

# Bixby Technical Advisory Committee Meeting Agenda

**Location Changed To:  
Zoom- Online Meeting**

**Wednesday, June 7, 2023 | 10:00 A.M.**

## **Technical Advisory Committee Members**

|                                                 |                                           |
|-------------------------------------------------|-------------------------------------------|
| David Segala - A.E.P.-P.S.O.                    | Nicholas Flanary - Bixby Fire Marshal     |
| Steve Williams - A.E.P.-P.S.O.                  | Richard Hakel - Cox                       |
| Aaron Smith - A.E.P.-P.S.O.                     | Loyda Mercado - Cox                       |
| Brett Ashlock - A.T.&T.                         | Jeannette Davis - Cox                     |
| Kevin Bender - A.T.&T.                          | Christopher Long - Cox R.O.W. Agent       |
| Katie Hutchison - SDT                           | Marty Lademan - Creek County R.W.D. #2    |
| Richard Gann - B.T.C. Broadband                 | Cynthia Hubbell - Creek County R.W.D. #2  |
| Tony Gonzalez - B.T.C. Broadband                | Katherine Russell - East Central Electric |
| Susan Bevard - B.T.C. Broadband                 | Ron Wolfe - East Central Electric         |
| Chad Jones - B.T.C. Broadband                   | Steve Whitehouse - O.G. & E.              |
| Rob Miller - Bixby Public Schools               | Dewayne Perry - O.G. & E.                 |
| Lydia Wilson - Bixby Public Schools             | Keith Melson - O.G. & E.                  |
| Bea Aamodt - Bixby Public Works Director        | Brandon Rainbolt - O.N.G.                 |
| OC Walker - Bixby Development Services Director | Donald Kafer - O.N.G.                     |
| Gwen Plante - Bixby Assistant City Planner      | Chris Stobaugh - U.S.P.S. Bixby           |
| Jon Brown - Bixby Special Projects              | Aaron Grodi - Windstream                  |
| Heath Wright - Bixby Utilities & Water          | Joel Ostrenga - Windstream                |
| Mike Butler - Bixby Fire Chief                  |                                           |

### **1. B.X.P.T. - 22.19 Quail Creek Office Park Final Plat**

Applicant, Schemmer

Discussion and review of Final Plat, Quail Creek Office Park, 5.071 Acres, One (1) Lot, One (1) Block for the purpose of commercial development, in Section 35, Township 18 North, and Range 13 East

**General Location:** West of S Memorial Dr & South of E 121<sup>st</sup> St S

### **2. B.X.P.T. - 23.06 Sheridan 121 Preliminary and Final Plats**

Applicant, Tanner Consulting

Discussion and review of Preliminary and Final Plats, Sheridan 121, 73.18 Acres, Ninety-three (93) Lots, Six (6) Blocks, with Three (3) Reserve Areas for the purpose of residential development, in Section 21, Township 17 North, and Range 13 East

**General Location:** East of S Sheridan Rd & North of E 121<sup>st</sup> St S

**Agenda | Bixby Technical Advisory Committee | June 7, 2023 | Page 1 of 2**

Persons who require a special accommodation to participate in this meeting should contact Justin Dowd, City Engineer, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email [Justin Dowd](mailto:JDowd@BixbyOK.gov) (JDowd@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) 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.

**3. B.X.S.P. - 23.07 Riverview Plaza Coffee Drive Thru Site Plan**

Applicant, Route 66 Engineering

Discussion and review of site plan for Riverview Plaza Coffee Drive Thru.

**General Location:** West of S Memorial Dr & South of E 131<sup>st</sup> St S

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., June 6<sup>th</sup>, 2023, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,  
Justin Dowd, City Engineer

**Agenda | Bixby Technical Advisory Committee | June 7, 2023 | Page 2 of 2**

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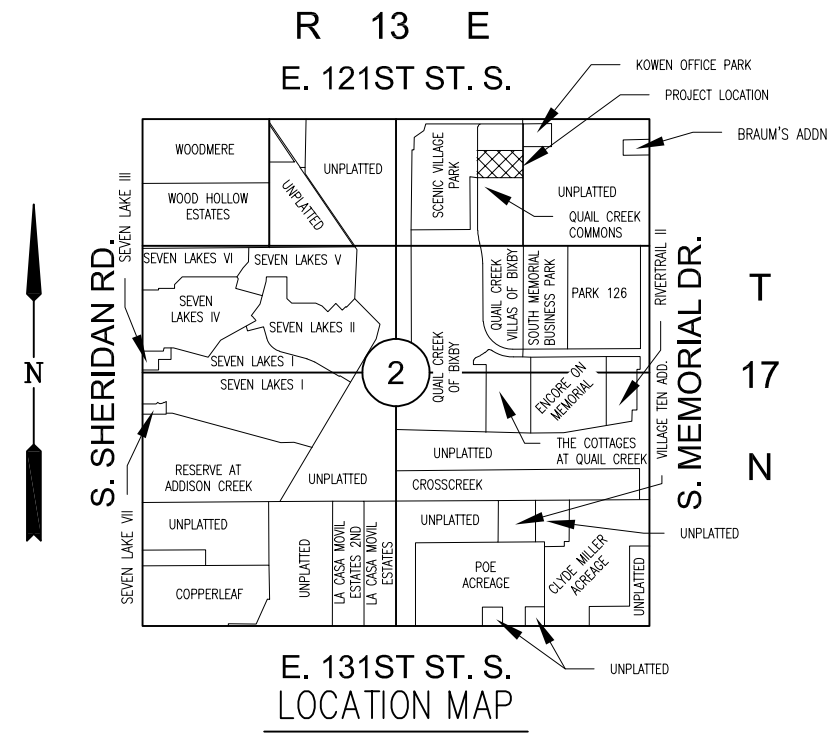
# Final Plat (PUD 76)

# QUAIL CREEK OFFICE PARK

Owner / Developer  
BRUMBLE DEVELOPEMENT GROUP, L.L.C.  
5014 EAST 101ST STREET SOUTH - SUITE 102  
TULSA, OK. 74137  
CONTACT: CLINT BRUMBLE  
PHONE: (918)-605-6086

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, INC  
10820 EAST 45TH ST. SUITE 307  
TULSA, OK 74146  
PHONE: (918) 394-1500  
FAX: (918) 369-6876  
C.A. #5964 EXPIRES JUNE 30, 2023



## 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: 2588400.445

## 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 \_\_\_\_\_

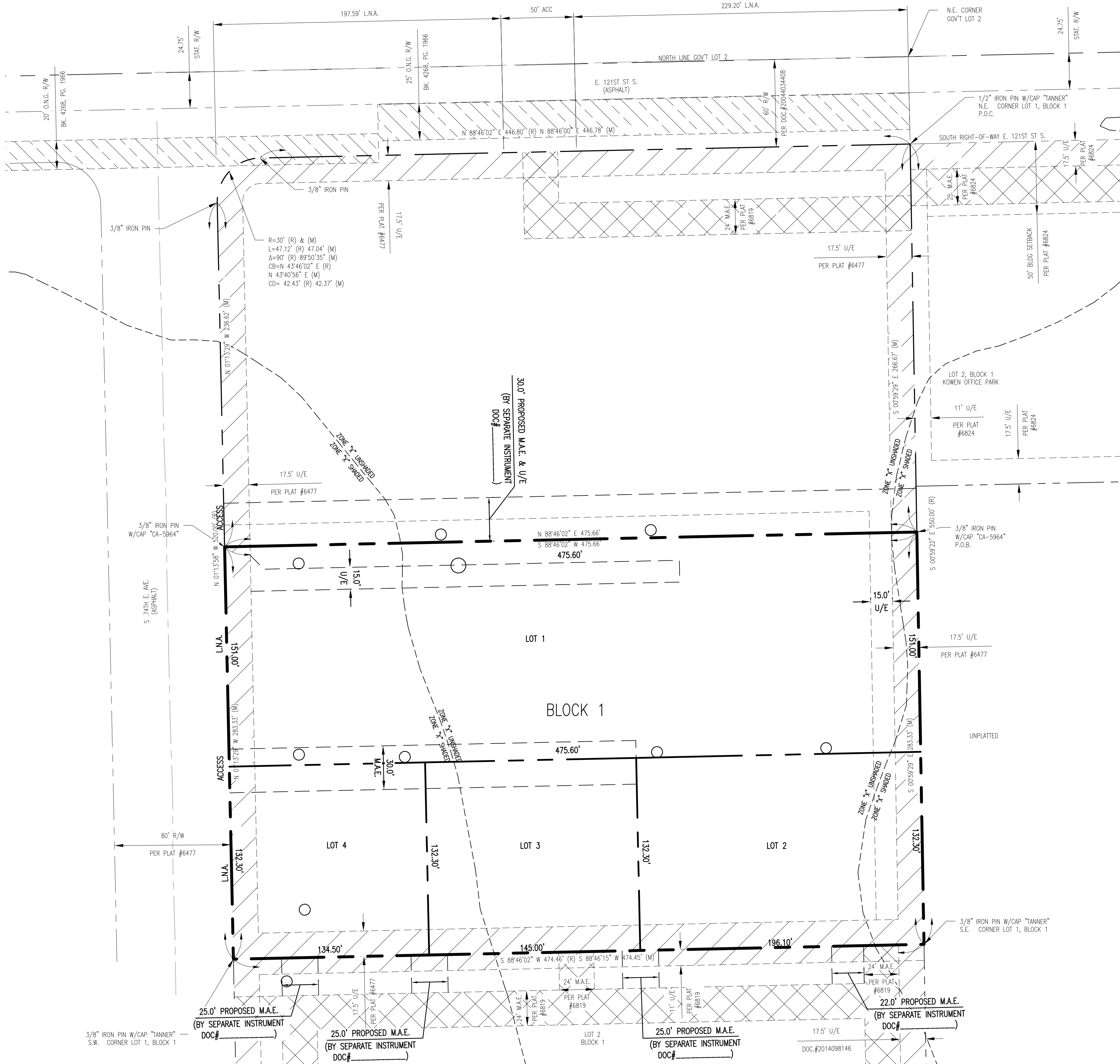
CITY MANAGER

## UTILITY CONTACTS

|                                                                                        |                                                                                                |                                                                                 |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| TULSA CITY WATER & SEWER<br>175 E. 2ND ST.<br>TULSA, OK 74103<br>918-596-9488          | AEP PUBLIC SERVICE COMPANY OF OKLAHOMA<br>212 E. 6TH ST.<br>TULSA, OK. 74119<br>1-888-216-3523 | COX COMMUNICATIONS 201<br>N. BOULDER AVE.<br>TULSA, OK, 74103<br>1-918-215-2290 |
| OKLAHOMA NATURAL GAS COMPANY<br>2319 W. EDISON ST.<br>TULSA, OK. 74127<br>918-834-8000 | SEWER CITY OF BIXBY<br>116 W NEEDLES, P.O. BOX 70<br>BIXBY, OK 74008<br>918-366-4430           | BIXBY TELEPHONE<br>15502 S. MEMORIAL DR.<br>BIXBY, OK 74008<br>918-366-8000     |

## FLOODPLAIN

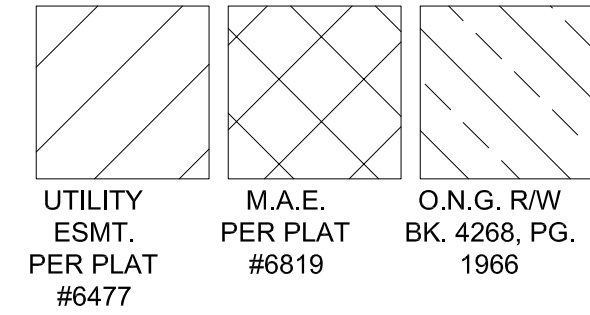
PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FIRM PANEL 40143C0432L DATED 10/16/2012



## 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
- RCP - REINFORCED CONCRETE PIPE
- FL - FLOWLINE
- U/E - UTILITY EASEMENT
- R/W - RIGHT-OF-WAY

Scale: 1"=40'



| Lot Summary Table |         |           |
|-------------------|---------|-----------|
| Lot #             | Block # | S.F. Area |
| 1                 | BLOCK 1 | 71769.07  |
| 2                 | BLOCK 1 | 25830.48  |
| 3                 | BLOCK 1 | 19187.70  |
| 4                 | BLOCK 1 | 17800.24  |

COUNTY CLERK STAMP

COUNTY TREASURER STAMP



Final Plat

# QUAIL CREEK OFFICE PARK

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  
9 LOTS, 2 BLOCKS

QUAIL CREEK OFFICE PARK

DEED OF DEDICATION  
AND  
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

BRUMBLE DEVELOPMENT GROUP, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER TOGETHER REFERRED TO AS THE “OWNER/DEVELOPER” IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

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.

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 “QUAIL CREEK OFFICE PARK”, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER “QUAIL CREEK OFFICE PARK” OR THE “SUBDIVISION”).

SECTION I. EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS “U/E” OR “UTILITY EASEMENT”, FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES 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

- LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED UNDERGROUND WITHIN A GENERAL UTILITY EASEMENT AS DEPICTED ON 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 TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR RESPECTIVE LOTS AND EACH SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR RESPECTIVE LOTS AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER 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 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, 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. 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.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, QUAIL CREEK COMMONS (PUD 76) WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 76) AS PROVIDED WITHIN SECTIONS 1100-1107 OF TITLE 42, BIXBY REVISED ORDINANCES (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. 76 WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON FEBRUARY 27, 2013 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, ON MARCH 25, 2013.

WHEREAS, PUD NO. 76 MINOR AMENDMENT NO. 1 WAS SUBMITTED AND WAS AFFIRMATORY RECOMMENDED FOR APPROVAL BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 30, 2013, AND WAS APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 14, 2012, AND

WHEREAS, PUD NO. 76 MINOR AMENDMENT NO. 2 WAS SUBMITTED AND WAS APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION ON JUNE 18, 2018, 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

DEVELOPMENT AREA E (LOT 1, BLOCK 1)  
GROSS LAND AREA: 7.222 AC  
NET LAND AREA: 6.001 AC  
PERMITTED USES: USES AS PERMITTED AS MATTER OF RIGHT IN THE CS ZONING DISTRICT, AND CUSTOMARY ACCESSORY USE, PROVIDED HOWEVER, USE UNIT 19 HOTEL, MOTEL AND RECREATION FACILITIES SHALL BE LIMITED TO HOTEL USE.  
MAXIMUM FLOOR AREA RATIO: 0.50  
MAXIMUM BUILDING HEIGHT: 40 FT.  
MINIMUM BUILDING SETBACK:  
FROM ARTERIAL STREET RIGHT-OF-WAY 50 FT.  
FROM NON-ARTERIAL STREET RIGHT-OF-WAY 25 FT.  
FROM RESIDENTIAL DEVELOPMENT AREAS: 50 FT.  
FROM OTHER EXTERIOR BOUNDARIES: 20 FT  
MINIMUM LANDSCAPING: 10% OF NET LOT AREA  
MINIMUM OFF-STREET PARKING: SEE SECTION II.B.4 OFF STREET PARKING AND LOADING  
MASONRY REQUIREMENTS: EXTERIOR BUILDING WALLS FRONTING 121<sup>ST</sup> STREET SHALL HAVE A MASONRY FINISH OF NOT LESS THAN 25% EXCLUDING WINDOWS AND DOORS  
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN A CS DISTRICT

DEVELOPMENT AREA F (LOTS 2, 3, AND 4 BLOCK 1)  
GROSS LAND AREA: 6.481 AC  
NET LAND AREA: 5.976 AC  
PERMITTED USES: USES AS PERMITTED AS MATTER OF RIGHT IN THE CG ZONING DISTRICT, AND OFFICE/WAREHOUSE AS SET FORTH WITHIN USE UNIT 23 WAREHOUSING AND WHOLESALING, AND CUSTOMARY ACCESSORY USE, PROVIDED HOWEVER USES SET FORTH IN USE UNIT 17 AUTOMOTIVE AND ALLIED ACTIVITIES SHALL BE EXCLUDED.

MAXIMUM FLOOR AREA RATIO: 0.50  
MAXIMUM BUILDING HEIGHT: 40 FT.  
MINIMUM BUILDING SETBACK:  
FROM NON-ARTERIAL STREET RIGHT-OF-WAY 25 FT.  
FROM RESIDENTIAL DEVELOPMENT AREAS: 50 FT.  
FROM OTHER EXTERIOR BOUNDARIES: 20 FT.  
MINIMUM LANDSCAPING: 10% OF NET LOT AREA  
MINIMUM OFF-STREET PARKING: SEE SECTION II.B.4 OFF STREET PARKING AND LOADING  
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN A CS DISTRICT

B. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

- RESTRICTED USES  
ALL USES CLASSIFIED AS “SEXUALLY ORIENTED” WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6) ARE HEREBY EXCLUDED FROM ANY DEVELOPMENT AREA WITHIN PUD 76.



Final Plat

# QUAIL CREEK OFFICE PARK

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  
9 LOTS, 2 BLOCKS

2. LANDSCAPING AND SCREENING

LANDSCAPING SHALL MEET THE REQUIREMENTS OF CHAPTER 12 LANDSCAPE REQUIREMENTS OF THE BIXBY ZONING CODE, EXCEPT AS HEREINAFTER MODIFIED. WITHIN DEVELOPMENT AREAS PERMITTING RETAIL USE, THE LANDSCAPING FOR A MIXED USE BUILDING WHICH CONTAINS BOTH RETAIL AND OFFICE TENANTS SHALL BE 10%. IN ADDITION TO THE REQUIREMENTS OF CHAPTER 12 OF THE BIXBY ZONING CODE, PERIMETER LANDSCAPING SHALL INCLUDE PLANT MATERIALS DESIGNED TO ACHIEVE AN ATTRACTIVE STREET VIEW. REASONABLE EFFORTS SHALL BE MADE TO PRESERVE EXISTING MATURE TREES. EACH MATURE TREE WHICH IS IN A REQUIRED STREET YARD AND WHICH IS REMOVED FOR THE PURPOSE OF PROVIDING PARKING FOR MULTIFAMILY DWELLINGS OR COMMERCIAL ESTABLISHMENTS SHALL BE REPLACE WITHIN THE AFFECTED LOT OR LOTS AT A TWO TO ONE (2:1) RATIO IN ACCORDANCE WITH CHAPTER 12 OF THE BIXBY ZONING CODE. A SCREENING FENCE NOT LESS THAN 6 FEET IN HEIGHT AND A LANDSCAPED AREA OF NOT LESS THAN 10 FEET IN WIDTH SHALL BE MAINTAINED ALONG THE BOUNDARIES OF COMMERCIAL AREAS ADJOINING RESIDENTIAL DEVELOPMENT OR A RESIDENTIAL ZONING DISTRICT, PROVIDE HOWEVER, IF AN ADJOINING RESIDENTIAL DISTRICT IS UNDEVELOPED OR USED FOR NONRESIDENTIAL PURPOSES, REQUIRED SCREENING MAY BE DEFERRED UNTIL RESIDENTIAL DEVELOPMENT CONTINUES.

3. LIGHTING

EXTERIOR LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD. LIGHTING SHALL BE DESIGN SO THAT THE LIGHT PRODUCING ELEMENT OF THE SHIELDED FIXTURE SHALL NOT BE VISIBLE TO A PERSON STANDING WITHIN AN ADJACENT RESIDENTIAL DISTRICT OR RESIDENTIAL DEVELOPMENT AREA.

4. OFF STREET PARKING AND LOADING

WITHIN DEVELOPMENT AREAS E AND F, THE FOLLOWING MINIMUM PARKING TO BUILDING SQUARE FOOTAGE RATIOS SHALL APPLY, PER INITIAL BUILDING TYPE, AND REGARDLESS FUTURE OCCUPANCIES:

|                                                                              |                |
|------------------------------------------------------------------------------|----------------|
| OFFICE BUILDINGS:                                                            | 1 PER 300 SF   |
| WAREHOUSING AND WHOLESALING BUILDINGS:                                       | 1 PER 5,000 SF |
| BUILDINGS FOR OTHER COMMERCIAL OR OTHER PERMITTED USES, INCLUDING RESTAURANT | 1 PER 225 SF   |

WITHIN DEVELOPMENT AREAS E AND F, OFF-STREET LOADING SHALL NOT BE REQUIRED. IF CONSTRUCTED, OFF-STREET LOADING GEOMETRIES MAY BE MODIFIED FROM ZONING CODE COMMERCIAL BUILDING PERMIT, PROVIDED THE MODIFIED DESIGN MEETS BUILDING CODE REQUIREMENTS. THE OWNER OR INDIVIDUAL TENANTS MAY ALLOW OFF-STREET PARKING WITHIN LOADING BERTH AREAS WHEN NOT IN USE FOR LOADING PURPOSES.

THE LIMITATION ESTABLISHING A MAXIMUM NUMBER OF PARKING SPACES AS SET FORTH WITHIN PARAGRAPH H, SECTION 11-10-2 MAY BE MODIFIED BY THE BIXBY PLANNING COMMISSION PURSUANT TO ITS REVIEW AND APPROVAL OF A PUD DETAIL SITE PLAN.

5. ACCESS AND CIRCULATION

THE PRINCIPAL ACCESS IS TO BE DERIVED FROM AN INTERIOR PUBLIC COLLECTOR STREET, SOUTH 74<sup>TH</sup> EAST AVENUE, TO BE CONSTRUCTED THAT CONNECTS TO THE TWO ARTERIAL STREETS. THE CONNECTION OF THE TWO ARTERIALS IS A REQUIREMENT. THERE IS AN AREA OUTSIDE THE AREA OF PUD NO. 76 WHICH IS PROPOSED FOR A SEGMENT OF THE COLLECTOR STREET BUT WITHIN WHICH, REQUIRED RIGHT OF WAY DOES NOT PRESENTLY EXIST. THE OWNER OF THE AREA REQUIRED FOR RIGHT OF WAY IS UNDER CONTRACT THAT THE REQUIRED RIGHT OF WAY WILL BE DEDICATED. THE COLLECTOR STREET WILL REQUIRE A RIGHT OF WAY WIDTH OF 80 FEET AND A PAVING WIDTH OF 38 FEET, PROVIDED HOWEVER A PAVING WIDTH OF 38 FEET SHALL REQUIRE A WAIVER BY THE BIXBY CITY COUNCIL OF THE BIXBY SUBDIVISION REGULATIONS. INTERIOR PUBLIC AND/OR PRIVATE MINOR STREET SYSTEMS AND MUTUAL ACCESS EASEMENTS WILL BE ESTABLISHED AS NEEDED. NEW PUBLIC STREET CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE GEOMETRIC STREET STANDARDS OF THE CITY OF BIXBY.

SIDEWALKS ALONG THE INTERIOR STREETS AND ALONG 121<sup>ST</sup> STREET SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS INCLUDING A MINIMUM WIDTH OF FOUR FEET AND ADA COMPLIANCE. WITHIN DEVELOPMENT AREAS B AND C, PEDESTRIAN ACCESS FROM RESIDENTIAL AREAS MAY BE PROVIDED TO THE ADJOINING FRY DITCH.

INTERIOR ACCESS TO LOT 1, BLOCK 1 MAY BE PRIVATE STREET(S) FROM SOUTH 74<sup>TH</sup> EAST AVENUE AND EAST 126<sup>TH</sup> STREET SOUTH, LOT 1, BLOCK 1 MAY BE GATED FOR THE PRIVACY OF RESIDENTS WITHIN THE DEVELOPMENT AREA.

6. SIGNS

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE EXCEPT AS PROVIDED HEREIN, AND SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF BIXBY FOR SIGN PERMIT. SIGNS IDENTIFYING AN INTERIOR PROPERTY MAY BE LOCATED OFF SITE WITHIN A PARCEL LOCATED WITHIN PUD 76 AS FURTHER OUTLINED HEREIN.

BUSINESS SIGNS SHALL BE LIMITED AS FOLLOWS:

- WALL OR CANOPY SIGNS SHALL NOT EXCEED 1.5 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE BUILDING WALL OR CANOPY TO WHICH AFFIXED.
- A PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG 121<sup>ST</sup> ST. S., AND MAY IDENTIFY LIKE-BRANDED RESIDENTIAL DEVELOPMENTS (“QUAIL CREEK”), BUT SHALL NOT EXCEED 35 FEET IN HEIGHT AND 230 SQUARE FEET OF DISPLAY SURFACE AREA.
- ONE (1) COMBINED COMMERCIAL DEVELOPMENT ENTRANCE SIGN SHALL BE PERMITTED ALONG EACH STREET FRONTAGE (E. 121<sup>ST</sup> ST. S. AND S. 74<sup>TH</sup> E. AVE.), IDENTIFYING BUSINESSES AND USES LOCATED ANYWHERE WITHIN DEVELOPMENT AREAS E AND F, BUT SHALL NOT EXCEED 35 FEET IN HEIGHT AND 230 SQUARE FEET OF DISPLAY SURFACE AREA PER SIGN.
- WITHIN EACH LOT, A GROUND SIGN MAY BE LOCATED, BUT SHALL NOT EXCEED 20 FEET IN HEIGHT AND 75 SQUARE FEET OF DISPLAY SURFACE AREA.

- WITHIN COMMERCIAL DEVELOPMENT AREAS E AND F, BUSINESSES LOCATED ON INTERIOR LOTS MAY BE SERVED BY ONE (1) OFFSITE GROUND SIGN LOCATED ALONG 121<sup>ST</sup> ST. S. OR S. 74<sup>TH</sup> E. AVE., NOT TO EXCEED 20' IN HEIGHT OR A MAXIMUM DISPLAY SURFACE AREA PERMITTED BASED ON THE STREET FRONTAGE OF THE LOT CONTAINING SUCH SIGN. SUCH GROUND SIGN SHALL BE PERMITTED IN ADDITION TO ALL OTHER GROUND SIGNS LOCATED ON THE LOT WITH ARTERIAL OR COLLECTOR STREET FRONTAGE, PROVIDED THE 40' MINIMUM SIGN SEPARATION STANDARD IS MAINTAINED. WITHIN COMMERCIAL DEVELOPMENT AREAS E AND F, BUSINESSES LOCATED ON INTERIOR LOTS MAY ADDITIONALLY BE SERVED BY ONE (1) ONSITE GROUND SIGN, NOT TO EXCEED 10' IN HEIGHT AND 150 SQUARE FEET IN DISPLAY SURFACE AREA.

7. UTILITIES AND DRAINAGE

UTILITIES ARE AT THE SITE OR ACCESSIBLE BY CUSTOMARY EXTENSION. FEE-IN-LIEU OF STORM WATER DETENTION FACILITIES WILL BE PROVIDED.

8. PARCELIZATION

AFTER INITIAL PLATTING SETTING FORTH PERMITTED USES AND THE ALLOCATION OF COMMERCIAL FLOOR AREA OR RESIDENTIAL DENSITY, DIVISION OF PLATTED LOTS MAY OCCUR BY APPROVED LOT SPLIT APPLICATION AND SUBJECT TO THE APPROVAL BY THE BIXBY PLANNING COMMISSION OF PROPOSED FLOOR AREA OR RESIDENTIAL DENSITY ALLOCATIONS AND CONFIRMATION OF THE EXISTENCE OF ANY NECESSARY CROSS PARKING AND MUTUAL ACCESS EASEMENTS.

9. TRANSFER OF ALLOCATED FLOOR AREA

AN INITIAL TRANSFER OF 65 DWELLING UNITS FROM DEVELOPMENT AREA C TO DEVELOPMENT AREA H IS HEREIN ESTABLISHED. ALLOCATED COMMERCIAL OR RESIDENTIAL DENSITY MAY BE TRANSFERRED TO ANOTHER LOT OR LOTS BY WRITTEN INSTRUMENT EXECUTED BY THE OWNER OF THE LOT FROM WHICH THE FLOOR AREA OR RESIDENTIAL DENSITY IS TO BE ALLOCATED, PROVIDED HOWEVER, THE ALLOCATION SHALL NOT EXCEED 15% OF THE INITIAL ALLOCATION TO THE LOT TO WHICH THE TRANSFER OF FLOOR AREA OR RESIDENTIAL DENSITY IS TO BE MADE. ALLOCATION EXCEEDING 15% SHALL REQUIRE AN APPLICATION FOR MINOR AMENDMENT TO BE REVIEWED AND APPROVED BY THE BIXBY PLANNING COMMISSION.

10. DETAILED SITE PLAN REVIEW

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES. WITHIN DEVELOPMENT AREAS INTENDED FOR MULTIFAMILY DWELLINGS NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO THE BIXBY PLANNING COMMISSION FOR RECOMMENDATION AND SUBMITTED TO AND APPROVED BY THE BIXBY CITY COUNCIL AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. WITHIN DEVELOPMENT AREAS THAT DO NOT INCLUDE MULTIFAMILY DWELLINGS, NO BUILDING PERMIT SHALL ISSUE UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THE BIXBY PLANNING COMMISSION MAY APPROVE A CONCEPTUAL SITE PLAN AS BEING IN COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND DEVELOPMENT STANDARDS, UPON WHICH CITY OF BIXBY STAFF SHALL REVIEW AND APPROVE INDIVIDUAL DETAILED SITE, LANDSCAPE, SIGNAGE, FENCE/SCREENING, BUILDING ELEVATION, AND LIGHTING PLANS IF IN SUBSTANTIAL COMPLIANCE WITH THE CONCEPTUAL SITE PLAN APPROVED BY THE BIXBY PLANNING COMMISSION. NO CERTIFICATE OF OCCUPANCY SHALL ISSUE FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH A LANDSCAPING PLAN AND PHASING SCHEDULE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION OR BIXBY CITY STAFF, AS THE CASE MAY BE.

11. PLATTING REQUIREMENT

DEVELOPMENT AREAS MAY BE DEVELOPED IN PHASES, AND NO BUILDING PERMIT SHALL ISSUE UNTIL THE DEVELOPMENT PHASE FOR WHICH A PERMIT IS SOUGHT HAS BEEN INCLUDED WITHIN A SUBDIVISION PLAT SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION AND 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 PLANNED UNIT DEVELOPMENT AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF.

12. CITY DEPARTMENT REQUIREMENTS

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

THE LIMITATION ESTABLISHING A MAXIMUM NUMBER OF PARKING SPACES AS SET FORTH WITHIN PARAGRAPH H, SECTION 11-10-2 MAY BE MODIFIED BY THE BIXBY PLANNING

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I EASEMENTS, AND UTILITIES AND SECTION II PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I AND II, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED., SHALL INURE TO THE BENEFIT OF 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, 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. 76 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, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD 76 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF, BRUMBLE DEVELOPMENT GROUP, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BRUMBLE DEVELOPMENT GROUP, L.L.C.,  
AN OKLAHOMA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
CLINT BRUMBLE, MANAGER

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023  
BY CLINT BRUMBLE AS MANAGER OF BRUMBLE DEVELOPMENT GROUP, L.L.C., 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 “QUAIL CREEK OFFICE PARK”, 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.

\_\_\_\_\_  
B. WATSON, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO.1057

STATE OF OKLAHOMA)

)

COUNTY OF TULSA )

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_DAY OF 2023, BY A. B. WATSON, JR., AS A REGISTERED PROFESSIONAL LAND SURVEYOR.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
MY COMMISSION NUMBER IS:



**EAST 111TH STREET SOUTH**

**SOUTH SHERIDAN ROAD**

STANTON ELM

WOODCREEK VILLAGE

BRAIN'S BIGGY COMMONS

CITIZEN SECURITY BANK

THE LINKS AT BOBBY

**35**

GRAYSTONE

THE ESTATES OF GRAYSTONE

SOMERSET

UNP

FOX HOLLOW

BRIZA CENTENNIAL PLACE

**EAST 121ST STREET SOUTH**

**SOUTH MEMORIAL DRIVE**

Scale: 1"= 2000'



ONE (1) LOT  
IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 5.071 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.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - (a) FOUND MAGNETIC NAIL AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;
  - (b) FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'18" EAST.
4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH SHERIDAN ROAD AND EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
6. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

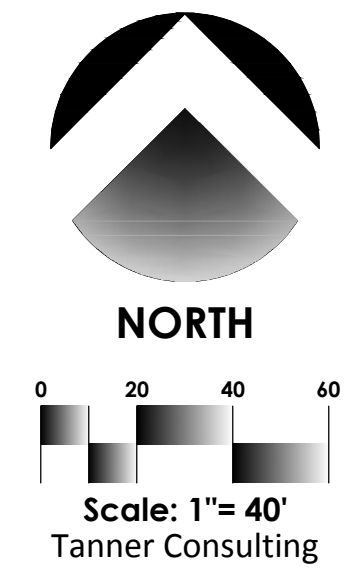
# Conceptual Utility Plan

## Sheridan 121

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35),  
TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

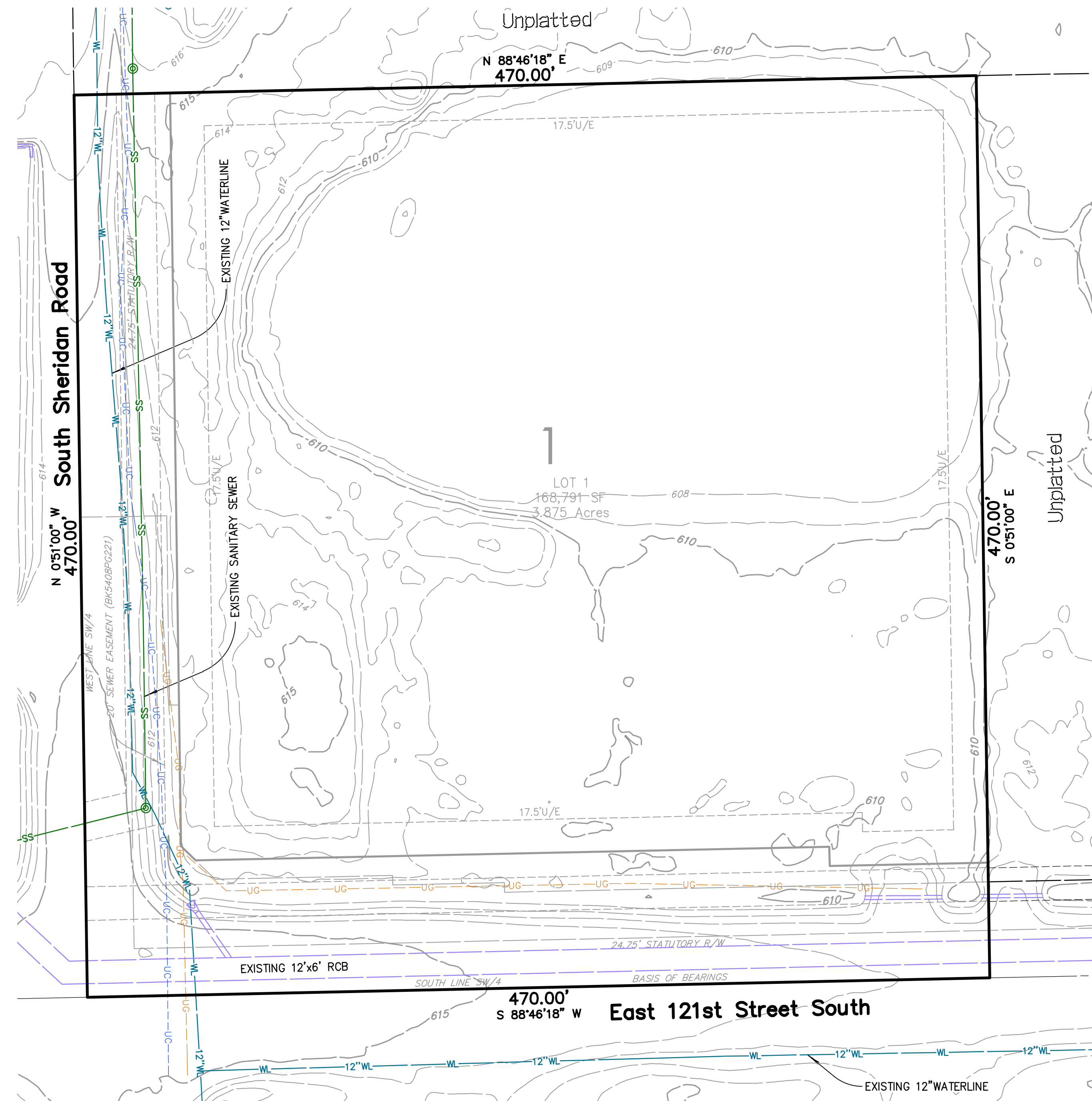
DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2023  
EMAIL: DAN@TANNERBAITSHOP.COM

5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929



### LEGEND

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



DATE OF PREPARATION: April 17, 2023



[illegible]

Scale: 1"= 2000'



ONE (1) LOT  
IN ONE (1) BLOCK

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.

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

(a) FOUND MAGNETIC NAIL AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;

(b) FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'18" EAST.

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

5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH SHERIDAN ROAD AND EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.

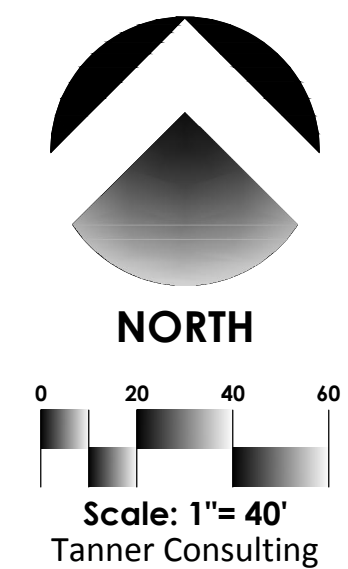
6. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

NORTHWEST CORNER SW/4  
SECTION 35, T-18-N, R-13-E  
FOUND 5/8" IRON PIN

# Sheridan 121

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



|       |                                     |
|-------|-------------------------------------|
| B/L   | BUILDING LINE                       |
| BK    | BUILDING LINE & UTILITY<br>EASEMENT |
| BK PG | BOOK & PAGE                         |
| CB    | CHORD BEARING                       |
| CD    | CHORD DISTANCE                      |
| CL    | CENTERLINE                          |
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| GOV'T | GOVERNMENT                          |
| LNA   | LIMITS OF NO ACCESS                 |
| ODE   | OVERLAND DRAINAGE EASEMENT          |
| RES.  | RESERVE                             |
| R/W   | RIGHT-OF-WAY                        |
| U/E   | UTILITY EASEMENT                    |
| 1/234 | ADDRESS ASSIGNED                    |
| ○     | FOUND MONUMENT                      |
| ●     | SET MONUMENT (SEE NOTE 2)           |

POINT OF BEGINNING  
SOUTHWEST CORNER SW/4  
SECTION 35, T-18-N, R-13-E  
FOUND MAGNETIC NAIL

**470.00'**  
**S 88°46'18" W**      **East 121st Street South**

2176.16'  
N 88°46'18" E

SOUTHEAST CORNER SW/4  
SECTION 35, T-18-N, R-13-E  
FOUND IRON PIN

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

**Sheridan 121**  
SHEET 1 OF 2



Preliminary/Conditional Final Plat

Sheridan 121

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35),  
TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

SHERIDAN 121 LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS THE SOUTH FOUR-HUNDRED SEVENTY (470) FEET OF THE WEST FOUR-HUNDRED SEVENTY (470) FEET OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN 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 SOUTHWEST CORNER OF SAID SW/4; THENCE NORTH 0°51'00" WEST, AND ALONG THE WEST LINE OF THE SW/4, FOR A DISTANCE OF 470.00 FEET; THENCE NORTH 88°46'18" EAST, AND PARALLEL WITH THE SOUTH LINE OF THE SW/4, FOR A DISTANCE OF 470.00 FEET; THENCE SOUTH 0°51'00" EAST, AND PARALLEL WITH SAID WEST LINE, FOR A DISTANCE OF 470.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 88°46'18" WEST, AND ALONG THE SOUTH LINE, FOR A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 220,895 SQUARE FEET OR 5.071 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) MAGNETIC NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;;
- (2) IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 35;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°46'18" EAST.

SHERIDAN 121 LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO ONE (1) LOT IN ONE (1) BLOCK AND STREETS AND HAS DESIGNATED THE SAME AS "SHERIDAN 121", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I. - PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT AS "EAST 121ST STREET SOUTH" AND "SOUTH SHERIDAN ROAD" AND FURTHER DEDICATES TO THE PUBLIC FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER, AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS; PROVIDED HOWEVER, OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, AND REPLACE WATERLINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, AND REPLACING 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 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 LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY ADJACENT TO THE SUBDIVISION AND DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES, INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES, SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS, AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

- 2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES 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, 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, EFFECTIVE, AND EXCLUSIVE RIGHT-OF-WAY 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, TERMINATING AT THE PLANE FORMED BY THE EXTERIOR WALL OF THE STRUCTURE.

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

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

- 5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF WATER, SEWER, ELECTRIC, COMMUNICATION, AND GAS SERVICES, AND THE LOT OWNER AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- 1. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER FACILITIES LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER FACILITY. 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, SANITARY SEWER MAIN, OR STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SAID MAINS OR FACILITIES, SHALL BE PROHIBITED, AND IF SO ALTERED BY THE LOT OWNER, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, AND MANHOLES, SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR, AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS OR DESIGNATED CONTRACTORS, 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 MAINS, AND PUBLIC STORM SEWER FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT 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 PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF PUBLIC UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

- 4. ALL PUBLIC WATER LINES, PUBLIC SANITARY SEWER LINES, AND PUBLIC 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, THE OWNER/DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

- 5. THE FOREGOING COVENANTS CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OR ITS SUCCESSORS, AND THE LOT OWNER AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

THE LOT OR SUBDIVIDED PART THEREOF WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO OWNER WITHIN THE SUBDIVISION SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM OR SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR SUBDIVIDED PART THEREOF. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED OWNER OF A LOT OR SUBDIVIDED PART THEREOF AND BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR SUBDIVIDED PART THEREOF SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR 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 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 BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND WITH THE APPROVAL OF THE CITY OF BIXBY, 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, OKLAHOMA.

SECTION II. - ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, & SEVERABILITY

A. ENFORCEMENT AND DURATION

THE RESTRICTIONS HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS GRANTEEES, TRANSFEREES, SUCCESSORS, AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDING OF THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED. IF ANY OWNER WITHIN THE SUBDIVISION SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING THE LOT OR SUBDIVIDED PART THEREOF TO MAINTAIN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT(S) TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES AND SECTION II. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR SUBDIVIDED PORTION THEREOF TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

C. SEVERABILITY

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED HEREIN BY REFERENCE, SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE, OR PROVISIONS HEREIN CONTAINED SHALL NOT RENDER THE BALANCE OF THIS INSTRUMENT VOID, OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE, OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE OWNER/DEVELOPER. THE FAILURE OF THE OWNER/DEVELOPER OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY RESTRICTION, COVENANT, OR CONDITION AT ANY TIME, OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY NOR A MODIFICATION OF THESE RESTRICTIONS, COVENANTS, OR CONDITIONS.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SHERIDAN 121 LLC,  
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
[TITLE]

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 KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF SHERIDAN 121 LLC TO THE FOREGOING INSTRUMENT, AS ITS \_\_\_\_\_, AND ACKNOWLEDGED TO ME THAT \_\_\_\_\_ EXECUTED THE SAME AS A FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SHERIDAN 121 LLC FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

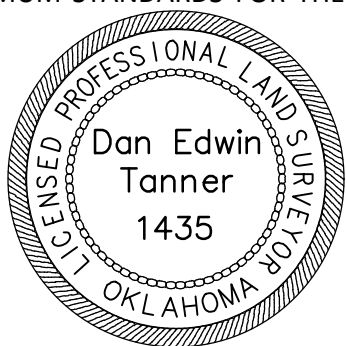
03/08/2024  
MY COMMISSION EXPIRES NOTARY PUBLIC



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 "SHERIDAN 121", 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 )

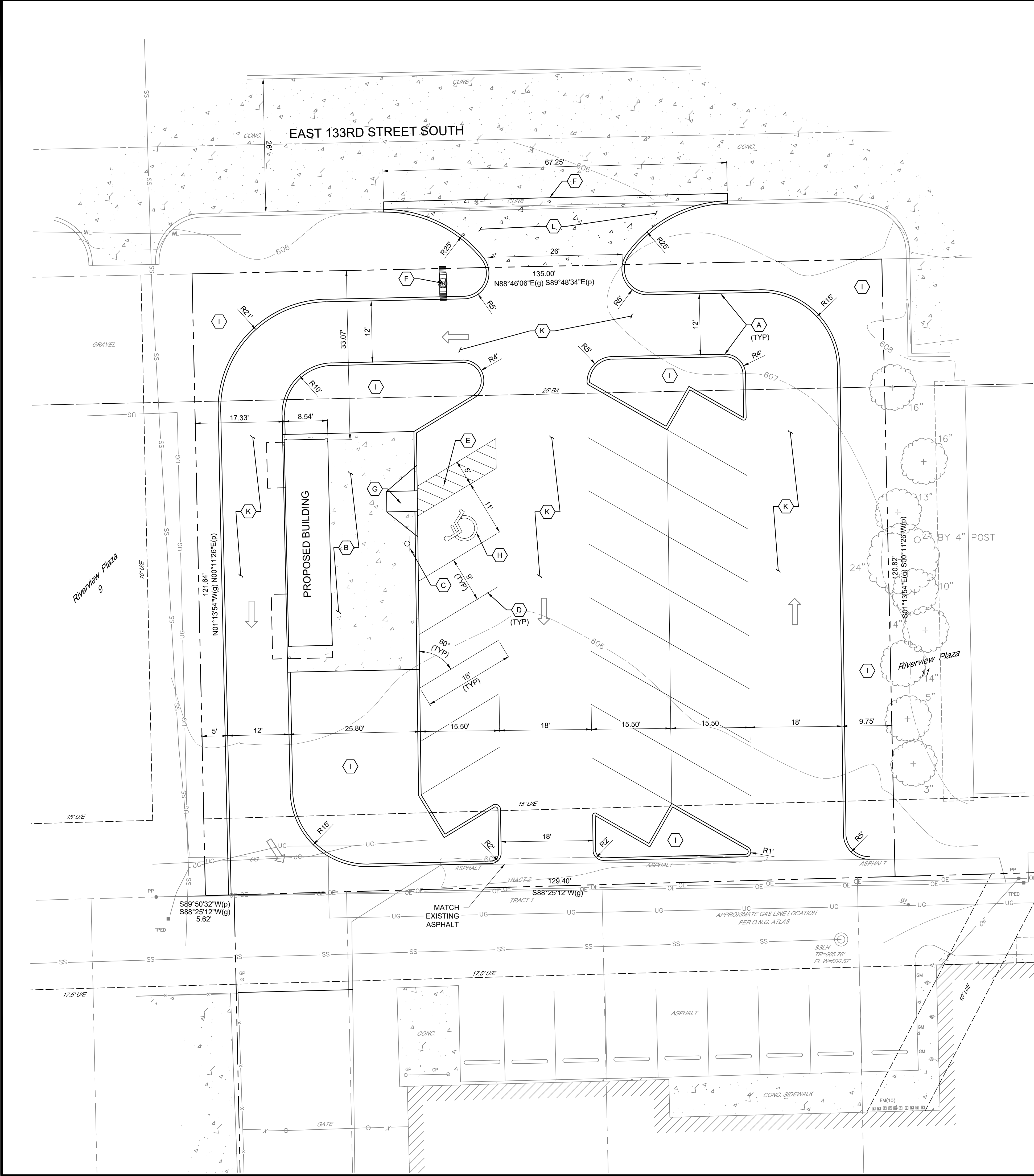
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE DAY OF \_\_\_\_\_, 2023, PERSONALLY APPEARED TO ME DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY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

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

03/08/2024  
MY COMMISSION EXPIRES NOTARY PUBLIC







SITE PLAN NOTES

1. THE CONTRACTOR SHALL CONTACT "OKIE" AT 811 OF 800-522-6543, THREE (3) WORKING DAYS BEFORE BEGINNING AY WORK, SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL.
4. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT FOR THIS PROJECT.
5. ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REGULATIONS AND SAFETY REQUIREMENTS.
7. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED STATE OR LOCAL PERMITS. CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
9. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN.
10. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
11. ALL PAVEMENT MARKING OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS, UNLESS OTHERWISE NOTED, RE: SPECIFICATIONS.
12. PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
13. ALL NEW SIDEWALKS, IF ANY, NOT ADJACENT TO THE BUILDING, SHALL BE 4" THICK AND A MINIMUM OF FOUR (4) FEET WIDE. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONTRACTION JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40 FOOT SPACING UNLESS OTHERWISE NOTED.

ADA NOTES

1. ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DEPICTED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN ON AND IN THESE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REPLACED TO BE MADE FULLY COMPLIANT, REGARDLESS OF MAGNITUDE, AT THE CONTRACTOR AND/OR SUB-CONTRACTOR'S EXPENSE. THE CONTRACTOR MUST FOLLOW THE "REQUEST FOR INFORMATION" (RFI) PROCESS IN ACQUIRING THE APPROVAL OF CHANGES TO ADA RELATED ITEMS.
2. ALL NEW SIDEWALKS OR ADA PATHS (SIDEWALKS TO BE REMOVED & REPLACED OR STRIPED ADA PATHS) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC R/W AND WHEN ADJACENT STREET GRADES EXCEED 5%, THEN SIDEWALK RUNNING SLOPES MAY MATCH STREET GRADES.
3. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.
4. PRIVATE PROPERTY RAMPS SHALL HAVE THE FACE OF THE CURB TRANSITIONS PAINTED YELLOW.
5. ALL ADA PARKING AREAS SHALL BE 2% MAXIMUM IN ALL DIRECTIONS.

PAVING NOTES

1. TRAFFIC CONTROL MEASURES SHALL BE IN-ACCORDANCE WITH CITY AND THE LATEST VERSION OF THE MUTCD.
2. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
3. CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH PVC SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT. THE LOCATION AND NUMBER OF CONDUITS SHALL APPEAR ON THE SITE UTILITY PLAN. VERIFY CONDUIT LOCATIONS WITH ALL UTILITY COMPANIES, AGENCIES OR ENGINEER SUPPLYING FUTURE SERVICES.
4. ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 9 INCH LIFTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

LEGAL DESCRIPTION

TRACT 1  
LOTS ONE (1), TWO (2), THREE (3), AND THE EAST 22 FEET OF LOT FOUR (4), BLOCK ONE (1), RIVERBEND COMMERCIAL CENTER AMENDED, AS REPLAT OF BLOCK 1, RIVERBEND COMMERCIAL CENTER AMENDED, REPLATTED BLOCK 1, RIVERBEND COMMERCIAL CENTER, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SITE PLAN KEY NOTES

- (A) PROPOSED CURB AND GUTTER
- (B) PROPOSED CONCRETE SIDEWALK
- (C) PROPOSED ADA PARKING SIGN
- (D) PROPOSED 4" SOLID WHITE PARKING LINE
- (E) PROPOSED PAINTED ISLAND. 4" SOLID WHITE LINE 2' APART @ 45°
- (F) PROPOSED SAWCUT LINE. REMOVE EXISTING PAVEMENT
- (G) PROPOSED ADA CURB RAMP.
- (H) PROPOSED PAINTED ACCESSIBLE SYMBOL
- (I) PROPOSED LANDSCAPE AREA.
- (J) PROPOSED BILLBOARD SIGN
- (K) PROPOSED ASPHALT PAVING
- (L) PROPOSED CONCRETE DRIVEWAY

SITE DATA

**ZONING**  
CURRENT: CG

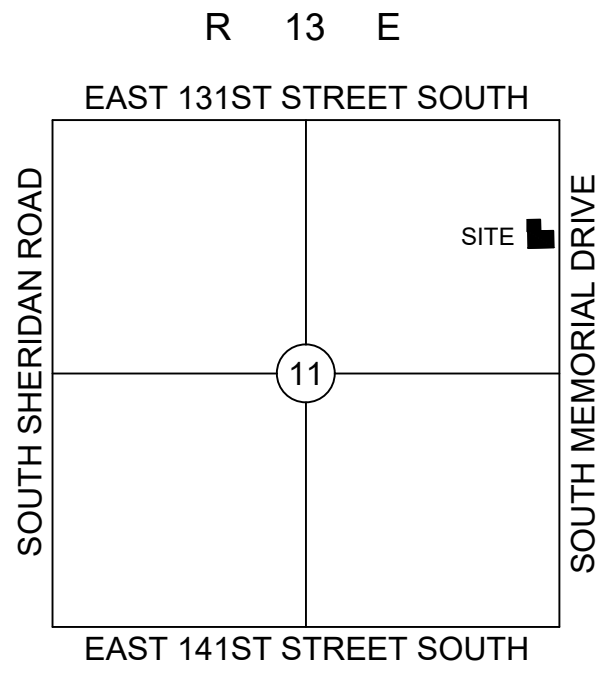
**PARCEL SIZE**  
0.39 ACRES (16,800 SF)

**IMPERVIOUS AREA**  
EXISTING = 0 S.F.  
PROPOSED = 11,372.92 S.F.

**BUILDING AREA**  
340 S.F.

**BUILDING HEIGHT**  
10'-0"

**PARKING SPACE**  
PROVIDED: 23 WITH 1 ADA VAN SPACE



Location Map

SCALE: 1"=2000'

BILLY COX  
23063  
5-1-2023  
BILLY COX, P.E.  
ROUTE 66 ENGINEERING, LLC  
CA #8855, DATE 06/30/2023

| BY | REVISION | DATE |
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route 66  
engineering

28 NORTH WATER STREET, SAPULPA, OK 74066

SITE PLAN

BIXBY SHIPPING CONTAINER

BIXBY, OK

|           |            |
|-----------|------------|
| DRAWN BY: | NM         |
| APPV. BY: | BC         |
| DATE:     | 05/02/2023 |

SHEET

CS101