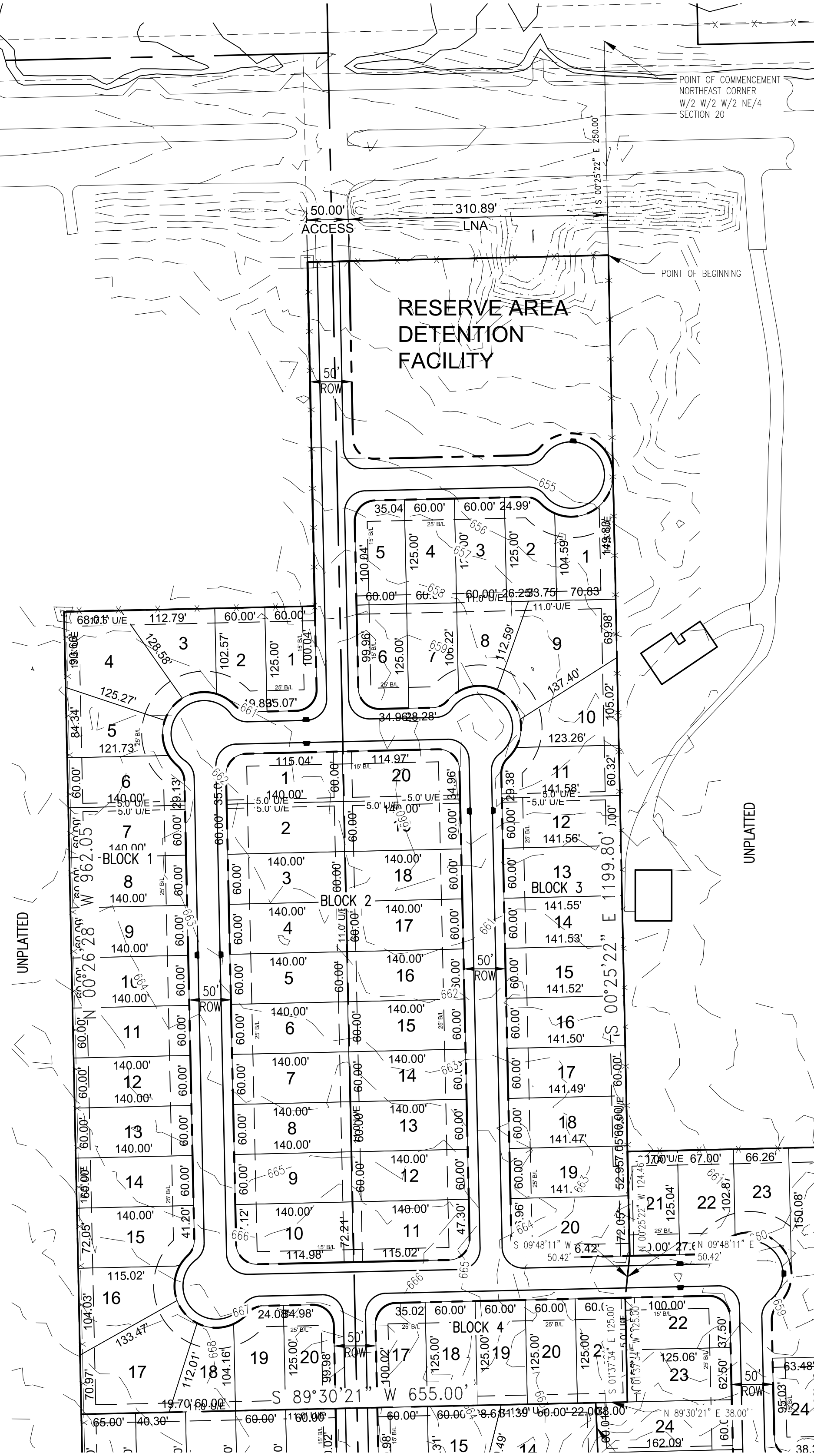
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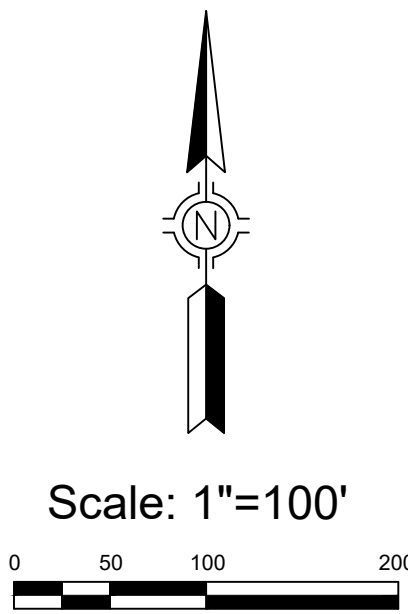
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BWATSON@SCHEMMER.COM

PHASE 1 LOT SUMMARY	
BLOCK	LOTS
1	20
2	20
3	20
4	5



Location Map

SCALE: 1"=2000'



Legend

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

Preliminary Plat

ALDERWOOD ESTATES

A SUBDIVISION TO THE
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 AND THE NE/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 13 EAST
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Owner / Developer

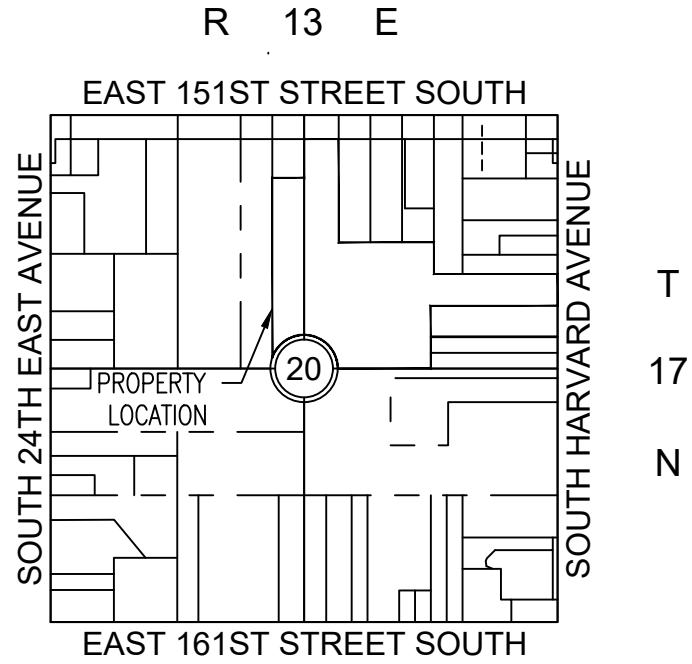
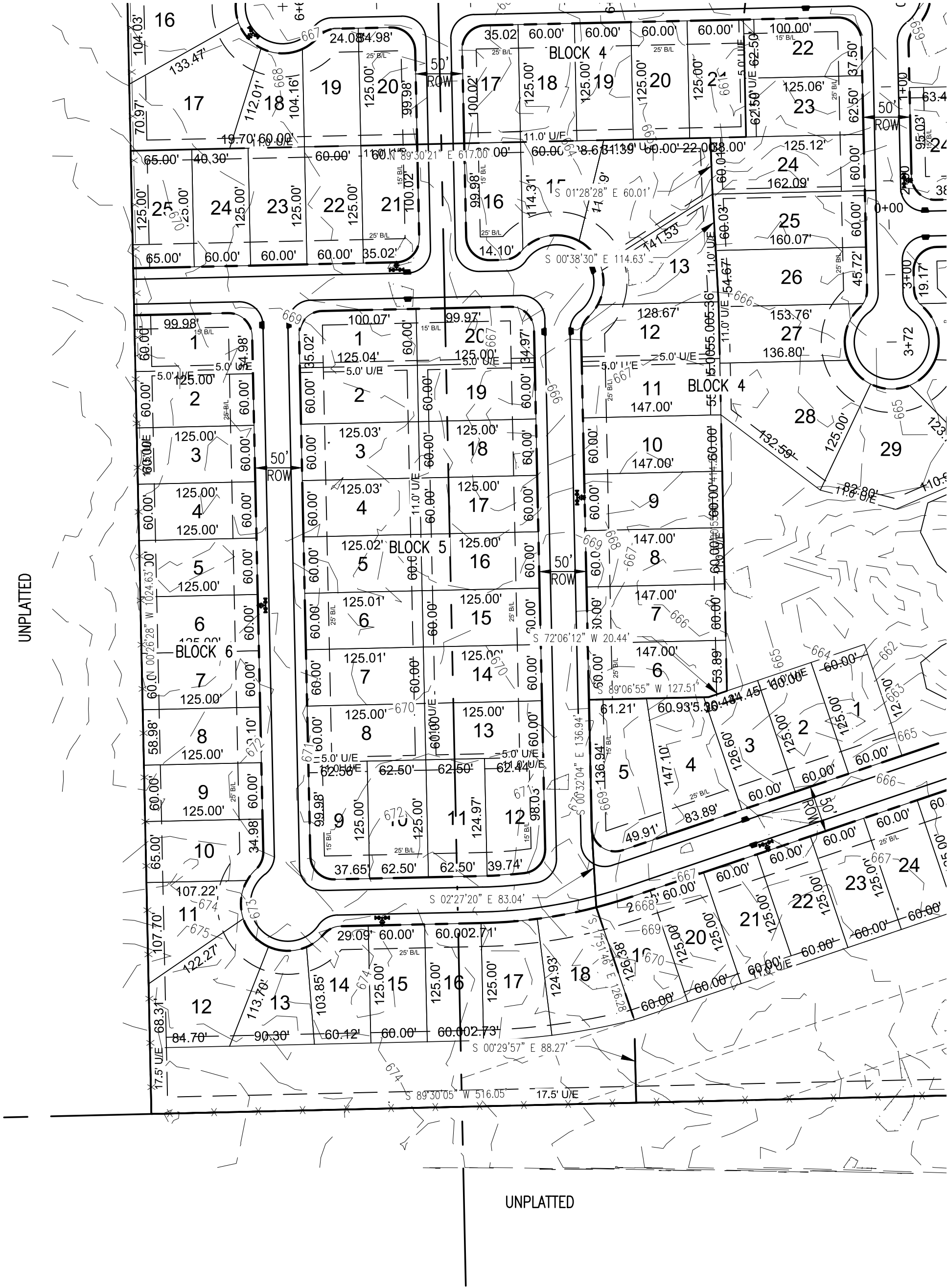
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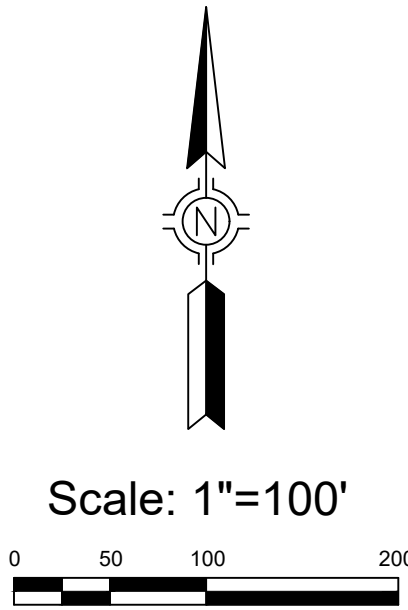
PHASE 2 LOT SUMMARY

BLOCK	LOTS
1	5
4	11
5	20
6	18



Location Map

SCALE: 1"=2000'



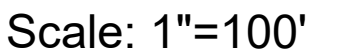
Legend

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LNA LIMITS OF NO ACCESS
ACC LIMITS OF ACCESS
F/L/E FENCE & LANDSCAPE EASEMENT
U/E UTILITY EASEMENT

Preliminary Plat

A SUBDIVISION TO THE
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

SCALE: 1"=2000'



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

15400 HARVARD, L.L.C.
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C.A. #5964 EXPIRES JUNE 30, 2023
BWATSON@SCHEMMER.COM

BLOCK	LOTS
3	29
4	30
6	17
7	12
8	7
9	9

ALDERWOOD ESTATES
DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

15400 Harvard LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer" is the owner of the following described land in the City of Bixby, Tulsa County, State of Oklahoma, to wit:

ALDERWOOD ESTATES, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 W/2 W/2 NE/4); THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF SAID W/2 W/2 W/2 NE/4 FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°25'22" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 101.47 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 SW/4 NE/4); THENCE NORTH 89°29'56" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) FOR A DISTANCE OF 992.14 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4); THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF SAID NE/4 SW/4 NE/4 FOR A DISTANCE OF 331.13 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4); THENCE NORTH 89°29'59" EAST ALONG THE NORTHERLY LINE OF S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.83 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF SAID S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 331.13 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4); THENCE NORTH 89°29'59" EAST ALONG THE NORTHERLY LINE OF S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1652.50 FEET TO A POINT; SAID POINT BEING THE WESTWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 E/2 E/2 NW/4); THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID E/2 E/2 E/2 NW/4 FOR A DISTANCE OF 1988.68 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NE/4 NW/4); THENCE NORTH 89°29'51" EAST ALONG THE SOUTHERLY LINE OF SAID E/2 NE/4 NE/4 NW/4 FOR A DISTANCE OF 300.82 FEET TO A POINT; SAID POINT BEING 30.00 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH 0°25'55" WEST AND PARALLEL WITH SAID EASTERLY LINE FOR A DISTANCE OF 412.23 FEET TO A POINT; SAID POINT BEING 250.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION; THENCE NORTH 89°29'47" EAST AND PARALLEL WITH SAID NORTHERLY LINE, FOR A DISTANCE OF 360.88 FEET TO THE POINT OF BEGINNING.

and has caused the above-described land to be surveyed, staked, platted and subdivided into lots, blocks, reserve areas and streets, in conformity with the accompanying plat and survey (hereinafter the "Plat" and has entitled and designated the subdivision as "Alderwood Estates", a Subdivision in the City of Bixby, Tulsa County, Oklahoma (hereinafter "Alderwood Estates" or the "Subdivision").

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. Public Streets and General Utility Easements

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

B. Underground Service

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

C. Water, Sanitary Sewer and Storm Sewer Service

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

D. Gas Service

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

E. Stormwater Detention

- The Owner/Developer does hereby grant and establish a perpetual easement on, over and across Reserve Area A, Area B, Area C, and Reserve Area D (hereinafter referred to as the "Detention Easement Areas") for the purposes of permitting the flow, conveyance, detention and discharge of stormwater runoff from the various lots within the subdivision.
- Detention and other drainage facilities constructed within the Detention Easement Areas shall be in accordance with standards and specifications approved by the City of Bixby, Oklahoma.
- Detention and other drainage facilities shall be maintained by the Homeowners' Association (to be formed pursuant to Section III) to the extent necessary to achieve the intended drainage and detention functions including repair of appurtenances and removal of obstructions and siltation. The Homeowners' Association shall provide routine and customary grounds maintenance within the Detention Easement Areas which shall be in accordance with the following standards:
 - The Detention Easement Areas shall be kept free of litter.
 - The Detention Easement Areas shall be mowed during the growing season at intervals not exceeding 4 weeks.
- In the event the Homeowners' Association should fail to properly maintain the Detention Easement Areas as above provided, the City of Bixby, Oklahoma, or its designated contractor may enter the Detention Easement Areas and perform such maintenance, and the cost thereof shall be paid by the Homeowners' Association.

- In the event the Homeowners' Association, after completion of the maintenance and receipt of a statement of costs, fails to pay the cost of maintenance as above set forth, the City of Bixby, Oklahoma may file of record a copy of the statement of costs and thereafter the costs shall be a lien against each residential lot within the subdivision, provided however, the lien against each residential lot shall not exceed 1115th of the costs.
- A lien established as above provided may be foreclosed by the City of Bixby, Oklahoma.

F. Surface Drainage and Lot Grading Restriction

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

G. Limits of No Access

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

H. Paving and Landscaping Within Easements

Lot owners affected shall be responsible for the repair of damage to landscaping and paving occasioned by necessary installation or maintenance of underground water, sewer, storm sewer, natural gas, communication, cable television or electric facilities within the easement areas depicted upon the accompanying plat. Provided, however, the City of Bixby, Oklahoma or the supplier of the utility service shall use reasonable care in the performance of such activities.

I. Reserve Area E, F, G and Reserve Area H

The use of Reserve Area E, F, G and Reserve Area H shall be limited to use as open space, landscaping and is reserved for subsequent conveyance to the Homeowners' Association, as set forth within Section III, to be formed for the purposes of the administration and maintenance of the common areas of the Subdivision.

J. Minimum Building Setbacks and Yards

- No building or part thereof, except open porches and terraces, shall be located nearer to the right of way of an adjoining public street than the building line depicted on the accompanying plat.
- No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement. Buildings abutting a side street may be constructed up to the fifteen (15) foot building line (except where easements are greater), provided that if the garage abuts the side street, the setback shall be twenty (20) feet.
- The minimum rear yard shall be twenty (20) feet.
- No building, whether principal or accessory, shall encroach upon any utility easement as depicted on the accompanying plat.
- All buildings must face the most restrictive building line.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

Whereas, Alderwood Estates was submitted as a planned unit development (designated as PUD No.xxxx) as provided within Sections 1100-1107 of Title 42, Bixby Revised Ordinances (Bixby Zoning Code), and

Whereas, PUD No. xxxx was affirmatively recommended by the Bixby Planning Commission on _____, and approved by the City Council of the City of Bixby, Oklahoma, on _____, the implementing Ordinance No. _____ being adopted on _____ and published on _____, and

Whereas, the planned unit development provisions of the Bixby Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Bixby, 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.

A. Development in Accordance With PUD

Alderwood Estates shall be developed and used in substantial accordance with the restrictions and development standards of PUD No. xxxx approved by the City Council of the City of Bixby, Oklahoma, or in substantial accordance with such modifications or amendments of the restrictions and development standards of PUD No. xxxx as may be subsequently approved.

B. Applicable Ordinance

The development of Alderwood Estates shall be subject to the planned unit development provisions of the Bixby Zoning Code, as such provisions existed on _____.

C. Use

All uses allowed by right in the RS-3 zoning district and specifically single-family residential homes.

D. DEVELOPMENT STANDARDS

1) Development Area - Single Family Lots

Permitted uses single family residences and customary accessory uses.

Minimum Lot Frontage: 60 feet, measured at the building line if the lot fronts a cul-de-sac
Minimum Side Yard: No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement. Buildings abutting a side street may be constructed up to the ten (10) foot building line (except where easements are greater), provided that if the garage abuts the side street, the setback shall be twenty (20) feet.

Other Bulk and Area Requirements As set forth within an RS-3 District

E. Site Plan Review And Compliance With Approved Plans

The approved final Plat of the Subdivision shall constitute the detailed site plan required by the Bixby Zoning Code. The development and use of Alderwood Estates shall be in compliance with the approved building plans and sign plans, as may be later approved by the Bixby Planning Commission or its successor.

F. Definitions

In the event of ambiguity of any word or term set forth in this Section II., the meaning thereof shall be deemed to be defined as set forth within the Bixby Zoning Code as the same existed on _____.

SECTION III. PRIVATE RESTRICTIONS

A. Architectural Committee.

- Plan Review. No building, fencing, wall, or exterior antenna shall be erected, placed or altered (including exterior painting) on any Lot until the plans and specifications have been approved in writing by the Owner/Developer, its authorized representatives or successors, hereinafter referred to as the "Architectural Committee." For each building, the required plans and specifications shall be submitted in duplicate and include a site plan, floor plan, exterior elevations, drainage and grading plans, exterior materials and color scheme. In the event the Architectural Committee fails to approve or disapprove plans and specifications submitted to it as herein required within ten (10) days after submission, the plans so submitted shall be deemed approved. The development and use of the subject Lot shall thereafter be in substantial compliance with the approved plans or approved amendments thereto. In the event no suit to enjoin the erection of the building or structure or the making of an alteration has been commenced prior to the 30th/ day following completion thereof, approval of the Architectural Committee shall not be required and this covenant shall be deemed to have been fully complied with.
- Committee Purpose. The Architectural Committee's purpose is to promote good design and compatibility within the Subdivision and in its review of plans or determination of any waiver as hereinafter authorized may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected and the harmony thereof with the surrounding area. The Architectural Committee shall not be liable for any approval, disapproval or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading or drainage or code violations. The approval or failure to approve building plans shall not be deemed a waiver of any restriction. Nothing herein contained shall be deemed to prevent any Lot owner in the Subdivision from prosecuting any legal action relating to improvements within the Subdivision which they would otherwise be entitled to prosecute.
- Transfer of Duties. The powers and duties of the Architectural Committee shall, on January 1, 2032, be deemed transferred to The Alderwood Estates Homeowners' Association, Inc. (to be established as set forth within Section III hereof), or upon written assignment to said homeowners' association by the Architectural Committee, whichever event first occurs, and thereafter the foregoing powers and duties shall be exercised by the board of directors of the Association.

B. Use.

The use of the Lots shall be limited to detached single-family residences and customary accessory uses. No more than one residence shall be permitted upon each platted Lot. Lot splits shall be prohibited except as provided by amendment exercised under Section IV (C) herein.

C. Floor Area.

- No dwelling on any Lot shall be constructed with less than one thousand six hundred (1,600) square feet of enclosed living area for any one single family unit, exclusive of open porches, garages, or breezeways.
- Maximum Building Height.

No building shall exceed two stories or thirty five feet in height except as approved by the Architectural Committee.

E. Garages.

Garages shall provide a minimum of two parking spaces for automobiles. All garages shall be attached to the residence. Garages shall be enclosed. Carports are prohibited. Garage doors shall not contain glass. Detached garages may be permitted with Architectural Committee approval.

F. Foundations.

All exposed dwelling foundations and/or stem walls shall be of masonry.

G. Masonry.

The exterior surface of all dwellings, except windows and doors, shall be 100% masonry to the first floor plate line. Provided, however, that the Architectural Committee may waive this restriction.

H. Windows.

Windows of all dwellings shall be vinyl or wood.

I. Roof Pitch.

No dwelling shall have a roof pitch of less than 7/12. Porches and patios shall not have a roof pitch of less than 4/12.

J. Roofing Materials.

Roofing for a dwelling shall be Tamko Heritage 30 year Thunderstorm Grey in color. Provided, however, that if such roofing should not be reasonably available, alternates approved by the Architectural Committee shall be permitted upon determination of the Architectural Committee that the alternative is of equal or superior quality and of a design and color compatible with the roofing material above specified.

K. Driveways.

Driveways shall be concrete or asphalt and require approval of the Architectural Committee prior to construction.

L. Fencing.

Fences shall be constructed of brick, stone, brick and stone, brick and frame, stone and frame, wrought iron and frame and wood privacy. No chain link fences shall be permitted. No fence more than six (6) feet in height shall be permitted on any Lot, except for privacy screening adjacent to patios which may be seven (7) feet in height. Ornamental fences, not exceeding three (3) feet in height, where compatible to the architecture of the residence, may be built forward of the building line shown on the plat.

No fence, except as provided above, shall be erected nearer to the front lot line than the twenty five (25) foot building line or nearer to the side street lot line than the side building line shown on the recorded plat.

M. Seasonal Decorations

All seasonal decorations shall be removed no later than thirty (30) calendar days from the day of the actual holiday.

N. On-site Construction.

No residence or building built off-site shall be moved to or placed on any Lot.

O. Outbuildings.

No trailer, tent, shack, garage, barn or other out-building erected on a Lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. This covenant shall not be construed to prohibit the erection and maintenance of servant's quarters to be occupied by regularly employed domestic servants of the owner of the Lot, provided that the rental of any servant's quarters described as "garage apartments" to persons other than domestic servants of the owners of the Lot is hereby prohibited.

P. Swimming Pools.

Above ground swimming pools are prohibited.

Q. Antennas.

No radio or television antennas, placed on any roof of any building erected on any Lot, or any free standing antennas erected on any Lot, shall be permitted at a height exceeding the elevation of the top of the ridge line of the roof of the residence on the Lot. All dish-type or similar satellite receiving antennas on all Lots shall be screened from public view when viewed from the street and shall not exceed 20" in diameter.

R. Lot Maintenance.

No inoperative vehicle or machinery shall be stored on any Lot. Each Lot shall be maintained in a neat and orderly condition free of rubbish, trash and other debris and shall be cut, trimmed or moved to prevent growth of weeds or tall grass.

S. Recreational Vehicles.

Boats, trailers, campers and other recreational vehicular equipment shall not be stored on any Lot, for more than twenty four (24) hours, except within an enclosed garage.

T. Non-recreational trailers, machinery and equipment

No non-recreational trailers, machinery or equipment shall be stored, placed or parked on any Lot, except within an enclosed garage, or on any street within the Subdivision; provided however, nothing herein shall prohibit the parking of vehicles, machinery and equipment when being utilized in connection with construction services pertaining to a residence.

U. Garbage Receptacles.

No exposed garbage can, trash can, trash burning apparatus or structure, shall be placed on any Lot or any Reserve Area.

V. Animals.

No animals, livestock or poultry of any kind may be maintained, bred, sold or kept except that dogs, cats and other household pets may be kept provided that they are not used for commercial purposes.

W. Noxious Activity.

No noxious or offensive trade or activity shall be carried out upon any Lot or upon any Reserve Area. Nor shall anything be done thereon that may be or may become an annoyance or nuisance to the Subdivision.

X. Signage.

No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than 6 square feet advertising the sale or rental of the real property thereon.

Y. Materials and Storage.

No Lot shall be used for the storage of materials for a period of greater than thirty (30) days prior to the start of construction and the construction shall be completed within nine (9) months thereafter. Each Lot shall be maintained in a neat and orderly condition during construction.

Z. Garage Sales/Yard Sales.

Garage sales/yard sales shall not be permitted in the Subdivision.

AA. Basketball Goals.

No basketball goal or structure shall be permitted in any of the street rights of way.

BB. Inoperative Vehicles.

No inoperative vehicle or machinery shall be stored on any Lot. Each Lot shall be maintained free of rubbish, trash, or other debris and shall be cut, trimmed or moved to prevent growth of weeds or tall grass.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. Formation of Homeowners' Association

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

B. Membership

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

C. Assessment

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

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. Enforcement

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

B. Duration

These restrictions, to the extent permitted by applicable law, shall be perpetual, but in any event shall be in force and effect for a term of not less than twenty (20) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided.

C. Amendment

The covenants contained within Section I. Public Streets, Easements and Utilities, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the City of Bixby, Oklahoma, or its successors. The covenants contained within Section II. Planned Unit Development Restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Bixby Planning Commission, or its successors. Notwithstanding the foregoing the covenants contained within Section II, shall be deemed amended (without necessity of execution of an amending document) upon approval of a minor amendment to PUD No. xxxx by the Bixby Planning Commission or its successors and recording of a certified copy of the minutes of the Bixby Planning Commission or its successors with the Tulsa County Clerk. The covenants and restrictions contained within Section III. Private Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the Owner/Developer during such period that the Owner/Developer is the owner of at least one (1) Lot, or alternatively the covenants and restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of 60% of the Lots within the Subdivision. In the event of any conflict between an amendment or termination properly executed by the Owner/Developer and an amendment or termination properly executed by one (1) Lot and any amendment or termination properly executed by the owners of at least one (1) Lot, or alternatively the covenants and restrictions may be amended or terminated at any time by a majority vote of the members of the Homeowner's Association as evidenced by written instrument signed and acknowledged by the president of the Homeowners' Association. In the event of any conflict between an amendment or termination properly executed by the Owner/Developer during its ownership of at least one (1) Lot and any amendment or termination evidenced by an instrument properly executed by the president of the Homeowners' Association, the instrument executed by the Owner/Developer shall prevail during its ownership of at least one (1) Lot. 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. No amendment or termination of a covenant or restriction shall be drafted as to affect a specific Lot(s) except as provided herein under Section II (B). Use.

D. Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any Court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, 15400 Harvard LLC, an Oklahoma limited liability company, has executed this instrument this ____ day of _____, 2022.

15400 Harvard LLC,
an Oklahoma limited liability company

Angie Marshall, Manager/Member

STATE OF OKLAHOMA
COUNTY OF TULSA

This instrument was acknowledged before me on this ____ day of _____, 2022 by Angie Marshall as Manager of 15400 Harvard LLC, an Oklahoma limited liability company.

Notary Public

My commission expires:

My commission number is:

CERTIFICATE OF SURVEY

I, A.B. Watson Jr., a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "Alderwood Estates", a subdivision in the City of Bixby, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.

Land Summary

BARA ACRES, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 W/2 W/2 NE/4); THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF SAID W/2 W/2 W/2 NE/4 FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°25'22" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 1074.47 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 SW/4 NE/4); THENCE NORTH 89°29'56" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) FOR A DISTANCE OF 992.14 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4); THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF SAID NE/4 SW/4 NE/4 FOR A DISTANCE OF 331.13 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4); THENCE NORTH 89°29'59" EAST ALONG THE NORTHERLY LINE OF S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.63 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID S/2 N/2 SE/4 NE/4; THENCE SOUTH 00°21'31" EAST ALONG THE EASTERLY LINE OF THE S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 331.14 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE S/2 N/2 SE/4 NE/4; THENCE SOUTH 89°30'00" WEST ALONG THE SOUTHERLY LINE OF THE S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.42 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE S/2 NE/4 SE/4 NE/4; THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S2 SW/4 NE/4) FOR A DISTANCE OF 662.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID N/2 OF SECTION 20; THENCE SOUTH 89°30'05" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 1652.50 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 E/2 E/2 NW/4); THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID E/2 E/2 E/2 NW/4 FOR A DISTANCE OF 1986.68 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E/2 NE/4 NE/4 NW/4); THENCE NORTH 89°29'51" EAST ALONG THE SOUTHERLY LINE OF SAID E/2 NE/4 NE/4 NW/4 FOR A DISTANCE OF 300.82 FEET TO A POINT, SAID POINT BEING 30.00 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH 0°25'55" WEST AND PARALLEL WITH SAID EASTERLY LINE FOR A DISTANCE OF 412.23 FEET TO A POINT, SAID POINT BEING 250.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION; THENCE NORTH 89°29'47" EAST AND PARALLEL WITH SAID NORTHERLY LINE, FOR A DISTANCE OF 360.88 FEET TO THE POINT OF BEGINNING.

Basis of Bearings

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

ADS Benchmark

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

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS TWO-HUNDRED TWENTY-THREE (223) LOTS IN NINE (9) BLOCKS AND SEVEN (7) RESERVE AREAS
73.79 ACRES (3,214,198 SQUARE FEET)

CERTIFICATE OF APPROVAL

CITY PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

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

MAYOR OR VICE MAYOR

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

CITY MANAGER

UTILITY CONTACTS

WATER CREEK COUNTY RWD #2 2425 W. 121st St. S. Jenks, OK 74037 918-299-4448	AEP PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK, 74119 1-888-216-3523
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK, 74127 918-834-8000	SEWER CITY OF BIXBY 116 W NEEDLES, P.O. BOX 70 BIXBY, OK 74008 918-366-4430
AT&T 800-464-7928	

FLOODPLAIN

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FIRM PANEL 40143C0429L DATED 10/16/2012

Conceptual Utility Plan
ALDERWOOD ESTATES

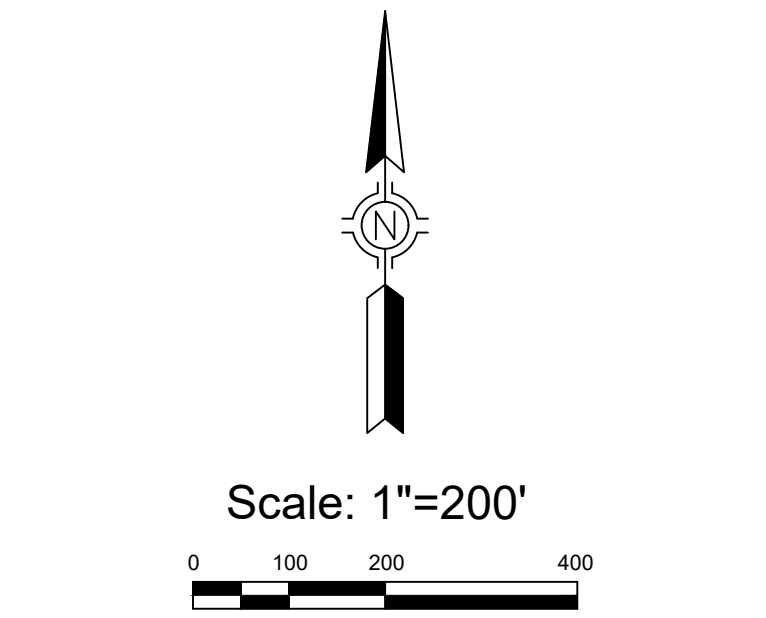
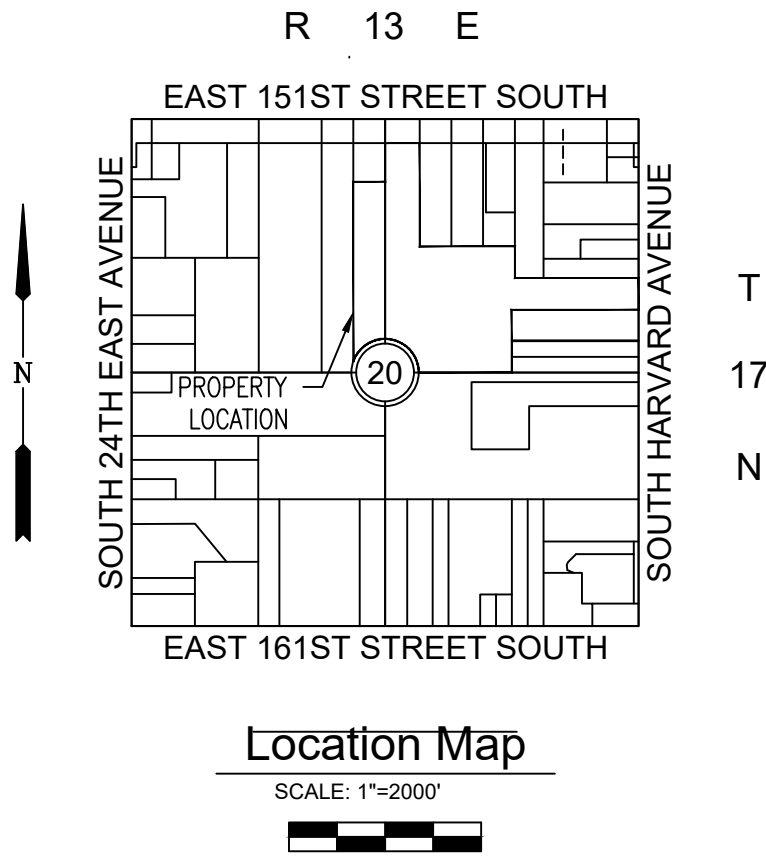
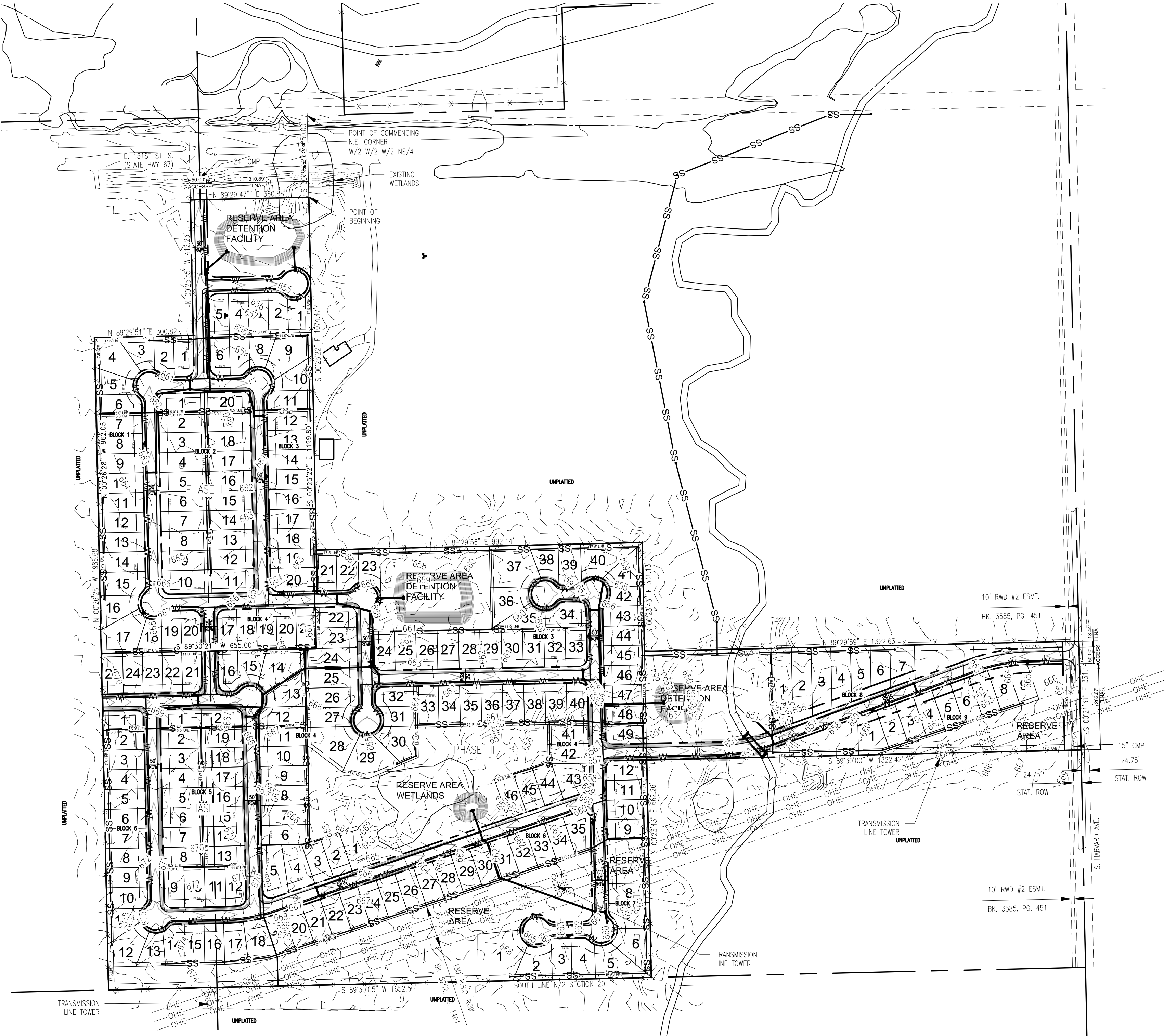
A SUBDIVISION TO THE
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BEING A PART OF THE NW/4 AND THE NE/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
222 LOTS, 9 BLOCKS, 7 RESERVES

Owner / Developer

15400 HARVARD, L.L.C.
8086 S. YALE AVENUE
TULSA, OK. 74136

Engineer/Surveyor

THE SCHEMMER ASSOCIATES, LLC
10820 EAST 45TH ST. SUITE 307
TULSA, OK 74146
PHONE: (918) 394-1500
FAX: (918) 369-6876
C.A. #5964 EXPIRES JUNE 30, 2023
BWATSON@SCHEMMER.COM



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

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

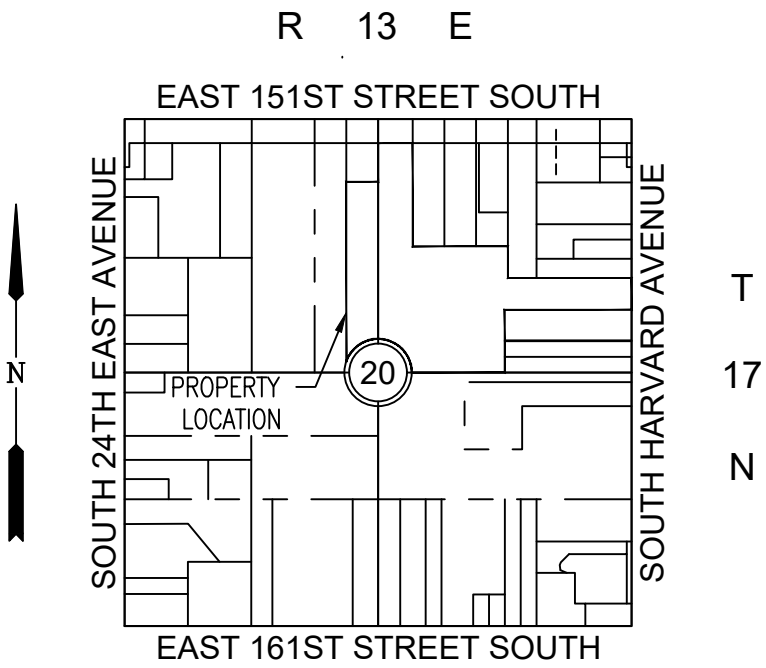
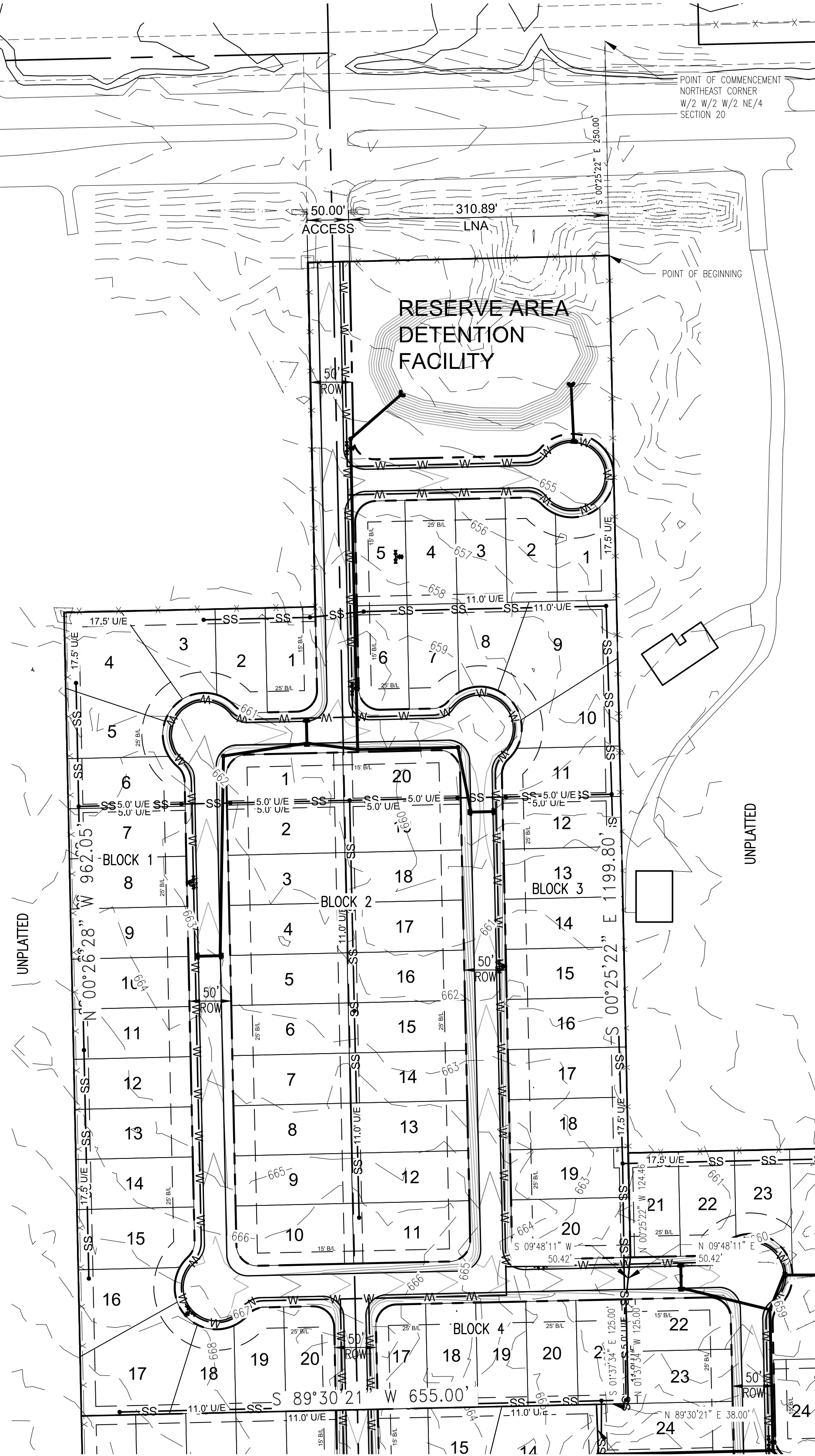
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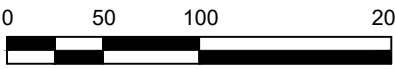


Location Map

SCALE: 1"=2000'



Scale: 1"=100'



Legend

B/L BUILDING LINE
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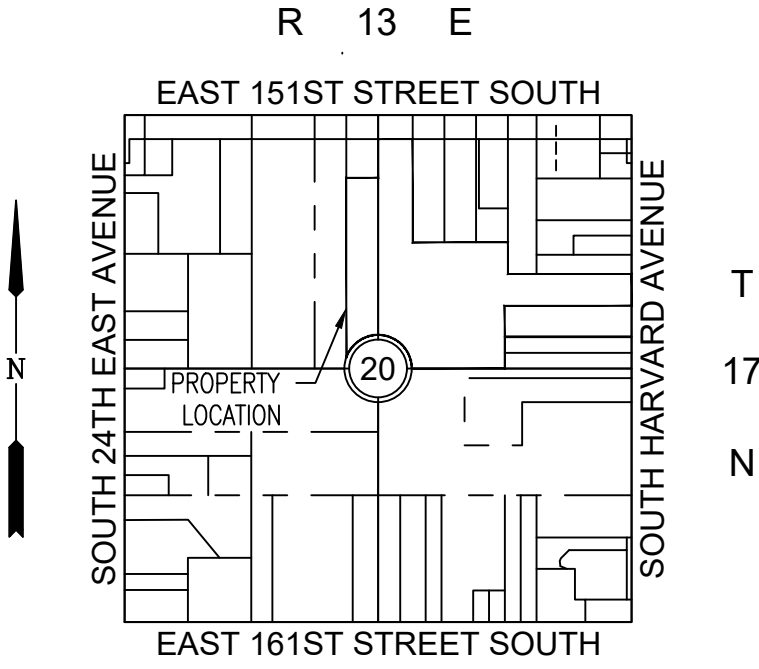
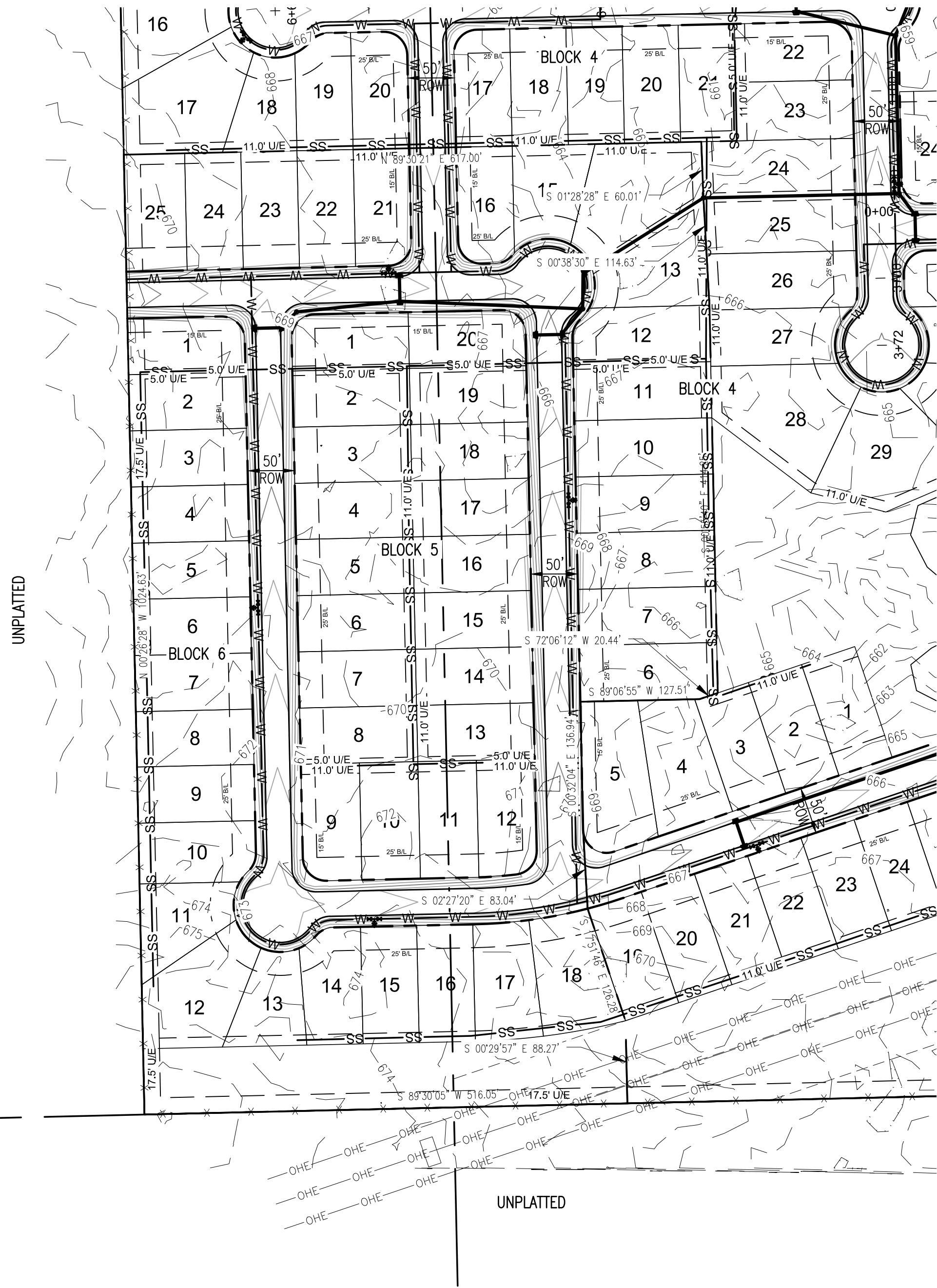
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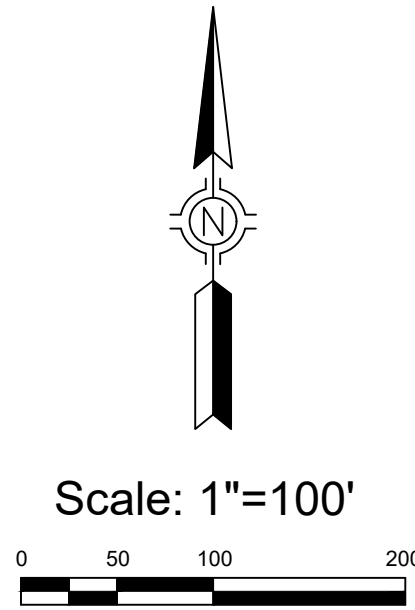
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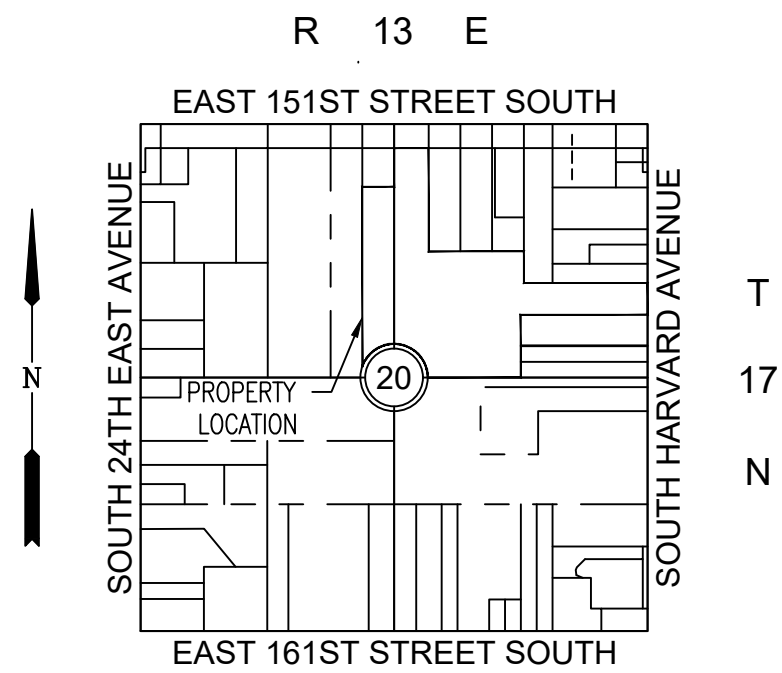
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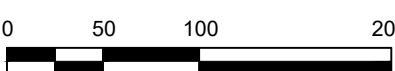


Location Map

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Scale: 1"=100'



Legend

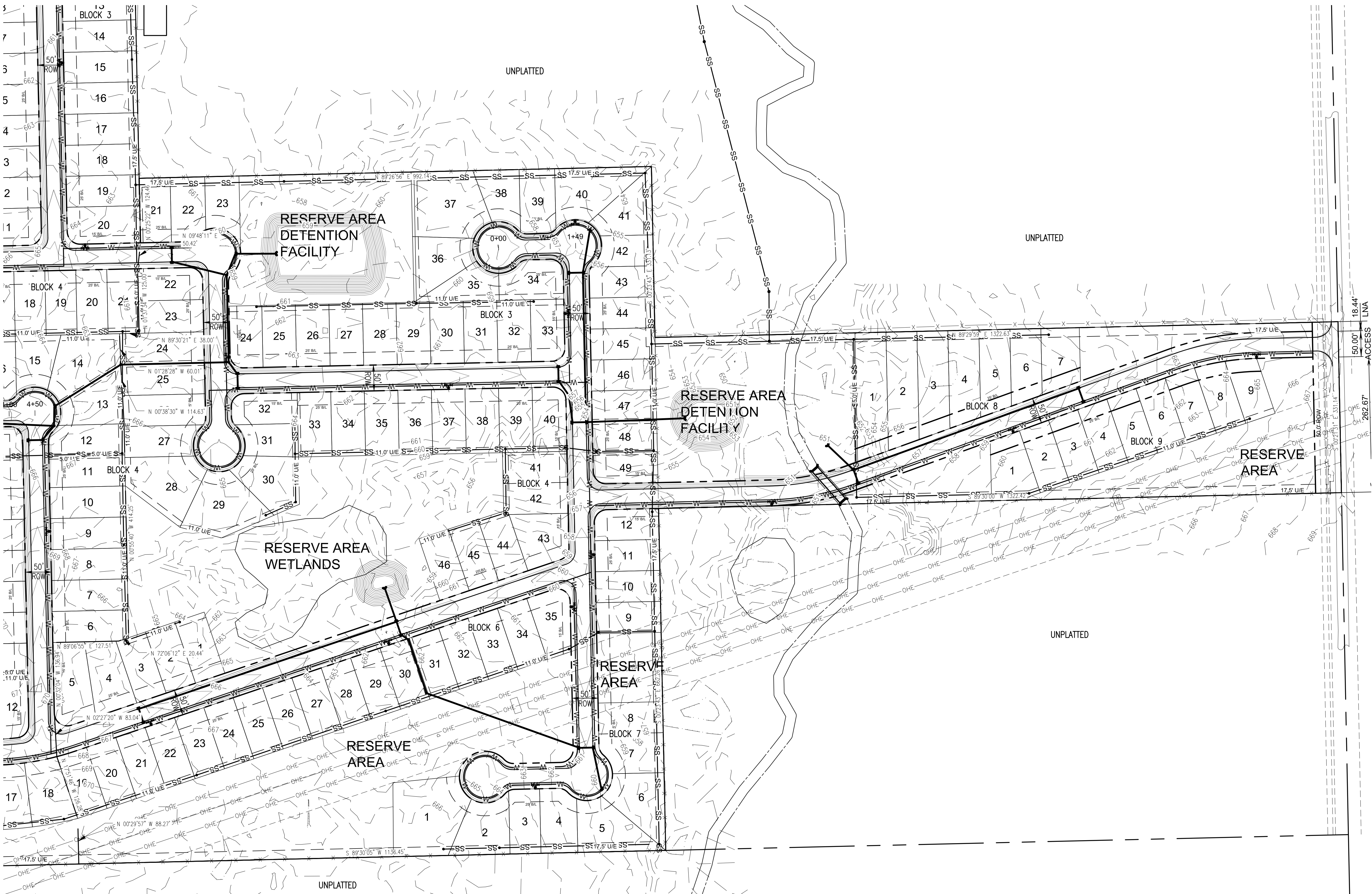
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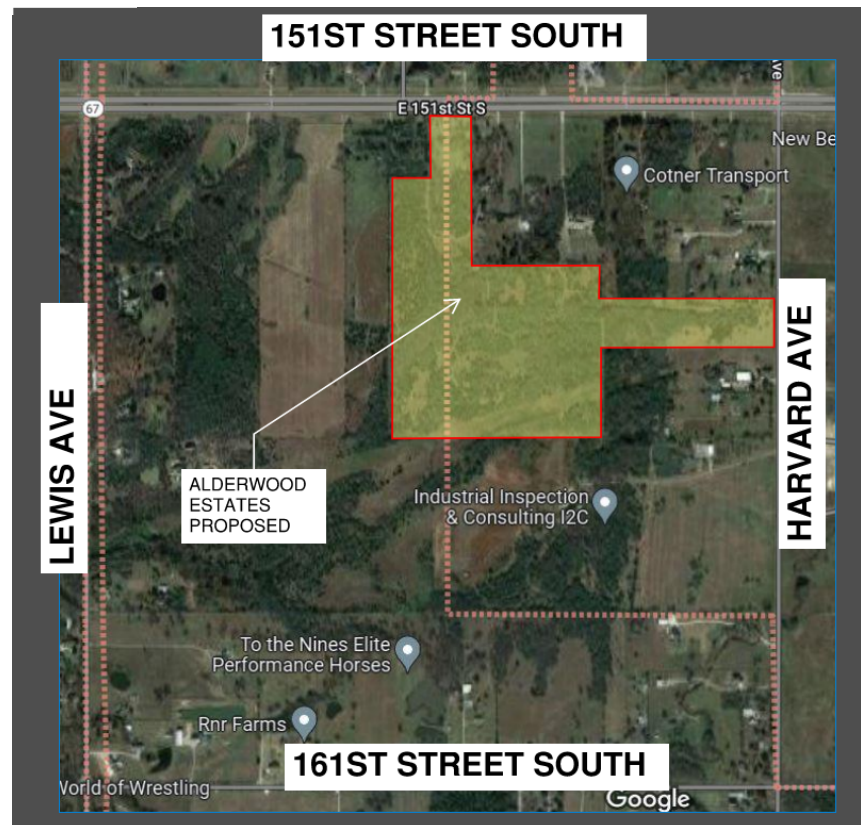


Prepared For:

15400 Harvard, LLC
C/o Mark McGuire
8086 S. Yale Avenue No. 285
Tulsa, Oklahoma 74136

Prepared By:

The Schemmer Associates Inc.
10820 East 45th Street Suite 307
Tulsa, Oklahoma 74146
918.394.1500 office



Development Concept Alderwood Estates residential – The Development Concept for the 74-acre (+/-) neighborhood located south and west of the intersection of 151st & Harvard will be residential with a minimum 60 ft lots including numerous open space reserve areas for drainage, public parks, and playgrounds. Some additional reserves are created due to the existing impact to the site from overhead power lines located along the southern edges of the site's boundary.

This residential neighborhood location complies with the current City of Bixby Comprehensive Plan 2030 with exception to the northern section stub area to 151st (SH-67 Highway). The Comprehensive Plan shows commercial zoning adjacent to 151st. With the limited frontage area and topography indicating detention facility needs at the 151st area of the site plans no valuable commercial frontage remains.

This residential concept currently shows Two Hundred Twenty-Six (226) lots - 60'x125' in size with Nine (9) Reserve Areas with various use from drainage and detention to public park and playground areas.

Development Concept

Alderwood Estates is a proposed residential development located south and west of 151st Street South and South Harvard Avenue in Bixby, Oklahoma. Exhibit B shows the areas that surround the PUD. The PUD overlays existing agriculture zoning; see Exhibit C for existing zoning map. This PUD is being requested in conjunction with an application for zoning change to RS-3 for the proposed development.

The proposed project will utilize the flexibility offered in the Planned Unit Development provisions of the Bixby Zoning Code to create the density desired but still ensure excellent neighborhoods for the future. Development pursuant to this PUD shall comply with all recommendations of the Bixby Fire Marshal, City Engineer, and City Attorney.

Development Area 'A' Standards (Residential) –

Gross Land Area 73.79 ac

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the RS-3 district.

Minimum lot width: 60 feet

Minimum lot area: 7500 square feet

Minimum land area per dwelling unit: 8400 square feet

Maximum structure height: 35 feet

Front Yard abutting a public street: 25 feet

Rear yard: 20 feet

Side yard: 5 feet both sides except when
abutting a public street

All other yards abutting a public street: 10' unless a side entry garage is proposed

If a side entry garage is proposed the building wall containing the garage door shall be set a minimum of 20 feet from the street right of way.

Minimum livability space: (Minimum square feet on each lot shall not be less than (65% x 4000 square feet= 2600 square feet). A minimum of 1400 square feet of open space shall be provided for each lot in the common open area.

Required common area livability space: 226 lots X 1400 square feet require 7.26 acres or 316,400 square feet.

Provided common area livability space: 670,368 square feet or 15.4 acres as defined in preliminary plat attached as Exhibit A to this PUD. Detailed calculations may change during the final plat process; however the required common area livability space will not be changed without amendment to the PUD.

Residential lot density calculation:

- a. Maximum residential lots allowed (74 acres or 3,223,440 / 8400 square feet): 383
- b. Residential lots proposed: 223

Reserve Areas

Reserve Areas shall be established by the owner for the construction of stormwater detention serving Development Area 'A'. The Reserve Areas within Development Area 'A' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within those reserve areas.

Public Streets

All streets within Development Area 'A' of the PUD will be public streets. All streets shall be constructed according to the City of Bixby residential public street standards.

Streets shall be constructed with a minimum width of 26' face of curb to face of curb and within 50 ft public rights-of-way.

Drainage & Utilities

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

Creek County rural water district no. 2 will supply water service to the site. Water extensions will be brought to the site along the south side of 151st street and looped back to Harvard Avenue existing lines.

New waterlines will be constructed through the development. The proposed extensions will provide fire protection and water service to the development.

An existing 18" sanitary sewer line is located north of 151st along Harvard Avenue and will be extended through existing easements and cross 151st to serve the site and additional upstream future developed areas. Existing overhead power is located on both the north and south boundaries of the site. Other utility services are currently provided to the site and will continue to be provided via underground services.

Access and Circulation

All streets within the development will largely conform with the attached conceptual site plan. All streets are public streets.

Sidewalks shall be constructed by the developer along the public streets at all Reserve Areas and along 151st and Harvard boundaries. Sidewalks at each lot will be constructed by the home builders during home construction. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer.

Architectural Requirements

All residential homes constructed within Development Area A shall have a minimum first floor square footage of 1,600 square feet. All residential homes shall be constructed with a minimum of 100% masonry (brick, stone or stucco) to the first-floor top plate, excluding windows, covered porches, and patios.

Environmental Analysis

The Tulsa County Soils survey defines the onsite soils primarily as Dennis Silt Loam, Dennis-Pharoah Complex, Dennis-Radley, Okeham-Parsons-Pharoah and Okemah Silt Loam. These soils are generally somewhat poorly drained but provide little issue to construction of a project as proposed. The attached Exhibit E depicts an aerial of the existing site as well as topography.

Requirement to Plat

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

Schedule of Development

Development Construction is to be in Three Phases with Phase 1 expected to begin in the fall of 2022.

ALDERWOOD ESTATES EXHIBIT A – LEGAL DESCRIPTIONS & PRELIMINARY PLAT

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THE RECORDINGS REFERENCES AND OFFERS OF DEDICATION FOR ALL STREETS AND EASEMENTS LOCATED WITHIN OR ADJACENT TO THE PLAT OR UTILIZED OR IMPACTED BY THE PLAT ARE AS SHOWN ON THE RECORDED PLAT

PRELIMINARY PLAT
SEE FOLLOWING PAGE

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Basis of Bearings

THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4)
OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17)
NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN
BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
N 89°40'56" E (PIER THIS SURVEY)

ADS Benchmark

AERIAL DATA SERVICE MONUMENT: TUL2
3" ALUMINUM CAP-FLUSH-STAMPED "TUL2", SET S.E.
OF 151ST ST. AND HARVARD AVE. THE STATION IS 2.0'
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NINE (9) BLOCKS AND SEVEN (7) RESERVE AREAS
73.79 ACRES (3,214,198 SQUARE FEET)

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AT&T 800-464-7928	

FLOODPLAIN

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X
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40143C0426, DATED 10/16/2012

Preliminary Plat ALDERWOOD ESTATES

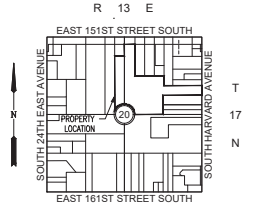
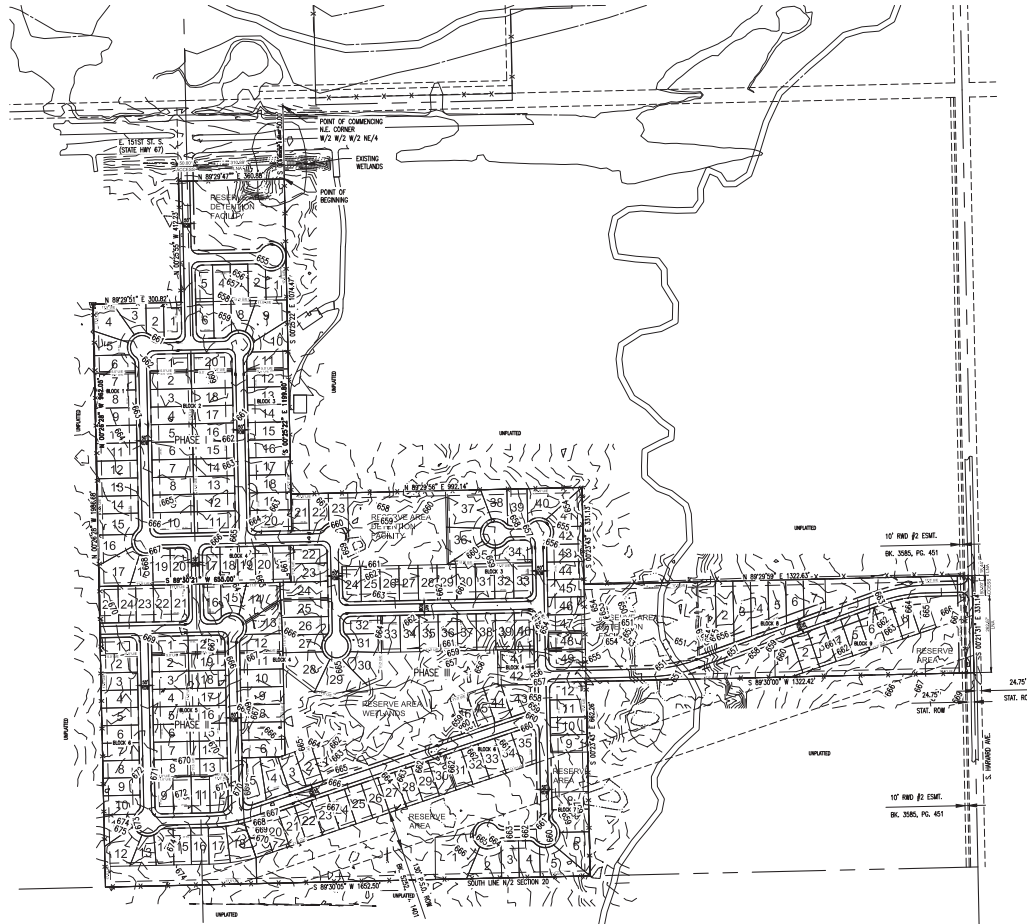
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Location Map

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Legend

BL _____ BUILDING LINE
LNA _____ LIMITS OF NO ACCESS
ACC _____ LIMITS OF ACCESS
FLE _____ FENCE & LANDSCAPE EASEMENT
ULE _____ UTILITY EASEMENT

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

ALDERWOOD ESTATES

Sheet 1 of 5

Date Prepared: October 26, 2022

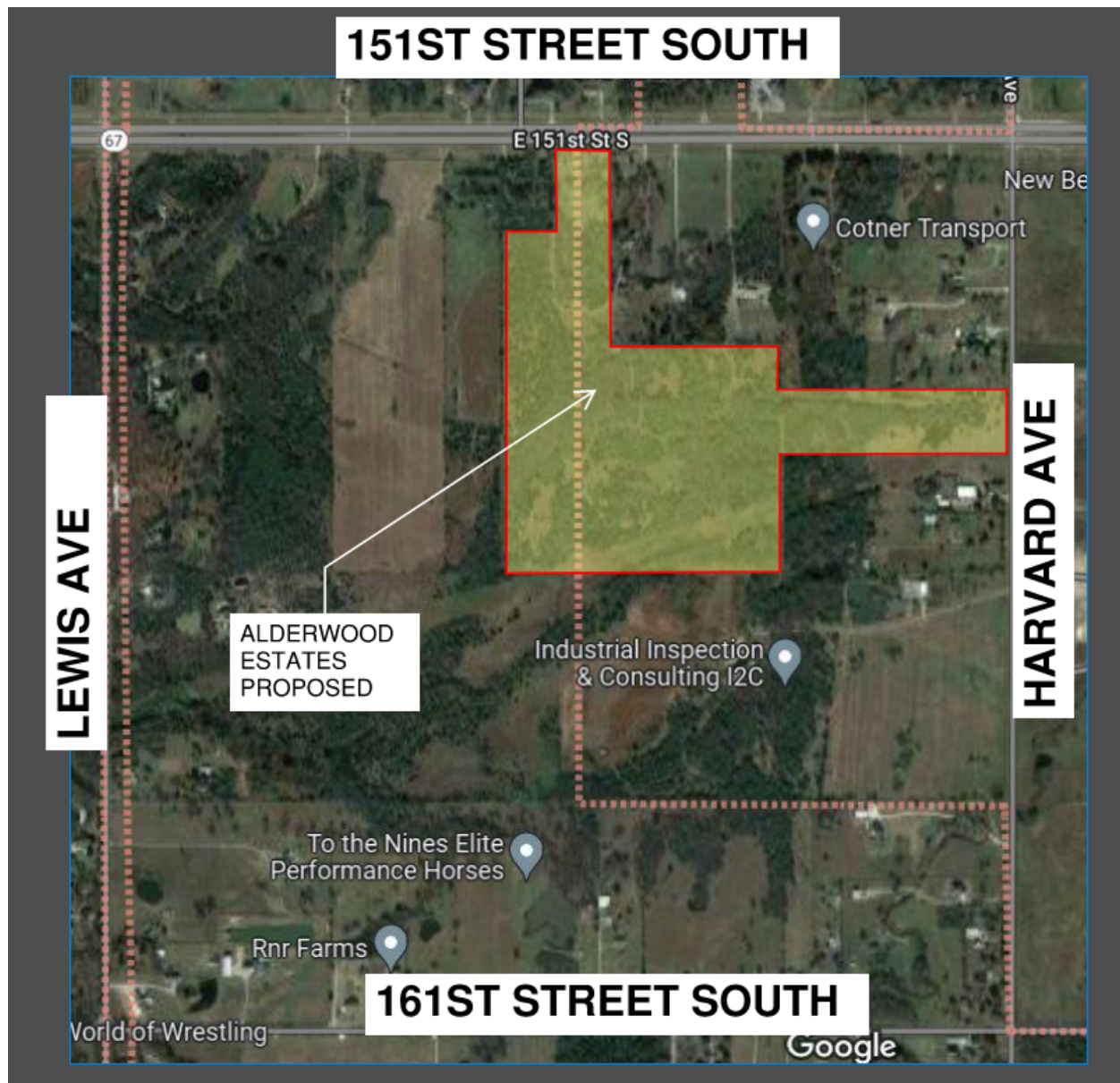
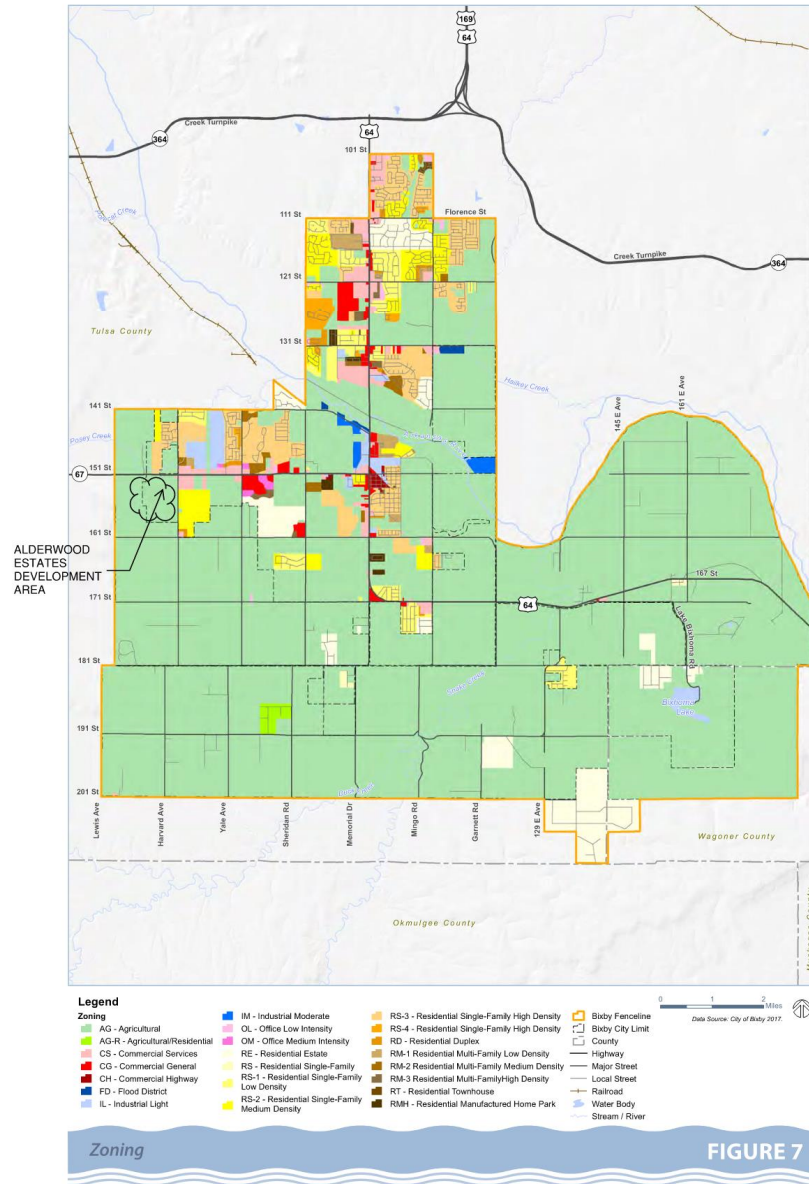


Exhibit 'C' Existing and proposed zoning

Community Development 3

EXHIBIT 'C' EXISTING ZONING



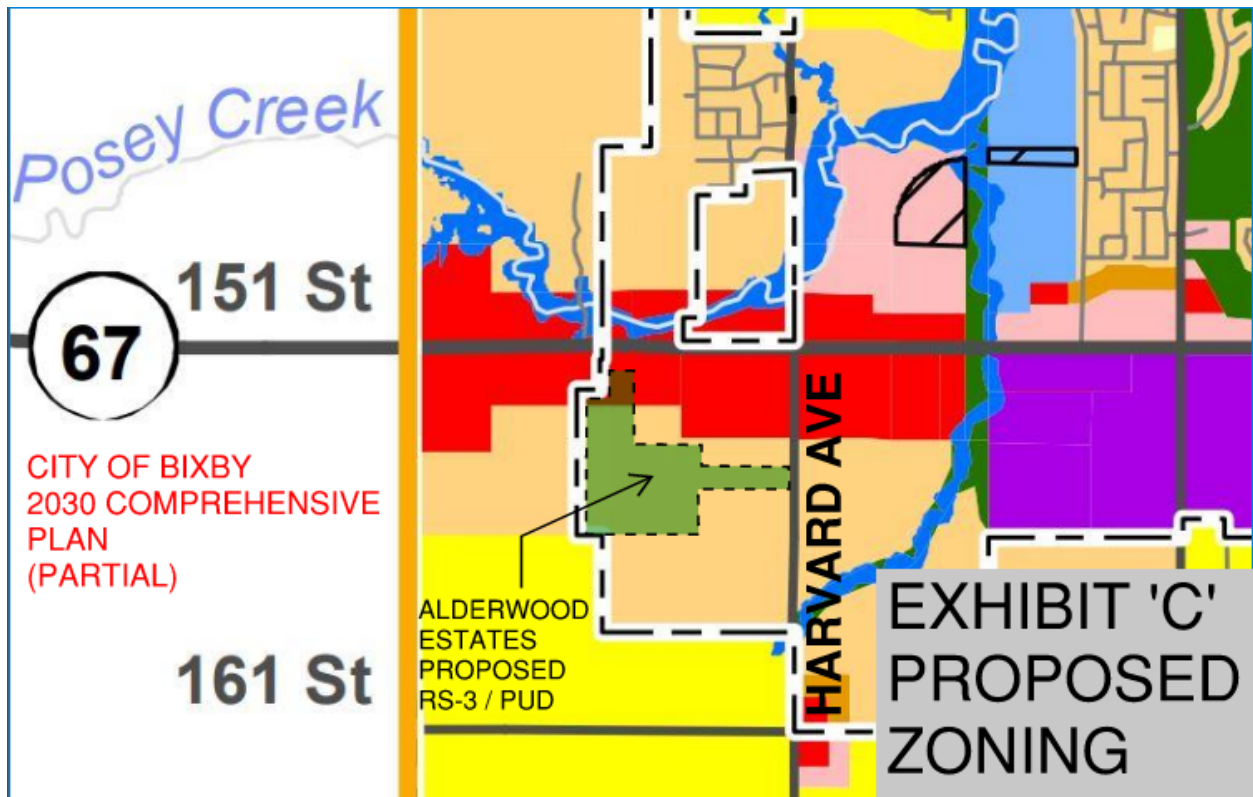


Exhibit 'D' Conceptual Site Plan

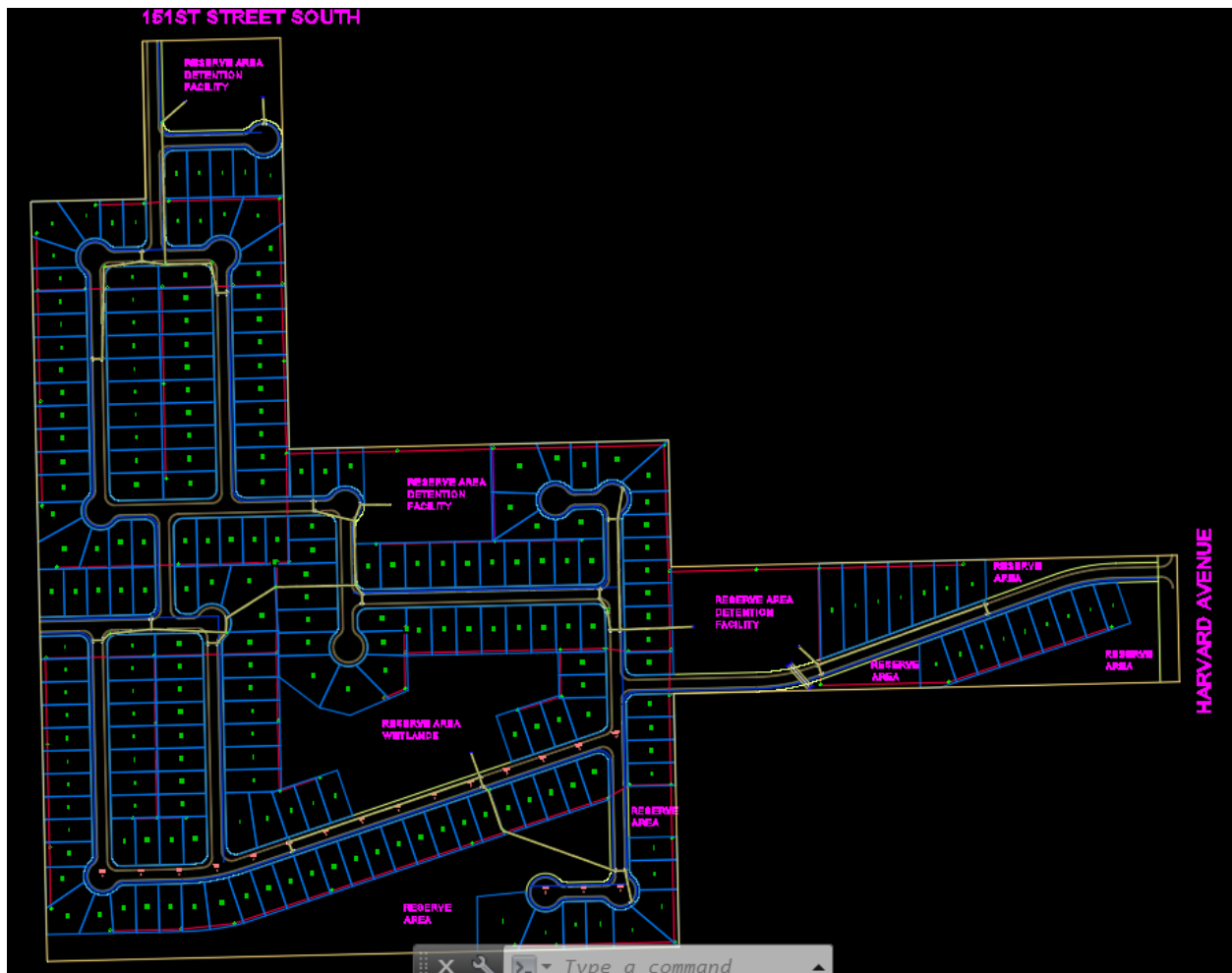
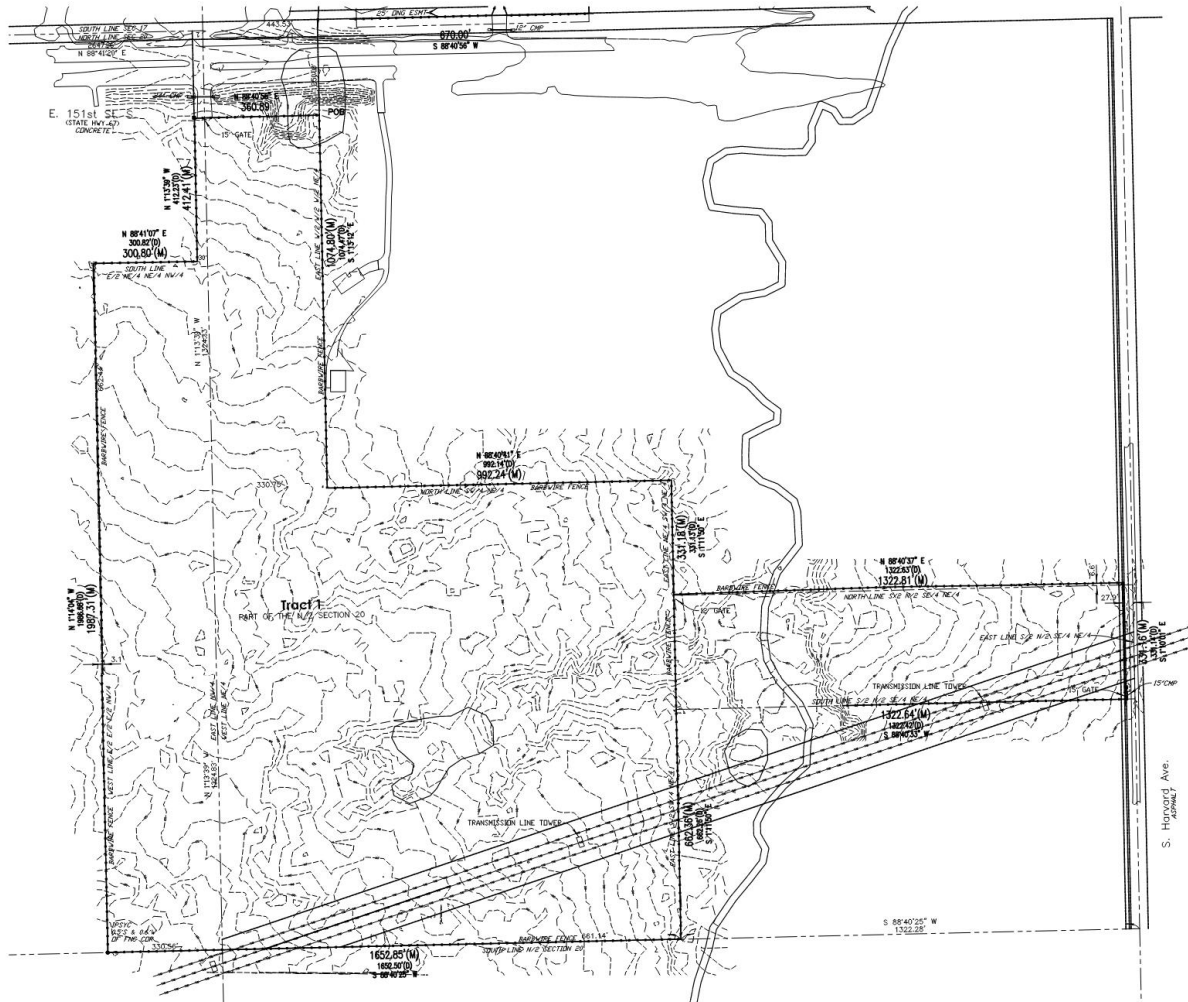


Exhibit 'E' Existing Topographic Survey and aerial







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, December 19, 2022
Name: Alderwood Estates
RE: Alderwood Estates – Preliminary Plat (BXPT 22.21)
Location: **On half a mile West of South Harvard Avenue and one quarter mile South of East 151st Street South**
STR: Section 20, Township 17N, Range 13E
Applicant: The Schemmer Associates Inc.

Site Stats:

Acres: 73.79 +/-	Min. Lot Width: 60 ft.	DU/acre: 8,400	Min. Dwelling Sq. Ft: 7,500
Number of Lots: 226 Lots	Number of Blocks: 9 Blocks	Reserve Areas: 7 Areas	Max Bldg. Height: 35 Ft.

Request:

The Schemmer Associates, Inc., is requesting Preliminary Plat approval for Alderwood Estates.

Existing Zoning; Use:

Agriculture (AG); Vacant

Proposed Zoning Use:

Residential Single Family (RS-3), together with Planned Unit Development (BXPUD 22.10) to be heard by the Planning Commission on December 19, 2022.

Abutting Zoning; Use:

North: (AG) Agriculture; Single Family Dwellings; Vacant; Posey Creek
East: (AG) Agriculture; Single Family Dwellings; Vacant
South: (AG) Agriculture; Single Family Dwellings
West: (AG) Agriculture; Vacant

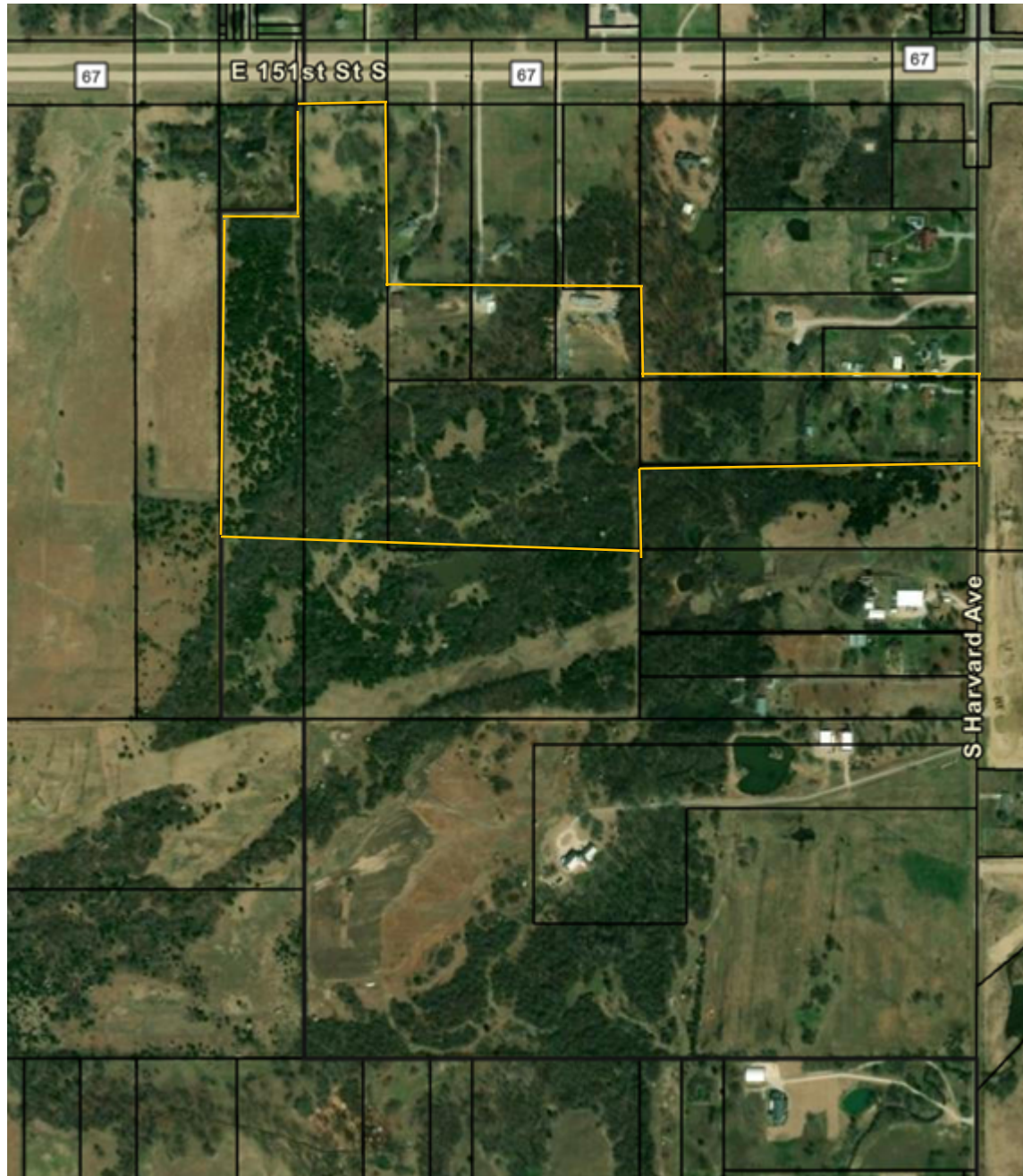


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Preliminary Plat. The proposed development is consistent with development patterns on adjacent and surrounding properties and this is the final phase of this development.

Utilities/Site Area:

Sanitary Sewer:

A new sanitary sewer will connect to the existing sanitary sewer in the Posey Creek Subdivision to the North side of the site.

Water:

There is an existing 8' waterline located on the Southeast corner of South Harvard Avenue and 151st Street South the developer will be able to connect.

Planning Review Comments:

1. Place street names on all proposed street layout
2. Provide a 70-degree sight triangle at all ingress and egress points to the subdivision

Engineering Review Comments:

- No Engineering comments have been received at the time of writing.

Public Comments:

- No comments have been received at the time of writing.

Staff Comments:

1. Staff supports the Planning Commission's recommendation for approval of the requested Preliminary 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 The Schemmer Associates, Inc.

CITY OF BIXBY

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

Development Services – Engineering Memo

To: OC Walker, Development Services Director

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
Gwen Plante, Assistant City Planner
File

Date: December 6, 2022

Re: **BXPUD-22.10 Alderwood Estates**

PUD Comments:

1. Construction schedule references Fall of 2022. Revise construction schedule.
2. Remove map of Avant.

CITY OF BIXBY

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BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

Development Services – Engineering Memo

To: Barrick Rosenbaum, Schemmer

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
OC Walker, Development Services Director
Gwen Plante, Assistant City Planner
Mike Butler, Fire Chief
Nick Flanary, Fire Marshal
File

Date: December 9, 2022

Re: TAC Comments: BXPT-22.21 Alderwood Estates – Preliminary Plat

Preliminary Plat Comments:

1. Verify the number of reserve areas. Subdivision facts reference seven (7), but DoD references eight (8) reserve areas.
2. Remove Final Plat Certificate of Approval
3. Label Reserve Areas
4. Revise text heights. Utility easement widths, right-of-way widths, lot and block numbers, etc. are not legible
5. Perimeter utility easements should be 17.5 feet and interior, rear yard easements should be 11 feet minimum.
6. Easement widths for utilities laid between houses shall be reviewed during engineering design, and adjusted as necessary based on pipe depth and size.
7. Include LNA for all yards with B/L less than 25 feet
8. Revise DoD. Text height to be a minimum of 0.12-inches.
9. Add street names.
10. Add 70 deg. site triangles
11. Additional 15-foot utility easements along reserve areas and streets requested by utility companies.
12. Applicant to coordinate with Fire Marshal regarding secondary access during buildout phasing.

Conceptual Utility Plan Comments:

13. Sanitary sewer direction changes shall be 90 degrees or greater; re: Lot 3, Block 4
14. Revise sewer line type along east side of reserve area; re: Lot 36, Block 3
15. Add outlet for wetlands area detention pond.
16. A recently conducted Freese and Nichols Wastewater Collection Master Report identified capacity concerns for the Springtree Lift Station. An analysis of the existing system will be required in order to ascertain the improvements need to develop this area.

Land Summary

BARA ACRES, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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ALDERWOOD ESTATES

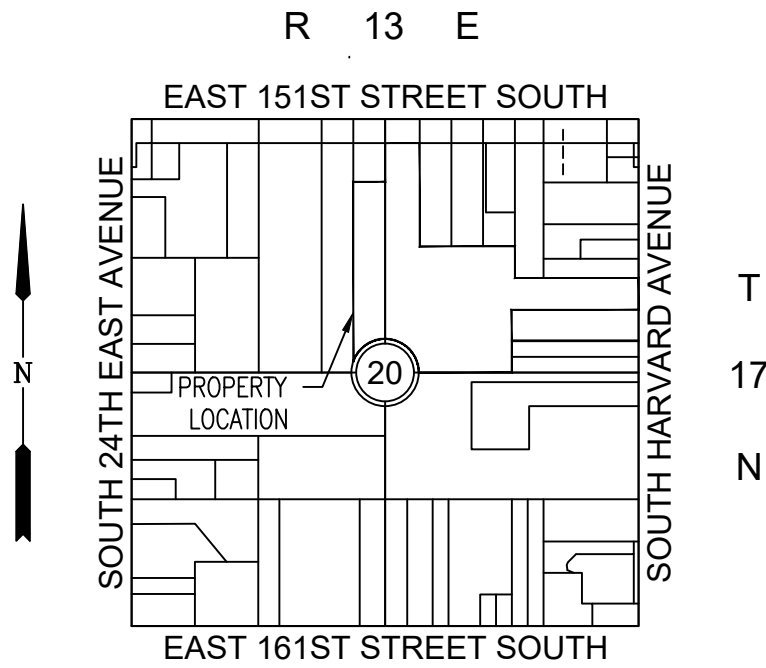
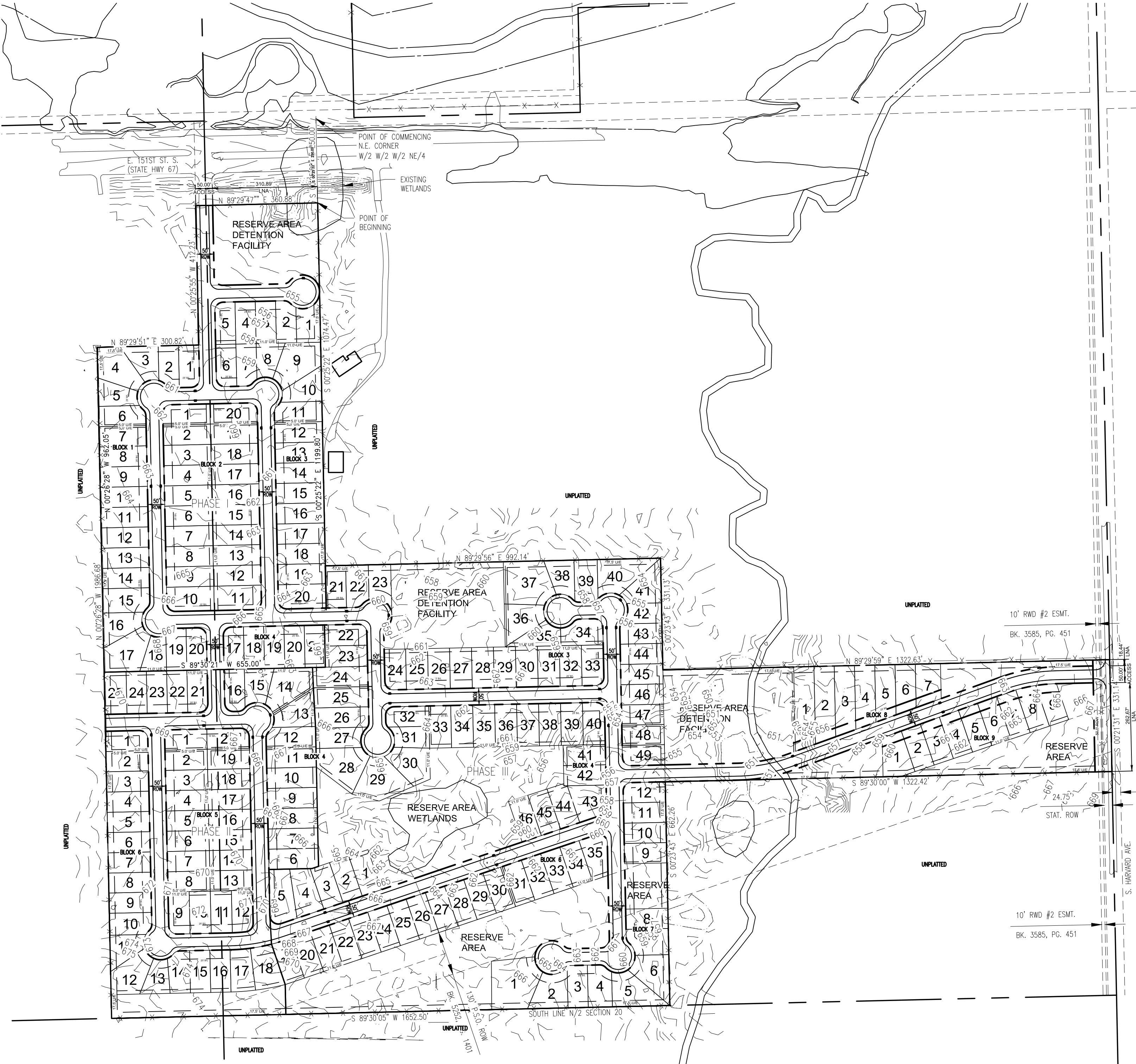
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Location Map

SCALE: 1"=200'



Scale: 1"=200'



Legend

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ACC LIMITS OF ACCESS
F/L/E FENCE & LANDSCAPE EASEMENT
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COUNTY CLERK STAMP

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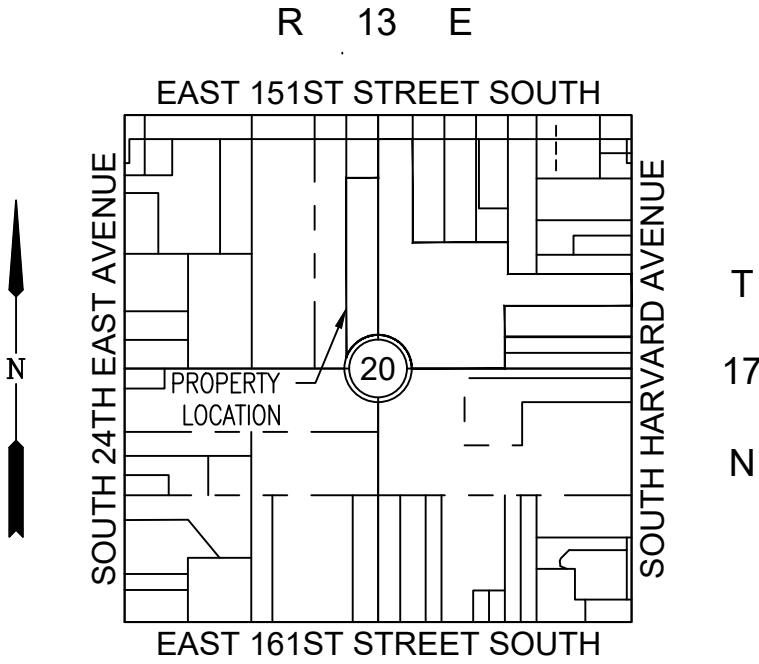
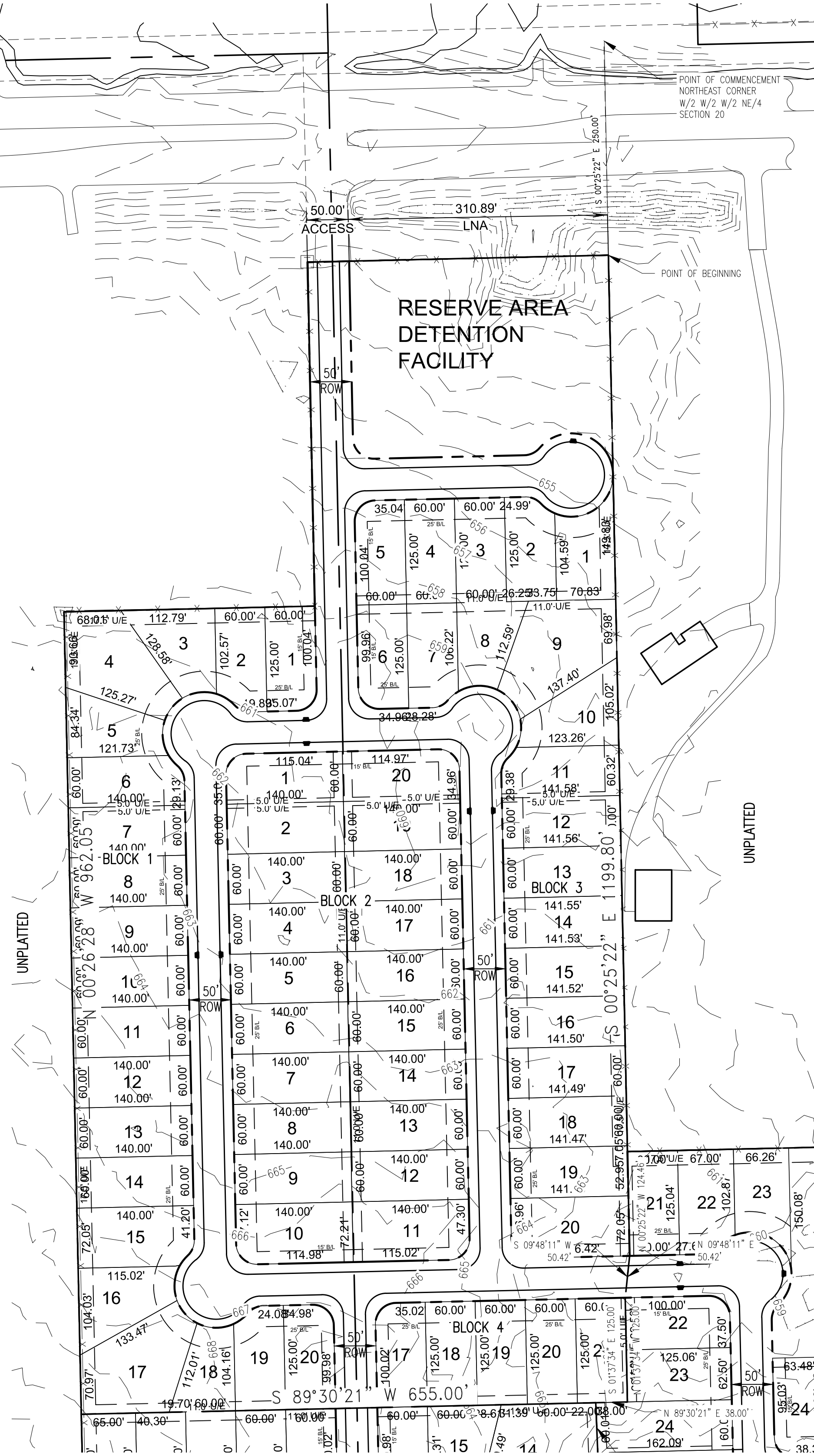
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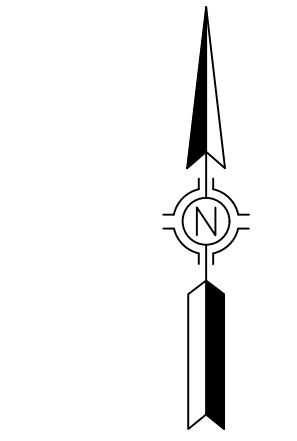
PHASE 1 LOT SUMMARY

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1	20
2	20
3	20
4	5

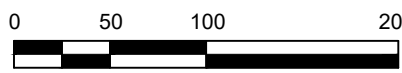


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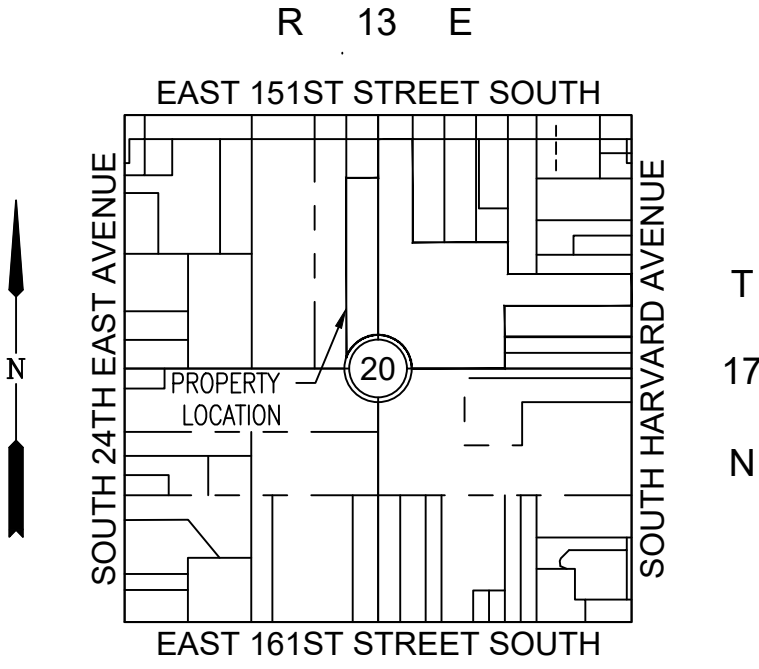
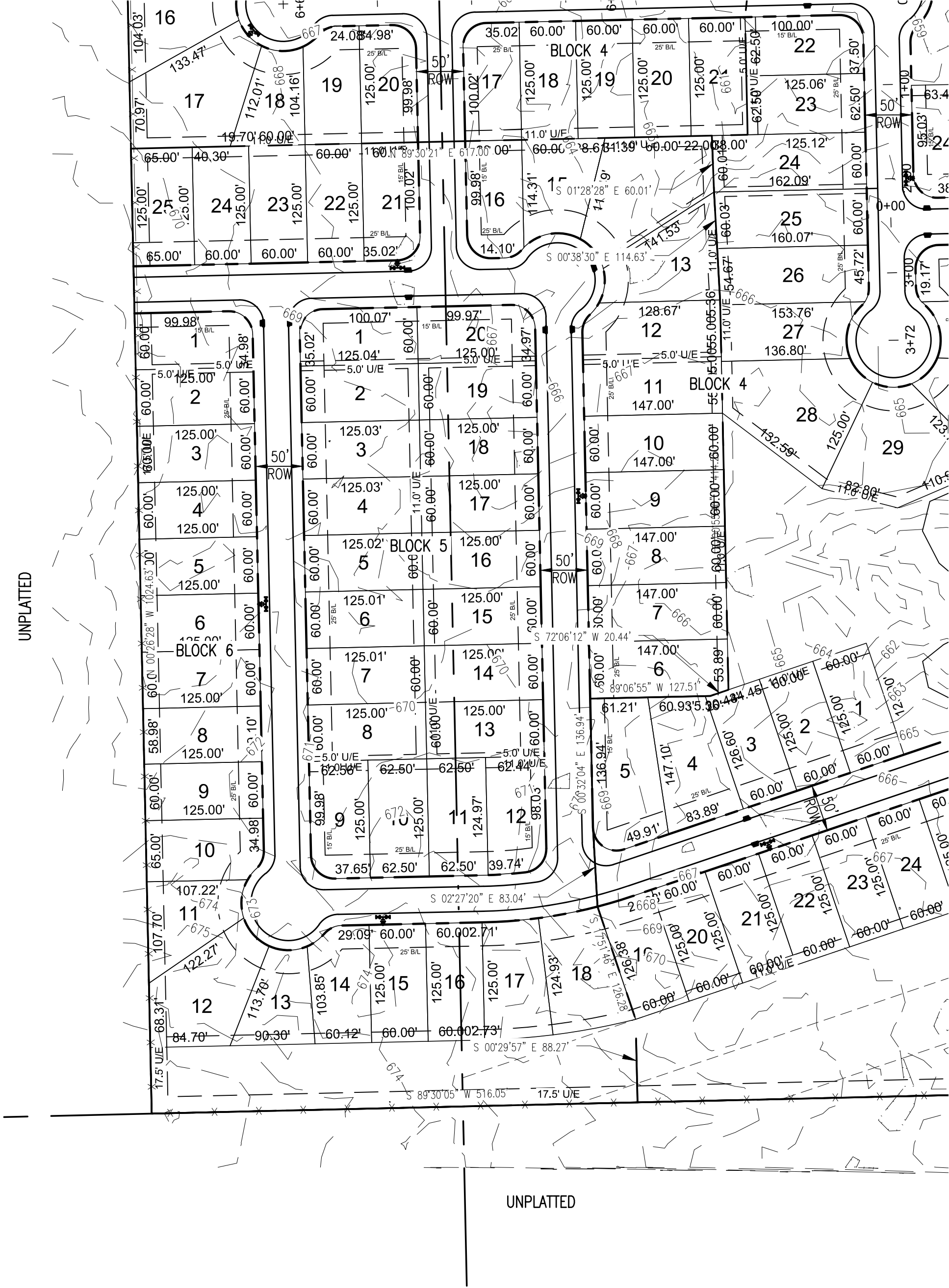
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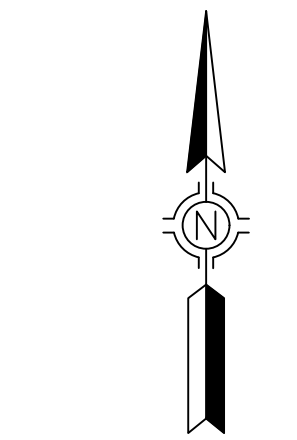
PHASE 2 LOT SUMMARY

BLOCK	LOTS
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4	11
5	20
6	18



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Scale: 1"=100'



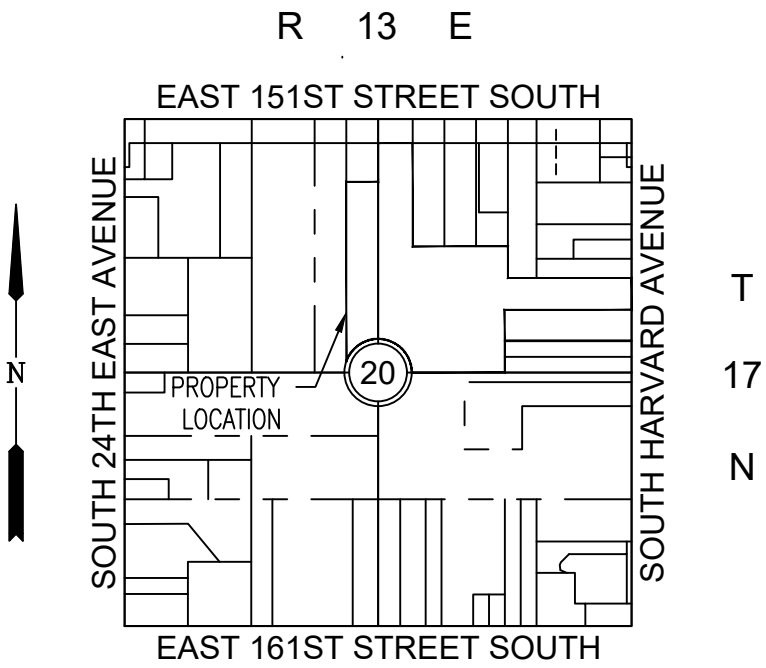
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A SUBDIVISION TO THE
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 AND THE NE/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
222 LOTS, 9 BLOCKS, 7 RESERVES

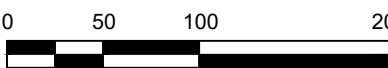


Location Map

SCALE: 1"=2000'



Scale: 1"=100'



Legend

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

Owner / Developer

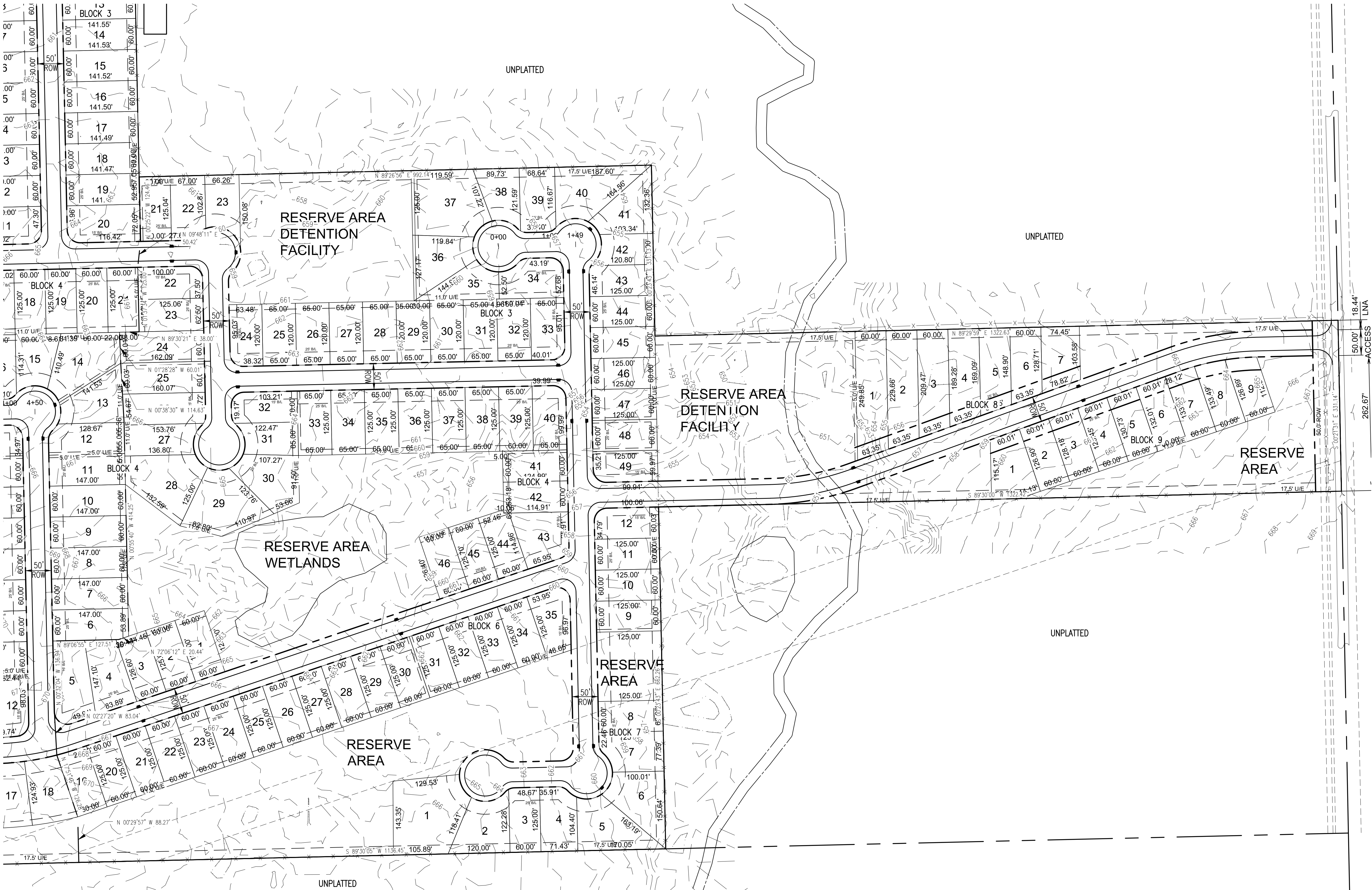
15400 HARVARD, L.L.C.
8086 S. YALE AVENUE
TULSA, OK. 74136

Engineer/Surveyor

THE SCHEMMER ASSOCIATES, LLC
10820 EAST 45TH ST. SUITE 307
TULSA, OK 74146
PHONE: (918) 394-1500
FAX: (918) 369-6876
C.A. #5964 EXPIRES JUNE 30, 2023
BWATSON@SCHEMMER.COM

PHASE 3 LOT SUMMARY

BLOCK	LOTS
3	29
4	30
6	17
7	12
8	7
9	9



ALDERWOOD ESTATES
DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

15400 Harvard LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer" is the owner of the following described land in the City of Bixby, Tulsa County, State of Oklahoma, to wit:

ALDERWOOD ESTATES, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 W/2 W/2 NE/4); THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF SAID W/2 W/2 W/2 NE/4 FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°25'22" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 101.47 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 SW/4 NE/4); THENCE NORTH 89°29'56" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) FOR A DISTANCE OF 992.14 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4); THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF SAID NE/4 SW/4 NE/4 FOR A DISTANCE OF 331.13 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4); THENCE NORTH 89°29'55" EAST ALONG THE NORTHERLY LINE OF S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.83 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF THE S/2 N/2 SE/4 NE/4; THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 SW/4 NE/4) FOR A DISTANCE OF 662.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID N/2 OF SECTION 20; THENCE SOUTH 89°30'02" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 1652.50 FEET TO A POINT; SAID POINT BEING THE WESTWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 E/2 E/2 NW/4); THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID E/2 E/2 E/2 NW/4 FOR A DISTANCE OF 1988.68 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NE/4 NW/4); THENCE NORTH 89°29'51" EAST ALONG THE SOUTHERLY LINE OF SAID E/2 NE/4 NE/4 NW/4 FOR A DISTANCE OF 300.82 FEET TO A POINT; SAID POINT BEING 30.00 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH 0°25'55" WEST AND PARALLEL WITH SAID EASTERLY LINE FOR A DISTANCE OF 412.23 FEET TO A POINT; SAID POINT BEING 250.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION; THENCE NORTH 89°29'47" EAST AND PARALLEL WITH SAID NORTHERLY LINE, FOR A DISTANCE OF 360.88 FEET TO THE POINT OF BEGINNING.

and has caused the above-described land to be surveyed, staked, platted and subdivided into lots, blocks, reserve areas and streets, in conformity with the accompanying plat and survey (hereinafter the "Plat" and has entitled and designated the subdivision as "Alderwood Estates", a Subdivision in the City of Bixby, Tulsa County, Oklahoma (hereinafter "Alderwood Estates" or the "Subdivision").

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. Public Streets and General Utility Easements

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

B. Underground Service

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

C. Water, Sanitary Sewer and Storm Sewer Service

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

D. Gas Service

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

E. Stormwater Detention

- The Owner/Developer does hereby grant and establish a perpetual easement on, over and across Reserve Area A, Area B, Area C, and Reserve Area D (hereinafter referred to as the "Detention Easement Areas") for the purposes of permitting the flow, conveyance, detention and discharge of stormwater runoff from the various lots within the subdivision.
- Detention and other drainage facilities constructed within the Detention Easement Areas shall be in accordance with standards and specifications approved by the City of Bixby, Oklahoma.
- Detention and other drainage facilities shall be maintained by the Homeowners' Association (to be formed pursuant to Section III) to the extent necessary to achieve the intended drainage and detention functions including repair of appurtenances and removal of obstructions and siltation. The Homeowners' Association shall provide routine and customary grounds maintenance within the Detention Easement Areas which shall be in accordance with the following standards:
 - The Detention Easement Areas shall be kept free of litter.
 - The Detention Easement Areas shall be mowed during the growing season at intervals not exceeding 4 weeks.
- In the event the Homeowners' Association should fail to properly maintain the Detention Easement Areas as above provided, the City of Bixby, Oklahoma, or its designated contractor may enter the Detention Easement Areas and perform such maintenance, and the cost thereof shall be paid by the Homeowners' Association.

- In the event the Homeowners' Association, after completion of the maintenance and receipt of a statement of costs, fails to pay the cost of maintenance as above set forth, the City of Bixby, Oklahoma may file of record a copy of the statement of costs and thereafter the costs shall be a lien against each residential lot within the subdivision, provided however, the lien against each residential lot shall not exceed 11/15th of the costs.
- A lien established as above provided may be foreclosed by the City of Bixby, Oklahoma.

F. Surface Drainage and Lot Grading Restriction

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

G. Limits of No Access

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

H. Paving and Landscaping Within Easements

Lot owners affected shall be responsible for the repair of damage to landscaping and paving occasioned by necessary installation or maintenance of underground water, sewer, storm sewer, natural gas, communication, cable television or electric facilities within the easement areas depicted upon the accompanying plat. Provided, however, the City of Bixby, Oklahoma or the supplier of the utility service shall use reasonable care in the performance of such activities.

I. Reserve Area E, F, G and Reserve Area H

The use of Reserve Area E, F, G and Reserve Area H shall be limited to use as open space, landscaping and is reserved for subsequent conveyance to the Homeowners' Association, as set forth within Section III, to be formed for the purposes of the administration and maintenance of the common areas of the Subdivision.

J. Minimum Building Setbacks and Yards

- No building or part thereof, except open porches and terraces, shall be located nearer to the right of way of an adjoining public street than the building line depicted on the accompanying plat.
- No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement. Buildings abutting a side street may be constructed up to the fifteen (15) foot building line (except where easements are greater), provided that if the garage abuts the side street, the setback shall be twenty (20) feet.
- The minimum rear yard shall be twenty (20) feet.
- No building, whether principal or accessory, shall encroach upon any utility easement as depicted on the accompanying plat.
- All buildings must face the most restrictive building line.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

Whereas, Alderwood Estates was submitted as a planned unit development (designated as PUD No.xxxx) as provided within Sections 1100-1107 of Title 42, Bixby Revised Ordinances (Bixby Zoning Code), and

Whereas, PUD No. xxxx was affirmatively recommended by the Bixby Planning Commission on _____, and approved by the City Council of the City of Bixby, Oklahoma, on _____, the implementing Ordinance No. _____ being adopted on _____ and published on _____, and

Whereas, the planned unit development provisions of the Bixby Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Bixby, 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.

A. Development in Accordance With PUD

Alderwood Estates shall be developed and used in substantial accordance with the restrictions and development standards of PUD No. xxxx approved by the City Council of the City of Bixby, Oklahoma, or in substantial accordance with such modifications or amendments of the restrictions and development standards of PUD No. xxxx as may be subsequently approved.

B. Applicable Ordinance

The development of Alderwood Estates shall be subject to the planned unit development provisions of the Bixby Zoning Code, as such provisions existed on _____.

C. Use

All uses allowed by right in the RS-3 zoning district and specifically single-family residential homes.

D. DEVELOPMENT STANDARDS

1) Development Area - Single Family Lots

Permitted uses single family residences and customary accessory uses.

Minimum Lot Frontage: 60 feet, measured at the building line if the lot fronts a cul-de-sac
Minimum Side Yard: No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement. Buildings abutting a side street may be constructed up to the ten (10) foot building line (except where easements are greater), provided that if the garage abuts the side street, the setback shall be twenty (20) feet.

Other Bulk and Area Requirements As set forth within an RS-3 District

E. Site Plan Review And Compliance With Approved Plans

The approved final Plat of the Subdivision shall constitute the detailed site plan required by the Bixby Zoning Code. The development and use of Alderwood Estates shall be in compliance with the approved building plans and sign plans, as may be later approved by the Bixby Planning Commission or its successor.

F. Definitions

In the event of ambiguity of any word or term set forth in this Section II., the meaning thereof shall be deemed to be defined as set forth within the Bixby Zoning Code as the same existed on _____.

SECTION III. PRIVATE RESTRICTIONS

A. Architectural Committee.

- Plan Review. No building, fencing, wall, or exterior antenna shall be erected, placed or altered (including exterior painting) on any Lot until the plans and specifications have been approved in writing by the Owner/Developer, its authorized representatives or successors, hereinafter referred to as the "Architectural Committee." For each building, the required plans and specifications shall be submitted in duplicate and include a site plan, floor plan, exterior elevations, drainage and grading plans, exterior materials and color scheme. In the event the Architectural Committee fails to approve or disapprove plans and specifications submitted to it as herein required within ten (10) days after submission, the plans so submitted shall be deemed approved. The development and use of the subject Lot shall thereafter be in substantial compliance with the approved plans or approved amendments thereto. In the event no suit to enjoin the erection of the building or structure or the making of an alteration has been commenced prior to the 30th/ day following completion thereof, approval of the Architectural Committee shall not be required and this covenant shall be deemed to have been fully complied with.
- Committee Purpose. The Architectural Committee's purpose is to promote good design and compatibility within the Subdivision and in its review of plans or determination of any waiver as hereinafter authorized may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected and the harmony thereof with the surrounding area. The Architectural Committee shall not be liable for any approval, disapproval or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading or drainage or code violations. The approval or failure to approve building plans shall not be deemed a waiver of any restriction. Nothing herein contained shall be deemed to prevent any Lot owner in the Subdivision from prosecuting any legal action relating to improvements within the Subdivision which they would otherwise be entitled to prosecute.
- Transfer of Duties. The powers and duties of the Architectural Committee shall, on January 1, 2032, be deemed transferred to The Alderwood Estates Homeowners' Association, Inc. (to be established as set forth within Section III hereof), or upon written assignment to said homeowners' association by the Architectural Committee, whichever event first occurs, and thereafter the foregoing powers and duties shall be exercised by the board of directors of the Association.

B. Use.

The use of the Lots shall be limited to detached single-family residences and customary accessory uses. No more than one residence shall be permitted upon each platted Lot. Lot splits shall be prohibited except as provided by amendment exercised under Section IV (C) herein.

C. Floor Area.

- No dwelling on any Lot shall be constructed with less than one thousand six hundred (1,600) square feet of enclosed living area for any one single family unit, exclusive of open porches, garages, or breezeways.
- Maximum Building Height.

No building shall exceed two stories or thirty five feet in height except as approved by the Architectural Committee.

E. Garages.

Garages shall provide a minimum of two parking spaces for automobiles. All garages shall be attached to the residence. Garages shall be enclosed. Carports are prohibited. Garage doors shall not contain glass. Detached garages may be permitted with Architectural Committee approval.

F. Foundations.

All exposed dwelling foundations and/or stem walls shall be of masonry.

G. Masonry.

The exterior surface of all dwellings, except windows and doors, shall be 100% masonry to the first floor plate line. Provided, however, that the Architectural Committee may waive this restriction.

H. Windows.

Windows of all dwellings shall be vinyl or wood.

I. Roof Pitch.

No dwelling shall have a roof pitch of less than 7/12. Porches and patios shall not have a roof pitch of less than 4/12.

J. Roofing Materials.

Roofing for a dwelling shall be Tamko Heritage 30 year Thunderstorm Grey in color. Provided, however, that if such roofing should not be reasonably available, alternates approved by the Architectural Committee shall be permitted upon determination of the Architectural Committee that the alternative is of equal or superior quality and of a design and color compatible with the roofing material above specified.

K. Driveways.

Driveways shall be concrete or asphalt and require approval of the Architectural Committee prior to construction.

L. Fencing.

Fences shall be constructed of brick, stone, brick and stone, brick and frame, stone and frame, wrought iron and frame and wood privacy. No chain link fences shall be permitted. No fence more than six (6) feet in height shall be permitted on any Lot, except for privacy screening adjacent to patios which may be seven (7) feet in height. Ornamental fences, not exceeding three (3) feet in height, where compatible to the architecture of the residence, may be built forward of the building line shown on the plat.

No fence, except as provided above, shall be erected nearer to the front lot line than the twenty five (25) foot building line or nearer to the side street lot line than the side building line shown on the recorded plat.

M. Seasonal Decorations

All seasonal decorations shall be removed no later than thirty (30) calendar days from the day of the actual holiday.

N. On-site Construction.

No residence or building built off-site shall be moved to or placed on any Lot.

O. Outbuildings.

No trailer, tent, shack, garage, barn or other out-building erected on a Lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. This covenant shall not be construed to prohibit the erection and maintenance of servant's quarters to be occupied by regularly employed domestic servants of the owner of the Lot, provided that the rental of any servant's quarters described as "garage apartments" to persons other than domestic servants of the owners of the Lot is hereby prohibited.

P. Swimming Pools.

Above ground swimming pools are prohibited.

Q. Antennas.

No radio or television antennas, placed on any roof of any building erected on any Lot, or any free standing antennas erected on any Lot, shall be permitted at a height exceeding the elevation of the top of the ridge line of the roof of the residence on the Lot. All dish-type or similar satellite receiving antennas on all Lots shall be screened from public view when viewed from the street and shall not exceed 20" in diameter.

R. Lot Maintenance.

No inoperative vehicle or machinery shall be stored on any Lot. Each Lot shall be maintained in a neat and orderly condition free of rubbish, trash and other debris and shall be cut, trimmed or moved to prevent growth of weeds or tall grass.

S. Recreational Vehicles.

Boats, trailers, campers and other recreational vehicular equipment shall not be stored on any Lot, for more than twenty four (24) hours, except within an enclosed garage.

T. Non-recreational trailers, machinery and equipment

No non-recreational trailers, machinery or equipment shall be stored, placed or parked on any Lot, except within an enclosed garage, or on any street within the Subdivision; provided however, nothing herein shall prohibit the parking of vehicles, machinery and equipment when being utilized in connection with construction services pertaining to a residence.

U. Garbage Receptacles.

No exposed garbage can, trash can, trash burning apparatus or structure, shall be placed on any Lot or any Reserve Area.

V. Animals.

No animals, livestock or poultry of any kind may be maintained, bred, sold or kept except that dogs, cats and other household pets may be kept provided that they are not used for commercial purposes.

W. Noxious Activity.

No noxious or offensive trade or activity shall be carried out upon any Lot or upon any Reserve Area. Nor shall anything be done thereon that may be or may become an annoyance or nuisance to the Subdivision.

X. Signage.

No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than 6 square feet advertising the sale or rental of the real property thereon.

Y. Materials and Storage.

No Lot shall be used for the storage of materials for a period of greater than thirty (30) days prior to the start of construction and the construction shall be completed within nine (9) months thereafter. Each Lot shall be maintained in a neat and orderly condition during construction.

Z. Garage Sales/Yard Sales.

Garage sales/yard sales shall not be permitted in the Subdivision.

AA. Basketball Goals.

No basketball goal or structure shall be permitted in any of the street rights of way.

BB. Inoperative Vehicles.

No inoperative vehicle or machinery shall be stored on any Lot. Each Lot shall be maintained free of rubbish, trash, or other debris and shall be cut, trimmed or moved to prevent growth of weeds or tall grass.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. Formation of Homeowners' Association

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

B. Membership

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

C. Assessment

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

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. Enforcement

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

B. Duration

These restrictions, to the extent permitted by applicable law, shall be perpetual, but in any event shall be in force and effect for a term of not less than twenty (20) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided.

C. Amendment

The covenants contained within Section I. Public Streets, Easements and Utilities, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the City of Bixby, Oklahoma, or its successors. The covenants contained within Section II. Planned Unit Development Restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Bixby Planning Commission, or its successors. Notwithstanding the foregoing the covenants contained within Section II, shall be deemed amended (without necessity of execution of an amending document) upon approval of a minor amendment to PUD No. xxxx by the Bixby Planning Commission or its successors and recording of a certified copy of the minutes of the Bixby Planning Commission or its successors with the Tulsa County Clerk. The covenants and restrictions contained within Section III. Private Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the Owner/Developer during such period that the Owner/Developer is the owner of at least one (1) Lot, or alternatively the covenants and restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of 60% of the Lots within the Subdivision. In the event of any conflict between an amendment or termination properly executed by the Owner/Developer and an amendment or termination properly executed by the Owner/Developer during such period that the Owner/Developer is the owner of at least one (1) Lot, or alternatively the covenants and restrictions may be amended or terminated at any time by a majority vote of the members of the Homeowner's Association as evidenced by written instrument signed and acknowledged by the president of the Homeowners' Association. In the event of any conflict between an amendment or termination properly executed by the Owner/Developer during its ownership of at least one (1) Lot and any amendment or termination evidenced by an instrument properly executed by the president of the Homeowners' Association, the instrument executed by the Owner/Developer shall prevail during its ownership of at least one (1) Lot. 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. No amendment or termination of a covenant or restriction shall be drafted as to affect a specific Lot(s) except as provided herein under Section II (B). Use.

D. Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any Court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, 15400 Harvard LLC, an Oklahoma limited liability company, has executed this instrument this ____ day of _____, 2022.

15400 Harvard LLC,
an Oklahoma limited liability company

Angie Marshall, Manager/Member

STATE OF OKLAHOMA
COUNTY OF TULSA

This instrument was acknowledged before me on this ____ day of _____, 2022 by Angie Marshall as Manager of 15400 Harvard LLC, an Oklahoma limited liability company.

Notary Public

My commission expires:

My commission number is:

CERTIFICATE OF SURVEY

I, A.B. Watson Jr., a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "Alderwood Estates", a subdivision in the City of Bixby, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets

Land Summary

BARA ACRES, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 W/2 W/2 NE/4); THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF SAID W/2 W/2 W/2 NE/4 FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°25'22" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 1074.47 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 SW/4 NE/4); THENCE NORTH 89°29'56" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) FOR A DISTANCE OF 992.14 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4); THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF SAID NE/4 SW/4 NE/4 FOR A DISTANCE OF 331.13 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4); THENCE NORTH 89°29'59" EAST ALONG THE NORTHERLY LINE OF S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.63 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID S/2 N/2 SE/4 NE/4; THENCE SOUTH 00°21'31" EAST ALONG THE EASTERLY LINE OF THE S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 331.14 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE S/2 N/2 SE/4 NE/4; THENCE SOUTH 89°30'00" WEST ALONG THE SOUTHERLY LINE OF THE S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.42 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE S/2 NE/4 SE/4 NE/4; THENCE SOUTH 00°23'43" EAST ALONG THE EASTERLY LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S2 SW/4 NE/4) FOR A DISTANCE OF 662.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID N/2 OF SECTION 20; THENCE SOUTH 89°30'05" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 1652.50 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 E/2 E/2 NW/4); THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID E/2 E/2 E/2 NW/4 FOR A DISTANCE OF 1986.68 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E/2 NE/4 NE/4 NW/4); THENCE NORTH 89°29'51" EAST ALONG THE SOUTHERLY LINE OF SAID E/2 NE/4 NE/4 NW/4 FOR A DISTANCE OF 300.82 FEET TO A POINT, SAID POINT BEING 30.00 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH 0°25'55" WEST AND PARALLEL WITH SAID EASTERLY LINE FOR A DISTANCE OF 412.23 FEET TO A POINT, SAID POINT BEING 250.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION; THENCE NORTH 89°29'47" EAST AND PARALLEL WITH SAID NORTHERLY LINE, FOR A DISTANCE OF 360.88 FEET TO THE POINT OF BEGINNING.

Basis of Bearings

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

ADS Benchmark

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

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS TWO-HUNDRED TWENTY-THREE (223) LOTS IN NINE (9) BLOCKS AND SEVEN (7) RESERVE AREAS
73.79 ACRES (3,214,198 SQUARE FEET)

CERTIFICATE OF APPROVAL

CITY PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

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

MAYOR OR VICE MAYOR

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

CITY MANAGER

UTILITY CONTACTS

WATER CREEK COUNTY RWD #2 2425 W. 121st St. S. Jenks, OK 74037 918-299-4448	AEP PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK, 74119 1-888-216-3523
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK, 74127 918-834-8000	SEWER CITY OF BIXBY 116 W NEEDLES, P.O. BOX 70 BIXBY, OK 74008 918-366-4430
AT&T 800-464-7928	

FLOODPLAIN

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FIRM PANEL 40143C0429L DATED 10/16/2012

Conceptual Utility Plan
ALDERWOOD ESTATES

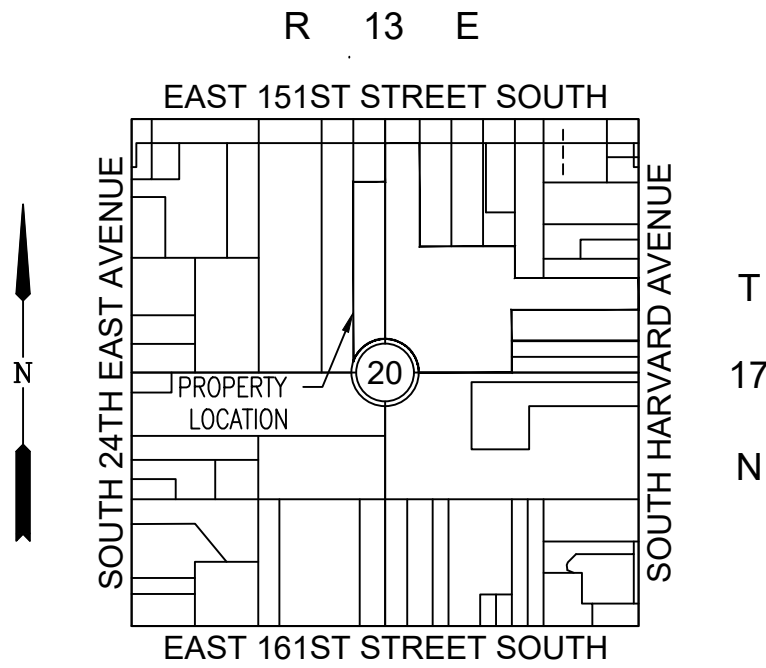
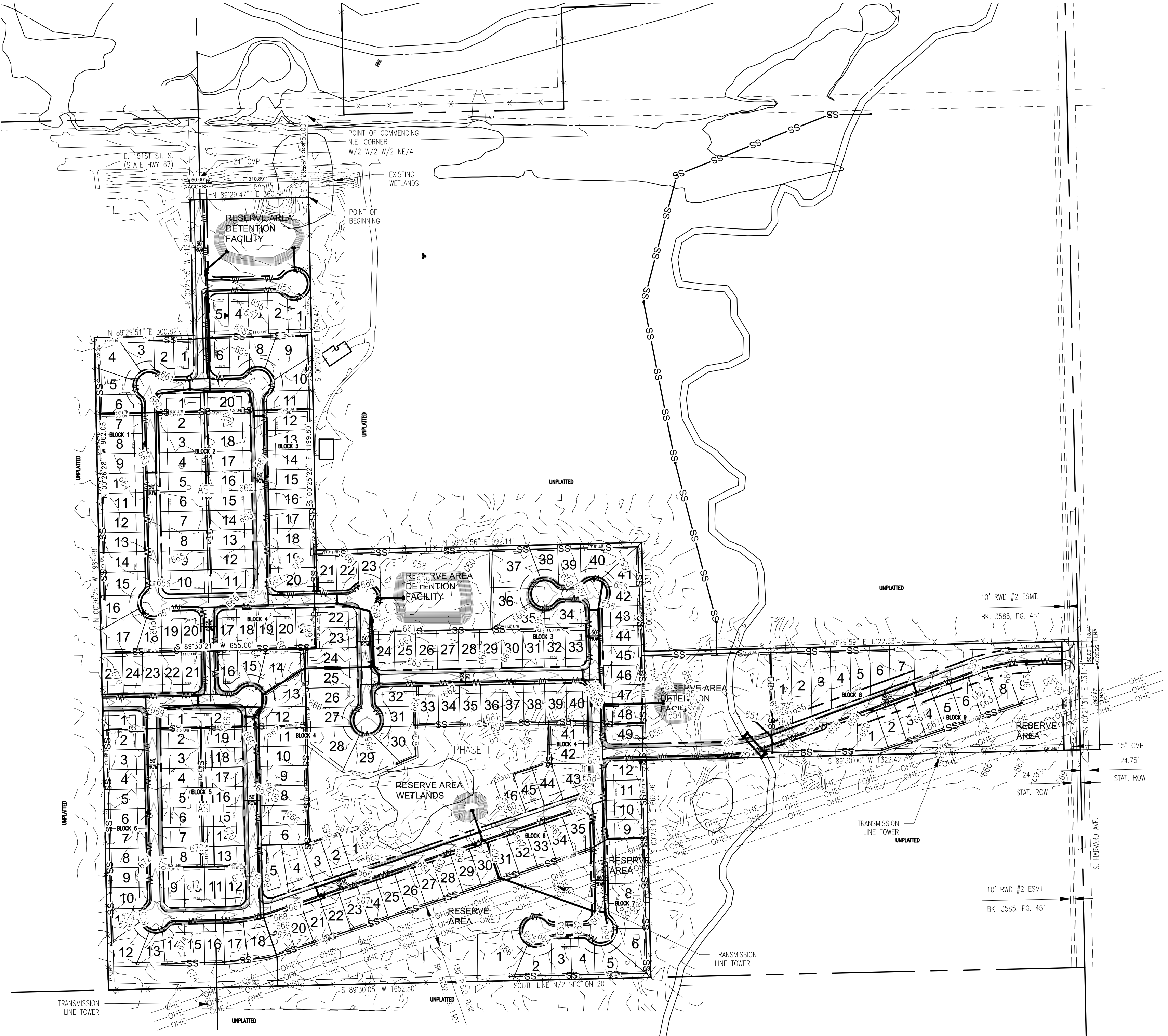
A SUBDIVISION TO THE
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 AND THE NE/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
222 LOTS, 9 BLOCKS, 7 RESERVES

Owner / Developer

15400 HARVARD, L.L.C.
8086 S. YALE AVENUE
TULSA, OK. 74136

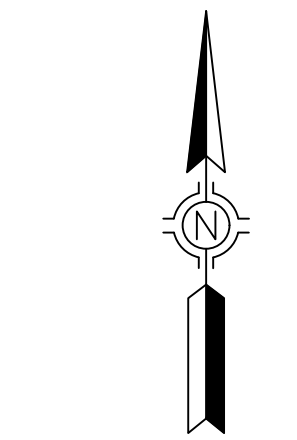
Engineer/Surveyor

THE SCHEMMER ASSOCIATES, LLC
10820 EAST 45TH ST. SUITE 307
TULSA, OK 74146
PHONE: (918) 394-1500
FAX: (918) 369-6876
C.A. #5964 EXPIRES JUNE 30, 2023
BWATSON@SCHEMMER.COM



Location Map

SCALE: 1"=2000'



Scale: 1"=200'



Legend

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

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

ALDERWOOD ESTATES

Sheet 1 of 5

Date Prepared: October 26, 2022

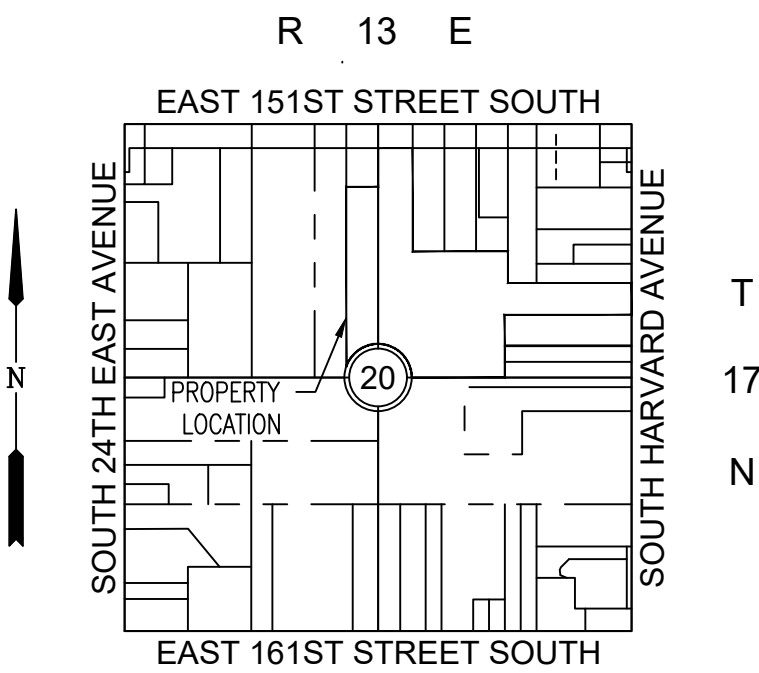
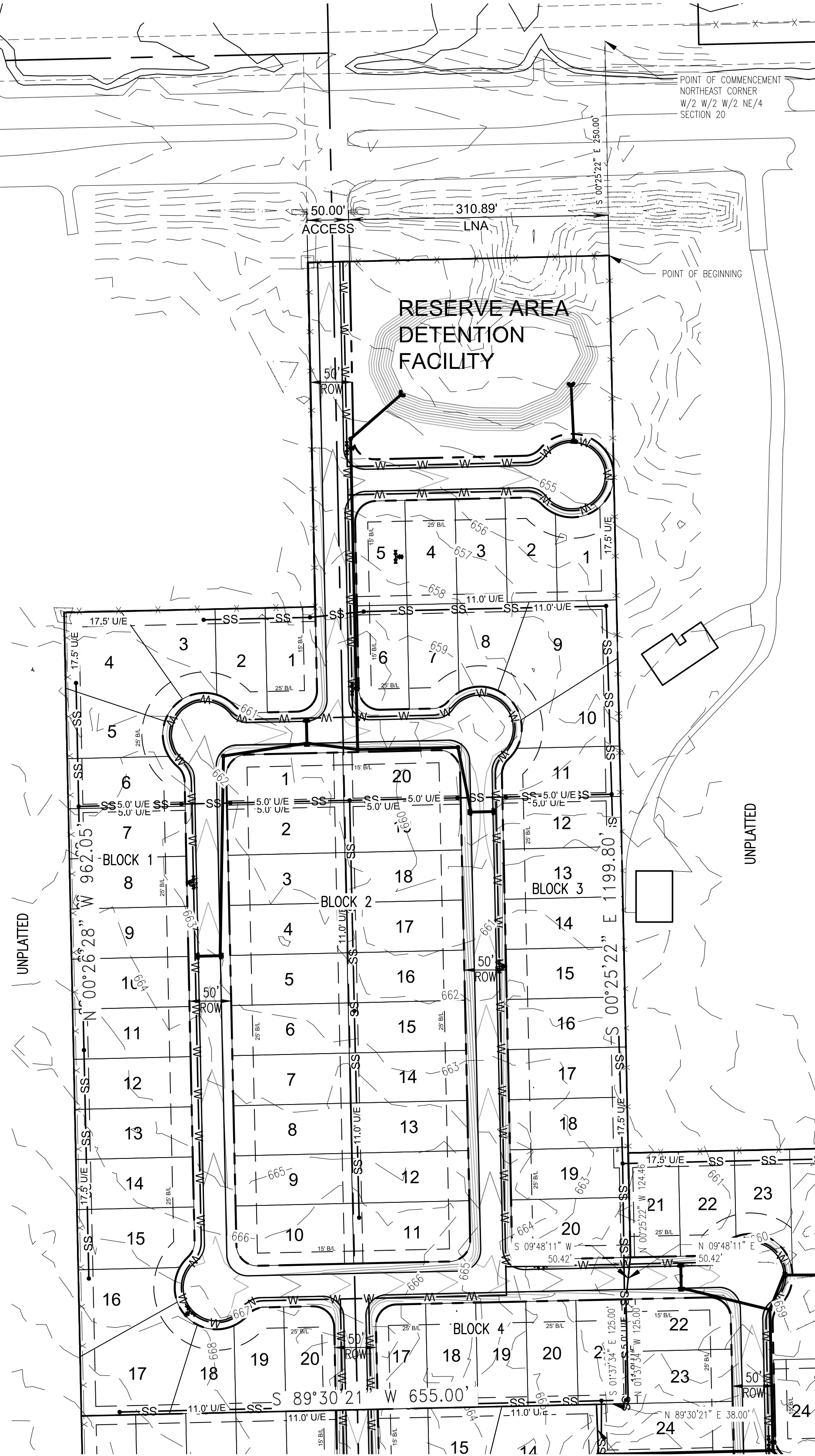
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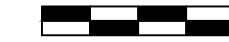
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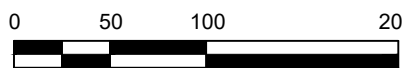


Location Map

SCALE: 1"=2000'



Scale: 1"=100'



Legend

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

Conceptual Utility Plan

ALDERWOOD ESTATES

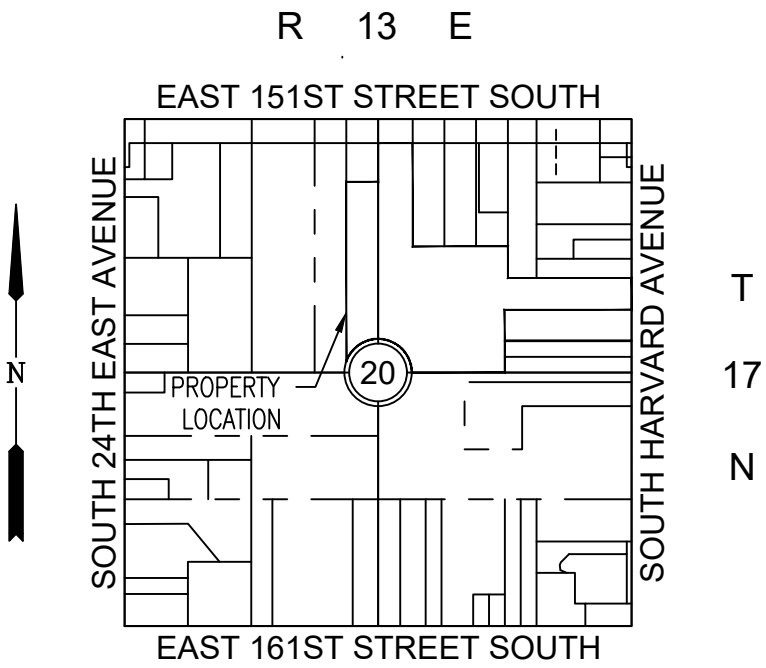
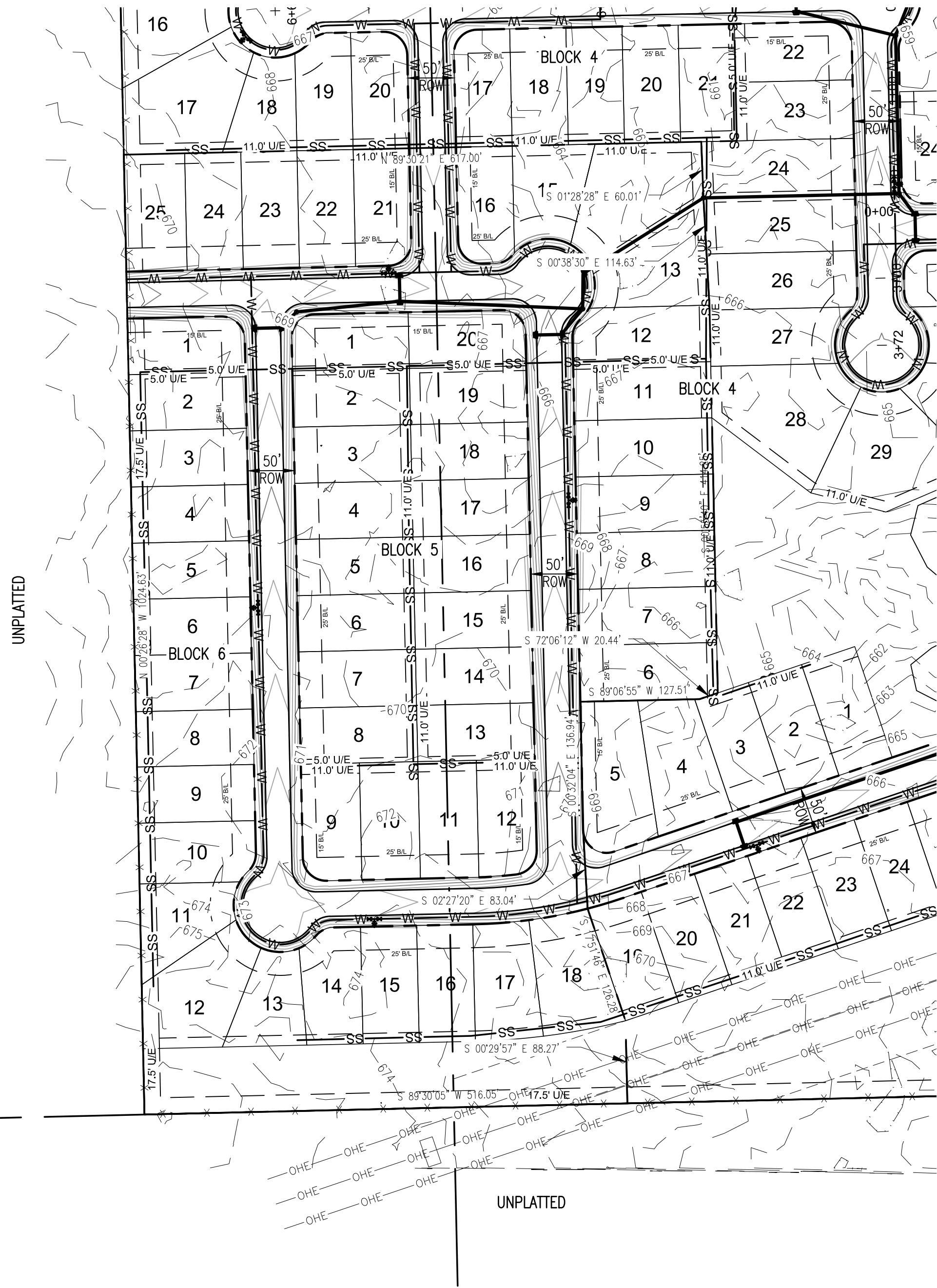
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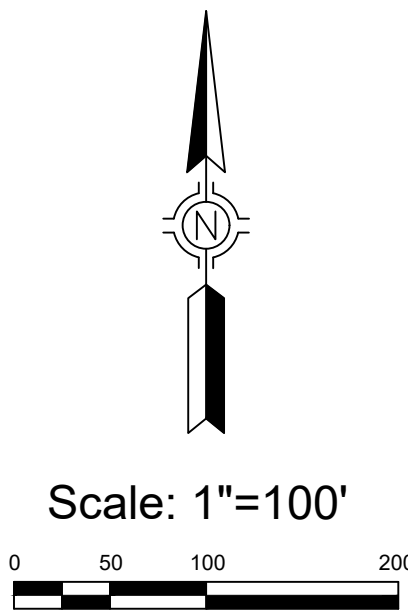
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Location Map

SCALE: 1"=2000'



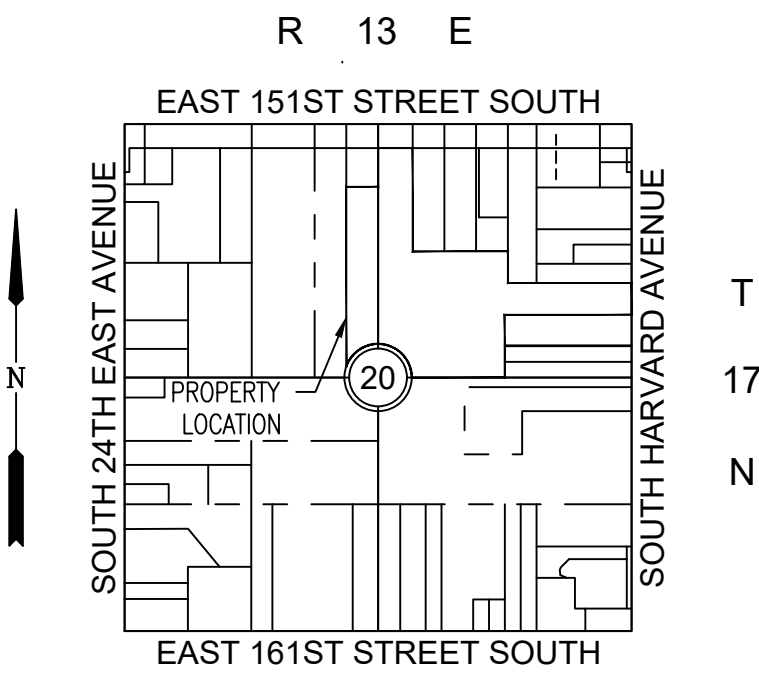
Legend

B/L BUILDING LINE
LNA LIMITS OF NO ACCESS
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F/L/E FENCE & LANDSCAPE EASEMENT
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Conceptual Utility Plan

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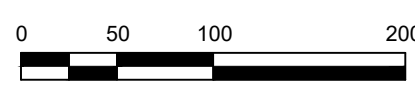


Location Map

SCALE: 1"=2000'



Scale: 1"=100'



Legend

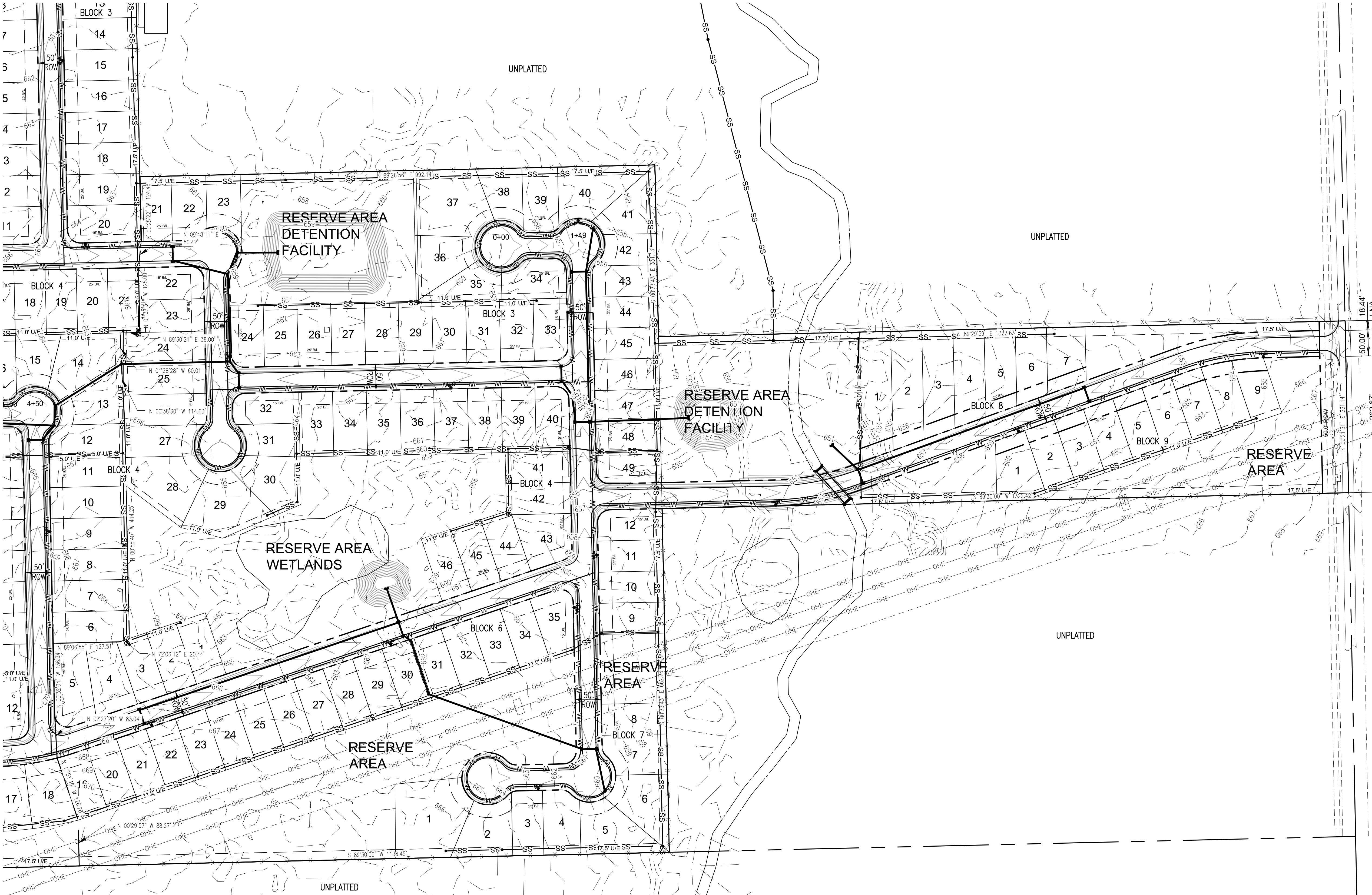
- B/L BUILDING LINE
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U/E UTILITY EASEMENT

Owner / Developer

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Engineer/Surveyor

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PHONE: (918) 394-1500
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C.A. #5964 EXPIRES JUNE 30, 2023
BWATSON@SCHEMMER.COM





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, December 12, 2022
Name: The Preserve
RE: The Preserve – Preliminary Plat (BXPT-22.18)
Planned Unit Development (BXPUD-22.05)
Location: Northeast corner of 171st Street South and South Sheridan Road
STR: Section 26, Township 17N, Range 13E
Applicant: Tanner Consulting, LLC

Site Stats:

Acres: 160 +/-	Min. Lot Width: 55' to 90'	DU/acre: 3.58
Number of Lots: 321 v. 375 Lots	Number of Blocks: 19	Reserve Areas: 6

Reserve Lots Development Area:

Min. Lot Type Ratio: 5% of PUD	Min. Lot Width: 90 Ft.	Min. Livable Space Per DU: 4,000 Sq. Ft.
Max. Lot Type Ratio: N/A	Min. Lot Size: 12,000 Sq. Ft.	Min. Dwelling Size: 2,500 Sq. Ft.

Estates Lots Development Area:

Min. Lot Type Ratio: 15% of PUD	Min. Lot Width: 70 Ft.	Min. Livable Space per DU; 4,000 Sq. Sf.
Max. Lot Type Ratio: N/A	Min. Lot Size: 9,500 Sq. Ft.	Min. Dwelling Size: 2,200 Sq. Ft.

Villas Lots Development Area:

Min. Lot Type Ratio: 0% of PUD N/A	Min. Lot Width: 60 Ft.	Min. Livable Space per DU: 4,000 Sq. Ft.
Max. Lot Type Ratio: 70% of PUD	Min. Lot Size: 6,900 Sq. Ft.	Min. Dwelling Size: 1,650 Sq. Ft.

Cottage Lots Development Area (Gated):

Min. Lot Ratio: 0% of PUD N/A	Min. Lot Width: 55 Ft.	Min. Livable Space per DU: 2,500 Sq. Ft.
Max. Lot Type Ratio: 15% of PUD	Min. Lot Size: 5,500 Sq. Ft.	Min. Dwelling Size: 1,500 Sq. Ft.

Request:

Tanner Consulting, LLC, is requesting Preliminary Plat approval for The Preserve.

Existing Zoning; Use:

Residential Single-family (RS-3); (BXPUD 22.05)

Abutting Zoning; Use:

North: (AG) Agriculture, Single Family Dwelling

East: (AG) Agriculture, Vacant and Un-platted

South: (AG) Agriculture, Single Family Dwellings

West: (AG) Agriculture, Vacant and Un-platted

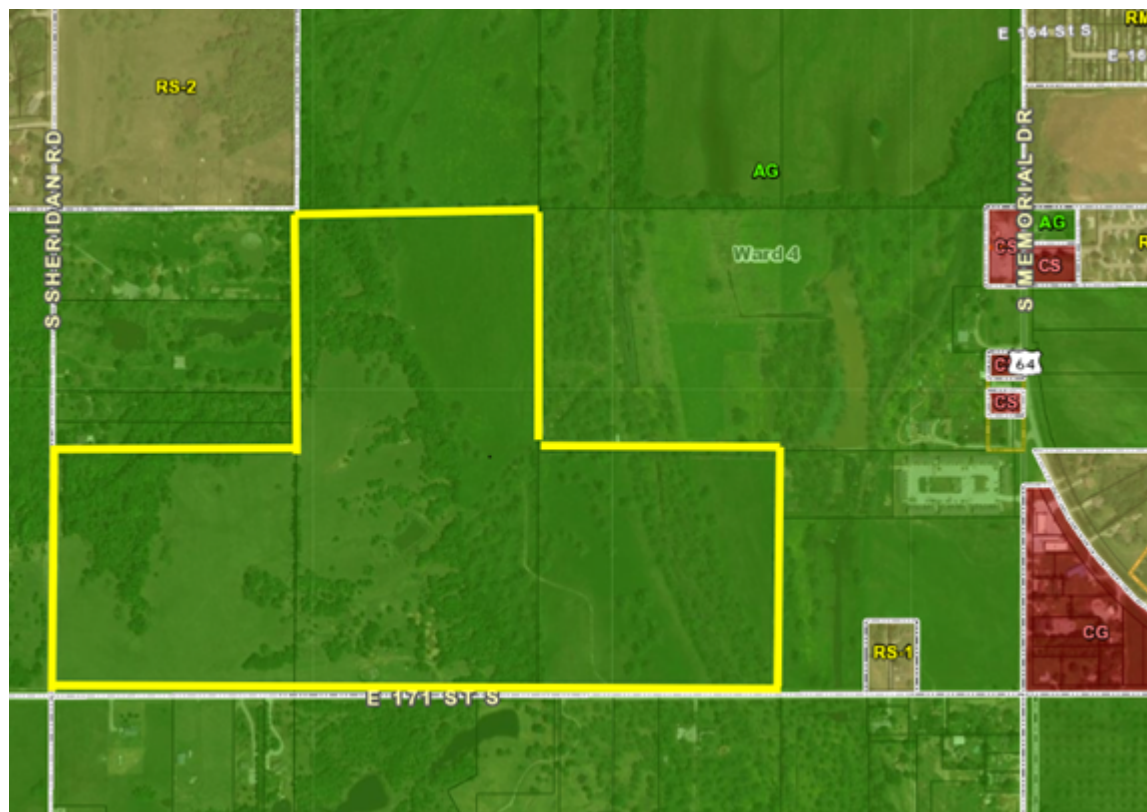


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Preliminary Plat. The proposed development is consistent with development patterns on adjacent and surrounding properties for this development. The overall development concept shall be in accordance with Planned Unit Development (BXPUD-22.05).

Utilities/Site Area:

Water: 8' is running North/South along Sheridan Road
8' is running East/West along 171st Street

Sanitary Sewer: The nearest gravity sanitary sewer is an 8" located at the Northwest corner (NW/c) of Lot 1, Block 1, Hadlee Manor

Storm water: The site will be included in the Snake Creek master drainage plan being prepared at this time.

Planning Review Comments:

- Correct plat to reflect accurate number of lots (321 v. 375)
- Add Street names to the plat
- On the north end of Block 2, provide adequate turn-around at the end of the street or will the street be used at a later date to complete the road.

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

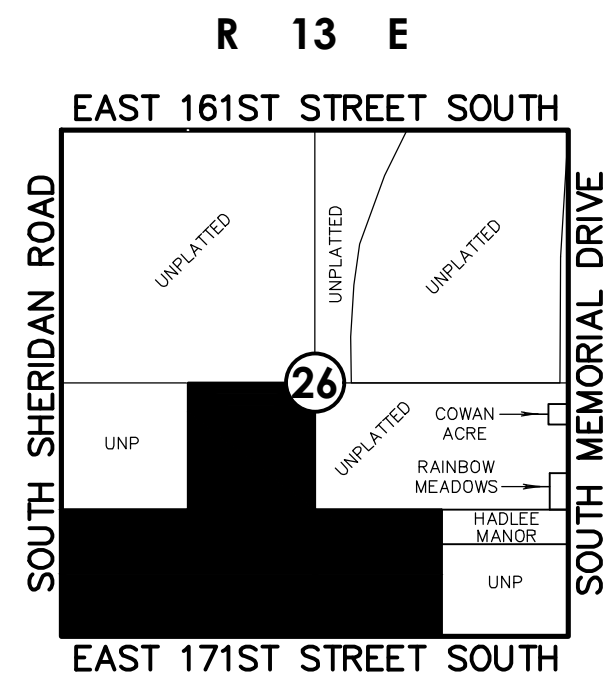
Public Comments: No comments have been received at time of writing. Plats are not noticed.

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 Tanner Consulting, LLC

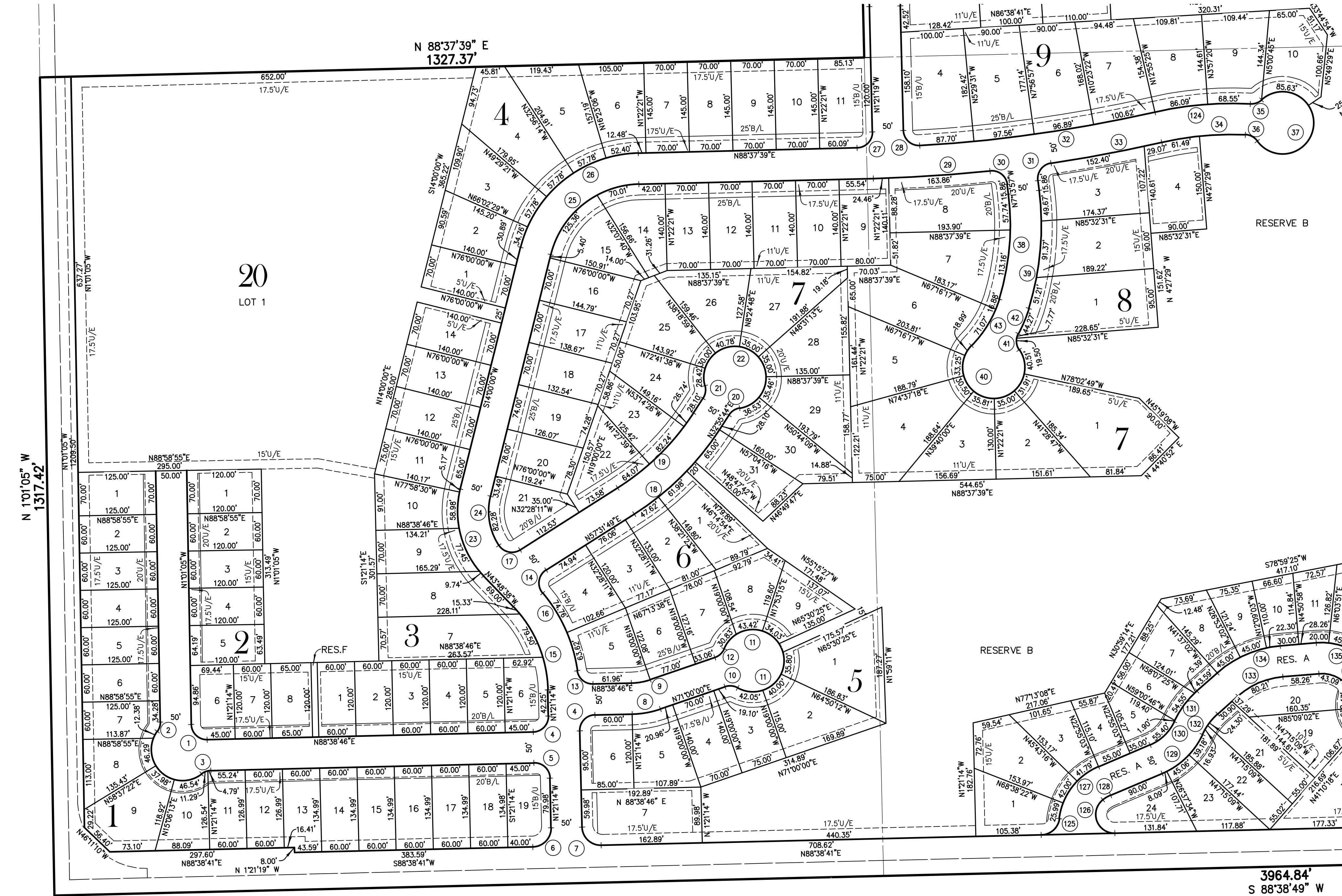


Location Map
Scale: 1"= 200'

SUBDIVISION CONTAINS:
THREE HUNDRED TWENTY-ONE (321) LOTS
IN EIGHTEEN (18) BLOCKS
WITH SIX (6) RESERVES
GROSS SUBDIVISION AREA: 159.768 ACRES

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).
3. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
4. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH SHERIDAN ROAD AND EAST 175TH STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
5. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY



Preliminary Plat

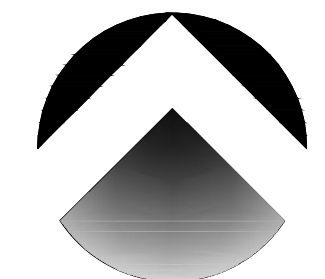
BXPUD-22.05

OWNER:
**Precision Project
Management, Inc.**
CONTACT: AMY SHELTON
9128 South Braden Avenue, Suite 201
Tulsa, Oklahoma 74137
Phone: (918) 970-6102

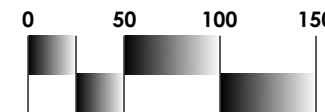
THE PRESERVE

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) AND ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) AND ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-SIX (26) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

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



NORTH



Scale: 1"= 100'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY
BK PG	EASEMENT
CB	BOOK & PAGE
CD	CHORD BEARING
CL	CHORD DISTANCE
CL	CENTERLINE
A	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOVT	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1334	ADDRESS ASSIGNED
o	FOUND MONUMENT
•	SET MONUMENT (SEE NOTE 2)

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBCRG(CB)	CHORDDIS(CD)
1	39.42'	25.00'	90°20'09"	N46°11'10"W	35.46'
2	16.09'	25.00'	36°52'12"	N17°25'00"E	15.81'
3	16.09'	25.00'	36°52'12"	N70°12'40"E	15.81'
4	39.27'	25.00'	90°00'00"	N43°38'46"E	35.36'
5	39.27'	25.00'	90°00'00"	N46°21'14"W	35.36'
6	47.12'	30.00'	89°59'55"	N43°38'44"E	42.43'
7	47.12'	30.00'	90°00'05"	N46°21'16"W	42.43'
8	46.20'	150.00'	17°38'46"	N79°49'23"E	46.01'
9	30.80'	100.00'	17°38'46"	N79°49'23"E	30.68'
10	21.03'	25.00'	48°11'23"	N84°54'19"W	20.41'
11	241.19'	50.00'	276°22'46"	N19°00'00"W	66.67'
12	21.03'	25.00'	48°11'23"	N46°54'19"E	20.41'
13	36.29'	25.00'	83°09'41"	N49°46'24"W	33.18'
14	42.52'	25.00'	97°26'15"	N8°48'41"E	37.57'
15	148.20'	200.00'	42°27'24"	N22°34'56"W	144.83'
16	138.38'	250.00'	31°42'53"	N24°03'00"W	136.62'
17	38.98'	25.00'	89°19'34"	N77°48'24"W	35.15'
18	194.60'	450.00'	24°46'37"	N45°19'03"E	193.09'
19	173.05'	400.00'	24°47'16"	N45°19'22"E	171.70'
20	21.03'	25.00'	48°11'23"	N57°01'26"E	20.41'
21	21.03'	25.00'	48°11'23"	N8°50'03"E	20.41'
22	241.19'	50.00'	276°22'46"	N57°04'16"W	66.67'
23	151.35'	150.00'	57°48'38"	N14°54'19"W	145.01'
24	82.28'	100.00'	47°08'37"	N9°34'19"W	79.98'
25	195.37'	150.00'	74°37'39"	N51°18'49"E	181.85'
26	260.50'	200.00'	74°37'39"	N51°18'49"E	242.47'
27	39.26'	25.00'	89°58'58"	N43°38'10"E	35.35'
28	40.11'	25.00'	91°55'41"	N47°19'09"W	35.95'
29	188.31'	2325.00'	4°38'26"	N86°18'26"E	188.26'
30	38.74'	25.00'	88°46'51"	N51°37'22"W	34.98'
31	38.74'	25.00'	88°46'51"	N37°09'29"E	34.98'
32	382.78'	2275.00'	9°38'25"	N81°53'47"E	382.33'
33	181.47'	2325.00'	4°28'20"	N79°18'45"E	181.43'
34	135.47'	500.00'	15°31'25"	N84°50'18"E	135.06'
35	19.78'	25.00'	45°20'24"	N70°30'55"E	19.27'
36	22.46'	25.00'	51°28'43"	N61°39'38"W	21.71'
37	241.06'	50.00'	276°14'00"	N5°57'43"E	66.76'
38	170.90'	400.00'	24°28'45"	N5°00'26"E	169.60'
39	192.26'	450.00'	24°28'45"	N5°00'26"E	190.80'
40	225.99'	50.00'	258°57'37"	N84°59'35"W	77.18'
41	27.28'	25.00'	62°30'49"	N3°12'59"W	25.94'
42	44.27'	235.00'	10°47'37"	N22°38'37"E	44.20'
43	87.96'	185.00'	27°14'25"	N30°52'01"E	87.13'
44	99.63'	250.00'	22°49'58"	N10°03'40"E	98.97'
45	119.67'	300.00'	22°51'19"	N10°04'21"E	118.88'
46	38.09'	25.00'	87°17'23"	N65°01'16"E	34.51'
47	41.06'	25.00'	94°05'43"	N25°32'51"W	36.60'
48	115.30'	300.00'	22°01'17"	N82°20'40"W	114.59'
49	90.58'	250.00'	20°45'36"	N82°58'31"W	90.09'
50	181.22'	450.00'	23°04'26"	N75°06'28"E	180.00'
51	132.30'	500.00'	15°09'36"	N79°03'53"E	131.91'
52	222.12'	50.00'	254°32'02"	N10°50'16"E	79.58'
53	29.07'	25.00'	66°37'12"	N75°12'19"W	27.46'
54	133.08'	250.00'	30°30'00"	N36°45'00"E	131.52'
55	159.70'	300.00'	30°30'00"	N36°45'00"E	157.82'
56	39.27'	25.00'	90°00'00"	N83°00'00"W	35.36'
57	39.27'	25.00'	90°00'00"	N7°00'00"E	35.36'
58	21.03'	25.00'	48°11'23"	N13°54'19"W	20.41'
59	21.03'	25.00'	48°11'23"	N62°05'41"W	20.41'
60	241.19'	50.00'	276°22'46"	N52°00'00"E	66.67'
61	219.91'	700.00'	18°00'00"	N43°00'00"E	219.01'
62	115.43'	750.00'	8°49'07"	N47°35'27"E	115.32'
63	45.74'	25.00'	104°49'07"	N84°24'33"W	39.62'
64	29.40'	25.00'	67°22'09"	N1°41'05"E	27.73'
65	36.91'	25.00'	84°35'41"	N8°17'50"W	33.65'
66	44.81'	25.00'	102°41'51"	N85°20'55"E	39.05'
67	43.27'	150.00'	16°31'41"	N42°19'50"W	43.12'
68	16.12'	100.00'	9°14'09"	N38°41'05"W	16.10'
69	21.03'	25.00'	48°11'23"	N58°09'42"W	20.41'
70	241.19'	50.00'	276°22'46"	N55°55'00"E	66.67'
71	21.03'	25.00'	48°11'23"	N9°58'19"W	20.41'
72	238.28'	250.00'	54°36'36"	N61°18'18"E	229.36'
73	43.20'	25.00'	99°00'00"	N83°30'00"E	38.02'
74	46.51'	25.00'	106°36'06"	N6°18'03"E	40.09'
75	101.26'	200.00'	29°00'31"	N74°06'21"E	100.18'
76	39.27'	25.00'	90°00'00"	N43°36'36"E	35.36'
77	16.09'	25.00'	36°52'12"	N72°57'18"W	15.81'
78	142.89'	50.00'	163°44'23"	N43°36'36"E	98.99'
79	16.09'	25.00'	36°52'12"	N19°49'30"W	15.81'
80	39.27'	25.00'	90°00'00"	N77°00'00"W	35.36'
81	39.27'	25.00'	90°00'00"	N13°00'00"E	35.36'
82	241.19'	50.00'	276°22'46"	N32°00'00"W	66.67'
83	21.03'	25.00'	48°11'23"	N82°05'41"E	20.41'
84	21.03'	25.00'	48°11'23"	N33°54'19"E	20.41'
85	104.72'	400.00'	15°00'00"	N39°30'00"W	104.42'
86	117.81'	450.00'	15°00'00"	N39°30'00"W	117.47'
87	94.36'	175.00'	30°53'40"	N16°33'10"W	93.22'
88	121.32'	225.00'	30°53'40"	N16°33'10"W	119.86'
89	39.27'	25.00'	90°00'00"	N43°53'40"E	35.36'
90	39.27'	25.00'	90°00'00"	N46°06'20"W	35.36'
91	130.02'	100.00'	74°29'48"	N53°51'26"W	121.05'
92	65.01'	50.00'	74°29'48"	N53°51'26"W	60.53'
93	94.02'	350.00'	15°23'28"	N24°18'16"W	93.74'
94	107.45'	400.00'	15°23'28"	N24°18'16"W	107.13'
95	138.70'	300.00'	26°29'25"	N14°21'03"W	137.47'
96	115.59'	250.00'	26°29'25"	N14°21'03"W	114.56'
97	46.07'	25.00'	105°35'46"	N25°12'07"E	39.83'
98	32.97'	25.00'	75°33'21"	N64°13'20"W	30.63'
99	16.09'	25.00'	36°52'12"	N83°33'54"W	15.81'
100	36.65'	25.00'	84°00'00"	N36°00'00"E	33.46'
101	137.65'	50.00'	157°44'23"	N36°00'00"E	98.12'
102	16.09'	25.00'	36°52'14"	N24°26'05"W	15.81'
103	174.53'	400.00'	25°00'00"	N18°30'00"W	173.15'
104	196.35'	450.00'	25°00'00"	N18°30'00"W	194.80'
105	181.10'	350.00'	29°38'46"	N16°10'37"W	179.08'

OWNER:
**Precision Project
Management, Inc.**
CONTACT: AMY SHELTON
9128 South Braden Avenue, Suite 201
Tulsa, Oklahoma 74137
Phone: (918) 970-6102

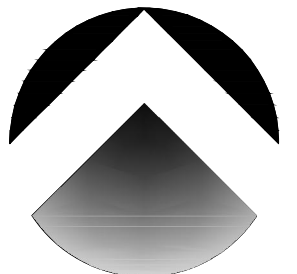
Preliminary Plat

BXPUD-22.05

THE PRESERVE

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) AND ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) AND ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-SIX (26) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

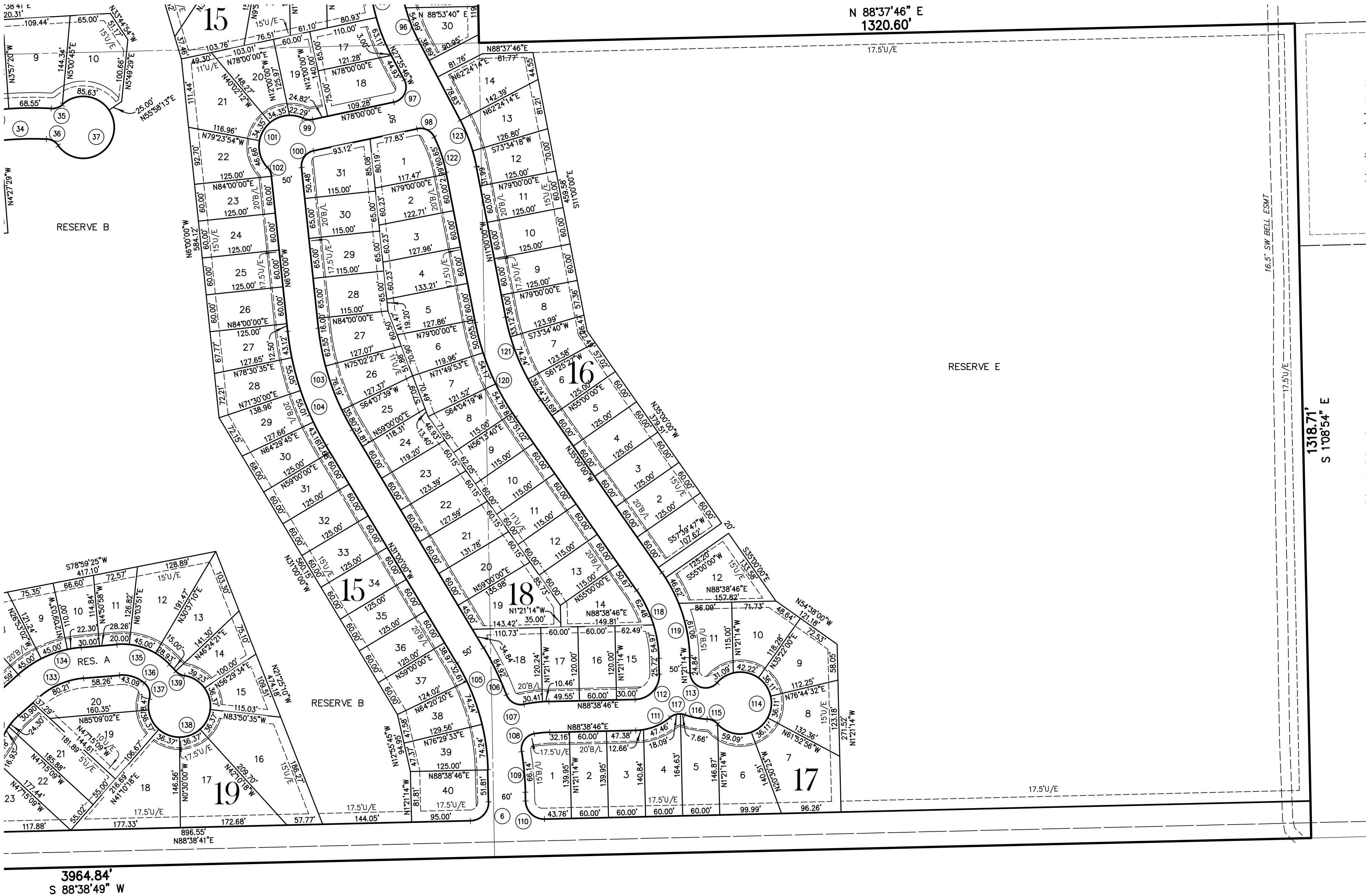
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2023
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Scale: 1"= 100'
Tanner Consulting

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOVT GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1/334 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)





OWNER:
**Precision Project
Management, Inc.**

CONTACT: AMY SHELTON
9128 South Braden Avenue, Suite 201
Tulsa, Oklahoma 74137
Phone: (918) 970-6102

Preliminary Plat

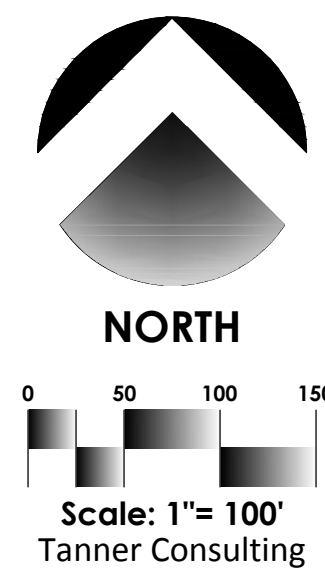
BXPUD-22.05

THE PRESERVE

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) AND ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) AND ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-SIX (26) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
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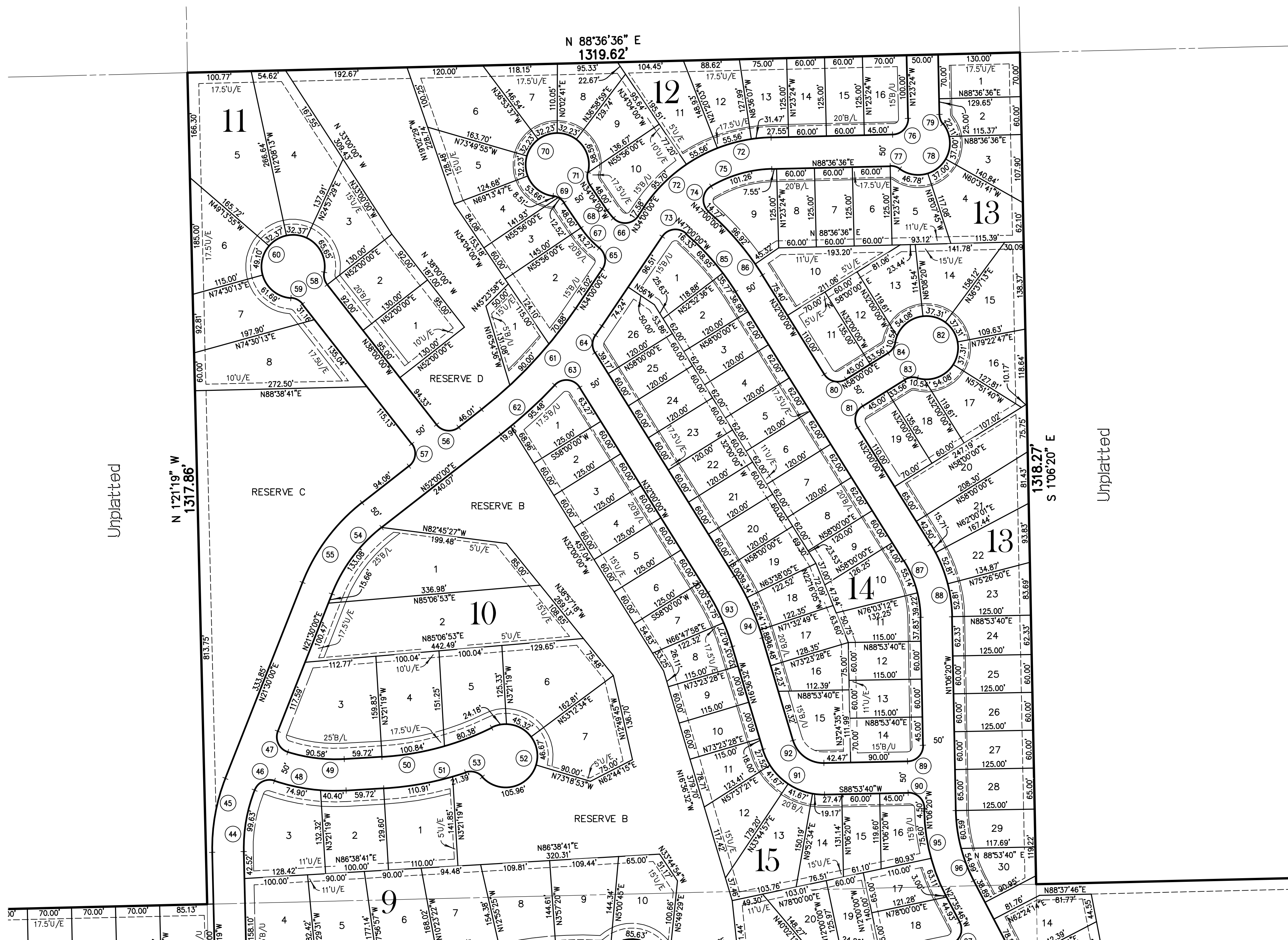


LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOVT	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1/334	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBCG(CB)	CHORDDIS(CD)
106	84.92'	476.39'	10°12'49"	N25°53'35"W	84.81'
107	35.33'	25.00'	80°58'25"	N61°16'23"W	32.46'
108	39.16'	25.00'	89°44'43"	N35°33'52"E	35.28'
109	66.14'	476.39'	7°57'16"	N5°19'52"W	66.08'
110	47.12'	30.00'	89°59'51"	N46°21'10"W	42.43'
111	60.12'	90.00'	38°16'21"	N69°30'35"E	59.01'
112	62.83'	40.00'	90°00'00"	N43°38'46"E	56.57'
113	59.90'	25.00'	137°16'52"	N69°59'40"W	46.57'
114	240.72'	50.00'	275°50'39"	N0°42'46"W	67.01'
115	19.44'	25.00'	44°33'45"	N65°04'19"W	18.96'
116	36.51'	125.00'	16°44'07"	N78°59'09"W	36.38'
117	25.75'	25.00'	59°00'30"	N79°52'40"E	24.62'
118	117.45'	200.00'	33°38'46"	N18°10'37"W	115.77'
119	146.81'	250.00'	33°38'46"	N18°10'37"W	144.71'
120	167.55'	400.00'	24°00'00"	N23°00'00"W	166.33'
121	146.61'	350.00'	24°00'00"	N23°00'00"W	145.54'
122	60.65'	225.00'	15°26'39"	N18°43'20"W	60.47'
123	79.66'	275.00'	16°35'46"	N19°17'53"W	79.38'
124	154.63'	550.00'	16°06'32"	N85°07'51"E	154.13'
125	42.65'	30.00'	81°27'51"	N47°54'46"E	39.15'
126	75.02'	30.00'	143°16'30"	N19°43'04"W	56.94'
127	109.78'	105.00'	59°54'06"	N37°07'54"E	104.84'
128	14.55'	55.00'	15°09'45"	N59°30'04"E	14.51'
129	92.33'	125.00'	42°19'10"	N45°55'21"E	90.24'
130	55.40'	75.00'	42°19'10"	N45°55'21"E	54.15'
131	61.84'	150.00'	23°37'12"	N36°34'22"E	61.40'
132	41.22'	100.00'	23°37'12"	N36°34'22"E	40.93'
133	80.21'	125.00'	36°46'04"	N66°46'00"E	78.85'
134	112.30'	175.00'	36°46'04"	N66°46'00"E	110.38'
135	93.93'	105.00'	51°15'19"	N69°13'18"W	90.83'
136	43.09'	55.00'	44°53'24"	N72°24'15"W	42.00'
137	27.91'	25.00'	63°58'01"	N17°58'33"W	26.48'
138	239.52'	50.00'	274°28'18"	N56°46'19"E	67.90'
139	16.09'	25.00'	36°52'12"	N62°01'45"W	15.81'



DATE OF PREPARATION: October 5, 2022

Preliminary Plat

BXPUD-22.05

THE PRESERVE

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT PRECISION PROJECT MANAGEMENT, INC., AN OKLAHOMA CORPORATION, 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:

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) AND ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) AND ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA;

SAID TRACT CONTAINING 6,959,486 SQUARE FEET OR 159.768 ACRES.

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

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

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

PRECISION PROJECT MANAGEMENT, INC., AN OKLAHOMA CORPORATION, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "THE PRESERVE", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

- 1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE RIGHTS-OF-WAY OF SOUTH SHERIDAN ROAD AND EAST 171ST STREET SOUTH AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AND RESERVE AREAS FOR PRIVATE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
- 2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURES MAY BE LOCATED UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER, OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

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

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

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC STORM SEWER FACILITIES LOCATED ON THEIR LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, OR PUBLIC STORM SEWER FACILITIES. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, OR PUBLIC STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SUCH MAINS OR FACILITIES, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, OR PUBLIC STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, AND/OR MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.

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

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

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

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

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

F. LIMITS OF NO ACCESS

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

G. STORMWATER DRAINAGE AND DETENTION EASEMENTS

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

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

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

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

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

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

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

H. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSES OF PERMITTING OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE BIXBY CITY ENGINEER.

2. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE WITHIN THESE EASEMENTS UNLESS APPROVED BY THE BIXBY CITY ENGINEER, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE BIXBY CITY ENGINEER'S OFFICE.

4. THE OWNER OF THE LOT OR RESERVE AREA CONTAINING THE OVERLAND DRAINAGE EASEMENT SHALL MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT. THE MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING SLOPE MAINTENANCE, REPAIR OF APPURTENANCES, AND REMOVAL OF OBSTRUCTIONS AND SILTATION.

5. IN THE EVENT THE LOT OR RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS AS OUTLINED HEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, THROUGH ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

6. IN THE EVENT THE LOT OR RESERVE AREA OWNER SHOULD FAIL 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 THE LOT OR RESERVE AREA OWNER. SUCH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II - RESERVE AREAS

A. PURPOSE

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

B. RESERVE A

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION WHICH DERIVE ACCESS FROM THE PRIVATE STREETS THEREIN, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM SUCH LOTS IN THE SUBDIVISION AND TO AND FROM THE PUBLIC STREETS WITHIN AND BORDERING THE SUBDIVISION, AND SHALL BE LIMITED TO USE FOR PRIVATE STREETS, FOR PROVIDING PRIVATE STORM SEWER AND DRAINAGE FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES, AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, DECORATIVE ENTRY FEATURES, SIGNAGE, DECORATIVE FENCING, LANDSCAPING, IRRIGATION, AND LIGHTING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV HEREOF) FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION.

2. THE DEVELOPER HEREBY 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 WITHIN RESERVE A AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.

3. THE DEVELOPER, FOR ITSELF AND ITS SUCCESSORS, HEREBY COVENANTS WITH THE CITY OF BIXBY, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, TO:

- A) CONSTRUCT AND MAINTAIN STREETS EXTENDING THE FULL LENGTH OF RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING CITY OF BIXBY DESIGN STANDARDS FOR A MINOR LOCAL RESIDENTIAL PUBLIC STREET.
- B) PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET WITHIN RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL OR EMERGENCY VEHICLE AND SPECIFICALLY ANY FIRE SUPPRESSION VEHICLE.
- C) 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 LICENSED 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 CITY OF BIXBY, OKLAHOMA, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

4. THE DEVELOPER ACKNOWLEDGES, FOR ITSELF AND ITS SUCCESSORS IN TITLE, THAT THE CITY OF BIXBY, OKLAHOMA, SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE STREETS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF CONVEYANCE OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

B. RESERVE B

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

C. RESERVES C, D, E, AND F

RESERVES C, D, E, AND F ARE HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE USES SUCH AS OPEN SPACE, PRIVATE PARK, SIGNAGE, FENCES AND WALLS, LANDSCAPING, IRRIGATION, LIGHTING, AND PASSIVE AND ACTIVE RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA.

D. ALL RESERVE AREAS

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

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

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

Preliminary Plat

BXPUD-22.05

THE PRESERVE

DEED OF DEDICATION & RESTRICTIVE COVENANTS (CONTINUED)

SECTION III - PLANNED UNIT DEVELOPMENT RESTRICTIONS

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

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

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

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

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

A. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA A (ALL OF "THE PRESERVE" EXCEPT BLOCK 20)

GROSS LAND AREA: 6,534,000 SF 150 AC
NET LAND AREA: 6,534,000 SF 150 AC
PERMITTED USES: USE UNIT 6 DETACHED SINGLE-FAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.
MAXIMUM NUMBER OF LOTS: 375
MINIMUM LOT WIDTH †: 55 FT : 90 FT ††
MINIMUM LOT SIZE: 5,500 SF : 12,000 SF ††
MINIMUM LAND AREA PER DWELLING UNIT: 8,400 SF *
MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT **
OFF-STREET PARKING AND YARD COVERAGE: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD WIDTH OR AREA.
MINIMUM LIVABILITY SPACE: 2,500 SF : 4,000 SF *** ††
MINIMUM YARD SETBACKS
FRONT YARD: 20 FT : 25 FT ††
REAR YARD: 15 FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10 FT : 20 FT ††
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-3 DISTRICT
MINIMUM DWELLING SIZE: 1,500 SF : 2,500 SF ††
FIRST FLOOR EXTERIOR MATERIALS: 75% (SEE SECTION III.D.3.)

* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.
** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
*** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.
†† SEE SECTION III.C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS.

B. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA B (BLOCK 20)

DEVELOPMENT AREA B SHALL BE DEVELOPED IN ACCORDANCE WITH THE USE AND DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING.
GROSS LAND AREA: 435,600 SF 10 AC
NET LAND AREA: 435,600 SF 10 AC

C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS

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

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

MINIMUM YARD SETBACKS: **
FRONT YARD: 25 FT
REAR YARD: 20 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:
WHERE REAR YARD BACKS TO SIDE YARD 20 FT
WHERE REAR YARD BACKS TO REAR YARD 15 FT
GARAGE FACING SIDE STREET: 20 FT
MINIMUM DWELLING SIZE: 2,500 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

ESTATE LOTS:
MINIMUM LOT TYPE RATIO: 15% OF PUD
MAXIMUM LOT TYPE RATIO: N/A
MINIMUM LOT WIDTH: 70 FT
MINIMUM LOT SIZE: 9,500 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **
FRONT YARD: 25 FT
REAR YARD: 20 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:
WHERE REAR YARD BACKS TO SIDE YARD 20 FT
WHERE REAR YARD BACKS TO REAR YARD 15 FT
GARAGE FACING SIDE STREET: 20 FT
MINIMUM DWELLING SIZE: 2,200 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

VILLAS LOTS:
MINIMUM LOT TYPE RATIO: N/A
MAXIMUM LOT TYPE RATIO: 70% OF PUD
MINIMUM LOT WIDTH: 60 FT
MINIMUM LOT SIZE: 6,900 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **
FRONT YARD: 20 FT
REAR YARD: 20 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:
WHERE REAR YARD BACKS TO SIDE YARD: 15 FT
WHERE REAR YARD BACKS TO REAR YARD: 10 FT
GARAGE FACING SIDE STREET: 20 FT
MINIMUM DWELLING SIZE: 1,650 SF

* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.

GATED COTTAGE LOTS:
MINIMUM LOT TYPE RATIO: N/A
MAXIMUM LOT TYPE RATIO: 15% OF PUD
MINIMUM LOT WIDTH: 55 FT
MINIMUM LOT SIZE: 5,500 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 2,500 SF *
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 15 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:
WHERE REAR YARD BACKS TO SIDE YARD: 15 FT (NO ATTACHED GARAGE SHALL FACE SIDE STREET)
WHERE REAR YARD BACKS TO REAR YARD: 10 FT (NO ATTACHED GARAGE SHALL FACE SIDE STREET)
MINIMUM DWELLING SIZE: 1,500 SF

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

D. DEVELOPMENT STANDARDS FOR ALL DEVELOPMENT AREAS
1. ACCESS AND CIRCULATION

INTERNAL STREETS SERVING THE PRESERVE WILL BE MINOR RESIDENTIAL STREETS AND ARE PROPOSED TO BE PUBLIC, WITH THE EXCEPTION OF THE GATED COTTAGE LOTS, WHICH SHALL BE SERVED BY PRIVATE, GATED STREETS. AS PHASES DEVELOP, HOWEVER, ALL NEIGHBORHOODS WILL HAVE THE OPTION OF PRIVATE, GATED STREETS, PER THIS PUD. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF BIXBY FOR MINOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO, PRIVATE, GATED STREETS WITH REDUCED RIGHT-OF-WAY WIDTH AND NO SIDEWALKS, OR SIDEWALKS ON ONE SIDE OF THE STREET. ANY DIVIDED BOULEVARD-STYLE STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF BIXBY DURING THE PLATTING STAGE. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE.

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

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

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

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

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

PHASE 1 OF DEVELOPMENT AREA A IS ESTIMATED TO INCLUDE APPROXIMATELY 253 LOTS. CONSTRUCTION OF THE NONRESIDENTIAL USE WITHIN DEVELOPMENT AREA B SHALL COMMENCE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY RESIDENTIAL LOT WITHIN PHASE 2 OF DEVELOPMENT AREA A.

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

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

SECTION IV - PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN THE PRESERVE (THE "PROPERTY OWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE AND DETENTION FACILITIES, ENTRY FEATURES,

LANDSCAPING, AND OTHER COMMON AREAS AND IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS' ASSOCIATION BY THE OWNER/DEVELOPER OR THE ASSOCIATION.

B. MEMBERSHIP

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

C. ASSESSMENT

EACH OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION. ALL UNPAID ASSESSMENTS SHALL BE A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE.

D. ASSOCIATION TO BE BENEFICIARY

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

E. EXPANSION RIGHTS OF THE ASSOCIATION

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

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

A. ENFORCEMENT

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

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I STREETS, EASEMENTS, AND UTILITIES AND SECTION II RESERVE AREAS, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD "BXPUD-22.05" BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY

PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD "BXPUD-22.05" UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION. IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

N WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2023.

PRECISION PROJECT MANAGEMENT, INC.
AN OKLAHOMA CORPORATION

BY: _____
DANIEL RUHL, PRESIDENT

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 _____, 2023, PERSONALLY APPEARED DANIEL RUHL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF PRECISION PROJECT MANAGEMENT, INC. TO THE FOREGOING INSTRUMENT, AS ITS PRESIDENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

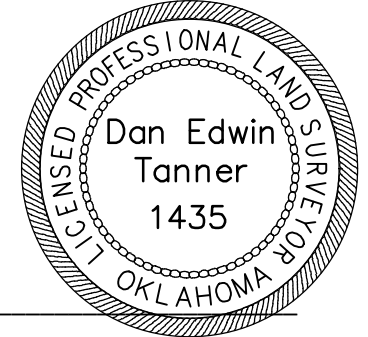
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

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

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2023.

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



STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2023, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

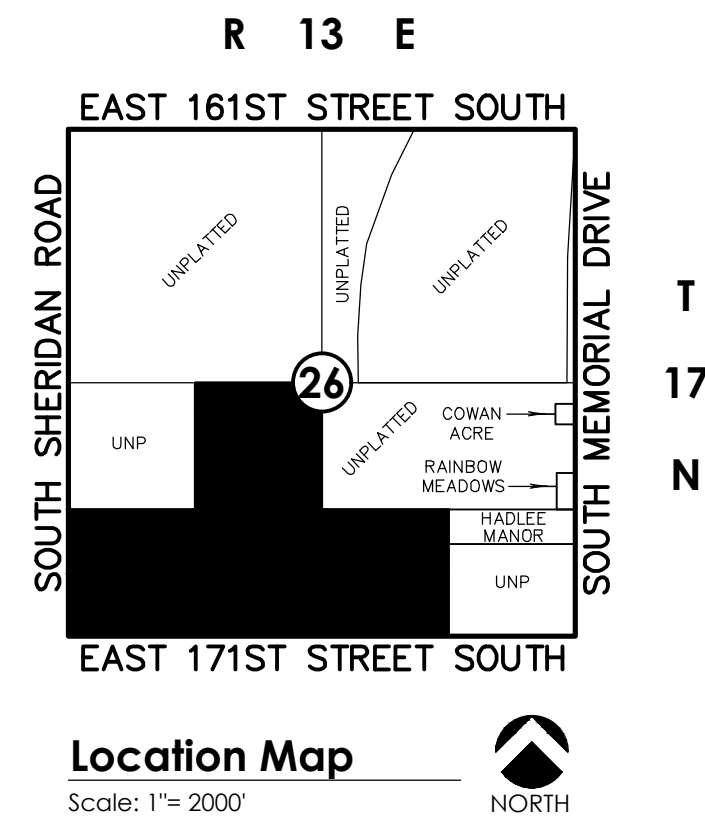
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Conceptual Utility Plan

BXPUD-22.05

THE PRESERVE

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) AND ALL OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) AND ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWENTY-SIX (26) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



SUBDIVISION CONTAINS:

THREE HUNDRED AND TWENTY ONE (321) LOTS
IN EIGHTEEN (18) BLOCKS
WITH SIX (6) RESERVES

GROSS SUBDIVISION AREA: 159.768 ACRES

OWNER:
**Precision Project
Management, Inc.**

CONTACT: AMY SHELTON

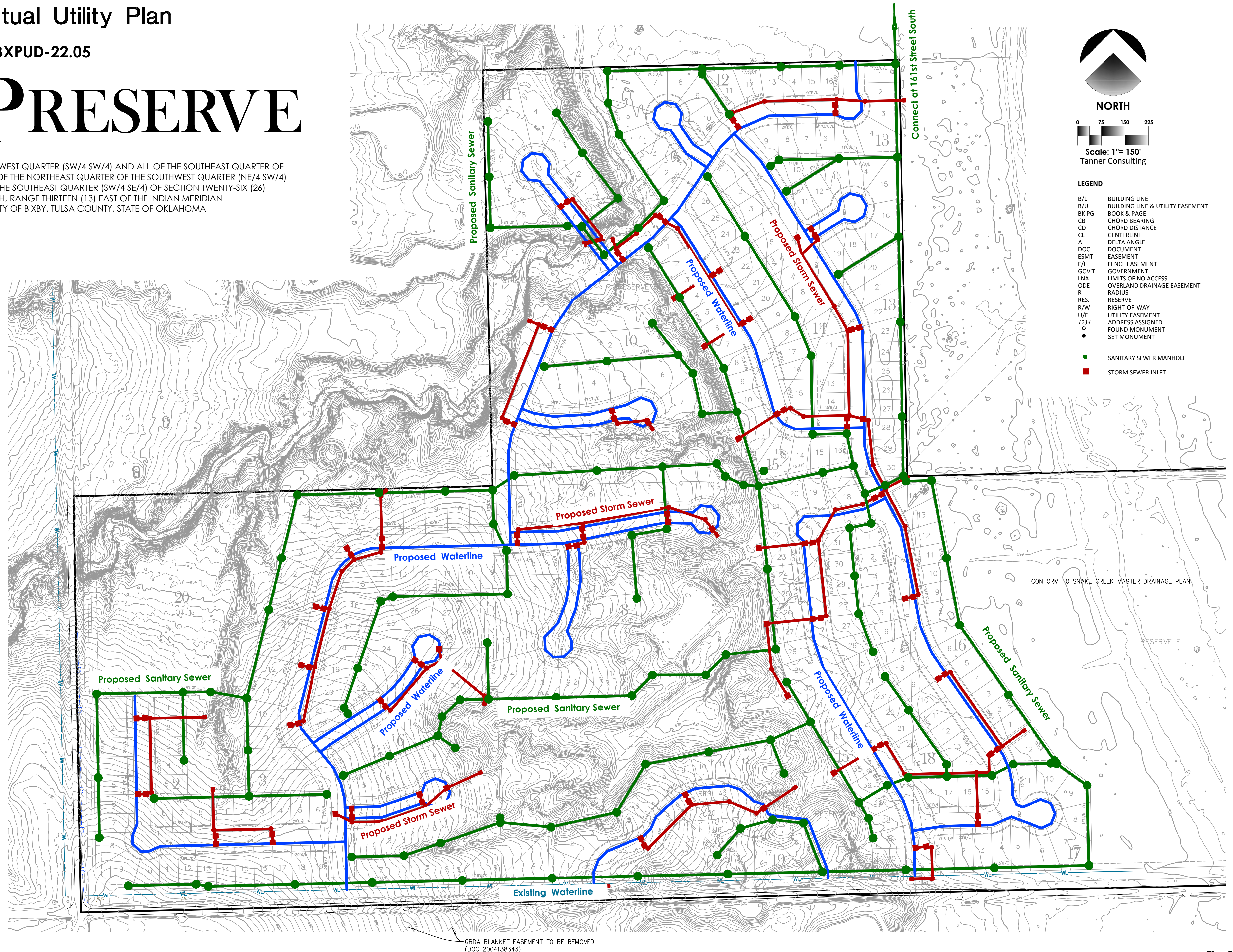
**8 South Braden Avenue, Suite 201
Tulsa, Oklahoma 74137
Phone: (918) 970-6102**

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

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
 - (a) THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83)
3. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
4. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH SHERIDAN ROAD AND EAST 175 STREET SHOWN BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
5. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

DATE OF PREPARATION: October 5, 2022



the Preserve
SHEET 1 OF 1

CITY OF BIXBY

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

Development Services – Engineering Memo

To: Justin Morgan, Tanner Consulting
Erik Enyart, Tanner Consulting

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
OC Walker, Development Services Director
Gwen Plante, Assistant City Planner
Mike Butler, Fire Chief
Nick Flanary, Fire Marshal
File

Date: December 9, 2022

Re: **TAC Comments: BXPT-22.18 The Preserve – Preliminary Plat**

Preliminary Plat Comments:

1. Addresses are not provided by the City of Bixby; re: Notes:, Note 3
2. Access is provided by East 171st Street South; re: Notes: Note 4
3. Include contours
4. Include street labels
5. Include LNA for all yards with B/L less than 25 feet
6. Include LNA along South Sheridan Road and East 171st Street South
7. Label all utility easement widths
8. Unless dedicated as utility easements, rear yard easements adjacent to reserve areas shall be 17.5 feet.
9. Revise label; re: B/U, Lot 4, Block 5
10. Easement widths for utilities laid between houses shall be reviewed during engineering design, and adjusted as necessary based on pipe depth and size.
11. Include B/L of Lot 20, Block 19
12. Multiple utilities placed in reserve areas, but no reserve areas are dedicated as utility easements. Reserve areas will need to be dedicated as utility easements as necessary.
13. For private subdivisions, streets and storm sewers shall be private. Revise Section II.B.4 to include storm sewers.
14. PUD language includes the option for additional subdivisions to be private. Plat language should include language stating subdivisions that choose to be private, shall also have private streets and storm sewer maintenance. Include language within Section II.B.4.
15. In reserve areas, no permanent structure shall be placed within 15 feet of a public waterline, sanitary sewer line or storm sewer line.
16. Turn around needed at end of street; re: Lot 1, Block 1

17. Include street names.
18. Additional 15-foot utility easements along reserve areas and streets requested by utility companies.
19. Private streets to be labeled as utility easements per request of utility companies.

Conceptual Utilities Plan Comments:

20. Provide a valve and flushing hydrant at waterline deadend; re: Lot 1, Block 1
21. Provide a valve and autoflusher at waterline deadend; re: Lot 1, Block 13
22. A recently conducted Freese and Nichols Wastewater Collection Master Report identified capacity concerns for the Ellard Lift Station. An analysis of the existing system will be required in order to ascertain the improvements needed to develop this area.
23. Post-construction discharge from subdivision shall be less than or equal to the pre-construction condition. Review direct discharge onto adjacent property; re: Lot 6, Block 4. Additional discussion will be necessary during design phase to prevent an adverse impact to adjacent properties.





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, December 19, 2022
Name: Quail Creek Office Park
RE: Quail Creek Office Park – Preliminary Plat (BXPT 22.19)
Location: West of East 121st Street South and one-quarter mile West of South Memorial Drive
STR: Section 2, Township 17N, Range 13E
Applicant: The Schemmer Associates Inc.

Site Stats:

Acres: 3.09 +/-	Min. Lot Width: 134 ft.	DU/acre: N/A	Min. Dwelling Sq. Ft: N/A
Number of Lots: 6 Lots	Number of Blocks: 1 Block	Reserve Areas: N/A	Max Bldg. Height: N/A Ft.

Request:

The Schemmer Associates, Inc., is requesting Preliminary Plat approval for Quail Creek Office Park.

Existing Zoning; Use:

Commercial Shopping (CS) together with PUD 76 (Scenic Village Park)

Abutting Zoning; Use:

North: (CG) Commercial Shopping; Vacant
East: (CG) Commercial Shopping; Un-platted; Vacant
South: (CG) Commercial General; South Bixby Business Park; Vacant
West: (CG) Commercial General; Office Space; Vacant

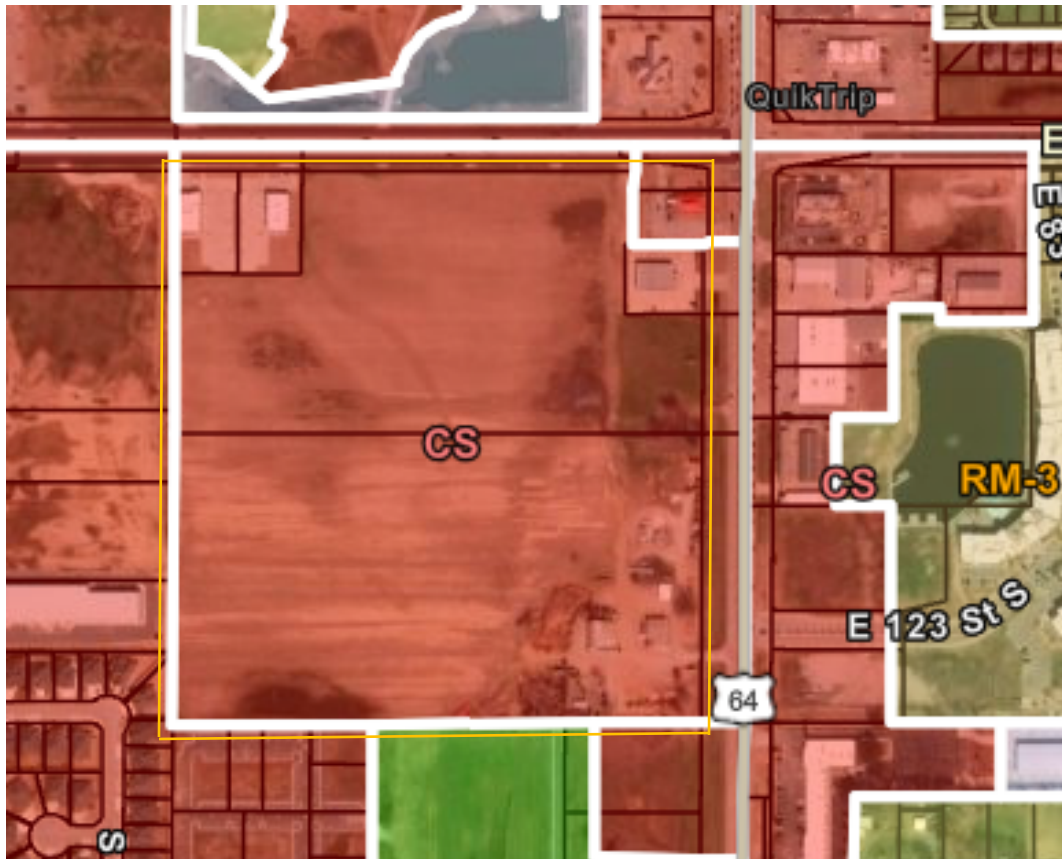


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Preliminary Plat. The proposed development is consistent with development patterns on adjacent and surrounding properties and this is the final phase of this development.

Utilities/Site Area:

Sanitary Sewer:

There is an existing 8" sanitary sewer line located on the Southwest portion of the property.

Water:

There is an existing 12' waterline located on the North side of 121st Street South and there is an 8" waterline that is located along Memorial Drive on the West side of the street.

Planning Review Comments:

1. Place street names on all proposed street layout
2. Provide a 70-degree sight triangle at all ingress and egress points to the subdivision
3. Provide names of all abutting subdivisions
4. Incorporate ground elevations on the plat to two-inch contours

5. Provide street names on the plat (proposed and existing street)

Engineering Review Comments:

- No Engineering comments have been received at the time of writing.

Public Comments:

- No comments have been received at the time of writing.

Staff Comments:

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

Attachments:

Figure 1: City of Bixby Zoning Map

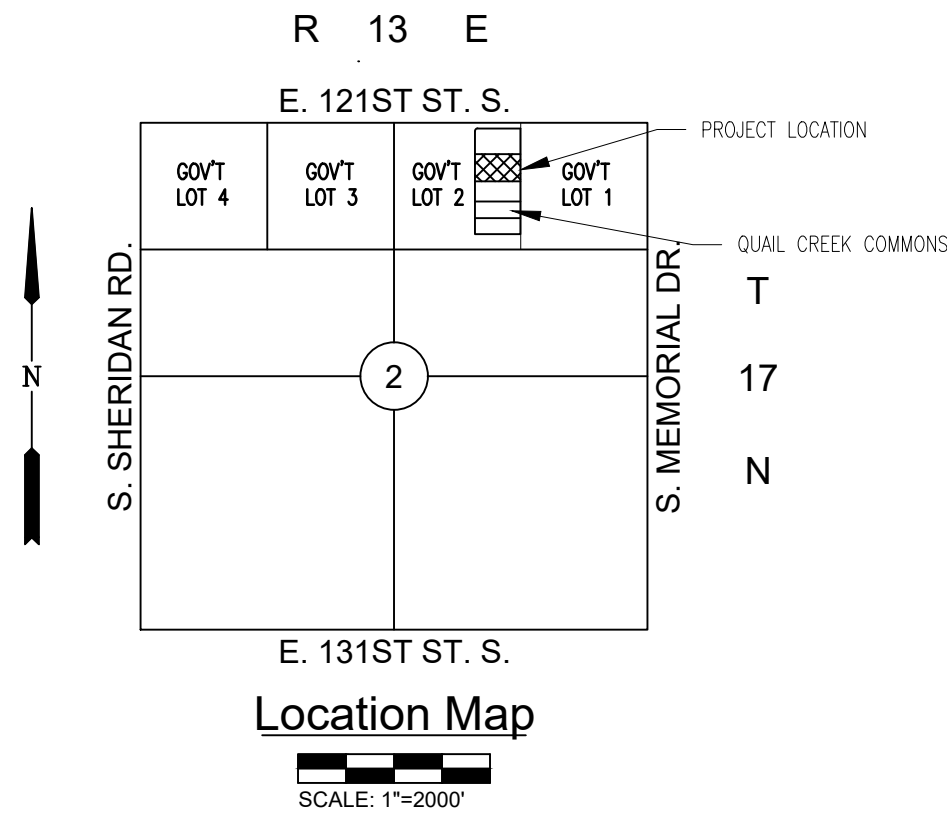
Exhibit A: Preliminary Plat by Engineered by The Schemmer Associates, Inc.

QUAIL CREEK OFFICE PARK

Owner / Developer
BRUMBLE DEVELOPEMENT GROUP, L.L.C.
5014 EAST 101ST STRRET SOUTH - SUITE 102
TULSA, OK. 74137

A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 OF THE NE/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
6 LOTS, 1 BLOCK

Engineer/Surveyor
THE SCHEMMER ASSOCIATES, LLC
10820 EAST 45TH ST. SUITE 307
TULSA, OK 74146
PHONE: (918) 394-1500
FAX: (918) 369-6876
C.A. #5964 EXPIRES JUNE 30, 2023



Land Summary

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOT ONE (1), BLOCK ONE (1), QUAIL CREEK COMMONS, A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA RECORDED AS PLAT #6819, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS;
THENCE S 00°59'22" E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 266.67 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 00°59'22" E ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 283.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS;
THENCE S 88°46'02" W ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS A DISTANCE OF 474.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS;
THENCE N 01°13'58" W ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, QUAIL CREEK COMMONS A DISTANCE OF 283.33 FEET;
THENCE N 88°46'02" E A DISTANCE OF 475.66 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.09 ACRES, MORE OR LESS.
SAID TRACT IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

Basis of Bearings

THE EAST LINE OF LOT ONE (1), BLOCK (1), QUAIL CREEK COMMONS, A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA RECORDED AS PLAT #6819 IN THE OFFICE OF THE TULSA COUNTY CLERK
S 00°59'22" E (PER THIS SURVEY)

ADS Benchmark

AERIAL DATA SERVICE MONUMENT: TC04
DESCRIPTION OF STATION:
ALUMINUM CAP SET IN CONCRETE. IT IS 32.8 FEET WEST OF THE SOUTH SHERIDAN ROAD CENTERLINE, 28.40 FEET SOUTH OF THE CENTERLINE OF THE ENTRANCE TO THE WASTEWATER FACILITY, 24.9 FEET NORTHWEST OF A WATER METER ACCESS COVER

HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD 1988
NORTHING: 365364.097 ELEV: 611.16
EASTING: 2589400.445

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK
3.09 ACRES (134,600 SQUARE FEET)

CERTIFICATE OF APPROVAL

CITY PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

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

MAYOR OR VICE MAYOR

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

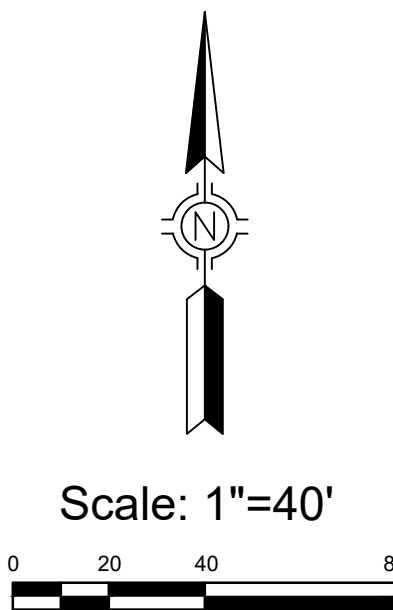
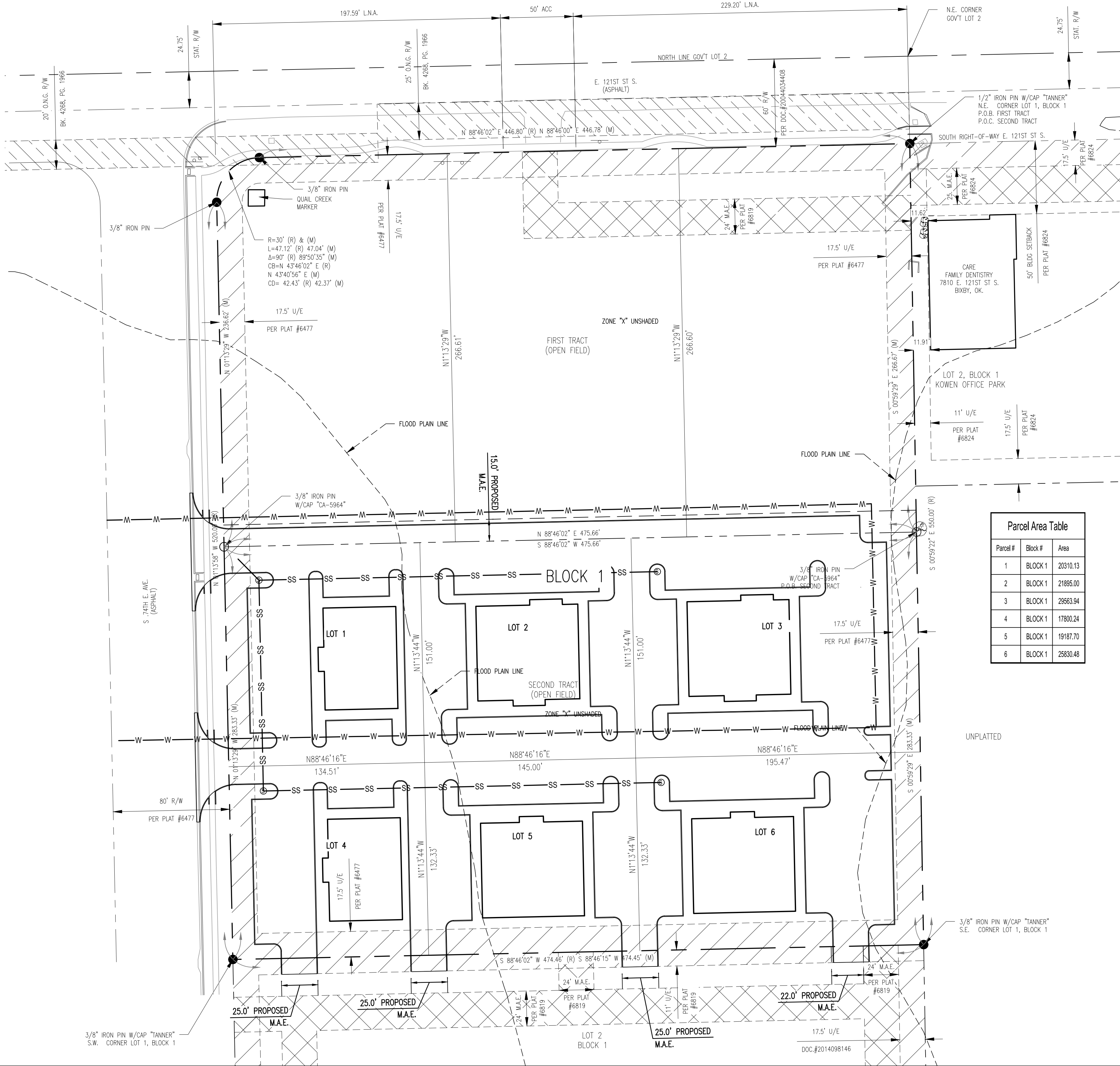
CITY MANAGER

UTILITY CONTACTS

TULSA CITY WATER & SEWER 175 E. 2ND ST. TULSA, OK 74103 918-596-9488	AEP PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK, 74103 1-888-216-3523	COX COMMUNICATIONS 201 N. BOULDER AVE. TULSA, OK, 74103 1-918-215-2290
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK, 74127 918-834-8000	SEWER CITY OF BIXBY 116 W NEEDLES, P.O. BOX 70 BIXBY, OK 74008 918-366-4430	BIXBY TELEPHONE 15502 S. MEMORIAL DR. BIXBY, OK 74008 918-366-8000

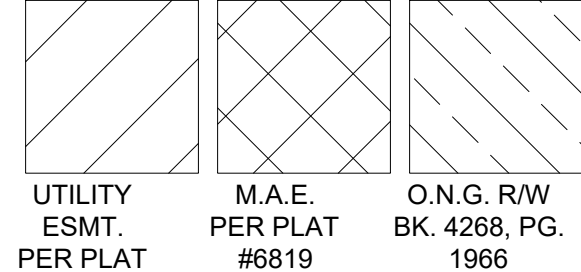
FLOODPLAIN

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FIRM PANEL 40143C0432L DATED 10/16/2012



LEGEND

- SUBJECT PROPERTY LIMITS
- - - LOT LINE
- - - SECTION LINE
- - - FLOOD PLAIN LINE
- - - EASEMENT LINE
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- DECIDUOUS TREE
- FOUND PROPERTY CORNER (AS NOTED)
- SET PROPERTY CORNER (AS NOTED)
- (R) - RECORDED
- (M) - MEASURED
- P.O.C. - POINT OF BEGINNING
- P.O.B. - POINT OF COMMENCEMENT
- M.A.E. - MUTUAL ACCESS EASEMENT
- L.N.E. - LIMITS OF NO ACCESS
- ACC - LIMITS OF ACCESS
- DGCI - DOUBLE GRATE CURB INLET
- RCF - REINFORCED CONCRETE PIPE
- FL - FLOWLINE
- U/E - UTILITY EASEMENT
- R/W - RIGHT-OF-WAY



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED PER ONE-CALL LOCATE TICKET #22090814363256 AND SHOWN FROM OBSERVED FIELD SURVEY INFORMATION AND RECORD LOCATIONS PROVIDED BY THOSE COMPANIES RESPONDING TO SAID LOCATE TICKET. SCHEMMER MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SCHEMMER GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SCHEMMER FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH MAY OCCUR FROM THE USE OF THE UTILITY INFORMATION PROVIDED HEREON. CONTACT "CALL OKIE" (1-800-522-6543) PRIOR TO ANY EXCAVATION ON THIS SITE.

Parcel #	Block #	Area
1	BLOCK 1	20310.13
2	BLOCK 1	21095.00
3	BLOCK 1	29563.94
4	BLOCK 1	17800.24
5	BLOCK 1	19187.70
6	BLOCK 1	25830.48

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

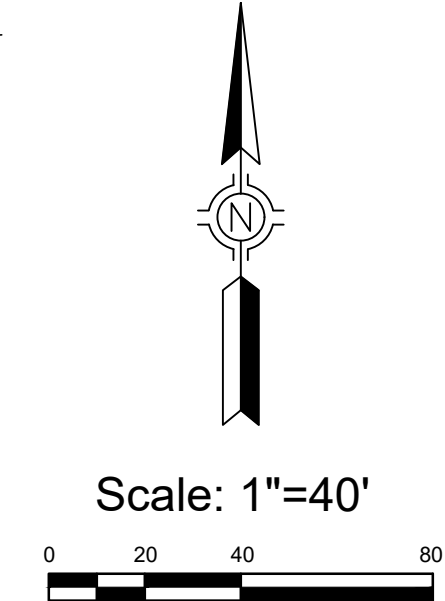
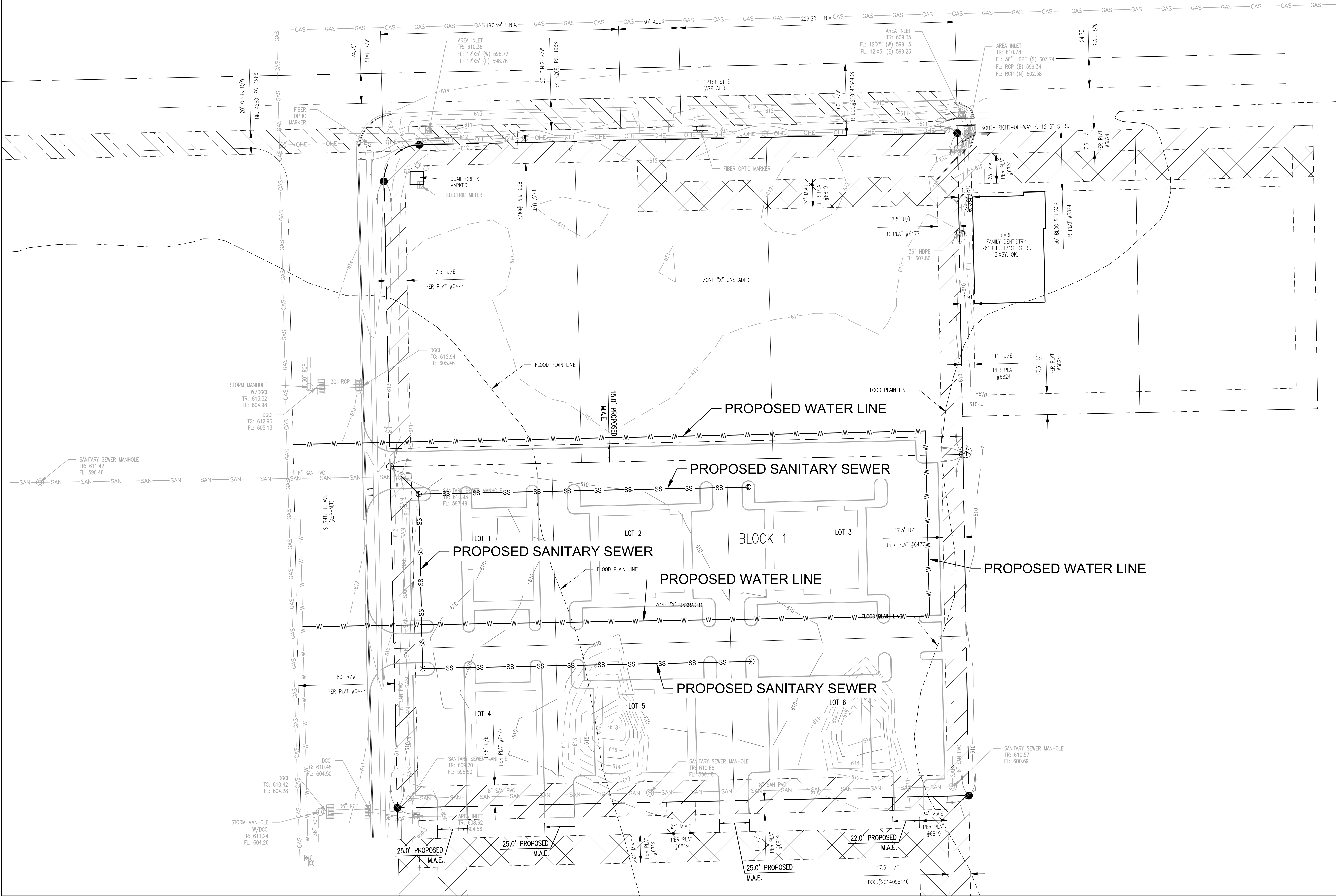
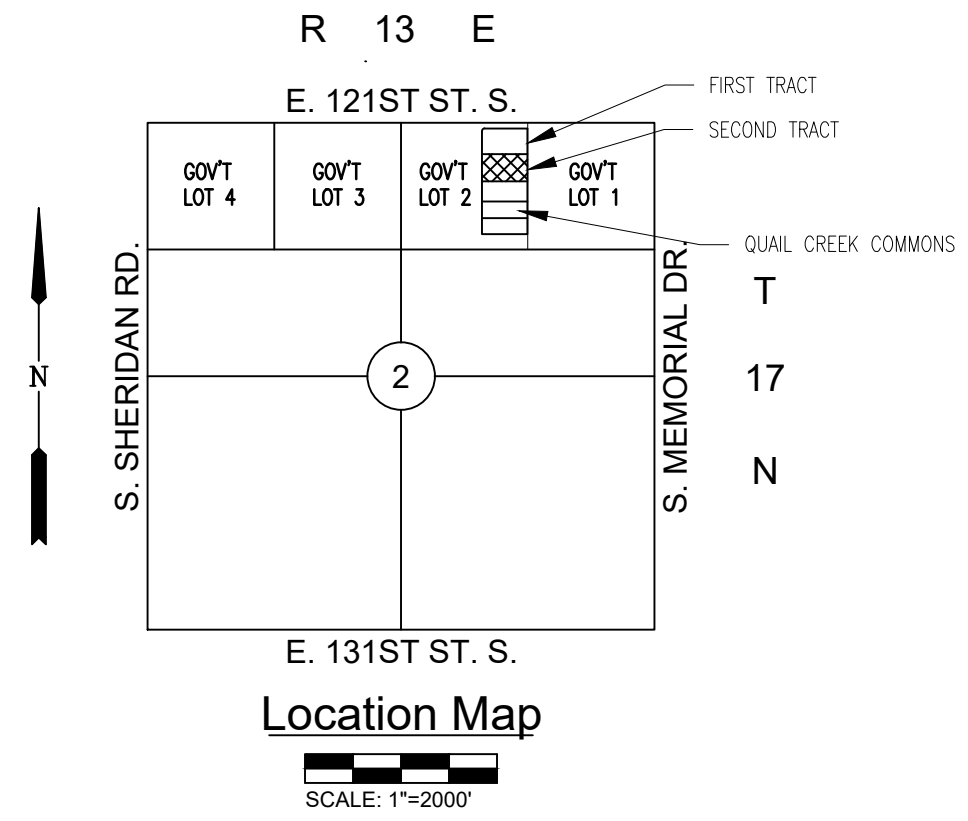
CONCEPTUAL UTILITY PLAN

QUAIL CREEK OFFICE PARK

Owner / Developer
BRUMBLE DEVELOPEMENT GROUP, L.L.C.
5014 EAST 101ST STRRET SOUTH - SUITE 102
TULSA, OK. 74137

A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE NW/4 OF THE NE/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
6 LOTS, 1 BLOCK

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- ### LEGEND
- - - - - SUBJECT PROPERTY LIMITS
 - - - - - LOT LINE
 - - - - - SECTION LINE
 - - - - - MAJOR CONTOUR
 - - - - - MINOR CONTOUR
 - - - - - EASEMENT LINE
 - - - - - SANITARY SEWER LINE
 - - - - - OVERHEAD ELECTRIC LINE
 - - - - - WATER LINE
 - - - - - GAS LINE
 - - - - - PROPOSED STORM SEWER
 - - - - - PROPOSED WATER LINE
 - - - - - PROPOSED SANITARY SEWER
 - - CORNERS FOUND (AS NOTED)
 - - CORNERS SET (AS NOTED)
 - ⊕ - WATER VALVE
 - ⊙ - YARD LIGHT
 - ⊕ - METER (AS NOTED)
 - ⊕ - FIRE HYDRANT
 - ⊕ - STORM SEWER MANHOLE
 - ⊕ - SANITARY SEWER MANHOLE
 - ⊕ - SIGN
 - ⊕ - AREA INLET
 - ⊕ - DECIDUOUS TREE



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

Staff Report

To: City of Bixby, Planning Commission
From: O.C. Walker, Development Service Director/City Planner
Date: Monday, December 19, 2022
Name: 161st and Memorial
RE: Planned Unit Development (BXPUD-21.11), Major Amendment No. 1
Location: Southwest corner of East 161st Street South and South Memorial Drive, Bixby, Oklahoma
STR: Section 26, Township 17N, Range 13E
Applicant: Tanner Consulting, LLC

Request:

For the approval of the Planned Unit Development (BXPUD-21.11), Major Amendment No. 1 with no change to the current zoning of Commercial General Density (CG) and Single Family (RS-3).

Description:

161st and Memorial is a mixed-use Planned Unit Development (PUD) of 122.180 acres. This project proposes a variety of uses, with commercial areas centered at the intersection transitioning to a gated cottage house community, transitioning to a detached single-family neighborhood. As planned, the generous open space areas necessary for storm-water drainage and detention will doubly serve as liner parks with sidewalks and/or trails connecting each of the neighborhoods. Streets and pedestrian access ways, consisting of sidewalks and/or trails, will connect the entire village and create a walkable, cohesive neighborhood.

Site Stats:

Acres: 122.180 +/-	Min. Lot Width: 55 ft.	Max. Nonresidential Bldg. Floor Area: 10,000 Sq. Ft.
Max. # D/U: 204	Min. Land Area per D/U: N/A	Min. Lot Size: 5,500 Sq. Ft.

Request:

Tanner Consulting, LLC is requesting a Major Amendment to Planned Unit Development (BXPUD – 21.11), Major Amendment No. 1. The subject property is zoned Residential Single-Family (RS-3) and Commercial Shopping (CS).

Existing Zoning; Use:

Residential Single-Family (RS-3); and Commercial Shopping (CS) and BXPUD – 21.11; Vacant

Abutting Zoning; Use:

North: (AG) Agriculture; Vacant

(CS) Commercial Shopping (CS); Vacant

East: (AG) Agriculture; Vacant

(CH) Commercial Shopping; Vacant

(RMH) Residential Manufactured Home; Mobile Home Park

South: (AG) Agriculture; Vacant

West: (AG) Agriculture; Vacant



Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Major Amendment to Planned Unit Development (BXPUD 21.11), 161st and Memorial redevelopment project. Tanner and Consultants would like to request a Major Amendment changes as follows:

- In case the number of lots in the Development Area B from 204 Lots to 225 Lots
- Provide a mixture of lot widths that range from 55' to 60' wide lots
- Development Area A is Use Unit 16 self-storage with specific design standards to ensure superior quality and explicitly allow with the PUD
- A model home to be used as temporary sales office with temporary expanded parking pad
- Use unit 15 (CS) Commercial Shopping Center District Excluded uses: dry cleaners/laundry
- Use Unit 16 shall allow self-storage, in addition to golf, Frisbee golf, tennis, and water slide uses and outdoor recreation and amusement activities
- Northeast corner of Use Unit 20, and uses customarily accessory to permitted uses. Excluded uses: all uses classified as "sexually oriented" within the City of Bixby Zoning Code
- Provide a minimum two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard

No building permit shall be issued within Development Area A until a site plat has been submitted to and approved by the City of Bixby staff as being in compliance with this PUD. Use unit 16 Self Storage shall not exceed 50% of the gross land area or 50% of the street frontage of the Development A. Shall be screened along Development Area C.

Utilities/Site Area:

- There is a 12" water main and a 12" gravity sanitary sewer main running North/South on the East side of Memorial Drive.
- There is an 8" water main running North /South on the West side of South Memorial Drive located at the Northeast corner of the property
- There is a 12" water main running East/West on the North side of East 161st Street South and it crosses to the Southwest corner of the intersection
- There is a 21" sanitary sewer main running East/West on the South side of East 161st Street South

Planning Review Comments:

1. Any use which abuts a residential development and is accessed between the hours of ten o'clock (10:00 p.m.) and seven o'clock (7:00 a.m.)
2. For separation there shall be screened by the erection and maintenance of an eight (8') screening wall made of masonry, masonry-like product, stucco, stone, concrete tilt-up panels or some combination thereof
3. Provide a 15' utility easement for all front yards, not the proposed 14' UE.

Engineering Review Comments: Please see Engineering Comments dated December 6, 2022.

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

Staff Comments:

1. Staff supports Planning Commission's recommendation for approval of the requested Planned Unit Development (PUD), Amendment No. 1, with Planning and Engineering comments implemented to the Plat before moving to Council.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: 161st and Memorial PUD Booklet

CITY OF BIXBY

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

Development Services – Engineering Memo

To: OC Walker, Development Services Director

From: Justin Dowd, City Engineer

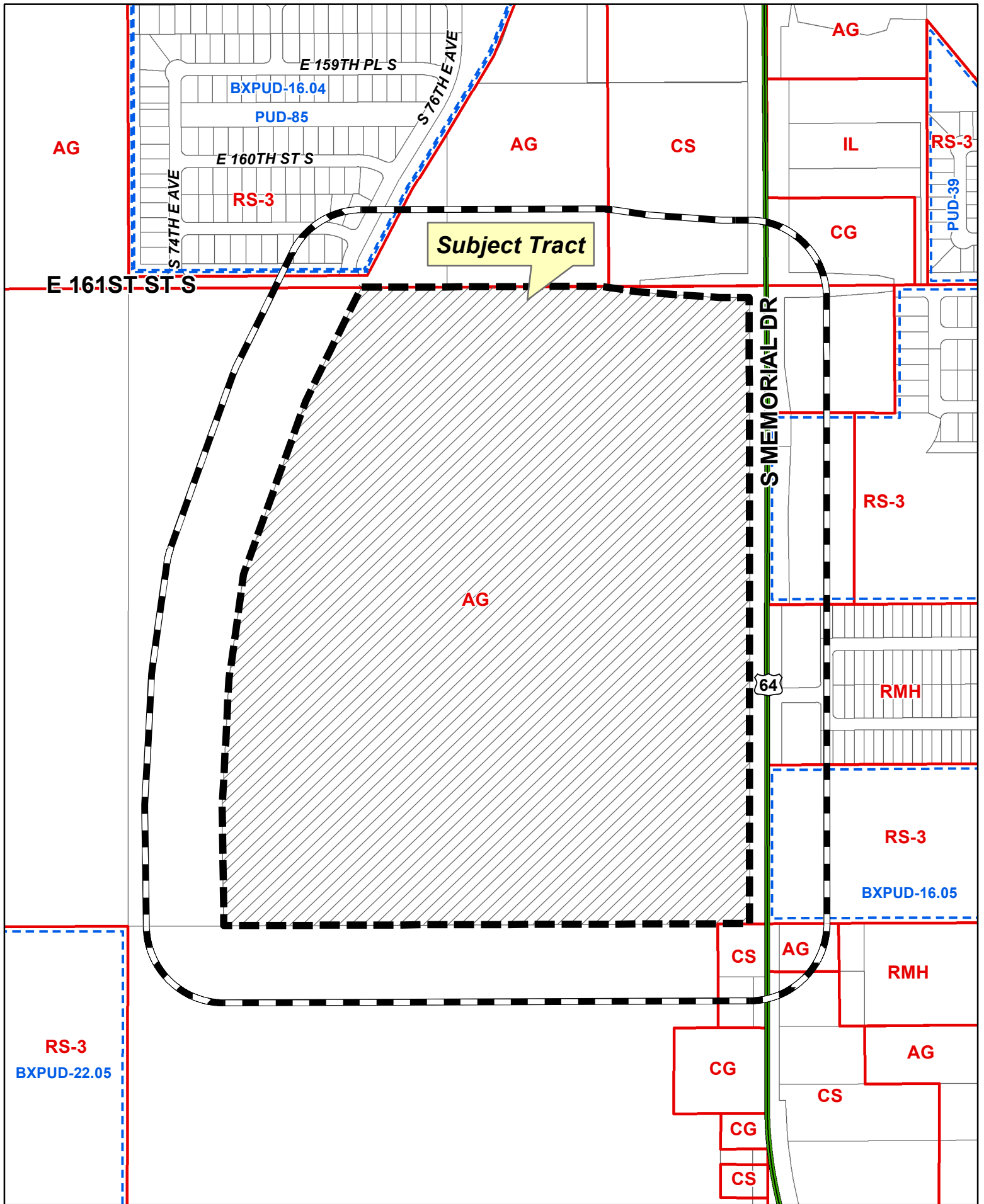
CC: Bea Aamodt, Public Works Director
Gwen Plante, Assistant City Planner
File

Date: December 6, 2022

Re: **BXPUD-21.11 Major Amendment #1 – 161st & Memorial**

Amendment Comments:

1. Typically, a 15-foot utility easement is granted along beyond the street right-of-way. With a minimum front yard setback of 14-feet, the home would be located within the utility easement; re: Section IV.D
2. There seems to be text missing after the first sentence (i.e. "...or 50% of the street frontage of Development Area A..."). What area shall be screened? Re: Section IV.F
3. Per City Code, an 8-foot masonry wall shall be utilized when placed along a residential area with certain operational hours. Operational hours should be included in the PUD language to protect those living in Southern Farms.
4. Fire access shall be maintained to Southern Farms; re: Exhibit B

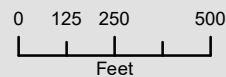


300' Radius



Subject
Tract

BXPUD-21.11
MAJ AMEND NO. 1



26 17-13





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, December 19, 2022

Name: Memorial Square Amended

RE: Planned Unit Development (PUD-6, Major Amendment No. 1) Preliminary Plat (BXPT-22.14)

Location: 11927 South 83rd East Place, Bixby, Oklahoma

STR: Section 36, Township 17N, Range 13E

Applicant: JR Donelson

Request:

For the approval of the Planned Unit Development (PUD-6, Major Amendment No. 1) and Final Plat (BXPT-22.14) with no change to the current zoning of Commercial Shopping (CS) and Residential Multifamily (RM-1).

Description:

The proposal consists of 76 lots, 38 duplex dwellings units, of approximately 1,200 sq. ft. each. Total construction will be approximately 92,000 sq. ft. Each unit will have an attached automobile garage. The project will consist of one and two-story floor plans. The density of the project, 8.10 dwelling units (D.U.) per acre, was created as a marketable project and still enables the developer to solve Flood Plain requirements. A detention pond will be constructed on the south edge of the property to take stormwater as well as to provide a buffer from the traffic on 121st Street South. This detention pond will be landscaped and maintained by the Home Owners Association.

Site Stats:

Acres: 9.38 +/-	Min. Lot Width: 30 ft.	Max. Nonresidential Bldg. Floor Area: 92,000 Sq. Ft.
Max. # D/U: 1,200 sq. ft.	Min. Land Area per D/U: 8.10 D.U./ Acre	Min. Lot Size: 2,400 Sq. Ft.

Request:

The applicant is requesting the following:

- Increase the number of developable lots from 60 to 76
- Decrease minimum lot width from 35' to 30'
- Increase the square footage of total dwelling units from 72,000 Sq. Ft. to 92,000 Sq. Ft.
- Decrease the minimum lot area from 3,500 Sq. Ft. to 2,400 Sq. Ft.
- Unit size shall be 1,200 Sq. Ft. Ea.

Existing Zoning; Use:

Commercial Shopping (CS), Residential Multifamily (RM-1) Planned Unit Development (BXPUD-22.06)

Abutting Zoning; Use:

North: (RM-1) Single-family dwellings

East: (RM-1) Single-family dwellings

South: (CS) Commercial and PUD 81; (OL) Office Light

West: (CS) Commercial

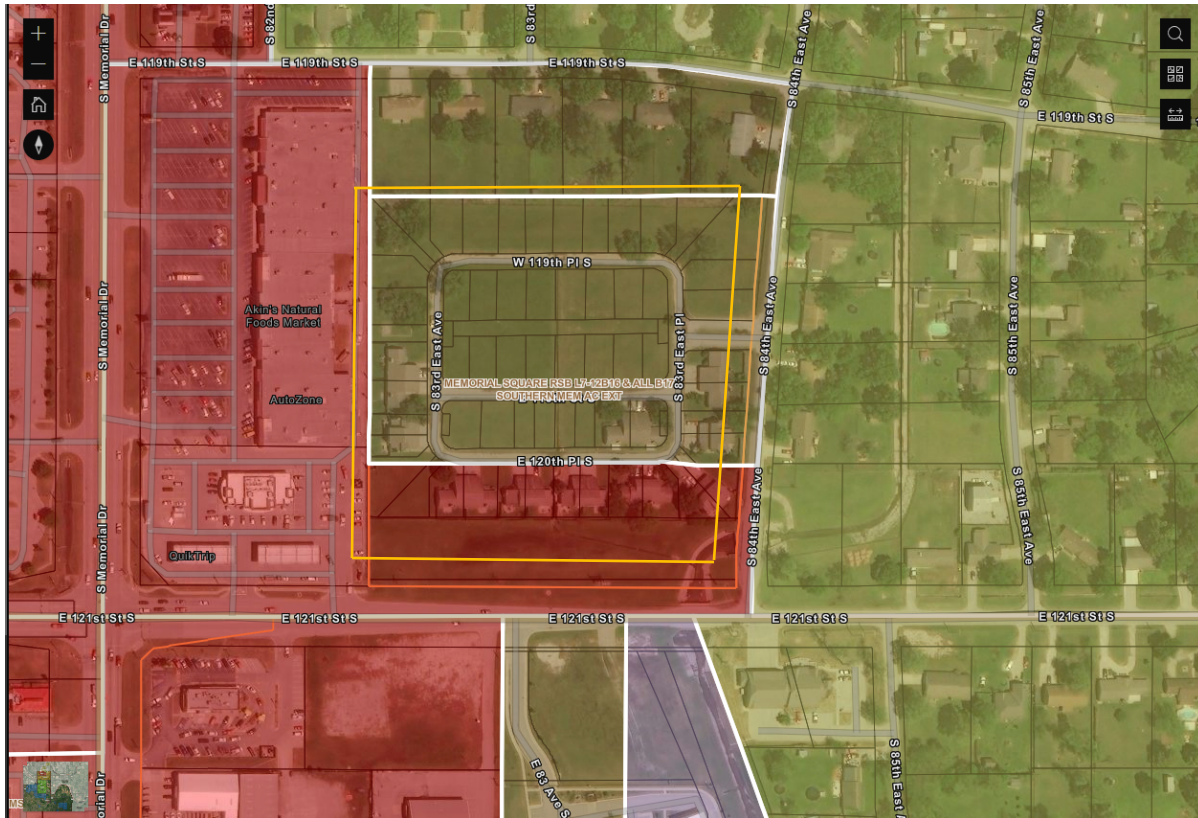


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is proposing to develop 76 lots, 38 duplex dwelling units, of approximately 1,200 sq. ft. each. The total construction will be approximately 92,000 sq. ft. Each unit will have an attached automobile garage. The developer has designed both one and two-story floor plans. The density of the project, 8.10 D.U./Acre, has created a marketable project that still enables them to solve the Flood Plain requirements. A retention pond will be constructed on the south edge of the property to take care of the water as well as to provide a buffer from the traffic on 121st Street South. This detention pond area will be landscaped and maintained by the Home Owners Association.

The developer believes that smaller units and less impervious areas will minimize the stormwater issue plaguing this development. The developer plans to set a new inlet box on the south side of 121st Street which shall be constructed according to City of Bixby standards. This effort will aid the present box to mitigate stormwater.

Utilities/Site Area:

Memorial Square Amended is fully served by public water, sanitary sewer, and all other necessary utilities.

Planning Review Comments:

1. Before the Final Plat can be approved, the LOMR-F must be approved by FEMA. The Earth Change can move forward but no building permits may be issued until the LOMR-F is approved by FEMA.

Engineering Review Comments: Please see engineering comments dated December 6, 2022.

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

Staff Comments:

1. Staff supports the Planning Commission recommendation for approval of the requested Planned Unit Development (PUD) and Preliminary 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: Memorial Square Planned Unit Development (PUD) Document
Exhibit B: Final Plat of Memorial Square Amended

CITY OF BIXBY

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

Development Services – Engineering Memo

To: OC Walker, Development Services Director

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
Gwen Plante, Assistant City Planner
File

Date: December 6, 2022

Re: **PUD-6 Memorial Square Amended Major Amendment #1**

PUD Comments:

1. While the City of Bixby finds no records of the rezone from 'RS' to 'CS', were INCOG's records reviewed? If INCOG's Zoning Map is showing 'CS', they likely have the information on file.
2. Amendment to the Tabulation Summary Sheet (i.e. Unit size and Total dwelling units) states, "approximately". Revise to be absolute (e.g. max 1200 sq.ft. eq.)
3. Subdivision facts within the development should reference the units related to CS, RM-1, and RT.
4. A map showing revised zoning classifications within the PUD area is needed.

CITY OF BIXBY

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BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

Development Services – Engineering Memo

To: JR Donelson
Bill Smith, HISINC

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
OC Walker, Development Services Director
Gwen Plante, Assistant City Planner
Mike Butler, Fire Chief
Nick Flanary, Fire Marshal
File

Date: December 8, 2022

Re: **TAC Comments: BXPT-22.14 Memorial Square Amended – Preliminary & Final Plat**

Preliminary Plat Comments:

1. Show current floodplain extents
2. Provide a 15' U/E along the north end of the development
3. Replace Access Openings along Reserve Area "A" with Limits of No Access.
4. Check spelling; re: Section 2 - Landscaped Area and Visual Screening
5. Check spelling; re: Section 2 - Standard requirements
6. Life safety shall be performed prior to issuance of building permits per Fire Chief.
7. Applicant to coordinate with Fire Chief regarding secondary access.
8. Applicant to coordinate with Fire Chief regarding flood depths on road upon approved LOMR.
9. Applicant to coordinate with ONG regarding existing facilities within the development.

Final Plat Comments:

10. No lots will be platted within the floodplain. All areas to be platted as a lot shall be removed from the floodplain through an approved LOMR prior to platting. A phased platting approach may be utilized to plat lots currently located outside the floodplain upon completion of work detailed in approved CLOMR, and receipt of Fire Marshal approval.

BXPUD – Amended Memorial Square
City of Bixby , Tulsa County, Oklahoma

A PUD revising

Planned Unit Development Number 6, Ordinance 498

Date Prepared: October 28, 1983

City of Bixby , Tulsa County, Oklahoma

JR Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008
918-394-3030
Email: jrdon@tulsacoxmail.com

October 21, 2022

1.

Introduction

The PUD covers 9.38 acres, more or less and is located north of 121st Street South and East of South Memorial Drive in Section 36, T-18-N, R-13-E, City of Bixby, Tulsa County, Oklahoma. This PUD revises the original PUD 6, Bixby Ordinance No. 498. PUD 6 was the basis for the filed subdivision plat known as Memorial Square. This PUD will be the basis for a subdivision plat to be known as, 'Amended Memorial Square'.

Memorial Square Historical Background.

PUD 6, covering 'Memorial Square', was placed on the December 5, 1983 agenda and approved by the Bixby Planning Commission and then approved by the Bixby City Council. Ordinance 498 approved PUD 6 and amended Ordinance 272. Ordinance 498 was not filed with the Tulsa County Clerk and does not appear in the abstract of the property. The City of Bixby used PUD 6 as the basis for subsequent zoning classifications. INCOG's zoning map shows the south half of what was known as Block 17, Southern Memorial Acres Extended, to be zoned 'CS'. The City of Bixby can find no paperwork where the south half of said Block 17 was rezoned from 'RS' to 'CS'. On February 6, 1984 the conditional final plat of Memorial Square was approved by the City Council. The south half of said Block 17, Southern Memorial Acres Extended, is now known as Reserve 'A', Memorial Square.

On June 9, 2014 the City Council received an application for rezoning, BZ-374 and approved a major amendment to supplemental zoning PUD 6 for Memorial Square. However, the application to amend Ordinance No. 272, a supplement to PUD 6 was never voted on. It was to be brought back at a later date. Ordinance No. 272 is the original Zoning Ordinance for the City of Bixby.

In Summary:

1. Ordinance No. 498, creating PUD 6 was passed on December 5, 1983, but never filed of record with the Tulsa County Clerk.
2. The property known as Memorial Square has been zoned and platted by Bixby under PUD 6.
3. Bixby has no data indicating the South Half of Block 17, Southern Memorial Acres Extended is zoned 'CS', in contrast to INCOG's zoning map, which reflects the zoning to be 'CS'.
4. The Memorial Square plat, was approved by Bixby and filed with the Tulsa County Clerk.
5. The Bixby City Council approved a major amendment to PUD 6, Memorial Square, on June 9, 2014. A second vote was not taken on this item and the item was to be brought back at a later date.
6. The ordinance which created PUD 6, approved December 5, 1983, can be filed but does not correct the zoning which occurred under a nonexistent unfiled ordinance and PUD 6. Additionally, there was never a second reading by the Bixby City Council to approve the rezoning from CS and RM-1 to CS and, RM-1, and RT on June 9, 2014.

The City Attorney has given the following steps to move forward with the project.

1. File the Ordinance No. 498, which was passed, but never filed with the Tulsa County Clerk.
2. Submit a new PUD. The new PUD will outline and cover the original PUD 6, Ordinance No. 498, and will include the language required for the 'Amended Memorial Square'.
3. The new PUD will request the property be re-zoned to CS and RM-1, and RT.

Original PUD 6 and the PUD application

3.

TOWN OF BIXBY
APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD NO. 6

General Information:

No. of Units 60
Acres 9.43
Type of PUD Requested Residential

Requirements (3 copies)

Topo
Plot Plan
Text
General Location Map

GENERAL LOCATION Memorial Drive and E. 121 St. St. South

PRESENT ZONING CS and RM-1 PRESENT USE Undeveloped

RECORD OWNER George E. Day

LEGAL DESCRIPTION OF TRACT UNDER APPLICATION:

Blocks 16 and 17 of Southern Memorial Acres extended, an addition to the city of Bixby, Tulsa County, State of Oklahoma.

As applicant, what is your interest in this property?

- ☐ Present Owner
☒ Purchaser
☐ Attorney for Owner
☐ Other

I certify that the submitted information is true and correct.

NAME South Memorial Duplexs
ADDRESS P.O. Drawer "U"
Jenks, OK. 74037
PHONE 918-299-2400
299-1416

BILL ADVERTISING AND SIGN CHARGES TO: South Memorial Duplexs
(Name)

P.O. Drawer "U" 918-299-2400 or 299-1416
(Address) (Phone)

Jenks, Oklahoma 74037

.....APPLICANT -- DO NOT WRITE BELOW THIS LINE:.....

Application Received By: _____ Date: _____
Sec. _____ Twp. _____ Rg. _____ \$50.00 Rec. No. _____
Subdivision Name: _____ P.H. Date _____
Zoning No. BZ _____

BIXBY P.C. RECOMMENDATION:

Recommendation: _____ Vote: _____
Date: _____
Provisions: _____

BOARD OF TRUSTEES ACTION:

Action: _____ Vote: _____
Date: _____
Provisions: _____

Staff Recommendation: _____
Date: _____

Staff Recommendation: _____
Date: _____

To: Bixby Planning Commission
Subject: South Memorial Duplexes, Bixby OK.

The subject property is located east and north of the intersection of E. 121st. St. So. and Memorial Drive behind an existing strip shopping center. It consists of blocks 16 and 17 of Southern Memorial Acres extended, an addition to the city of Bixby, Tulsa County, State of Oklahoma.

Block 16 and the north half of block 17 are presently zoned RM-1. The south half of block 17 is zoned CS.

The adjacent property to the north is zoned RD. To the east, RS. To the west CS.

A 50 foot right of way for a future street, east 120th. St. South, is shown on the existing plat.

The property slopes generally to the south and is located in the Flood Plain.

There are some fairly large trees on the site which will be preserved, if at all possible.

The elevation of the Flood Plain is approximately 4' to 5' above the existing grade of the site making development of the property more difficult.

It was decided due to the topography that the most desirable approach to development would be the planned unit development.

Our proposal consists of 60 dwelling units, 30 duplexes, of approximately 1200 sq. ft. ea. Total construction will be 72,000 sq. ft. Each unit will have an attached two car garage. We have developed both one and two story floor plans. The density of the project, 6.3 D.U./Acre, was kept low to create a marketable project and still enable us to solve the Flood Plain requirements. A retention pond will be constructed on the south edge of the property to take care of the water as well as to provide a buffer from the traffic on 121st. St. So. This area will be landscaped and maintained by the Home Owners Association.

We propose to abandon the right of way for the future public street and instead will provide a private loop drive thru the project. This will limit thru traffic from the project for the safety and privacy of the owners.

A common Green Area is provided for outdoor recreational use by the owners and their guests.

All utilities will be underground.

Upon approval by all concerned, all 60 units will be constructed at once. Each unit will be constructed whereby the developer may lease or sell the units.

Richard Hall and Associates
Architects and Planners
10830 E. 45th Pl.
Suite 106
Tulsa OK. 74145
918-622-1257

TABULATION SUMMARY SHEET

60 UNITS

(16) "A" UNITS @ 1040 S.F. = 16,640 S.F.
(8) "B" UNITS @ 1103 S.F. = 8,824 S.F.
(16) "C" UNITS @ 1356 S.F. = 21,696 S.F.
(4) "D" UNITS @ 1240 S.F. = 4,960 S.F.
(16) "E" UNITS @ 1240 S.F. = 19,840 S.F.
Total = 71,960 S.F. (say 72,000)

Roads and Alley = 46,275 S.F.

Private Driveways = 19,900 S.F.

Land Area = 411,052 S.F.
9.43 acres

Used Area:

D.U. = 72,000 S.F.
Roads and Alley = 46,275 S.F.
Private Driveways = 19,900 S.F.
Total S.F. = 138,175

Density = 6.3

Required Livability Area Req/ P.U.D. = 2,000 S.F.

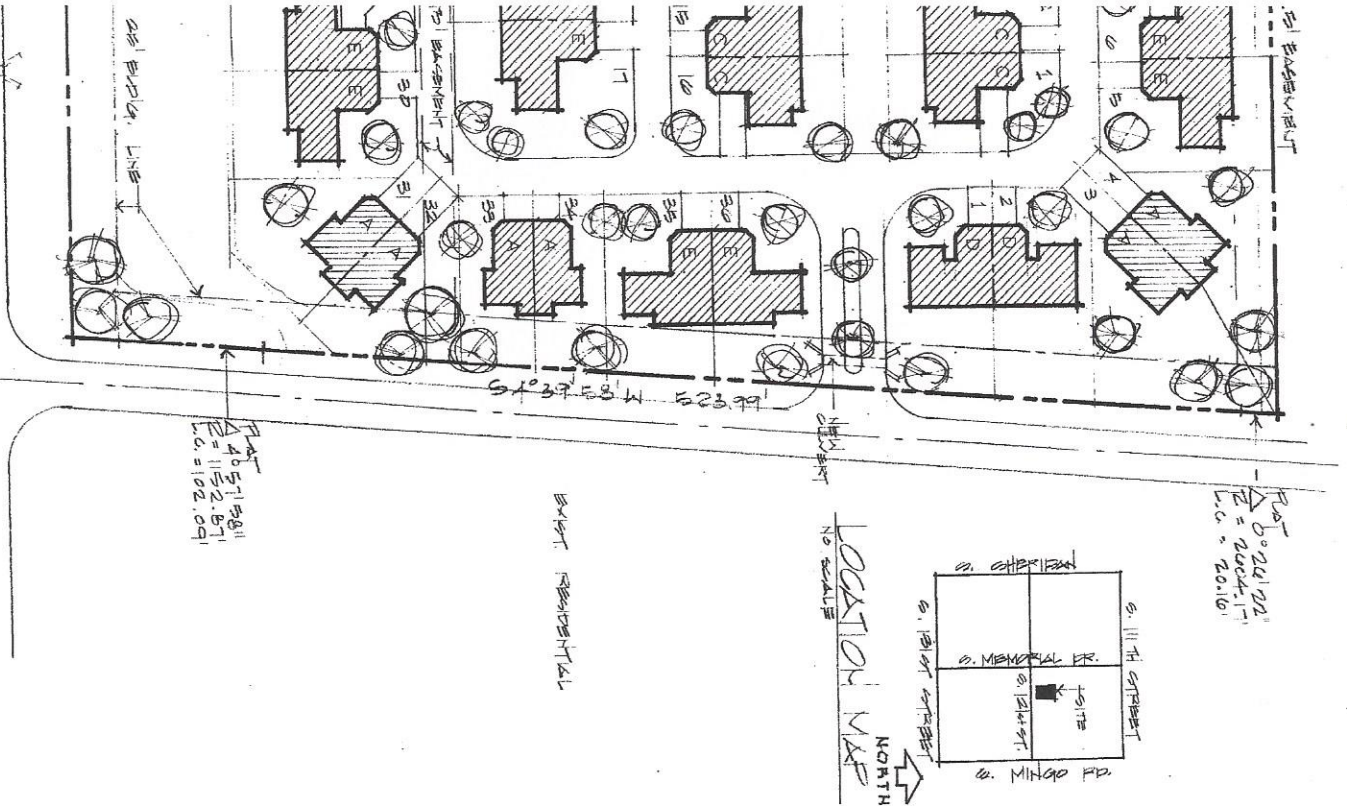
Actual Livability Area/ D.U. = $\frac{411,052 - 138,175}{60} = 4548 \text{ S.F.}$

Required Min. Lot Width/ P.U.D. = 20'- 20"
Actual Min. Lot Width = 35'- 0"

Required Min. Lot Area/P.U.D. = 2,400 S.F.
Actual Min. Lot Area = 3,500 S.F.

Each D.U. has been provided w/two (2) off street parking areas as required by P.U.D.

- SOUTHERN MEMORIAL ACRES EXTENDED
 CITY OF BIXBY, TULSA COUNTY, OKLAHOMA



SOUTH MEMORIAL DUPLEXES BIXBY OKLAHOMA

RICHARD J. HALL & ASSOCIATES, ARCHITECTS 10830 E. 45TH. PL. SUITE 100 TULSA, OK 74229-1225

8398

10.20.83

SP1

Development Standard Narrative

The project is located east and north of the intersection of E. 121st Street South and South Memorial Drive. The original PUD 6 consisted of blocks 16 and 17, Southern Memorial Acres Extended. The property was replatted as 'Memorial Square', filed plat no. 4511. The original PUD application states the present zoning to be 'CS' and 'RM-1'.

The original PUD 6 language stated, "Block 16 and the north half of Block 17 of Southern Memorial Acres Extended to be zoned 'RM-1' and the south half of Block 17 is zoned 'CS'."

The City of Bixby cannot find documentation as to the south half of Block 17 being zoned 'CS', even though the INCOG zoning map has the property zoned 'CS'.

The application for this PUD will request the zoning be changed to 'CS', 'RM-1' and 'RT'.

The adjacent property to the north is zoned 'RD', to the east 'RS' and to the west 'CS'.

The street rights of way shown on the filed plat of 'Memorial Square' will remain as platted.

The public utilities are in place as are the streets.

Drainage

An approved CLOMR for this development to proceed is in place. There will be the installation of a 5th box culvert under 121st resulting in the reduction of the Base Flood Elevation in the project. This reduction meets with approval the water surface elevation depth in the streets of Amended Memorial Square. There are presently two existing storm water detention facilities in Memorial Square. The hydrology and backwater floodplain modeling addresses these two storm water detention facilities. The analysis will remove the smaller storm water detention facility. Once the work described in the approved CLOMR is completed the LOMR application will be filed with FEMA.

Development Time Line

Upon approval of this PUD and subdivision plat, the approved work described in the CLOMR, including the proposed addition of the box culvert under 121st Street South will begin.

BXPUD _____, contains a change to the Development Standard Narrative and Tabulation Summary Sheet, pages 2 and 3 of PUD 6.

A. Development Standard Narrative:

The **Development Standard Narrative** from PUD 6 presently reads as follows:

Paragraph 6. 'Our proposal consists of 60 dwelling units, 30 duplexes, of approximately 1200 sq.ft. ea. Total construction will be 72,000 sq.ft. Each unit will have an attached two car garage. We have developed both one and two story floor plans. The density of the project, 6.3 D.U./Acre, was kept low to create a marketable project and still enable us to solve the Flood Plain requirements. A retention pond will be constructed on the south edge of the property to take care of the water as well as to provide a buffer from the traffic on 121st St. So. This are will be landscaped and maintained by the Home Owners Association.

BXPUD _____, The **Development Standard Narrative** shall be amended to read as follows:

Paragraph 6. 'Our proposal consists of 76 lots, 38 duplex dwelling units, of approximately 1200 sq.ft. ea. Total construction will be approximately 92,000 sq.ft. Each unit will have an attached automobile garage. We have developed both one and two story floor plans. The density of the project, 8.10 D.U./Acre, was has created a marketable project and still enable us to solve the Flood Plain requirements. A detention pond will be constructed on the south edge of the property to take care of the storm water as well as to provide a buffer from the traffic on 121st St. So. This detention pond area will be landscaped and maintained by the Home Owners Association

B. Amend the TABULATION SUMMARY SHEET of PUD 6.

The Tabulation Summary Sheet presently reads shown in the original PUD 6 Tabulation Summary Sheet.

The PUD 6 Tabulation Summary Sheet shall be amended to read as follows:

The individual unit square footage for units 'A', 'B', 'C', 'D', 'E' are market driven, as is the development schedule.

Roads and alleys are private.

Driveways to each unit are private.

Lots	= 76 lots
Duplex dwelling units	= 38
Unit size	= approximately 1200 sq.ft. ea.
Total dwelling units	= approximately 92,000 sq.ft.

Land Area	= 9.43 acres
Density of the project	= 8.10 D.U./Acre

Minimum lot width	= 30 feet
Minimum lot area	= 2400 sf
Minimum livability	= 1000 sf
Minimum lot width for a flag lot at street	= 10 feet
Maximum building height	= 40 feet or 2 stories whichever is less.

Street ROW	= 25 feet
Building lines	= Identified on the subdivision plat
Utility Easements	= Identified on the subdivision plat

Soil type	= Osage silty clay. Areas may have occasional flooding and the area is very flat.
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Exhibits

Attached to this PUD are the following exhibits:

The filed plat of 'Memorial Square' .

The original plat of Southern Memorial Acres Extended

The original PUD 6 and the PUD 6 application to the City of Bixby.

The proposed subdivision plat of 'Amended Memorial Square'.



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, December 19, 2022

Name: Memorial Square Amended

RE: Planned Unit Development (PUD-6, Major Amendment No. 1) Preliminary Plat (BXPT-22.14)

Location: 11927 South 83rd East Place, Bixby, Oklahoma

STR: Section 36, Township 17N, Range 13E

Applicant: JR Donelson

Request:

For the approval of the Planned Unit Development (PUD-6, Major Amendment No. 1) and Final Plat (BXPT-22.14) with no change to the current zoning of Commercial Shopping (CS) and Residential Multifamily (RM-1).

Description:

The proposal consists of 76 lots, 38 duplex dwellings units, of approximately 1,200 sq. ft. each. Total construction will be approximately 92,000 sq. ft. Each unit will have an attached automobile garage. The project will consist of one and two-story floor plans. The density of the project, 8.10 dwelling units (D.U.) per acre, was created as a marketable project and still enables the developer to solve Flood Plain requirements. A detention pond will be constructed on the south edge of the property to take stormwater as well as to provide a buffer from the traffic on 121st Street South. This detention pond will be landscaped and maintained by the Home Owners Association.

Site Stats:

Acres: 9.38 +/-	Min. Lot Width: 30 ft.	Max. Nonresidential Bldg. Floor Area: 92,000 Sq. Ft.
Max. # D/U: 1,200 sq. ft.	Min. Land Area per D/U: 8.10 D.U./ Acre	Min. Lot Size: 2,400 Sq. Ft.

Request:

The applicant is requesting the following:

- Increase the number of developable lots from 60 to 76
- Decrease minimum lot width from 35' to 30'
- Increase the square footage of total dwelling units from 72,000 Sq. Ft. to 92,000 Sq. Ft.
- Decrease the minimum lot area from 3,500 Sq. Ft. to 2,400 Sq. Ft.
- Unit size shall be 1,200 Sq. Ft. Ea.

Existing Zoning; Use:

Commercial Shopping (CS), Residential Multifamily (RM-1) Planned Unit Development (BXPUD-22.06)

Abutting Zoning; Use:

North: (RM-1) Single-family dwellings

East: (RM-1) Single-family dwellings

South: (CS) Commercial and PUD 81; (OL) Office Light

West: (CS) Commercial

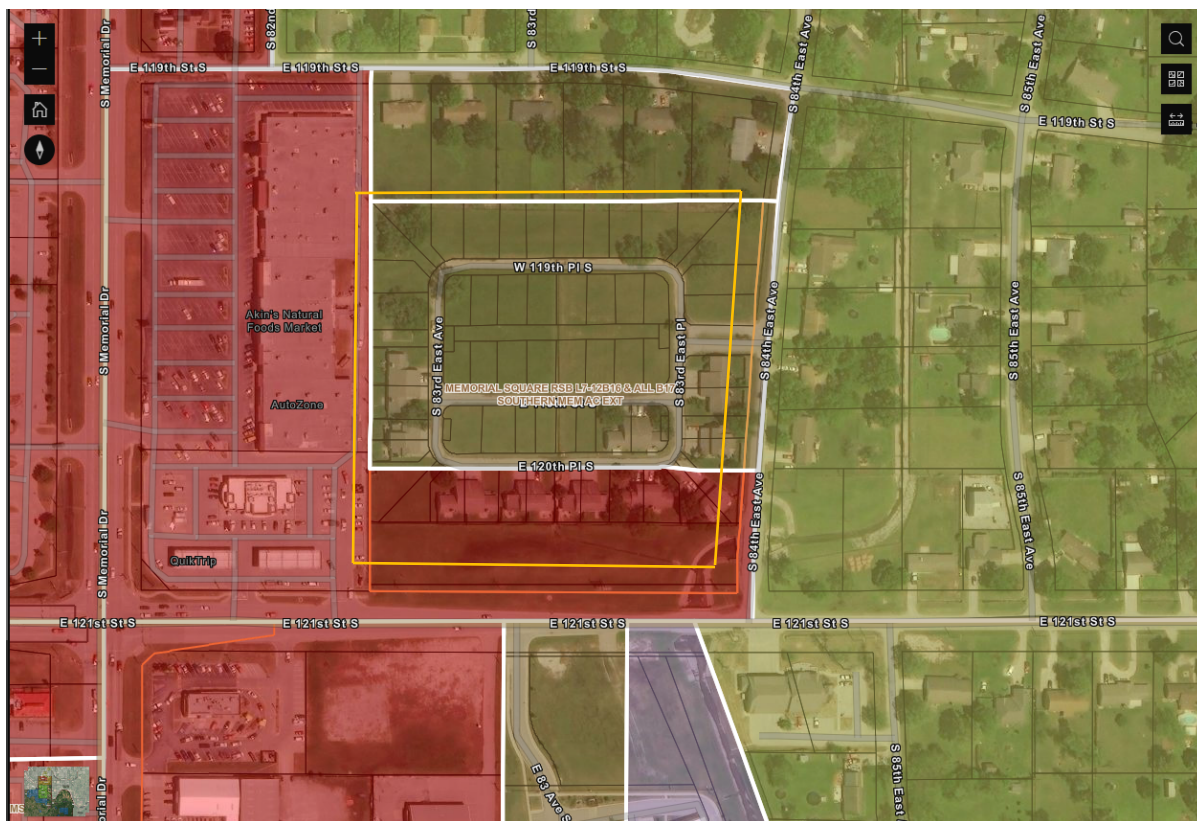


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is proposing to develop 76 lots, 38 duplex dwelling units, of approximately 1,200 sq. ft. each. The total construction will be approximately 92,000 sq. ft. Each unit will have an attached automobile garage. The developer has designed both one and two-story floor plans. The density of the project, 8.10 D.U./Acre, has created a marketable project that still enables them to solve the Flood Plain requirements. A retention pond will be constructed on the south edge of the property to take care of the water as well as to provide a buffer from the traffic on 121st Street South. This detention pond area will be landscaped and maintained by the Home Owners Association.

The developer believes that smaller units and less impervious areas will minimize the stormwater issue plaguing this development. The developer plans to set a new inlet box on the south side of 121st Street which shall be constructed according to City of Bixby standards. This effort will aid the present box to mitigate stormwater.

Utilities/Site Area:

Memorial Square Amended is fully served by public water, sanitary sewer, and all other necessary utilities.

Planning Review Comments:

1. Before the Final Plat can be approved, the LOMR-F must be approved by FEMA. The Earth Change can move forward but no building permits may be issued until the LOMR-F is approved by FEMA.

Engineering Review Comments: Please see engineering comments dated December 6, 2022.

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

Staff Comments:

1. Staff supports the Planning Commission recommendation for approval of the requested Planned Unit Development (PUD) and Preliminary 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: Memorial Square Planned Unit Development (PUD) Document
Exhibit B: Final Plat of Memorial Square Amended

CITY OF BIXBY

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

Development Services – Engineering Memo

To: OC Walker, Development Services Director

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
Gwen Plante, Assistant City Planner
File

Date: December 6, 2022

Re: **PUD-6 Memorial Square Amended Major Amendment #1**

PUD Comments:

1. While the City of Bixby finds no records of the rezone from 'RS' to 'CS', were INCOG's records reviewed? If INCOG's Zoning Map is showing 'CS', they likely have the information on file.
2. Amendment to the Tabulation Summary Sheet (i.e. Unit size and Total dwelling units) states, "approximately". Revise to be absolute (e.g. max 1200 sq.ft. eq.)
3. Subdivision facts within the development should reference the units related to CS, RM-1, and RT.
4. A map showing revised zoning classifications within the PUD area is needed.

CITY OF BIXBY

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

Development Services – Engineering Memo

To: JR Donelson
Bill Smith, HISINC

From: Justin Dowd, City Engineer

CC: Bea Aamodt, Public Works Director
OC Walker, Development Services Director
Gwen Plante, Assistant City Planner
Mike Butler, Fire Chief
Nick Flanary, Fire Marshal
File

Date: December 8, 2022

Re: **TAC Comments: BXPT-22.14 Memorial Square Amended – Preliminary & Final Plat**

Preliminary Plat Comments:

1. Show current floodplain extents
2. Provide a 15' U/E along the north end of the development
3. Replace Access Openings along Reserve Area "A" with Limits of No Access.
4. Check spelling; re: Section 2 - Landscaped Area and Visual Screening
5. Check spelling; re: Section 2 - Standard requirements
6. Life safety shall be performed prior to issuance of building permits per Fire Chief.
7. Applicant to coordinate with Fire Chief regarding secondary access.
8. Applicant to coordinate with Fire Chief regarding flood depths on road upon approved LOMR.
9. Applicant to coordinate with ONG regarding existing facilities within the development.

Final Plat Comments:

10. No lots will be platted within the floodplain. All areas to be platted as a lot shall be removed from the floodplain through an approved LOMR prior to platting. A phased platting approach may be utilized to plat lots currently located outside the floodplain upon completion of work detailed in approved CLOMR, and receipt of Fire Marshal approval.