



City of Bixby Planning Commission Meeting Agenda

Monday, October 16, 2023

6:00 PM

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

Call to Order

Chairman

Roll Call

Gwen Plante, Assistant City Planner

Consent Agenda

- 1) Consider and Approve Gwen Plante as Planning Commission Secretary.
- 2) Approval of the Minutes from September 18, 2023 Regular Planning Commission Meeting.
- 3) Consider and Approve the 2024 Planning Commission Calendar

Public Hearings

- 4) Discussion, consideration, and possible vote to approve a Comprehensive Plan Amendment (BXCP 23.02), Rezone (BXZO 23.08), Planned Unit Development (BXPUD 23.03), and Preliminary Plat (BXPT 23.14) for The Fountains located on the Northwest Corner of South 121st Street and South Mingo Road.
- 5) Discussion, consideration, and possible vote to approve Rezone (BXZO 23.10) for Pittman Commercial located approximately one-half mile South of 161st Street and East of Memorial Drive.
- 6) Discussion, consideration, and possible vote to approve Rezone (BXZO 23.09) and Planned Unit Development (BXPUD 23.04) for Robinson Ranch South, located one-half mile South of 161st Street and East of Memorial Drive.

- 7) Discussion, consideration, and possible vote to approve Specific Use Permit (BXSUP 23.04) for FIX Automotive located at 12105 South Memorial Drive, Bixby, Oklahoma.
- 8) Discussion, consideration, and possible vote to approve a Site Plan (BXSP 23.11) for Courts and Commons located at 7921 East 119th Drive, Bixby, Oklahoma.
- 9) Discussion, consideration, and possible vote to approve a Site Plan (BXSP 23.10) for Marlee Office No. 4 located at 7916 East 126th Street South, Bixby, Oklahoma.

Old Business

New Business

Notice of Posting

This Notice and Agenda were posted on the bulletin board on the 13th day of October 2023, at or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Gwen Plante, Assistant City Planner

Persons who require special accommodations to participate in this meeting should contact the Assistant City Planner Gwen Plante: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: gplante@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

Tuesday | September 18, 2023 | 6:00 PM

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

CALL TO ORDER: 6:02 PM

Roll Call was taken

MEMBERS PRESENT:

Steve Hobbs, Chairman

Jason Mohler, Vice Chair

Tom Holland

Josh Nave (Arrived at 6:06 p.m.)

MEMBERS ABSENT:

Lance Whisman

STAFF PRESENT:

O.C. Walker, Director of Development Services

Gwen Plante, Assistant City Planner

1. Approval of Minutes | Planning Commission meeting August 21, 2023.

Chairman Hobbs asked if there was a motion to approve the Meeting Minutes of August 21, 2023, with the correction of the footer with the corrected date of August 21, 2023. Vice Chair Mohler made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Mohler	Yes
Mr. Holland	Yes
Mr. Hobbs	Yes

Motion was Approved

2. Discussion, consideration, and possible vote to approve Planned Unit Development (PUD-12), Major Amendment "C" for the South County Industrial Park which is located one-half mile North of East 151st Street South and West of Kimberly Clark Place, Bixby, Oklahoma 74008.

Mr. Walker gave an update and overview of the project to the Planning Commission.

The Applicant, Robert Bell was present and provided additional information and answered questions. Mr. Bell stated that this property has been zoned industrial for over Twenty years, and zoning is not on the table. The developers have agreed to go above and beyond what is required to make this a nice industrial park and to meet the needs of the City by attracting high-end industrial users.

The following residents signed up to speak on the matter: Victoria Oltman; John Kale; Jacqueline Holloway; Shawn Saylor; Kristy Behreas; and Chris Williams. Residents are concerned with this affecting values decreasing, added traffic along Kimberly Clark Road and within the surrounding Falcon Ridge neighborhood, noise pollution, and the overall appearance of this project.

Commissioner Holland stated that Mr. Bell had more than explained the project and that zoning was not up for debate to change as that application was for the owner/applicant to make. The Site Plan would address all landscaping, lighting, and signage and suggested that any site plan be brought back before the Planning Commission for approval. Mr. Bell stated he did not want to be tied to a number for the tree count, he would prefer that it provide for aesthetic protection and noise reduction. Commission Holland stated he wanted the building height to be consistent within the PUD to reflect the changes requested. He also recommended for staff to look into or pass along a request for a traffic study to see if any changes can be made within Falcon Ridge.

Commissioner Nave suggested that none of the businesses that back up to Kimberly Clark Road would have a 40-foot lighted sign to disturb neighbors. He suggested that the monument sign not exceed 15 feet and no wall signs facing Kimberly Clark Road.

Chairman Hobbs asked if there was a motion on PUD 12 Major Amendment C. Chairman Hobbs made a motion to approve with the following conditions specifying the building height be reduced throughout the PUD from 50 feet to 40 feet, sight plan and landscaping plan to be brought back before Planning Commission for approval, that all excluded uses are listed and all wall signs must face the interior roads of the development and a request for the City to conduct a traffic study of the traffic flow, Vice Chair Mohler seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes
Mr. Hobbs	Yes

Motion was Approved

3. Discussion, consideration, and possible vote to approve the Final Plat (BXPT-21.11) for South Bixby Mini Storage, which is located at 15805 South Memorial Drive, Bixby, Oklahoma 74008.

Mr. Walker gave an overview of the project to the Planning Commission and stated the applicant was available for questions.

The Applicant, JR Donaldson, appeared, presented the project, and was available to answer questions.

Chairman Hobbs asked if there was a motion to approve the Final Plat (BXPT-21.11) for South Bixby Mini Storage. Commissioner Nave made a motion to approve, and Commissioner Holland seconded. The vote was recorded as follows:

Mr. Nave	Yes
Mr. Mohler	Yes
Mr. Holland	Yes
Mr. Hobbs	Yes

Motion was Approved

4. Discussion, consideration, and possible vote to approve Planned Unit Development (BXPUD-19.04), Major Amendment No. 1 for Storij Bixby, which is located at 7665 East 126th Street South, Bixby, Oklahoma 74008 (Parke 126th).

Mr. Walker presented an overview of the project and why the project is back in front of the Planning Commission. Mr. Walker also stated the applicant was available for questions.

The applicant, John Davis, appeared and answered the Commissioner's questions.

Speakers: Victoria Oltman. Concerned with the mini-storage units being along Memorial.

Vice Chair Mohler stated that from a sales tax perspective, a big box store like we were doing in the 1990s and 2000s, would have been perfect but that is no longer the times we are in. Currently, there are offices in the back and the highest preservation in the front for commercial, this is different than a standard mini-storage facility.

Chairman Hobbs asked if there was a motion to approve the Planned Unit Development (BXPUD-19.04), Major Amendment No. 1 for Storij Bixby. Vice Chair Mohler made a motion to approve per staff recommendation and restrictive covenants, Chairman Hobbs seconded. The vote was recorded as follows:

Mr. Nave	No
Mr. Mohler	Yes
Mr. Holland	No
Mr. Hobbs	Yes

Motion was tied 2 to 2 and forwarded to City Council.

Old Business – No old business.

New Business – No new business

The meeting adjourned at 7:58 pm

Planning Commission

Secretary

Pending Approval from Planning Commission

PUBLIC NOTICE

THE SCHEDULE OF REGULAR MEETINGS FOR THE CALENDAR YEAR 2024

BIXBY BOARD OF ADJUSTMENT

AND

BIXBY PLANNING COMMISSION

CITY OF BIXBY, OKLAHOMA

Public Notice is given and filed with the Bixby City Clerk that, for Calendar Year 2024, except as otherwise noted below, The Bixby Board of Adjustment and the Bixby Planning Commission of the City of Bixby, Oklahoma will hold their regular monthly meetings on the Third Monday of each month. These regular meetings will be held at 6:00 p.m. in the City Council Chambers of the Bixby Municipal Building, located at 116 West Needles Avenue, in the City of Bixby, Oklahoma. (Authority: Title 25 Oklahoma Statutes, Section 311 (A).)

REGULAR MEETING DATES & APPLICATION DEADLINES

1. Meetings will begin at 6:00 pm

2. Third Monday of every month *

*unless there is a City Holiday or otherwise designated

<u>MONTH</u>	<u>DATE</u>	<u>DAY OF WEEK</u>	<u>APPLICATION DUE DATE</u>
January	*16	*Tuesday	Tuesday, December 5, 2023
February	*20	*Tuesday	Tuesday, January 2, 2024
March	18	Monday	Tuesday, February 6, 2024
April	15	Monday	Tuesday, March 5, 2024
May	20	Monday	Tuesday, April 2, 2024
June	17	Monday	Tuesday, May 7, 2024
July	15	Monday	Tuesday, June 4, 2024
August	19	Monday	Tuesday, July 2, 2024
September	16	Monday	Tuesday, August 6, 2024
October	21	Monday	Tuesday, September 3, 2024
November	18	Monday	Tuesday, October 1, 2024
December	16	Monday	Tuesday, November 5, 2024
January	*21	*Tuesday	Tuesday, December 3, 2024

6:00 P.M. in the City Council Chambers

Bixby Municipal Building

116 West Needles Avenue, City of Bixby, Oklahoma 74008



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

STAFF REPORT

To: Bixby Planning Commission

From: Gwen Plante, Assistant City Planner

Date: October 09, 2023

RE: **COMPREHENSIVE PLAN AMENDMENT** |
(BXCP-23.02) A major amendment is being
requested to change from Low-Density Residential to
Neighborhood Commercial.

RE-ZONING | (BXZO-23.08 (CS) Commercial Shopping
and (RS-3) Residential Single-family

**PLANNED UNIT DEVELOPMENT (PUD) | THE
FOUNTAINS**
(BXPUD 23.03)

Preliminary Plat BXPT 23.14

Applicant | Tanner Consulting

REQUEST: Discussion and review of the following:

Comprehensive Plan Amendment:

A Major Amendment to the Comprehensive Plan Map is being requested to change from Commercial and Neighborhood Commercial to High-Density Residential and Neighborhood Commercial to allow for a zoning change (BXZO-23.08).

Zoning Changes:

- Rezoning from Commercial Shopping (CS) and (AG) Agriculture to (CS) Commercial Shopping and (RS-3) Residential Single Family.

- Planned Unit Development (PUD) discussion and approval for *The Fountains* (BXPUD-23.03)

Preliminary Plat:

Discussion and review of the Preliminary Plat for The Fountains. (BXPT 23.14)

LOCATION:	Northwest Corner of East 121 st Street South and South Mingo Road.
EXISTING ZONING:	(CS) Commercial Shopping and (AG) Agriculture
PROPOSED ZONING:	(RS-3) Residential Single Family and (CS) Commercial Shopping with PUD
ACRES:	15.436 Acres Total
STR:	Section 36, Township 18N, Range 13E
EXISTING USE:	Vacant, Single-Family home
PROPOSED USE:	Commercial Development – with (RS-3) Residential Single-family homes abutting existing homes.

DEVELOPMENT STANDARDS (Commercial): 4.633 acres, Commercial Shopping (CS).

Permitted Uses, Use Unit 1 area-wide uses by right; Uses permitted by right in the (CS) Commercial Shopping Center District (except as excluded below); dry cleaning/laundry within Use Unit 15; Golf, frisbee golf, tennis, and water slide uses and outdoor recreation and amusement activities, NEC within 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 (Section 11-7D-6), mega-events, residential treatment centers, and transitional living centers within Use Unit 5, and medical marijuana dispensaries within Use Unit 13.

Development Area A – Commercial

	Code for CS	PUD
<i>Building Height</i>	70 ft. / 5 stories	40 ft. / 2 stories
<i>Minimum Arterial Street Frontage</i>	150 ft.	100 ft.
<i>Minimum Non-Arterial Street Frontage</i>	50 ft.	50 ft.
<i>Minimum Building Setbacks:</i>		
- From Arterial Street ROW	50 ft.	25 ft.
- From Non-Arterial Street ROW	25 ft.	10 ft.
- From Development Area B Boundary	10 ft.	10 ft.
- From all other Boundaries	0	
<i>Minimum and Maximum Parking Ratio</i>	Per Zoning Code	
<i>Other Bulk and Area Requirements</i>	As required within CS District	

Proposed Screening:

Due to the proposed abundant green space as a buffer, fencing between the residential and commercial uses will consist of a combination of an 8' masonry, masonry-like product, or concrete tilt-up panel wall and 6' wooden stockade fencing, as shown on Exhibit A. Signage and landscaping in development area A shall otherwise comply with the Bixby Zoning Code.

City of Bixby Zoning Code:

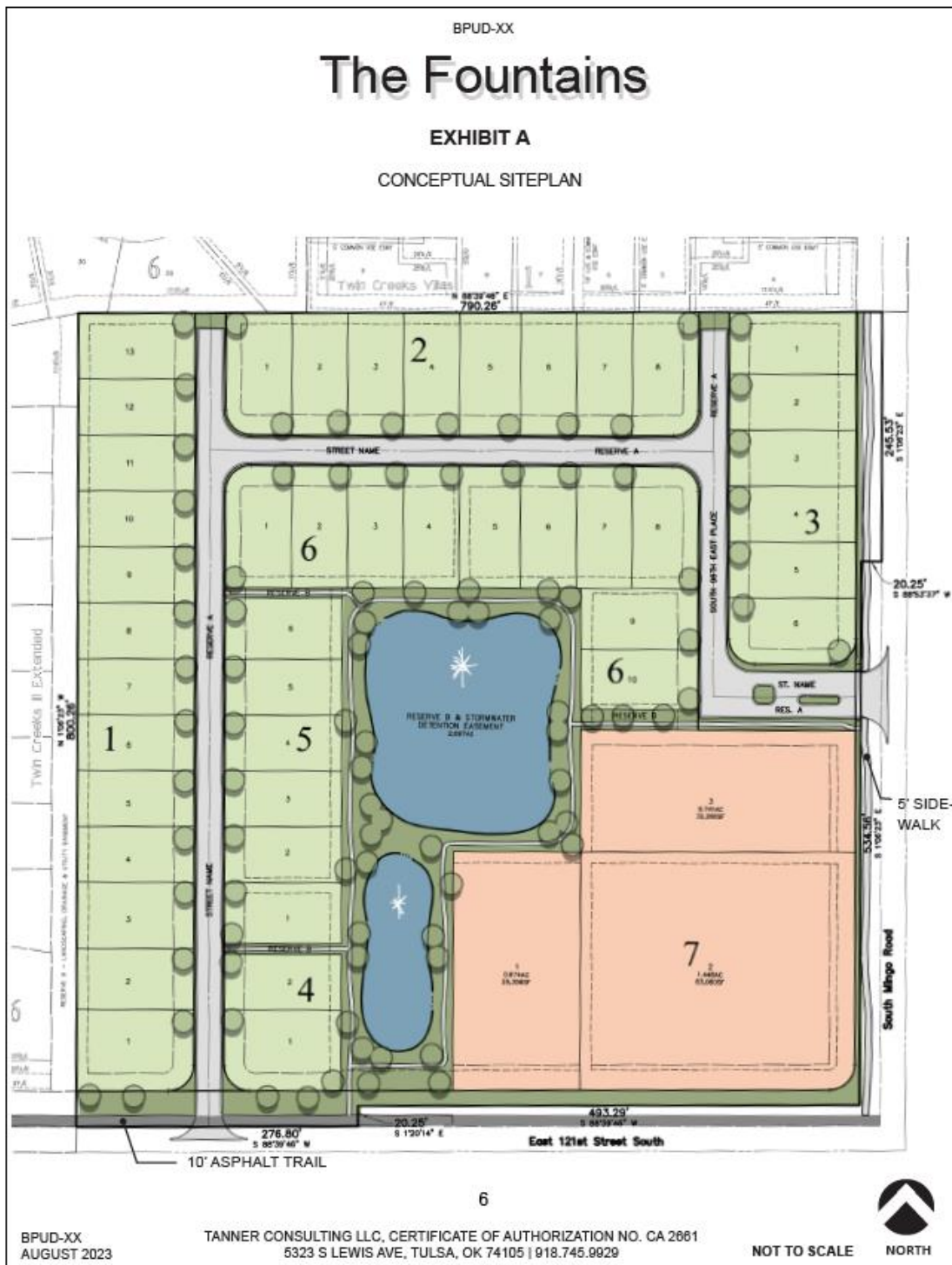
11-8-10: Screening Fences or Walls:

“B. Night-Time Use: Any use which abuts residential development and is accessed between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. shall be screened by the erection and maintenance of an eight foot (8') screening wall made of masonry, masonry-like product, stucco, stone, concrete tilt-up panels, or some combination thereof. The property owner may appeal the interpretation of the screening requirement to a specific building project or may request, in writing and with showing of sufficient good cause, that the City Council reduce or waive the requirement altogether.”

Development Area B – Residential

	Code for RS-3	PUD
<i>Maximum Number of Dwellings</i>		50
<i>Minimum Lot Width</i>	65 ft.	55 ft. / Gated
<i>Minimum Lot Size</i>	6,900 SF	6,100 SF
<i>Maximum Building Height</i>	3 stories or 48 ft.	2 stories and 35 ft.
<i>Minimum Yard Setbacks:</i>		
- <i>Front Yard</i>	25 ft.	20 ft.
- <i>Rear Yard</i>	20 ft.	15 ft.
- <i>Side Yard (Interior)</i>	5 ft.	5 ft.
- <i>Side Yard Abutting a Street</i>		15 ft.
- <i>Garage Facing Side Yard Street</i>		20 ft.
<i>Minimum Dwelling Size</i>	1,700 SF	
<i>Other Bulk and Area Requirements</i>	As required within RS-3 District	
<i>First Floor Exterior Materials</i>	100% Masonry	

Figure 1: The Fountains Conceptual Site Plan

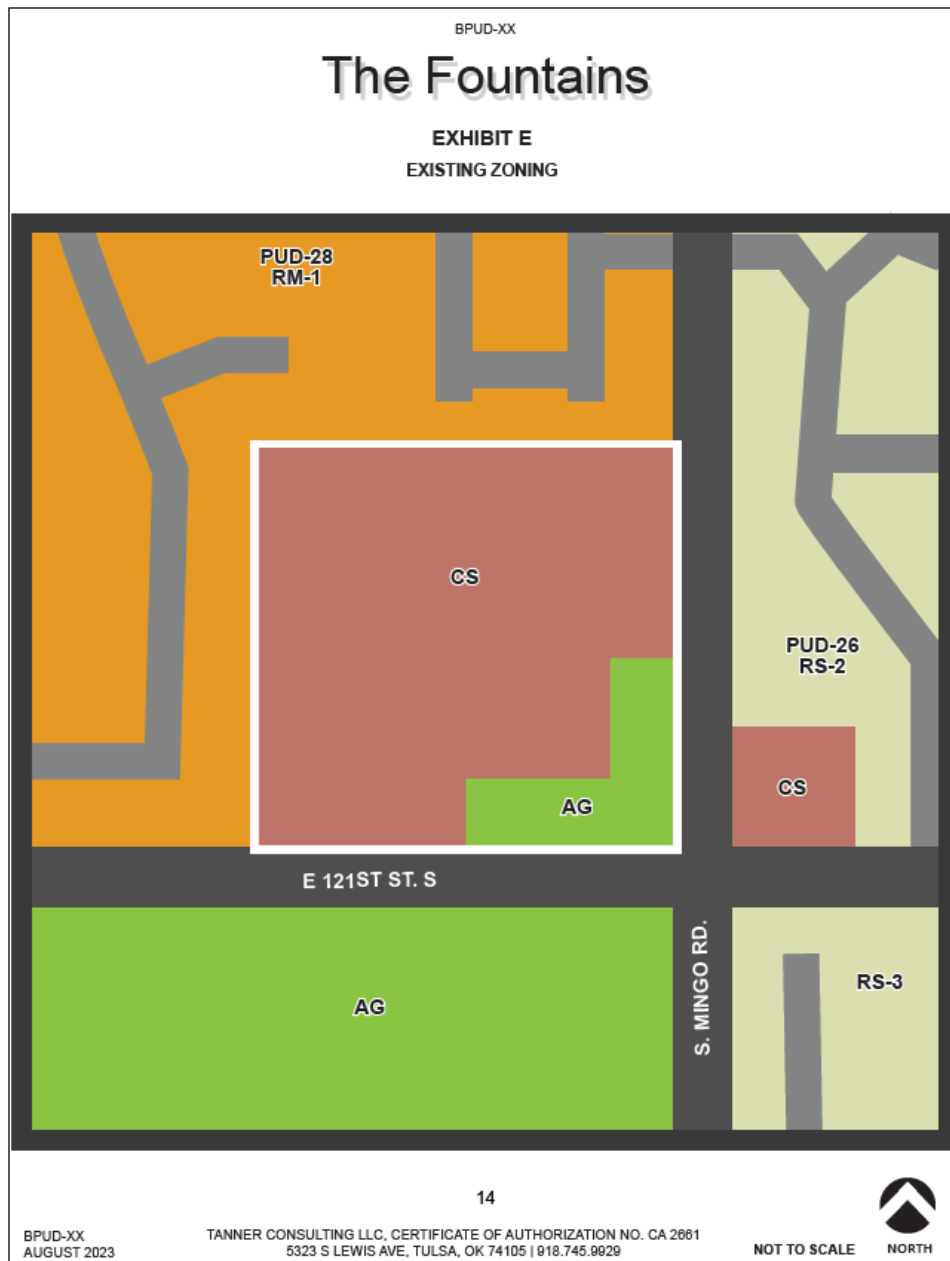


PUBLIC INPUT: No comments were given at the time of this report.

SURROUNDING ZONING AND LAND USE:

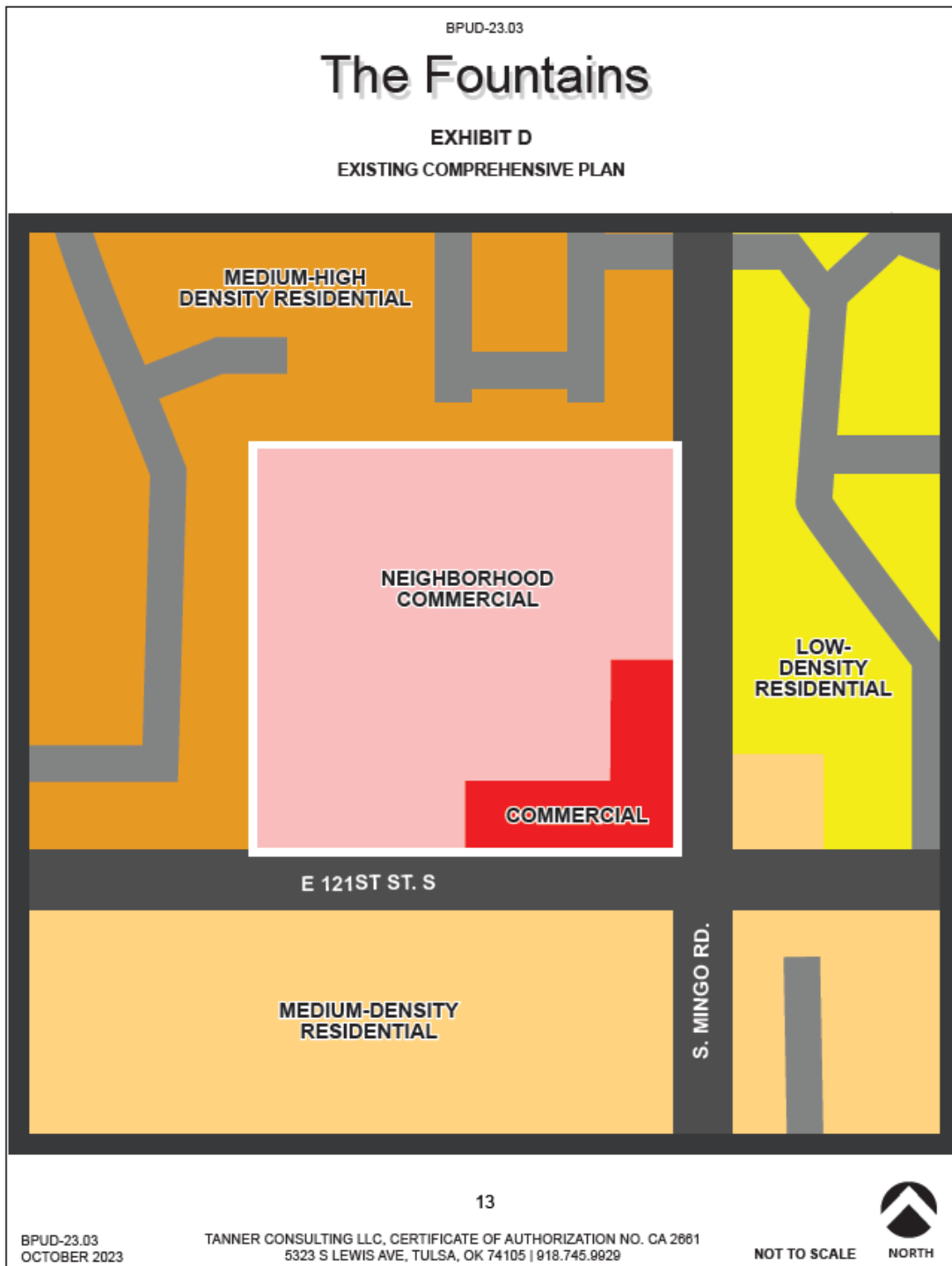
North: (RM-1) Residential Multi-Family
West: (RM-2) Residential Multi-Family
South: (AG) Agriculture
East: (RS-2) Residential Single-Family

Figure 3: Existing zoning for surrounding areas.



EXISTING COMPREHENSIVE PLAN:

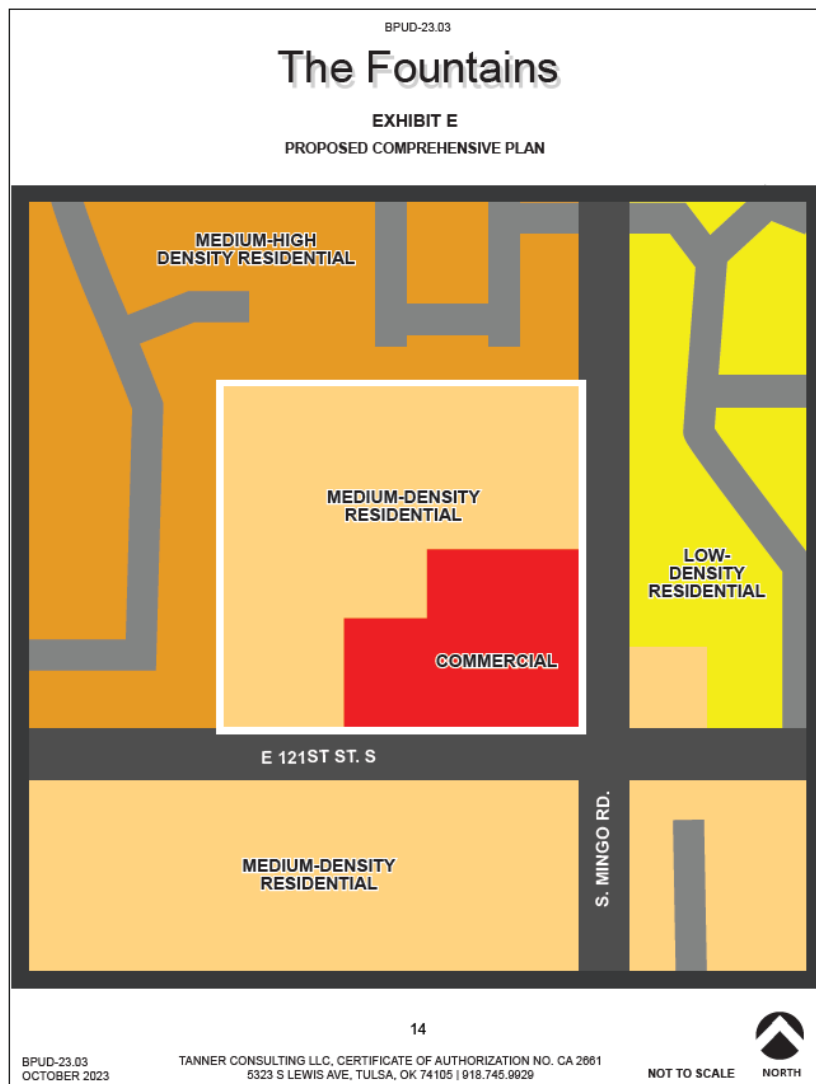
Figure 3: Comprehensive Plan 2030 Future Land Use Designation





PROPOSED COMPREHENSIVE PLAN AMENDMENT

A Major Amendment to the Comprehensive Plan Map is being requested to change from Neighborhood Commercial to Medium Density Residential and Commercial Shopping.



ATTACHMENTS:

1. Planned Unit Development

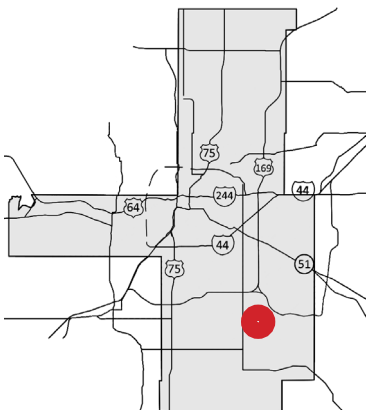
TAC COMMENTS: Within a private, gated subdivision, all streets and storm sewer systems are private and privately maintained. Careful consideration of subdivision covenants should be taken at the time of final platting to ensure the plat covenants adequately address maintenance responsibilities of private versus public infrastructure.

STAFF RECOMMENDATION: Approval

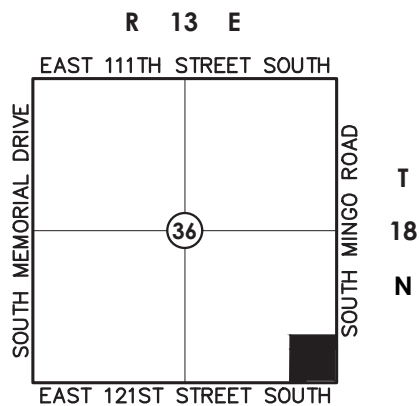
Staff believes the proposed zoning changes and Comp Plan amendment will allow the proposed PUD to take place and align well with the surrounding land use and future land use.

The Fountains

A PLANNED UNIT DEVELOPMENT (PUD) OF 15.436 ACRES (ZONING AREA) AT THE NORTHWEST CORNER OF EAST 121ST STREET SOUTH AND SOUTH MINGO ROAD



TULSA COUNTY



Location Map



OCTOBER 2023

OWNER/DEVELOPER:
SOONER DEVELOPMENT, LLC

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
c/o Megan Pasco
5323 S LEWIS AVE
TULSA, OK 74105
mpasco@tannerbaitshop.com

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I. Property Descriptions

The Fountains ("site" or "project") consists of 15.436 acres located at the northwest corner of East 121st Street South and South Mingo Road in Bixby, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE SOUTH 88°39'46" WEST AND ALONG THE SOUTH LINE OF THE SE/4 SE/4, FOR A DISTANCE OF 815.01 FEET; THENCE NORTH 1°06'23" WEST FOR A DISTANCE OF 825.01 FEET; THENCE NORTH 88°39'46" EAST FOR A DISTANCE OF 815.01 FEET TO A POINT ON THE EAST LINE OF THE SE/4 SE/4; THENCE SOUTH 1°06'23" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 825.01 FEET TO THE POINT OF BEGINNING.

Development Area A contains 4.633 acres and is more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SE/4 SE/4; THENCE SOUTH 88°39'46" WEST AND ALONG THE SOUTH LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 555.01 FEET; THENCE NORTH 1°06'23" WEST AND PARALLEL WITH THE EAST LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 295.54 FEET; THENCE NORTH 88°53'37" EAST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 235.00 FEET; THENCE NORTH 1°06'23" WEST AND PARALLEL WITH THE EAST LINE FOR A DISTANCE OF 120.00 FEET; THENCE NORTH 88°53'37" EAST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 320.00 FEET TO A POINT ON THE EAST LINE; THENCE SOUTH 1°06'23" EAST AND ALONG THE EAST LINE FOR A DISTANCE OF 413.31 FEET TO THE POINT OF BEGINNING.

Development Area B contains 10.803 acres and is more particularly described as follows:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE SOUTH 88°39'46" WEST AND ALONG THE SOUTH LINE OF THE SE/4 SE/4 FOR A DISTANCE OF 555.01 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 88°39'46" WEST AND CONTINUING ALONG THE SOUTH LINE FOR A DISTANCE OF 260.00 FEET; THENCE NORTH 1°06'23" WEST FOR A DISTANCE OF 825.01 FEET; THENCE NORTH 88°39'46" EAST FOR A DISTANCE OF 815.01 FEET TO A POINT ON THE EAST LINE OF THE SE/4 SE/4; THENCE SOUTH 1°06'23" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 411.71 FEET; THENCE SOUTH 88°53'37" WEST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 1°06'23" EAST AND PARALLEL WITH THE EAST LINE FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 88°53'37" WEST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 235.00 FEET; THENCE SOUTH 1°06'23" EAST AND PARALLEL WITH THE EAST LINE FOR A DISTANCE OF 295.54 FEET TO THE POINT OF BEGINNING.

II. Development Concept

The Fountains is a mixed-use Planned Unit Development (PUD) located at the northwest corner of East 121st Street South and South Mingo Road in the City of Bixby. The project proposes commercial land concentrated at the arterial street intersection and transitioning to a gated senior living community alongside existing residential neighborhoods. As planned, generous open space in the center of the development will provide room for stormwater drainage and detention while creating an inviting space for a neighborhood walking trail.

The City of Bixby 2018 Comprehensive Plan designates this site as both Commercial and Neighborhood Commercial. Considering the existing adjacent residential uses, lack of designated senior-living communities in the area, and current trends in commercial development, the proposed site plan is an appropriate use in this area. To better align the proposed land uses with the comprehensive plan, a companion application has been filed for an amendment to the comprehensive plan to redesignate the map from “Commercial” and “Neighborhood Commercial” to “Neighborhood Commercial” and “Medium Density Residential”. Exhibit D is an excerpt of the existing future land use map and Exhibit E reflects the proposed comprehensive plan amendment.

To further facilitate this PUD, a rezoning application has been filed, which proposes to rezone the site from Agricultural District (AG) and Commercial Shopping Center District (CS) to Commercial Shopping Center District (CS) and Residential Single-Family High-Density District (RS-3). Existing zoning is shown on Exhibit F and proposed zoning is reflected on Exhibit G.

Although zoning code section 11-7B-4 would permit 56 dwelling units on 10.803 acres zoned RS-3, this PUD restricts development area B to 50 dwelling units. Additionally, higher development standards (including minimum dwelling size and minimum masonry requirements) than required under the existing zoning code provisions have been specified.

Final development area boundaries shall be established by required subdivision plats, provided that the maximum total number of dwelling units and nonresidential building floor areas shall be maintained. The site shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

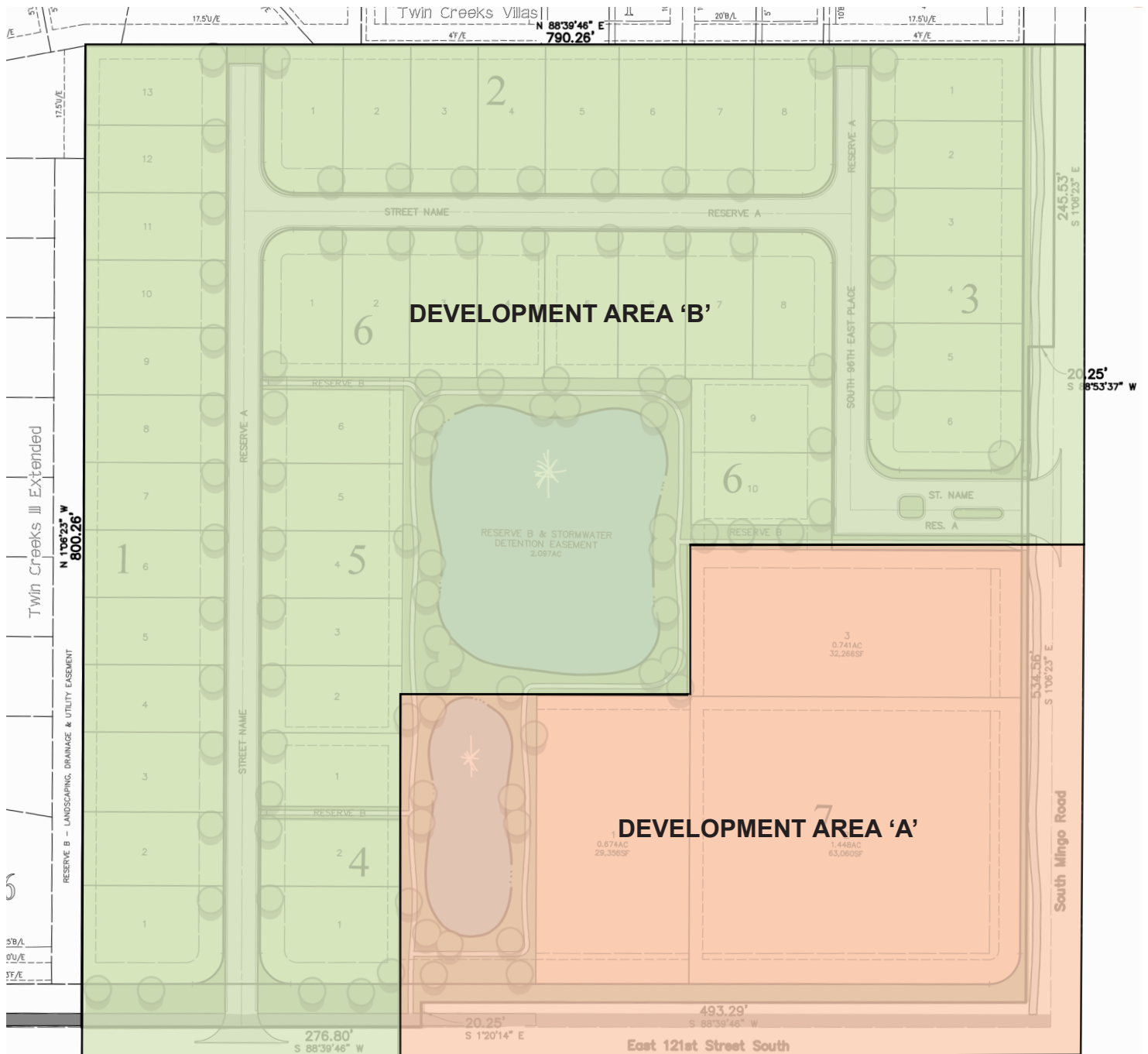
CONCEPTUAL SITEPLAN



The Fountains

EXHIBIT B

DEVELOPMENT AREAS



The Fountains

EXHIBIT C

CONCEPTUAL HOUSE ELEVATION



Building elevations are conceptual in nature and subject to change during building permitting process

III. Development Standards

A. Development Area A - Commercial

Gross Land Area:	201,806 SF	4.633 AC
Net Land Area:	160,606 SF	3.687 AC
Permitted Uses: Use Unit 1 area wide uses by right; Uses permitted by right in the CS Commercial Shopping Center District (except as excluded below); dry cleaning/laundry within Use Unit 15; golf, frisbee golf, tennis, and water slide uses and outdoor recreation and amusement activities NEC within 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 (Section 11-7D-6), mega events, residential treatment centers, and transitional living centers within Use Unit 5, and medical marijuana dispensaries within Use Unit 13.		

	BXPUD-23.03	Bixby Zoning Code
Maximum Floor Area Ratio:	0.75	0.50
Maximum Building Floor Area:	151,355 SF	100,903 SF
Maximum Building Height:	2 Stories or 40 FT	5 Stories or 70 FT
Minimum Arterial Street Frontage:	100 FT *	150 FT
Minimum Non-Arterial Street Frontage:	50 FT *	50 FT
Minimum Building Setbacks:		
From Arterial Street Right-of-Way:	25 FT	50 FT
From Non-Arterial Street Right-of-Way:	10 FT	25 FT
From Abutting Residential District:	10 FT **	10 FT **
From All Other Boundaries:	0 FT	-
Minimum and Maximum Parking Ratios:	Per Zoning Code ***	-
Other Bulk and Area Requirements:	As required within CS District	-

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Bixby during platting review.

** Plus 2 feet setback for each 1 foot of building height exceeding 15 feet.

*** Minimum and maximum parking may be modified if a site plan is submitted to and approved by the Bixby Planning Commission.

B. Development Area B – Residential

Gross Land Area:	470,580 SF	10.803 AC
Net Land Area:	450,585 SF	10.344 AC
Permitted Uses: Use Unit 1 area wide uses by right; Use Unit 6 single-family dwellings on individual lots and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		

	BXPUD-23.03	Bixby Zoning Code
Maximum Number of Dwelling Units:	50	56
Minimum Lot Width †:	55 FT	65 FT
Minimum Lot Size:	6,100 SF	6,900 SF
Minimum Land Area per Dwelling Unit:	8,400 SF *	8,400 SF
Maximum Building Height:	2 Stories and 35 FT **	3 stories and 48 FT
Off-street Parking and Yard Coverage:	Min. 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.	Min. 2 enclosed off-street parking spaces required per dwelling unit.
Minimum Livability Space:	3,000 SF ***	4,000 SF
Minimum Yard Setbacks		
Front Yard:	20 FT	25 FT (Non-Arterial)
Rear Yard:	15 FT	20 FT
Side Yard (Interior):	5 FT	5 FT
Side Yard (Abutting a Street):	15 FT	25 FT (Non-Arterial)
Garage Facing Side Yard Street:	20 FT	-
Other Bulk and Area Requirements:	As required within the RS-3 District	-
Minimum Dwelling Size:	1,700 SF	-
First Floor Exterior Materials:	100% masonry ****	-

* 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 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a maximum of five feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.

**** Masonry shall include brick, natural or manufactured stone, and stucco. Cementitious fiber is an approved alternative. Minimum masonry percentages shall exclude windows, doors, decorative accents, and beneath covered patios and porches.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

C. Surrounding Zoning & Land Use

Zoning near the major street intersection is a combination of CS, AG, and RS-3. Twin Creeks III Extended and Twin Creek Villas to the north and west are zoned RM-1/PUD. Existing zoning patterns are represented on Exhibit F.

D. Access & Circulation

As designed, the development will have several points of access on to East 121st Street South and South Mingo Road. Where required, additional rights-of-way will be dedicated for the arterial street frontages in accordance with the subdivision regulations.

Streets serving development area B will be private, gated streets within a minimum 30' wide reserve area. Within development area B, a private walking trail in the common area will be provided in-lieu of internal sidewalks. Pedestrian access will be provided from common areas to the public right-of-way on East 121st Street South and South Mingo Road. Sidewalks which are proposed outside of reserves or right-of-way shall be placed in a sidewalk easement. Additionally, the existing 10' asphalt trail along E. 121st St. S. that ends on the west side of the entrance to "Twin Creeks III Extended" will be extended to S. Mingo Rd. Sidewalks and the asphalt trail within development area A will be constructed by individual lot owners as a part of the commercial site plan and building permit process.

Streets shall be constructed to meet all other 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. Any divided, boulevard 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. 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.

Limits of No Access (LNA) will be imposed by the final plat along both the South Mingo Road and East 121st Street South frontages, except at approved street intersections.

E. Landscaping & Signs

Within development area B, landscaping shall consist of masonry monument signs with foliage at the entrances and perimeter fencing. Entrance signage shall be permitted along the arterial street frontage, shall comply with the standards provided in the Bixby Zoning Code, and shall be contained within reserve areas or easements to be maintained by the Homeowners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities.

Due to the proposed abundant green space as a buffer, fencing between the residential and commercial uses will consist of a combination of an 8' masonry, masonry-like product, or concrete tilt-up panel wall and 6' wooden stockade fencing, as shown on Exhibit A. Signage and landscaping in development area A shall otherwise comply with the Bixby Zoning Code.

F. Utilities & Drainage

A 12" waterline is located on the south side of East 121st Street south and a 10" waterline is located on the east side of South Mingo Road. Waterlines will be extended to serve the site and shall be looped to provide water service and fire protection. Fire hydrant locations shall be approved by the Bixby Fire Marshal during engineering review.

A 12" sanitary sewer line is located on the south side of East 121st Street South and 8" lines are located on both the north and west boundaries of the site. Sanitary sewer service will be extended to all lots.

A large stormwater detention and drainage facility is conceptually planned in the center of the site, as shown on Exhibit A. This facility will drain southwest to Fry Ditch Creek. Detailed grading and storm sewer plans are required and are subject to the approval of Bixby city staff.

G. Environmental Analysis & Topography

The subject property is moderately sloped and primarily drains southwest, ultimately draining to Fry Ditch Creek.

Per FEMA Flood Insurance Rate Map number 40143C0451L, the site is located within Zone X 500-year (0.2% Annual Chance) Floodplain.

The USDA Soil Survey of Tulsa County identifies the soil on site to be predominantly Newtonia silt loam and Okay loam. Development constraints associated with this soil type, and any other environmental constraints, will be addressed during engineering design. A geotechnical report will be submitted to the City of Bixby during the engineering review process.

H. Platting & 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 City of Bixby City Council and 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. Within Development Area B, the plat will also serve as the site plan for all residential lots and dwelling units contained within the plat.

I. City Department Requirements

Standard requirements of the City of Bixby, including requirements of the Fire Marshal, City Engineer, and City Attorney, shall be met.

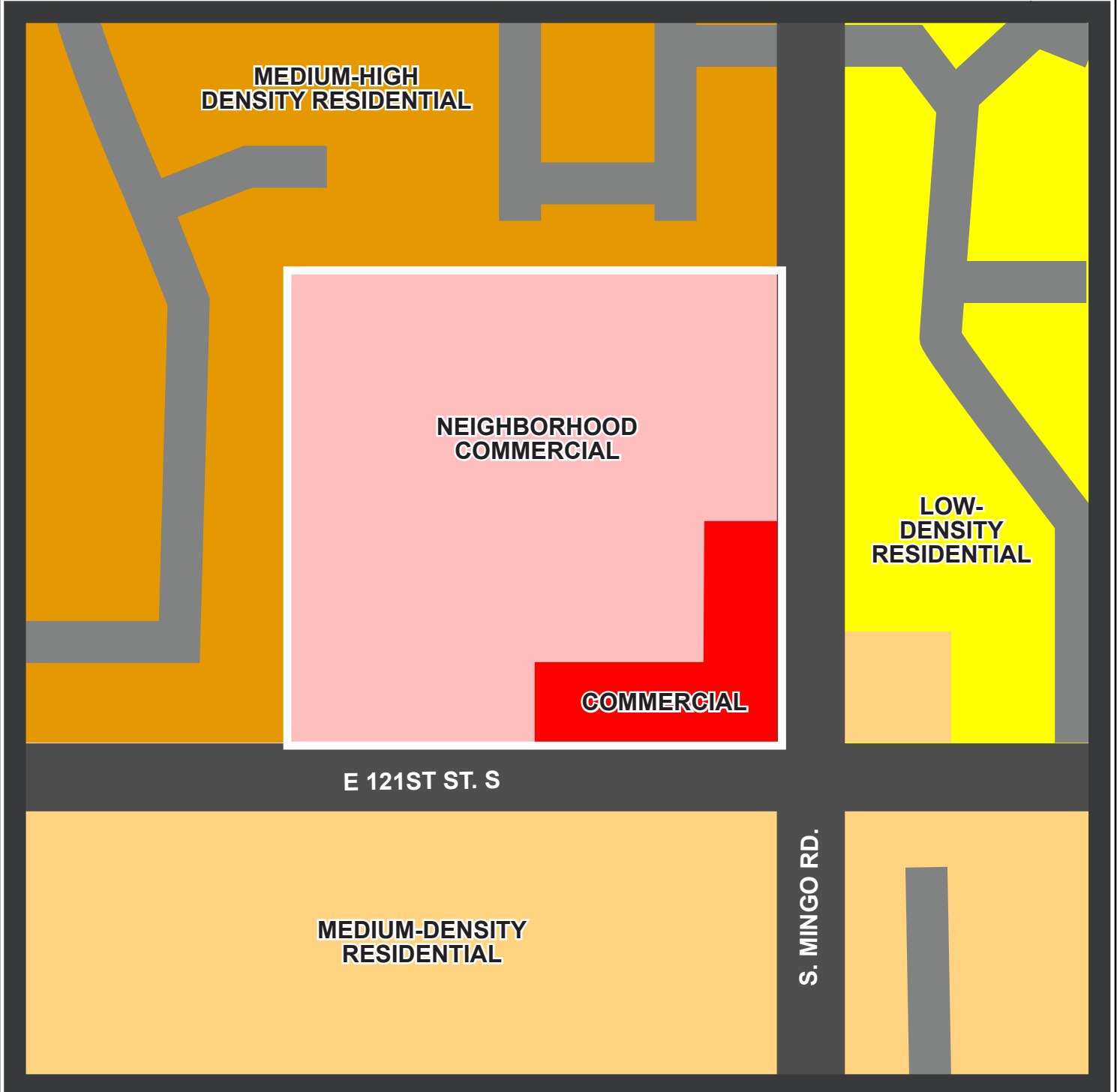
J. Schedule of Development

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

The Fountains

EXHIBIT D

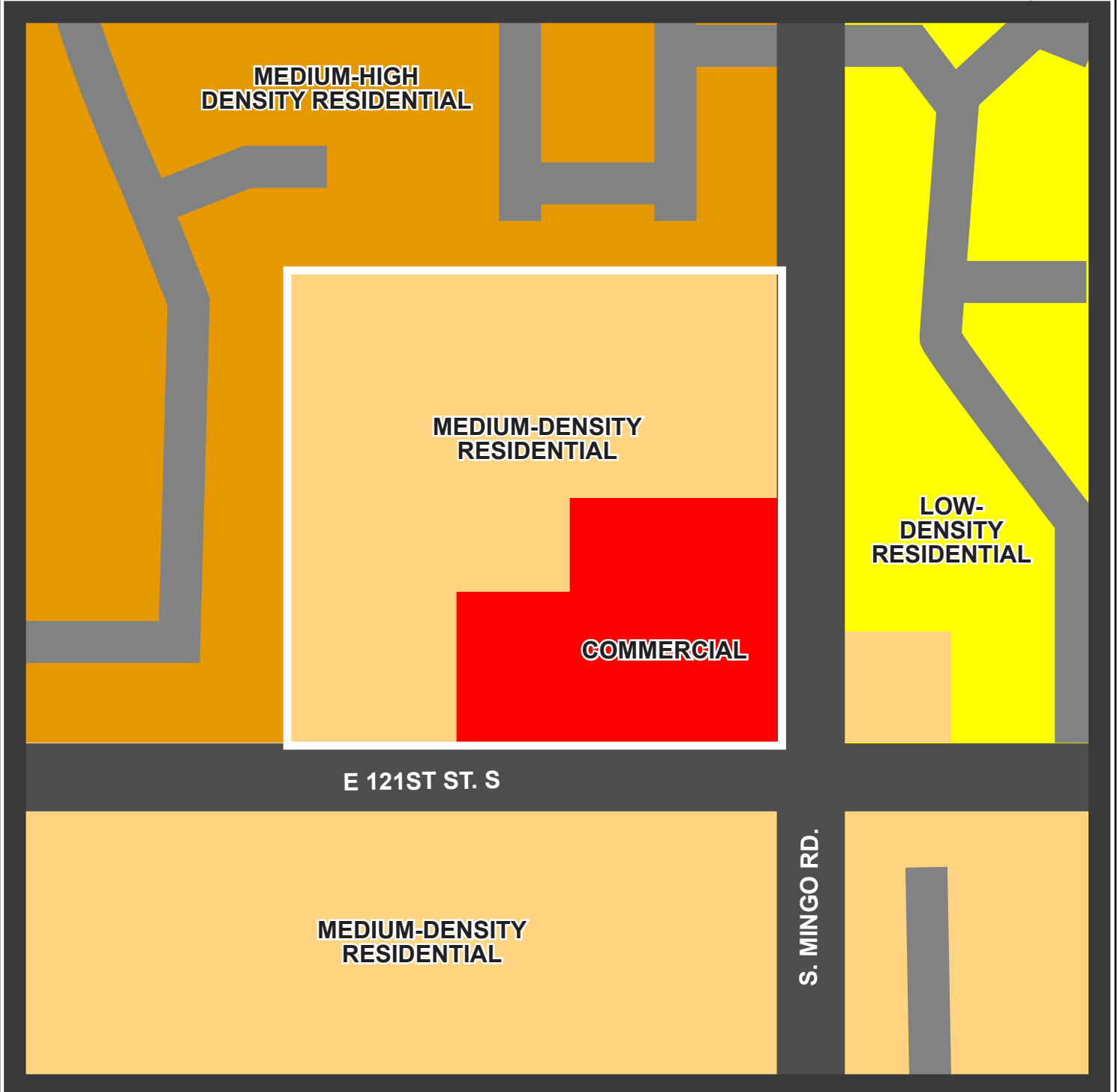
EXISTING COMPREHENSIVE PLAN



The Fountains

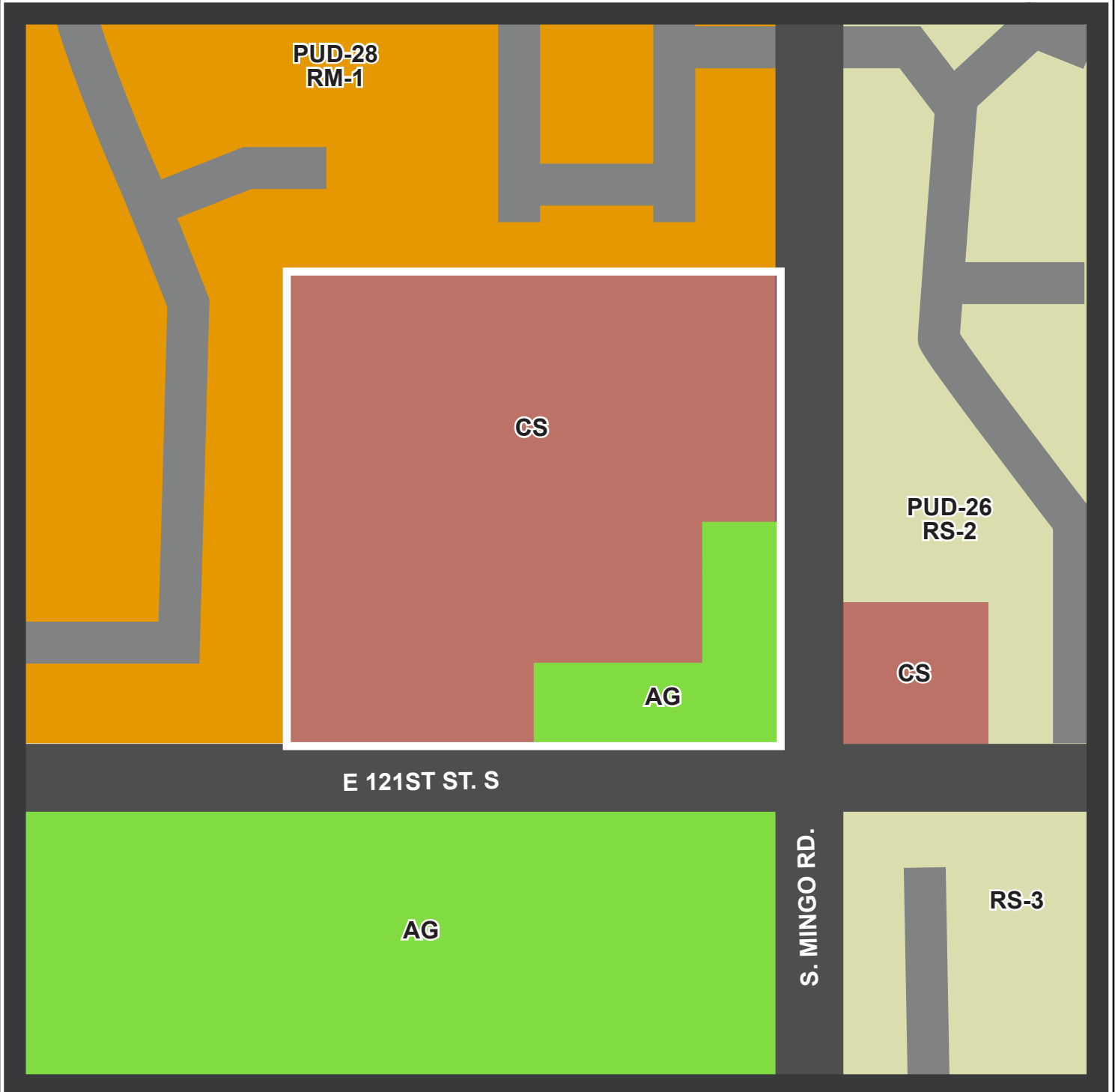
EXHIBIT E

PROPOSED COMPREHENSIVE PLAN



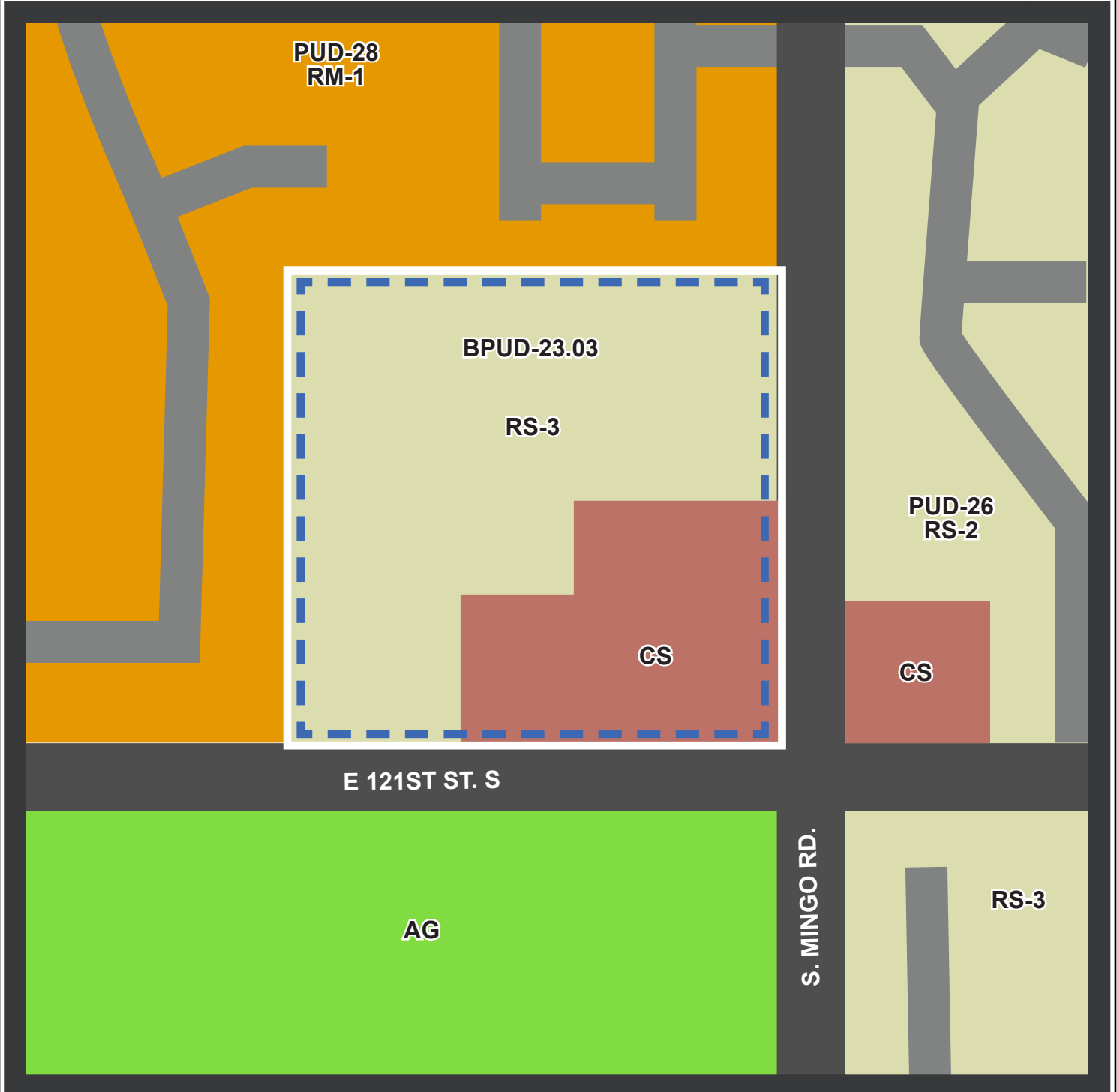
The Fountains

EXHIBIT F EXISTING ZONING



The Fountains

EXHIBIT G PROPOSED ZONING



Preliminary Plat

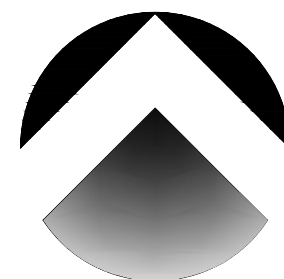
OWNER:
Sooner Development, LLC
6122 S. Memorial Dr.
Tulsa, Oklahoma 74133
Phone: (918) 845-1682

PUD-XXX

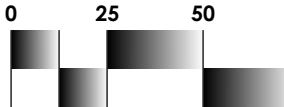
The Fountains

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF
SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) 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



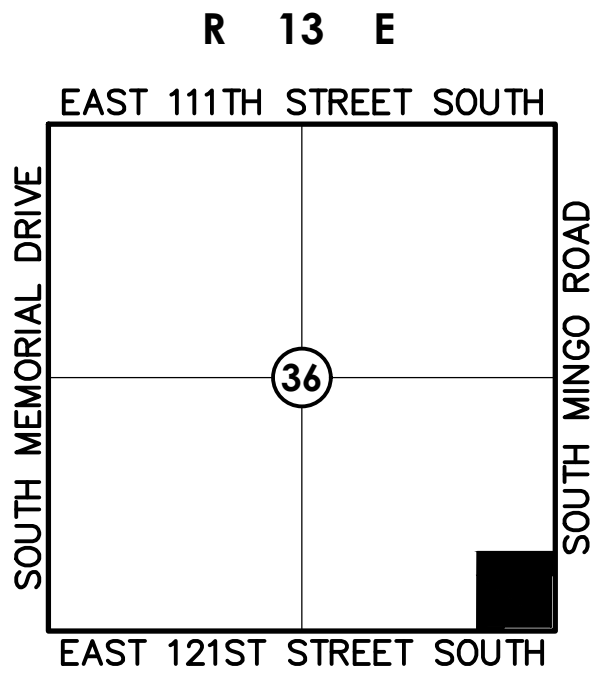
NORTH



Scale: 1"= 50'
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
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)



Location Map

Scale: 1"= 2000'



SUBDIVISION CONTAINS:

FORTY-EIGHT (48) LOTS
IN SEVEN (7) BLOCKS
WITH TWO (2) RESERVES

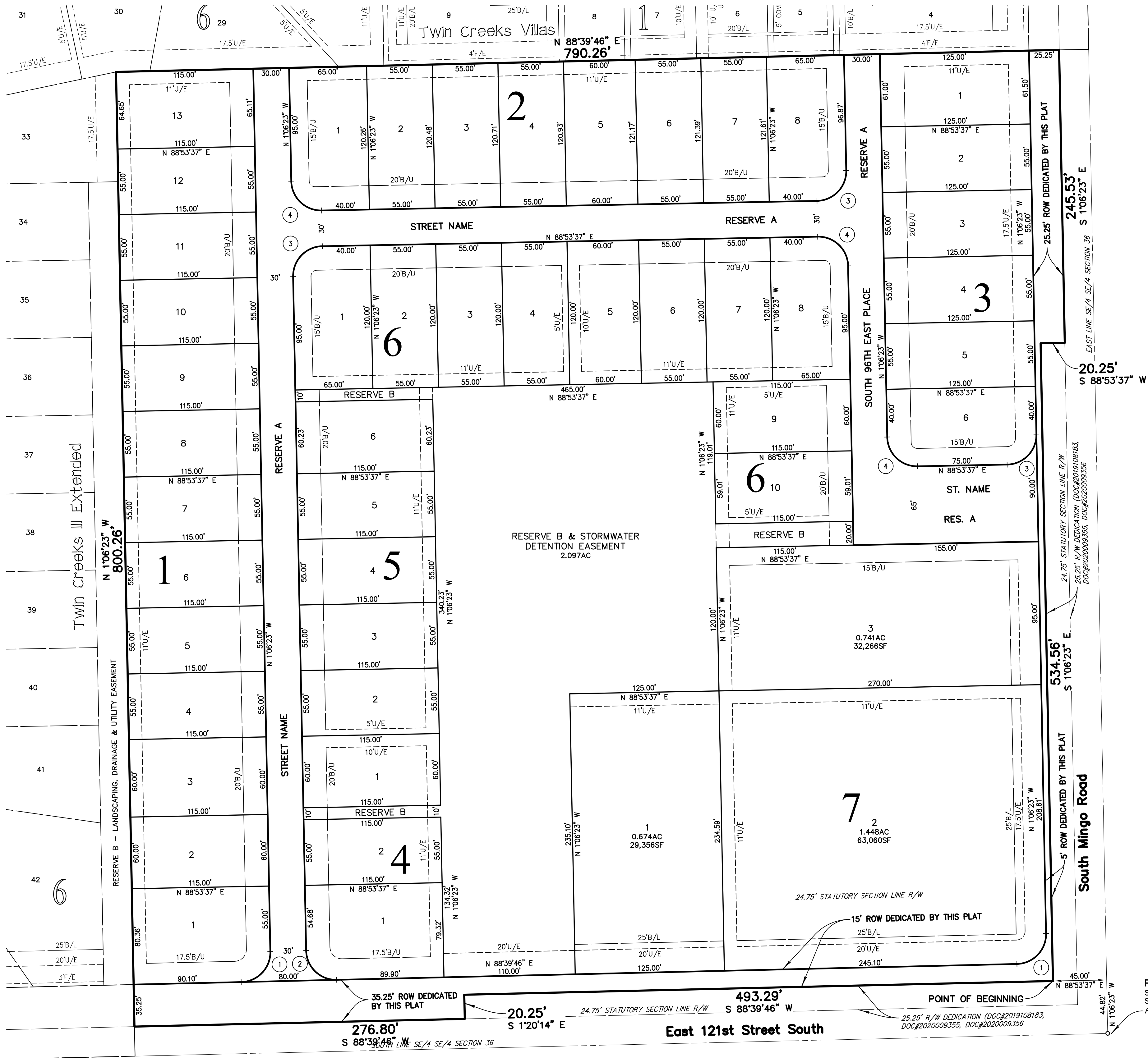
GROSS SUBDIVISION AREA: 14.031 ACRES

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	39.17'	25.00'	89°46'09"	N43°46'41"E	35.28'
2	39.37'	25.00'	90°13'51"	N46°13'19"W	35.43'
3	39.27'	25.00'	90°00'00"	N43°53'37"E	35.36'
4	39.27'	25.00'	90°00'00"	N46°06'23"W	35.36'

Notes:

- 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.
- 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); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND IRON PIN WITH ALUMINUM CAP AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36;
(b) FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°39'46" EAST.
- 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH AND SOUTH MINGO ROAD BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.



DATE OF PREPARATION: August 23, 2023

The Fountains
SHEET 1 OF 1

Preliminary Plat

PUD-XXX

The Fountains

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), 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:

SOONER DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "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 PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE NORTH 1°06'23" WEST AND ALONG THE EAST LINE OF THE SE/4 SE/4, FOR A DISTANCE OF 44.82 FEET; THENCE SOUTH 88°53'37" WEST AND PERPENDICULAR TO THE EAST LINE FOR A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°39'46" WEST AND PARALLEL WITH THE SOUTH LINE OF THE SE/4 SE/4, FOR A DISTANCE OF 493.29 FEET; THENCE SOUTH 1°20'14" EAST AND PERPENDICULAR TO THE SOUTH LINE FOR A DISTANCE OF 20.25 FEET; THENCE SOUTH 88°39'46" WEST AND PARALLEL WITH THE SOUTH LINE FOR A DISTANCE OF 276.80 FEET; THENCE NORTH 1°06'23" WEST AND ALONG THE EAST LINE OF "TWIN CREEKS III EXTENDED", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5764), FOR A DISTANCE OF 800.26 FEET TO THE NORTHEAST CORNER OF LOT THIRTY-THREE (33), BLOCK SIX (6) OF SAID SUBDIVISION; THENCE NORTH 88°39'46" EAST AND ALONG THE SOUTH LINE OF SAID BLOCK 6 AND ALONG THE SOUTH LINE OF "TWIN CREEKS VILLAS", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5702), FOR A DISTANCE OF 790.26 FEET; THENCE SOUTH 1°06'23" EAST AND PARALLEL WITH THE EAST LINE, FOR A DISTANCE OF 245.53 FEET;

THENCE SOUTH 88°53'57" WEST AND PERPENDICULAR TO THE EAST LINE, FOR A DISTANCE OF 20.25 FEET; THENCE SOUTH 1°06'23" EAST AND PARALLEL WITH THE EAST LINE, FOR A DISTANCE OF 534.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 611,185 SQUARE FEET OR 14.031 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:

- (A) IRON PIN WITH ALUMINUM CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36;
- (B) 5/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°39'46" EAST.

DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, AND SUBDIVIDED INTO BLOCKS, LOTS, RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "THE FOUNTAINS", 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 DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES FOR PUBLIC USE THE STREETS, "EAST 121ST STREET SOUTH" AND "SOUTH MINGO ROAD", AS DEPICTED ON THE ACCOMPANYING PLAT AND FURTHER DEDICATES 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 SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATERLINES, AND PUBLIC AND PRIVATE STORM SEWERS, 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 SOUTH 121ST EAST AVENUE AND SOUTH MINGO ROAD, PROVIDED HOWEVER, 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. DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA 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, ERRECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY-PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, OR CUSTOMARY SCREENING FENCES OR

B. UNDERGROUND SERVICE

1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE RIGHT-OF-WAY OF EAST 121ST STREET SOUTH AND SOUTH MINGO ROAD 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 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 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 STRUCTURE AS MAY BE LOCATED UPON A LOT OR RESERVE AREA, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON THE LOT OR RESERVE AREA, COVERING A FIVE (5) FOOT STRIP EXTENDING TWO AND ONE-HALF (2.5) FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE 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 DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THEIR RESPECTIVE UTILITY SERVICE FACILITIES BUT 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. PUBLIC WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, PUBLIC STORM SEWER FACILITIES AND PRIVATE 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, PUBLIC STORM SEWER FACILITIES OR PRIVATE 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, PUBLIC STORM SEWER FACILITY OR PRIVATE 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, PUBLIC STORM SEWER FACILITY OR PRIVATE STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, PRIVATE 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. NO PERMANENT FENCE, PERMANENT WALL, PERMANENT BUILDING, OR PERMANENT STRUCTURE WHICH WOULD CAUSE AN OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE UTILITY EASEMENT AREAS, AND ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, PRIVATE STORM SEWER SYSTEM OR PUBLIC STORM SEWER SYSTEM IS PROHIBITED.

3. 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.

4. THE CITY OF BIXBY OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL 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, AND STORM SEWER FACILITIES.

5. 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 DEVELOPER SHALL ASSIST THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.

6. THE FOREGOING 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 OWNER OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT AND RESERVE AREA 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 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 FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER, THE ASSOCIATION (AS DEFINED BELOW), AND BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT OR RESERVE AREA AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO PROPERLY-PERMITTED LANDSCAPING AND PAVING OCCASIONED BY NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, PUBLIC 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 OTHER SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. LIMITS OF NO ACCESS

THE DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 121ST STREET SOUTH AND SOUTH MINGO ROAD WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" 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. FENCE EASEMENTS

THE DEVELOPER DOES HEREBY ESTABLISH AND GRANT, TO THE ASSOCIATION (AS DEFINED BELOW) AND THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, FOR THEIR COMMON USE AND BENEFIT, FENCE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "FENCE EASEMENT" OR "U/E" AND SHOWN ON THE ACCOMPANYING PLAT. THE FENCE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO SIGNAGE, FENCES, WALLS, IRRIGATION SYSTEMS, LANDSCAPING, AND LIGHTING, AND FOR THE MAINTENANCE AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, AND ALONG ALL AREAS WHICH CONTAIN SUCH EASEMENTS. WITHIN THE FENCE EASEMENTS, THE ASSOCIATION (AS DEFINED BELOW) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FENCES AND WALLS AND ENTRY AND SECURITY FEATURES AND ALL LANDSCAPING LOCATED OUTSIDE OF SUCH FENCES AND WALLS. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

H. OVERLAND DRAINAGE EASEMENTS

1. THE DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL AND NON-EXCLUSIVE EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN 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 ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF BIXBY, OKLAHOMA.

4. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING SUCH EASEMENTS TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES, REMOVAL OF OBSTRUCTIONS AND SILTATION, AND CUSTOMARY GROUNDS MAINTENANCE, IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA FAILS TO PROPERLY MAINTAIN THE OVERLAND DRAINAGE EASEMENT LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, THE UNAPPROVED ALTERATION OF GRADE, OR THE GENERAL LACK OF GROUNDS MAINTENANCE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY SAID LOT OR RESERVE AREA OWNER. IN THE EVENT THE LOT OR RESERVE AREA OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER 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 IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION H. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND BY THESE COVENANTS.

SECTION II - RESERVE AREAS

A. PURPOSE

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVE A AND B ARE HEREBY ESTABLISHED FOR VARIOUS PURPOSES INCLUDING PRIVATE STREETS, PRIVATE STORMWATER DRAINAGE, UTILITIES, OPEN SPACE, PRIVATE PARK, ENTRY AND SECURITY FEATURES, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, AND PRIVATE RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ASSOCIATION (AS DEFINED BELOW), FORMED PURSUANT TO SECTION V HEREOF.

B. RESERVE A

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE LOTS IN THE SUBDIVISION AND THE PUBLIC STREETS 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 ASSOCIATION (AS DEFINED BELOW), TO BE FORMED PURSUANT TO SECTION V 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 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. 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.

C. RESERVE B

RESERVE F IS HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE STORMWATER DRAINAGE, UTILITIES, 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 AN OVERLAND DRAINAGE EASEMENT, PROVIDED THAT THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL USES AND FACILITIES AS OUTLINED HEREINABOVE.

D. MAINTENANCE

1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF PRIVATE STREETS AND VARIOUS OTHER IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE ASSOCIATION (AS DEFINED BELOW) AS PROVIDED IN SECTION V HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA BY THE DEVELOPER TO THE ASSOCIATION. THE CITY OF BIXBY SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN ANY RESERVE AREA.

2. ALL COMMON SPACE WITHIN ALL RESERVE AREAS, INCLUDING ENTRY FEATURES AND AREAS OF GRASS, AND THE GRASS-COVERED AREAS OF THE ADJACENT EAST 121ST STREET SOUTH AND SOUTH MINGO ROAD RIGHT-OF-WAYS, SHALL BE MAINTAINED AS TO SCHEDULE AND STANDARD OF CARE AS DETERMINED APPROPRIATE BY THE ASSOCIATION (AS DEFINED BELOW). AT A MINIMUM, THE GRASS-COVERED AREAS OF THE RESERVE AREAS AND ADJACENT RIGHT-OF-WAY SHALL BE MOWED EVERY 7 - 10 DAYS DURING THE GROWING SEASON.

3. IN THE EVENT ANY RESERVE AREA OWNER FAILS TO MAINTAIN SUCH RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM MAINTENANCE NECESSARY, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER THEREOF, WHICH SHALL BE THE ASSOCIATION (AS DEFINED BELOW), AS SET FORTH IN SECTION V HEREIN, UPON CONVEYANCE OF SUCH RESERVE AREA TO THE ASSOCIATION. IN THE EVENT THE RESERVE AREA OWNER FAILS TO TIMELY 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 AGAINST EACH OF THE LOTS WITHIN THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION (AS DEFINED BELOW), PROVIDED, HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS; OR THE CITY OF BIXBY PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF BIXBY. A LIEN AS PROVIDED IMMEDIATELY ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

F. INDEMNIFICATION OF OWNER AND CITY

EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION (AS DEFINED BELOW) AGREES TO HOLD HARMLESS THE 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 DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION (AS DEFINED BELOW) 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

PUD-XXX

The Fountains

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-SIX (36), 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

SECTION III. - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-XX.XX ("THE FOUNTAINS") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-XX.XX WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON _____, 2023, AND APPROVED BY THE BIXBY CITY COUNCIL ON _____, 2023, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. XXXX) APPROVED _____, 2023, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT (PUD) 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 PUD AND ANY AMENDMENTS THERETO, AND

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

NOW, 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. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

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

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON _____, 2023.

DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA A

GROSS LAND AREA: 201,806 SF 4.633 AC
NET LAND AREA: 160,606 SF 3.687 AC
PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT AND IN THE CS COMMERCIAL SHOPPING CENTER DISTRICT (EXCEPT AS EXCLUDED BELOW); DRY CLEANING/LAUNDRY WITHIN USE UNIT 15; GOLF, FRISBEE GOLF, TENNIS, AND WATER SLIDE USES AND OUTDOOR RECREATION AND AMUSEMENT ACTIVITIES, NEC WITHIN 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 (SECTION 11-7D-6), MEGA EVENTS, RESIDENTIAL TREATMENT CENTERS, AND TRANSITIONAL LIVING CENTERS WITHIN USE UNIT 5, AND MEDICAL MARIJUANA DISPENSARIES WITHIN USE UNIT 13.
MAXIMUM FLOOR AREA RATIO: 0.75
MAXIMUM BUILDING FLOOR AREA: 151,355 SF
MAXIMUM BUILDING HEIGHT: 2 STORIES OR 40 FT
MINIMUM ARTERIAL STREET FRONTAGE: 100 FT *
MINIMUM NON-ARTERIAL STREET FRONTAGE: 50 FT *
MINIMUM BUILDING SETBACKS:
FROM ARTERIAL STREET RIGHT-OF-WAY: 25 FT
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 10 FT
FROM DEVELOPMENT AREA B AND C BOUNDARIES: 10 FT **
FROM ALL OTHER BOUNDARIES: 0 FT
MINIMUM AND MAXIMUM PARKING RATIOS: PER ZONING CODE ***
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN CS DISTRICT
* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF BIXBY DURING PLATTING REVIEW.
** PLUS 2 FEET SETBACK FOR EACH 1 FOOT OF BUILDING HEIGHT EXCEEDING 15 FEET.
*** MINIMUM AND MAXIMUM PARKING MAY BE MODIFIED IF A SITE PLAN IS SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION.

B. DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA B

GROSS LAND AREA: 470,580 SF 10.803 AC
NET LAND AREA: 450,585 SF 10.344 AC
PERMITTED USES: USE UNIT 1 AREA WIDE USES BY RIGHT, USE UNIT 6 SINGLE-FAMILY DWELLINGS ON INDIVIDUAL LOTS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.
MAXIMUM NUMBER OF DWELLING UNITS: 50
MINIMUM LOT WIDTH †: 55 FT
MINIMUM LOT SIZE: 6,100 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: 3,000 SF ***
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 15 FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 15 FT
GARAGE FACING SIDE YARD STREET: 20 FT
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-3 DISTRICT
MINIMUM DWELLING SIZE: 1,700 SF
FIRST FLOOR EXTERIOR MATERIALS: 100% MASONRY ****
* 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 11-7I-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.
** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
*** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-7I-5.C OF THE BIXBY ZONING CODE.
**** MASONRY SHALL INCLUDE BRICK, NATURAL OR MANUFACTURED STONE, AND STUCCO. CEMENTITIOUS FIBER IS AN APPROVED ALTERNATIVE. MINIMUM MASONRY PERCENTAGES SHALL EXCLUDE WINDOWS, DOORS, DECORATIVE ACCENTS, AND BENEATH COVERED PATIOS AND PORCHES.
† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.

C. DEVELOPMENT STANDARDS FOR ALL PUD DEVELOPMENT AREAS

1. ACCESS AND CIRCULATION

STREETS SERVING DEVELOPMENT AREA B WILL BE PRIVATE, GATED STREETS WITHIN A MINIMUM 30' WIDE RESERVE AREA. DUE TO THE PRIVATE ROADS WITHIN DEVELOPMENT AREA B, A PRIVATE WALKING TRAIL IN THE COMMON AREA WILL BE PROVIDED IN-LIEU OF INTERNAL SIDEWALKS. PEDESTRIAN ACCESS WILL BE PROVIDED FROM COMMON AREAS TO THE PUBLIC RIGHT-OF-WAY ON EAST 121ST STREET SOUTH AND SOUTH MINGO ROAD. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF RESERVES OR RIGHT-OF-WAY SHALL BE PLACED IN A SIDEWALK EASEMENT. SIDEWALKS FOR DEVELOPMENT AREA A WILL BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AS A PART OF THE BUILDING PERMIT PROCESS.

STREETS SHALL BE CONSTRUCTED TO MEET ALL OTHER 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. ANY DIVIDED, BOULEVARD 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.

2. SIGNS

WITHIN DEVELOPMENT AREA B, LANDSCAPING SHALL CONSIST OF MASONRY MONUMENT SIGNS WITH FOLIAGE AT THE ENTRANCES AND PERIMETER FENCING. ENTRANCE SIGNAGE SHALL BE PERMITTED ALONG THE ARTERIAL STREET FRONTAGE, SHALL COMPLY WITH THE STANDARDS PROVIDED IN THE BIXBY ZONING CODE, AND SHALL BE CONTAINED WITHIN RESERVE AREAS OR EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SIGNAGE SERVING RESIDENTIAL NEIGHBORHOOD AMENITIES, APPROPRIATE FOR PURPOSE AND NEIGHBORHOOD SCALE, SHALL BE PERMITTED WITHIN RESERVE AREAS CONTAINING NEIGHBORHOOD AMENITIES.

IN DEVELOPMENT AREA A, SCREENING REQUIREMENTS BETWEEN RESIDENTIAL AND COMMERCIAL USES SHALL BE SATISFIED BY THE PERIMETER FENCE ESTABLISHED IN DEVELOPMENT AREA B. SIGNAGE AND LANDSCAPING IN DEVELOPMENT AREA A SHALL OTHERWISE 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. WITHIN DEVELOPMENT AREA B, THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS AND DWELLING UNITS CONTAINED WITHIN THE PLAT.

4. CITY DEPARTMENT REQUIREMENTS

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

SECTION IV. - HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, A NOT-FOR-PROFIT CORPORATE ENTITY, AN ASSOCIATION (THE "HOMEOWNERS' ASSOCIATION" OR "ASSOCIATION") COMPRISED OF ALL OWNERS OF LOTS WITHIN "THE FOUNTAINS", AND ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY BE SUBSEQUENTLY MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE ASSOCIATION, WHICH ASSOCIATION IS ESTABLISHED AND FORMED (OR TO BE ESTABLISHED AND FORMED) FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, RESERVE AREAS, AND OTHER PROPERTY AND FACILITIES THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR THE PURPOSE OF ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THIS SUBDIVISION, AND ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST IN A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION AND MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS

THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, COVENANTS AND AGREES TO PAY TO THE ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE ASSOCIATION IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND FILED OF RECORD BY THE OWNER/DEVELOPER. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT(S) AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. ENFORCEMENT RIGHTS OF THE ASSOCIATION

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE A BENEFICIARY, TO THE SAME EXTENT AS A LOT OWNER, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION AND RESTRICTIVE COVENANTS AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS A LOT OWNER.

SECTION V. - ENFORCEMENT, DURATION, AMENDMENT, & 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 GRANTEES, 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 LOT OWNER SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF BIXBY OR ANY PERSONS OWNING A LOT WITHIN THE SUBDIVISION 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 HIM/HER OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT(S) OR TO RECOVER DAMAGES FOR SUCH VIOLATION(S).

B. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES AND SECTION V. ENFORCEMENT, DURATION, AMENDMENT, & SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR LOTS 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 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 BXPUD-XX.XX 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 BXPUD-XX.XX UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS WITHIN SECTION II. RESERVE AREAS AND SECTION IV. HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER/DEVELOPER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION OR ALTERNATIVELY, THE COVENANTS WITHIN SECTION II. OR IV. MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE LOTS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, IN THE EVENT OF A CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS, THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL GOVERN. 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.

D. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH HEREIN, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE CITY OF BIXBY ZONING CODE AS THE SAME EXISTED ON _____, 2023, OR AS SUBSEQUENTLY AMENDED.

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

SOONER DEVELOPMENT, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

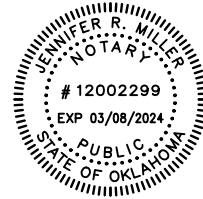
[TITLE]

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 SOONER DEVELOPMENT, LLC TO THE FOREGOING INSTRUMENT, AS ITS _____ 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 SOONER DEVELOPMENT, LLC 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

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 "ELLIS RANCH", 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.



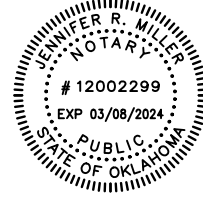
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

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.



MY COMMISSION EXPIRES

NOTARY PUBLIC

Conceptual Utility Plan

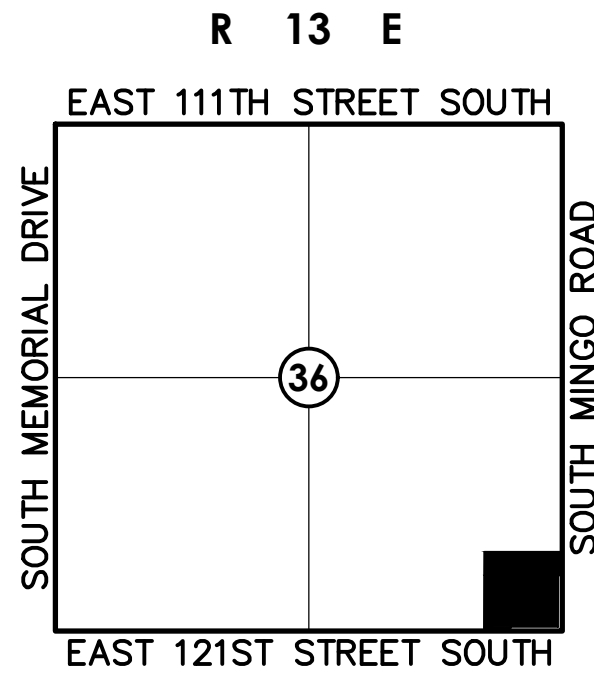
OWNER:
Sooner Development, LLC
6122 S. Memorial Dr.
Tulsa, Oklahoma 74133
Phone: (918) 845-1682

PUD-XXX

The Fountains

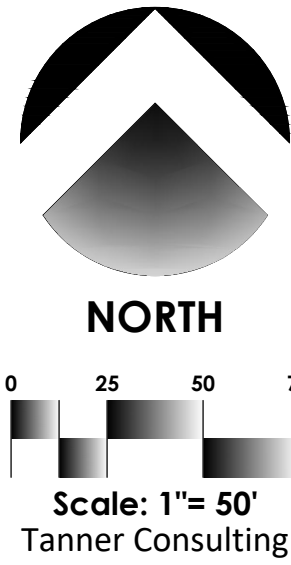
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF
SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

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



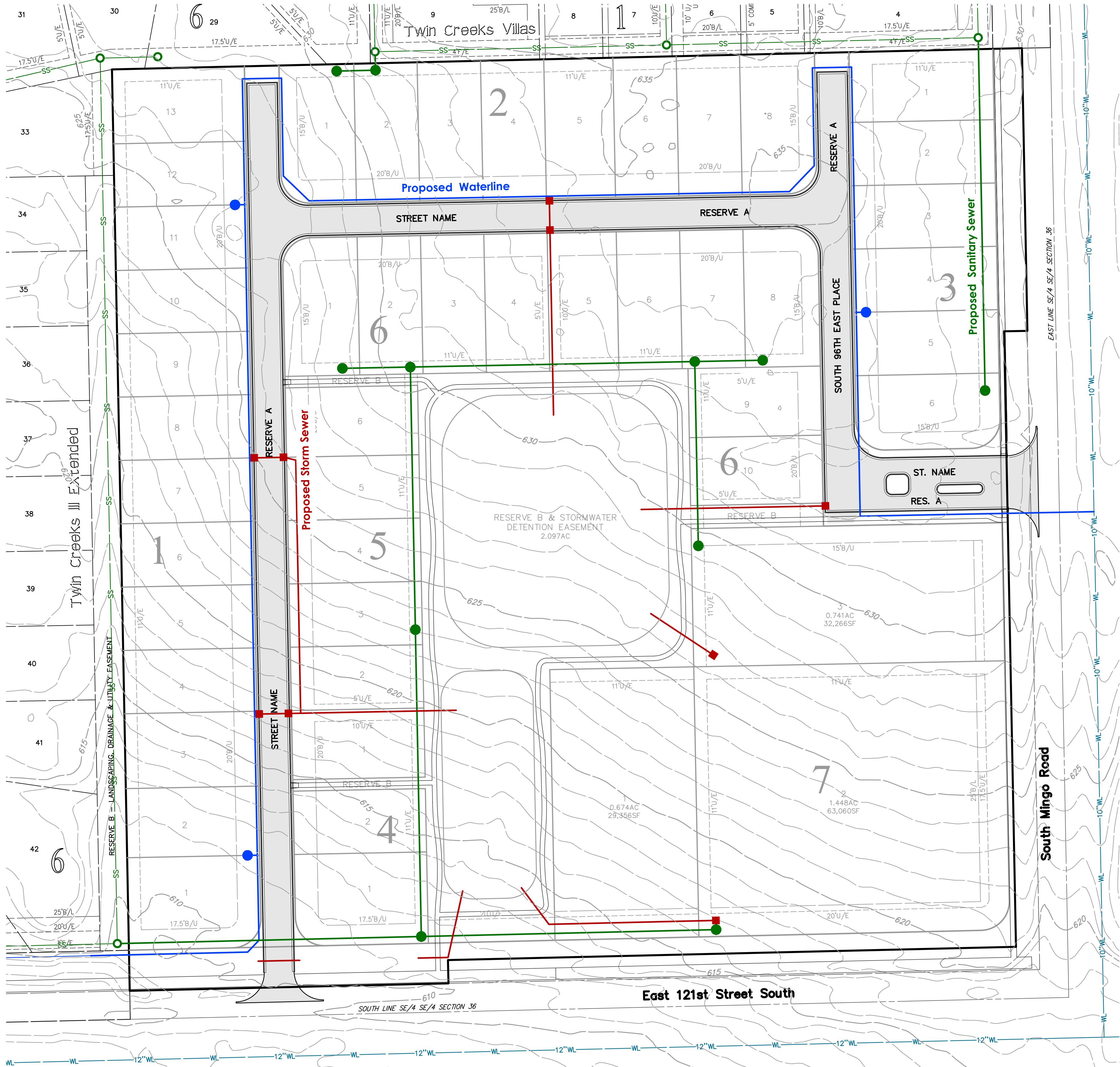
Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
FORTY-EIGHT (48) LOTS
IN SEVEN (7) BLOCKS
WITH TWO (2) RESERVES
GROSS SUBDIVISION AREA: 14.031 ACRES



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

- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER INLET



DATE OF PREPARATION: August 21, 2023

The Fountains
SHEET 1 OF 1



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

Staff Report

To: City of Bixby, Planning Commission

From: Gwen Plante, Assistant City Planner

Date: October 09, 2023

RE: ***PITTMAN COMMERCIAL*** (BXZO-23.10)
Rezone from Agriculture (AG) to Commercial Shopping (CS)

Location: Approximately One-half mile South of 161st Street and East of Memorial Drive.

1.649 (+/-) Acres

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

Applicant: Tanner Consulting, LLC

Request:
Rezone from Agriculture (AG) to Commercial Shopping (CS).

Existing Zoning; Use:
Agriculture (AG); Agriculture

Abutting Zoning; Use:
North: (RMH) Residential Manufactured Home Park
East: (AG) Agriculture; Vacant
South: (CS) Commercial Shopping, Vacant
West: (CS) Commercial Shopping, Vacant

Proposed Zoning; Use:
Commercial Shopping (CS)

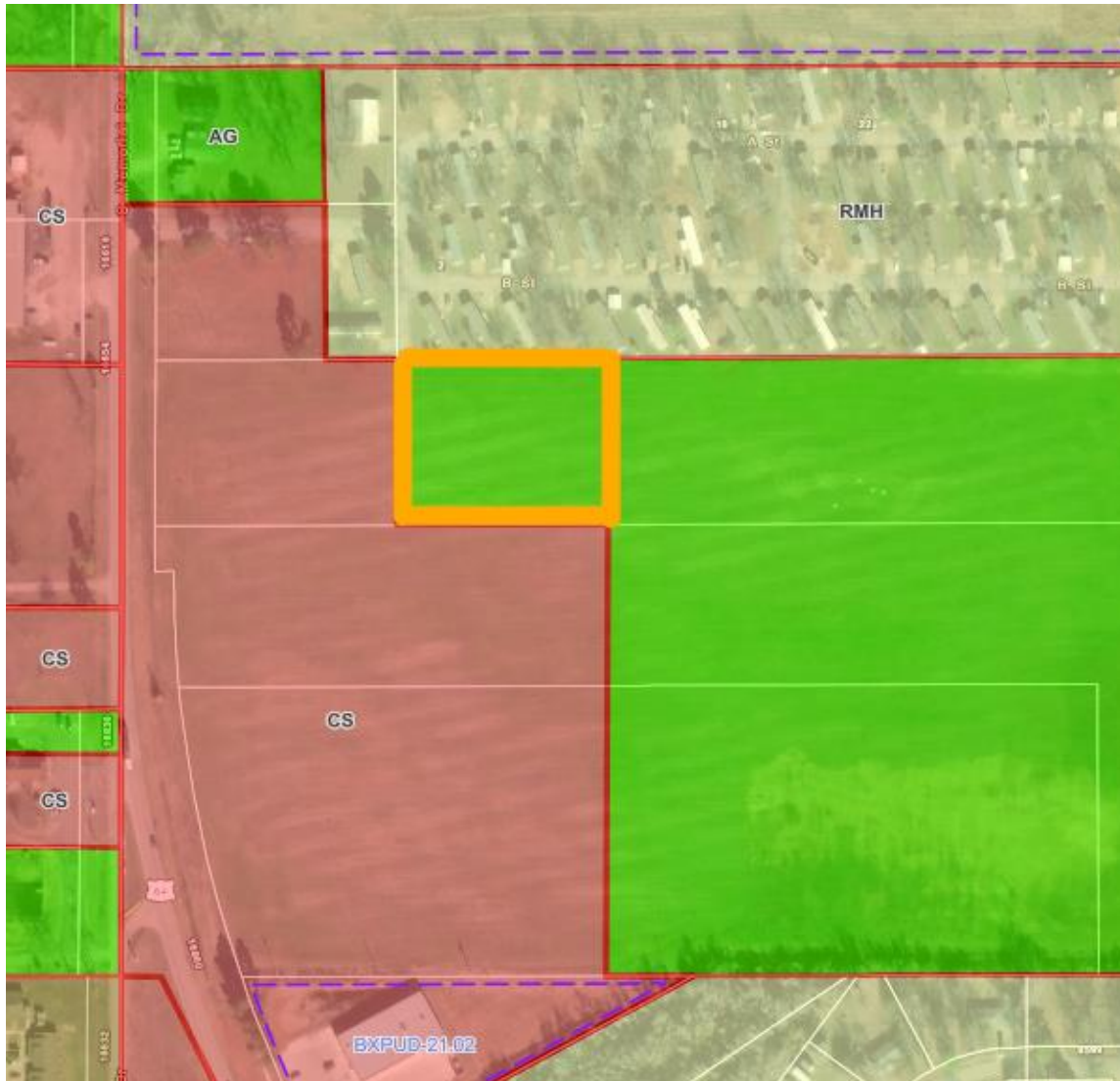


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a Rezone (BXZO 23.10) from Agriculture (AG) to Commercial Shopping (CS). The requested application to rezone, if approved, will tie into the existing commercial to the West and South.

Utilities/Site Area: A 12" water line is available on the East side of Memorial. An 8" Sanitary sewer is also available to the East.

Public Comments: No comments have been received by staff, for or against, regarding the application to Rezone.

Staff Comments:

1. Staff supports approval of the requested Rezone from Agriculture (AG) to Commercial Shopping (CS).

Staff Recommendation: Approval

Figure 1: City of Bixby Zoning Map
Exhibit “A” Legal Description

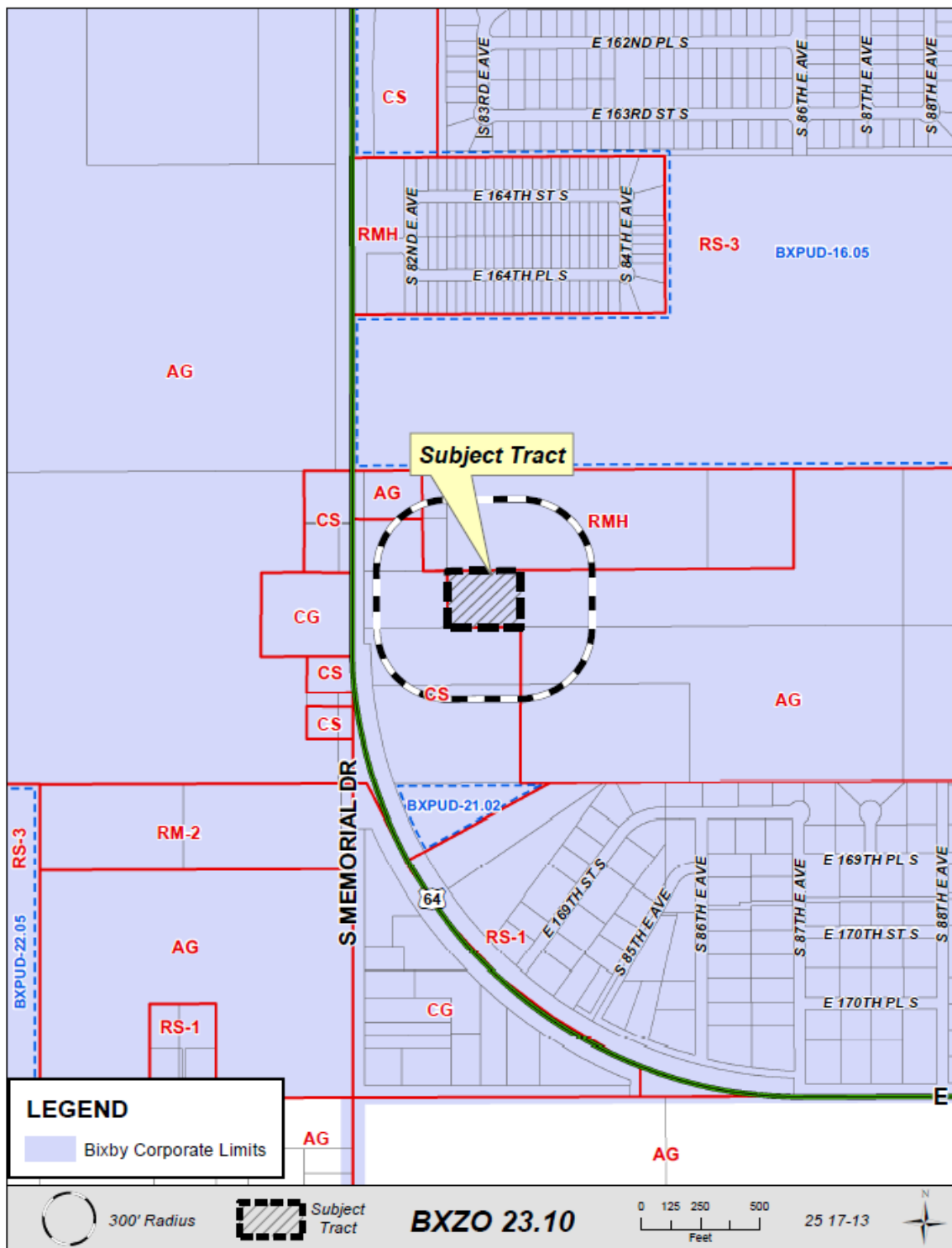
Exhibit "A"
23069 Pittman Commercial
Rezoning Boundary Description

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°35'41" WEST AND ALONG THE NORTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 1,137.65; THENCE SOUTH 1°24'19" EAST AND PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE OF 420.00 FEET; THENCE SOUTH 88°35'41" WEST AND PARALLEL WITH THE NORTH LINE, FOR A DISTANCE OF 801.57 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°11'25" EAST FOR A DISTANCE OF 239.59 FEET; THENCE SOUTH 88°38'10" WEST FOR A DISTANCE OF 300.00 FEET; THENCE NORTH 1°11'25" WEST FOR A DISTANCE OF 239.37 FEET; THENCE NORTH 88°35'41" EAST AND PARALLEL WITH THE NORTH LINE, FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 71,843 SQUARE FEET OR 1.649 ACRES.





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: Gwen Plante, Assistant City Planner

Date: Monday, October 16, 2023

Name: ***ROBINSON RANCH SOUTH***

RE: Rezone (**BXZO-23.09**) from Agriculture (AG) to Residential Single-Family (RS-3);
Planned Unit Development (**BXPUD-23.04**)

Location: Approximately One-half mile South of 161st Street and East of Memorial Drive.

41.320 (+/-) Acres

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

Applicant: Tanner Consulting, LLC

Request:

Rezone (BXZO 23.09) and Planned Unit Development (BXPUD 23.04)

Description:

The applicant is requesting a Rezone from Agriculture (AG) to Single-Family-Residential (RS-3) with a Planned Unit Development (BXPUD-23.04).

The PUD will allow efficient use of the land by allowing 135 dwelling units with higher development standards than required under the existing zoning code, including minimum dwelling size and minimum masonry requirements.

Existing Zoning; Use:
Agriculture (AG); Agriculture

Abutting Zoning; Use:
North: (RMH) Residential Manufactured Home Park, and (RS-3) Residential Single Family
East: (AG) Agriculture; Vacant
South: (RS-1) Residential Single Family
West: (CS) Commercial Shopping, Vacant

Proposed Zoning; Use:
Residential-Single Family (RS-3) with PUD

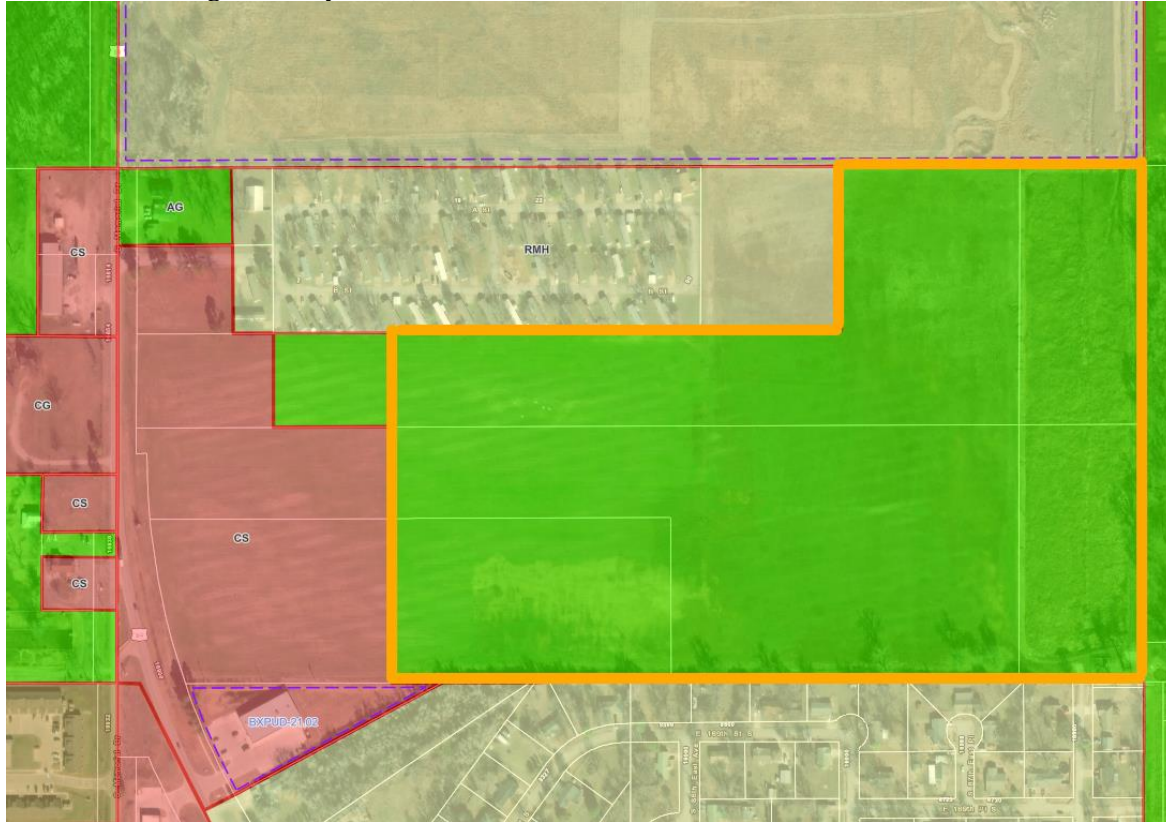


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a rezone (BXZO 23.04 from Agriculture (AG) to Residential Single-Family (RS-3) and Planned Unit Development (BXPUD 23.04).

Project Overview:

Development Standards	Zoning Code RS-3	Proposed
Acres		41.320 +/-
Min. Lot Width	65 Ft.	60 Ft.
Min. Lot Area	6,900 Sq. Ft	6,600 Sq Ft.
Min. Land Area per Dwelling Unit	8,400 Sq Ft.	8,400 Sq Ft.
Number of Dwellings	214	135
Minimum Number 65' Wide Lots		20% of Total Lot Count
Minimum Number 70' Wide Lots		10% of Total Lot Count

Max. Bldg. Height	48 Ft. / 3 Stories	35 Ft. / 2 Stories**
Min. Livability Space	4,000 Sq Ft.	2,000 Sq Ft. ***
Min. Dwelling Sq. Ft.		1,175 Sq Ft.
Min. Yard Setbacks:		
Front Yard	20 Ft.	20 Ft.
Rear Yard	20 Ft.	20 Ft.
Side Yard (Interior)	5 Ft.	5 Ft.
Side Yard Abutting a Street	20 Ft. (Arterial)	15 Ft.
Garage Facing Side Yard		20 Ft.
First Floor Exterior Materials		100% Masonry to 1 st FL plate****

** Architectural features may extend a maximum of five feet above the maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development as per Section 11-7I-5.C of the Bixby Zoning Code.

**** Masonry shall include brick, natural or manufactured stone, and stucco.

Utilities/Site Area:

- 12” Water line located on the East side of Memorial Drive.
- Sanitary sewer is located on the property and drains to the existing Saker lift station. The Application states if the lift station is at capacity a 12” line on the East side of South Memorial Drive can be extended approximately 1,200 feet to the site.

Public Comments: No comments have been received by staff, for or against, regarding the application to Rezone.

Staff Comments:

1. Staff supports approval of the requested Rezone from Agriculture (AG) to Residential Single-family (RS-3) with a Planned Unit Development (PUD).

Staff Recommendation: Approval

Staff believes the proposed zoning changes and PUD will align well with the surrounding land use and future land use.

Figures: Figure 1: City of Bixby Zoning Map
Exhibit “A” Legal Description

Exhibit “A”

23069 Robinson Ranch South

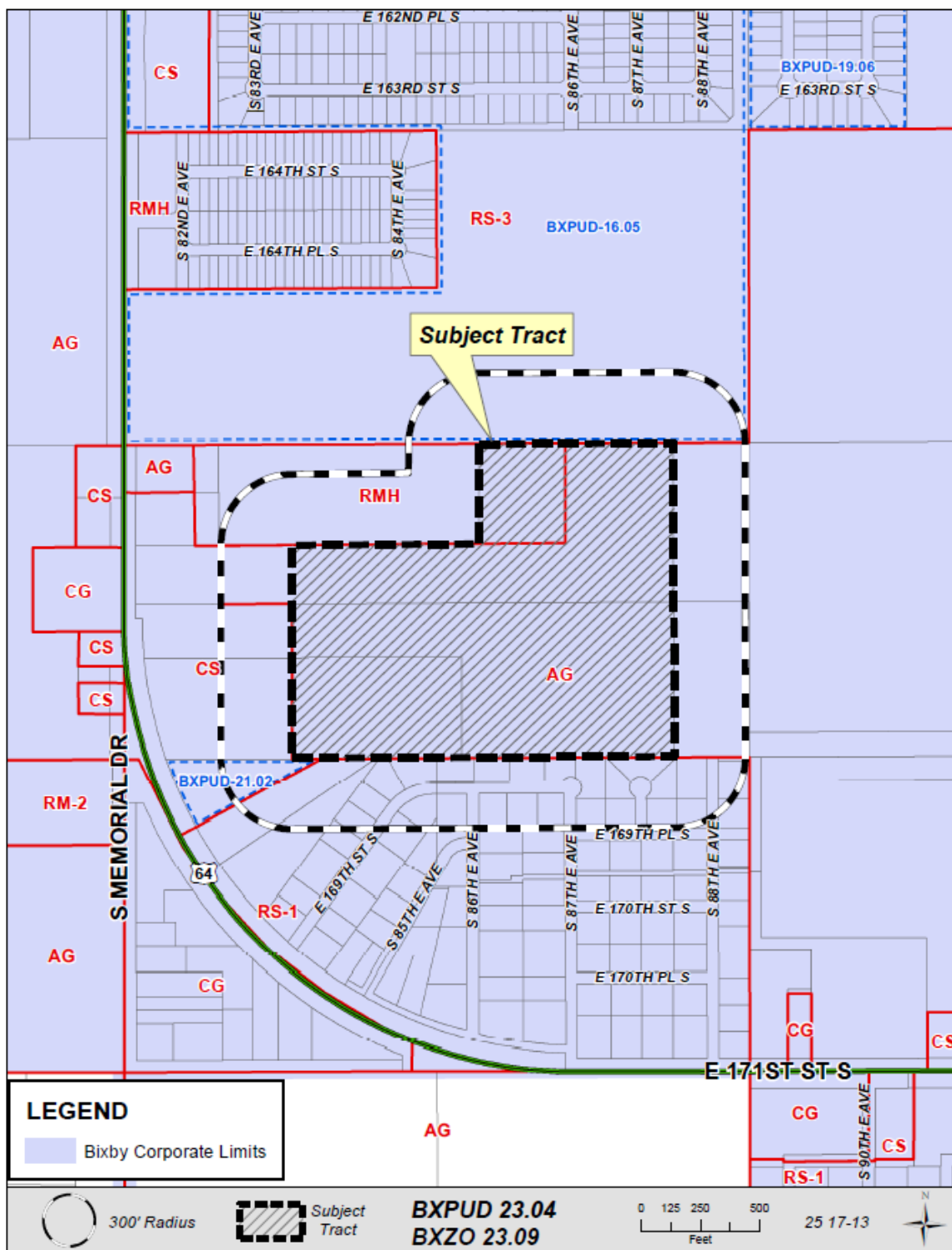
PUD Boundary Description

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°35'41" WEST AND ALONG THE NORTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

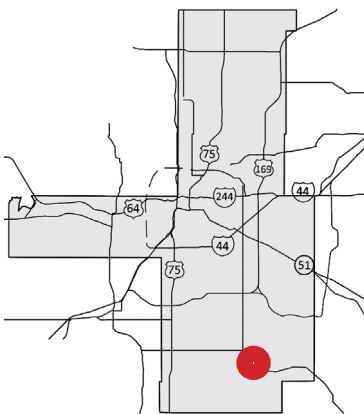
THENCE SOUTH 1°14'05" EAST FOR A DISTANCE OF 1,320.76 FEET TO A POINT ON THE SOUTH LINE OF THE N/2 SW/4; THENCE SOUTH 88°38'10" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,618.67 FEET; THENCE NORTH 1°11'25" WEST FOR A DISTANCE OF 899.59 FEET; THENCE NORTH 88°35'41" EAST AND PARALLEL WITH THE NORTH LINE OF SAID N/2 SW/4, FOR A DISTANCE OF 801.57 FEET; THENCE NORTH 1°24'19" WEST AND PERPENDICULAR TO THE NORTH LINE FOR A DISTANCE OF 420.00 FEET TO A POINT ON THE NORTH LINE; THENCE NORTH 88°35'41" EAST AND ALONG THE NORTH LINE, FOR A DISTANCE OF 817.65 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,799,908 SQUARE FEET OR 41.320 ACRES.

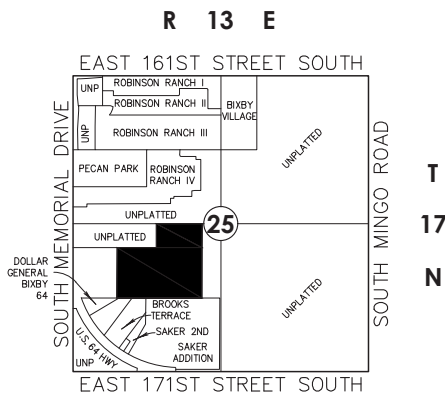


Robinson Ranch South

APPROXIMATELY 41.320 ACRES
NORTHEAST OF S. MEMORIAL DR. AND E. 171ST ST S.
BIXBY, OK



TULSA COUNTY



Location Map



OCTOBER 2023

OWNER:

Becky Jane Burris Rev Trust
Martha Susan Pittman Rev Trust
c/o Tulsa L. Dev., LLC
4058 North College
Suite 300 Box 9
Fayetteville, AR 72703
(479) 455-9090

APPLICANT/CONSULTANT:

Tanner Consulting, LLC
5323 South Lewis Avenue
Tulsa, OK 74105
(918) 745-9929

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I. Property Description

Robinson Ranch South ("site" or "project") consists of 41.320 acres located northeast of the intersection of South Memorial Drive (State Highway 64) and East 171st Street South in Bixby, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND THAT IS A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N/2 SW/4; THENCE SOUTH 88°35'41" WEST AND ALONG THE NORTH LINE OF THE N/2 SW/4, FOR A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°14'05" EAST FOR A DISTANCE OF 1,320.76 FEET TO A POINT ON THE SOUTH LINE OF THE N/2 SW/4; THENCE SOUTH 88°38'10" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,618.67 FEET; THENCE NORTH 1°11'25" WEST FOR A DISTANCE OF 899.59 FEET; THENCE NORTH 88°35'41" EAST AND PARALLEL WITH THE NORTH LINE OF SAID N/2 SW/4, FOR A DISTANCE OF 801.57 FEET; THENCE NORTH 1°24'19" WEST AND PERPENDICULAR TO THE NORTH LINE FOR A DISTANCE OF 420.00 FEET TO A POINT ON THE NORTH LINE; THENCE NORTH 88°35'41" EAST AND ALONG THE NORTH LINE, FOR A DISTANCE OF 817.65 FEET TO THE POINT OF BEGINNING;

II. Development Concept

Robinson Ranch South is a residential Planned Unit Development (PUD) of 41.320 acres located northeast of the intersection of South Memorial Drive (State Highway 64) and East 171st Street South in the City of Bixby.

In 2017, BXPUD 16.05 “Prairie Ranch” was approved by the City of Bixby. Since the approval, the subdivision name was changed to “Robinson Ranch” and 3 phases of residential development have been platted with 2 more phases to come. This development has thrived in the City of Bixby and the developer is looking to extend the neighborhood south. The development standards outlined in this PUD mirror the standards in BXPUD 16.05 to create a seamless transition into future phases of housing.

The City of Bixby 2018 Comprehensive Plan designates this site as “Medium Density Residential”. This application is in line with existing zoning patterns and the comprehensive plan.

To facilitate this PUD, a companion rezoning application has been filed, which proposes to rezone the site from Agricultural District (AG) and Residential Manufactured Home Park District (RMH) to Residential Single-Family High-Density District (RS-3). Existing zoning is shown on Exhibit B and proposed zoning is reflected on Exhibit C.

Although zoning code section 11-7B-4 would permit 214 dwelling units on 41.320 acres zoned RS-3, this PUD will restrict the number of dwelling units to 135. Additionally, higher development standards than required under the existing zoning code, including minimum dwelling size and minimum masonry requirements, will be included.

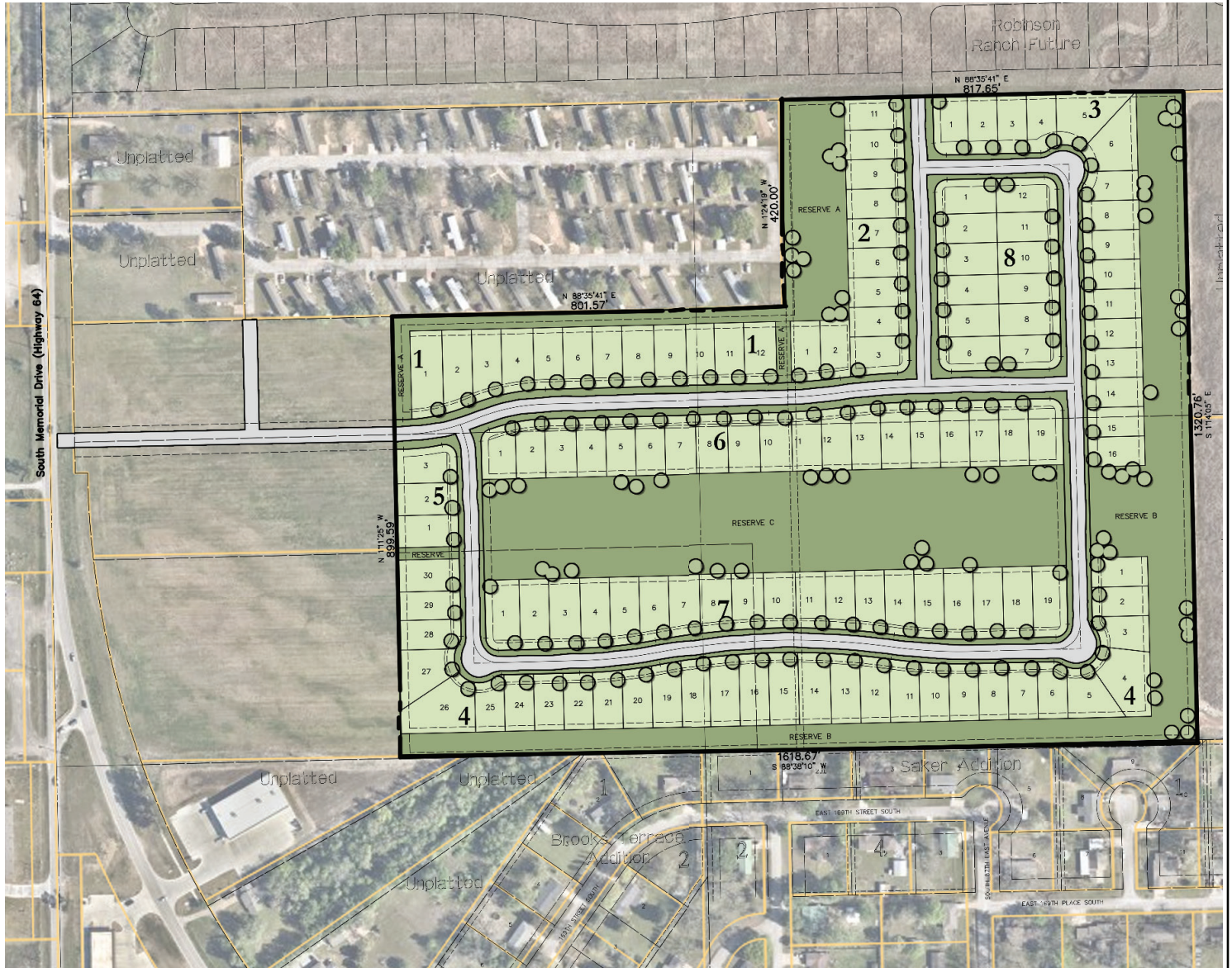
The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

Robinson Ranch South

EXHIBIT A

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 29, 2023



III. Development Standards

Gross Land Area:	1,799,908 SF	41.320 AC
Net Land Area:	1,799,908 SF	41.320 AC
Permitted Uses: Use Unit 1 area wide uses by right; Use Unit 6 single-family dwellings on individual lots and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Dwelling Units:	135	
Minimum Lot Width †:	60 FT	
Minimum Number of 65’ Wide Lots	20% of Total Lot Count	
Minimum Number of 70’ Wide Lots	10% of Total Lot Count	
Minimum Lot Size:	6,600 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.	
Minimum Livability Space:	2,000 SF ***	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	20 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	15 FT	
Garage Facing Side Yard Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,175 SF	
First Floor Exterior Materials:	100% masonry to 1 st floor plate ****	

* 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 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a maximum of five feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.

**** Masonry shall include brick, natural or manufactured stone, and stucco.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

A. Surrounding Zoning & Land Use

In this area, zoning along South Memorial Drive is CS. Brooks Terrace Addition and Saker Addition to the south are established RS-1 neighborhoods. To the north, parcels are zoned both RMH and RS-3 with a PUD. Land to the east is vacant and zoned AG. Existing zoning patterns are represented on Exhibit B.

B. Access & Circulation

As designed, the development will have access to South Memorial Drive via right-of-way dedication and a connection to the north to a future phase of Robinson Ranch. A collector street will run from South Memorial Drive through the development and connect to the proposed collector street in Robinson Ranch. All other streets within the subdivision will be local, minor residential streets.

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. Any divided, boulevard 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.

Sidewalks shall be constructed by the developer or individual lot owners in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of four feet in width, shall be ADA compliant, and shall be approved by the City Engineer. Sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement.

C. Landscaping & Signs

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. Landscaping shall meet the requirements of the City of Bixby Zoning Code.

D. Utilities & Drainage

A 12" waterline is located on the east side of South Memorial Drive and an 8" waterline is planned to stub into the site from Robinson Ranch Phase 5. Waterlines will be extended to serve the site and shall be looped to provide water service and fire protection. Fire hydrant locations shall be approved by the Bixby Fire Marshal during engineering review.

A sanitary sewer line is located on the property, which drains to the existing Saker lift station. Should the lift station be at capacity, a 12" line on the east side of South Memorial Drive can be extended approximately 1,200 feet to the site.

A large stormwater drainage facility is conceptually planned in the center of the site, in addition to underground storm sewer systems and open channels as needed. This facility will drain east to recently constructed channels offsite, ultimately draining to Snake Creek. Grading and storm sewer plans are subject to the approval of Bixby City Staff.

E. Environmental Analysis & Topography

Under existing conditions, the site is flat with little grade change. Water ultimately drains east. Per FEMA Flood Insurance Rate Map number 40143C0445L, the site is located within both Zone AE 100-year (1% Annual Chance) and Zone X 500-year (0.2% Annual Chance) Floodplain. As part of previous work in the area, the site has been elevated above the 100-year floodplain elevation. A FEMA LOMR will be submitted to remove portions of the site from Zone AE, in accordance with both FEMA and the City of Bixby Floodplain Regulations.

The USDA Soil Survey of Tulsa County identifies the soil on site to be predominantly Choska very fine sandy loam and Severn very fine sandy loam. Development constraints associated with this soil type, and any other environmental constraints, will be addressed in the engineering design phase of the project. A geotechnical report will be submitted to the City of Bixby during the engineering review process.

F. Platting & 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 City of Bixby City Council and 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 and dwelling units contained within the plat.

G. City Department Requirements

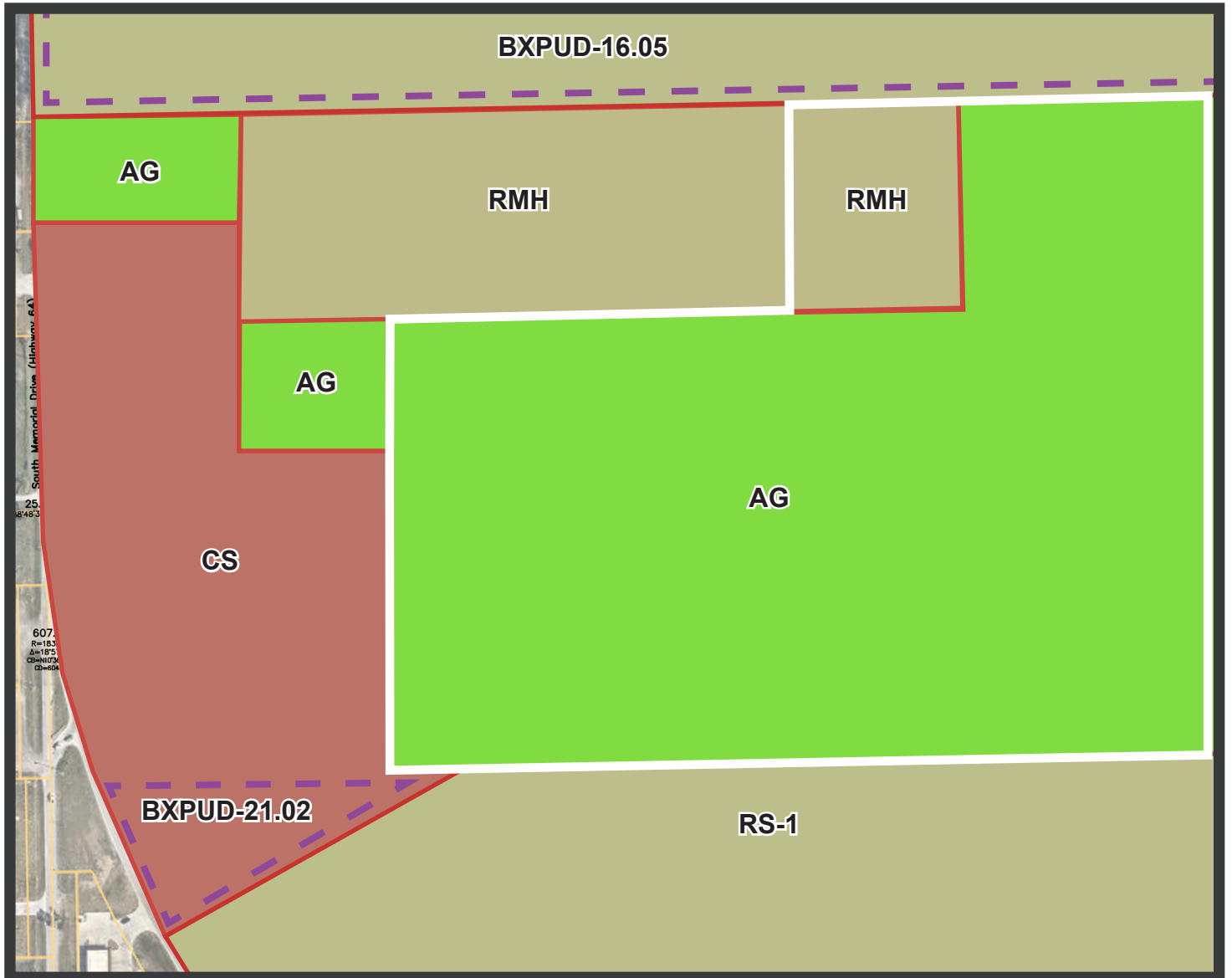
Standard requirements of the City of Bixby, including requirements of the Fire Marshal, City Engineer, and City Attorney, shall be met.

H. Schedule of Development

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

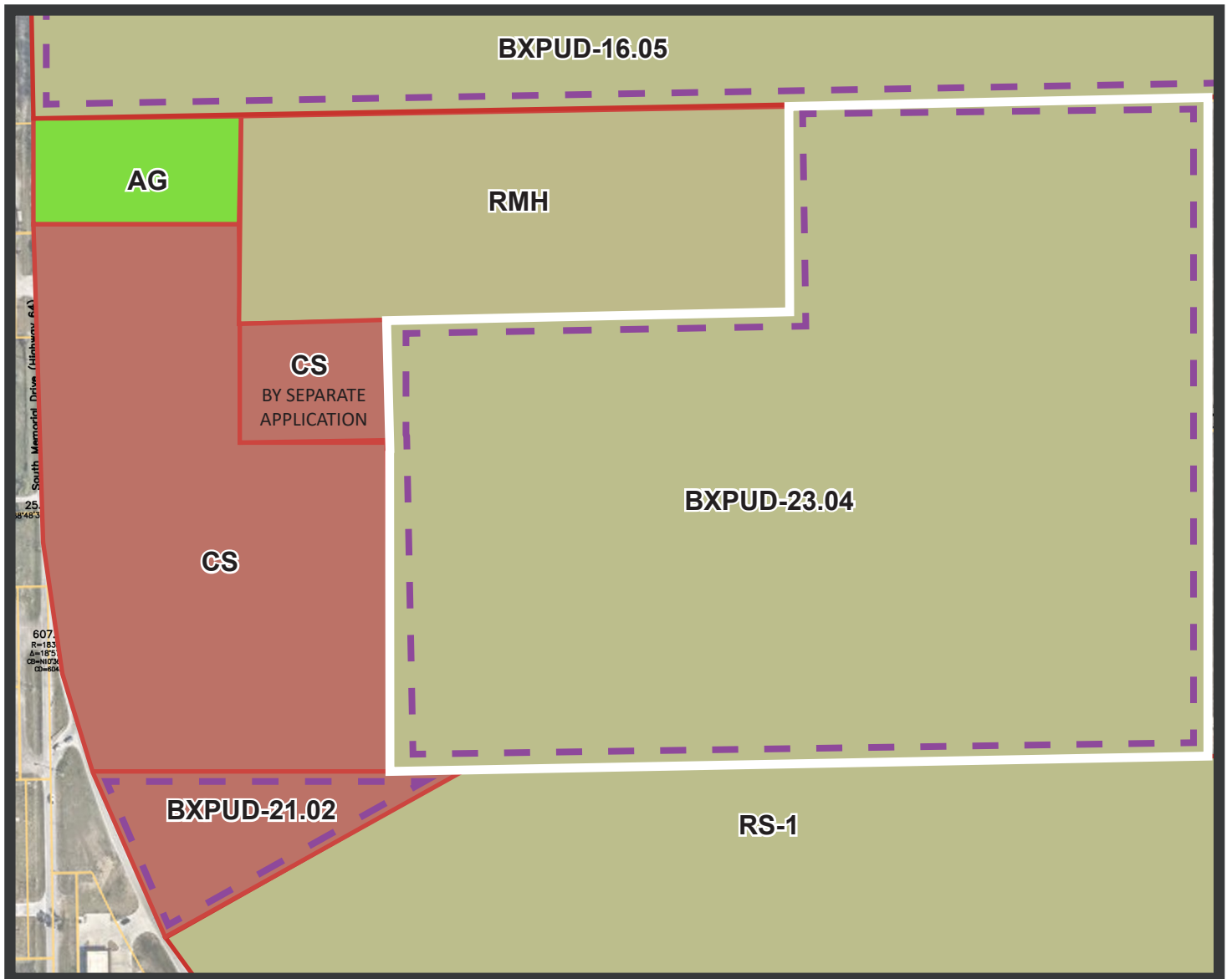
Robinson Ranch South

EXHIBIT B EXISTING ZONING MAP



Robinson Ranch South

EXHIBIT C PROPOSED ZONING MAP





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: Gwen Plante, Assistant City Planner
Date: October 09, 2023
Name: ***FIX Automotive***
RE: Specific Use Permit (**BXSUP-23.04**)
Location: 12105 S Memorial Drive, Bixby, Oklahoma
STR: Section 01, Township 17N, Range 13E
Applicant: Larry Ham

Request:

The applicant is requesting a Specific Use Permit (**BXSUP-23.04**) to allow Automotive and Allied activities in a Commercial Shopping (CS) District.

Existing Zoning; Use:

Commercial Shopping (CS); Shopping Goods and Services

Abutting Zoning; Use:

North: (CS) Commercial Shopping; McDonalds
(CG) Commercial General; Vacant

East: (CS) Commercial Shopping; Boardwalk (formerly Atlas)

South: (CS) Commercial Shopping; North Carolina Furniture Mart

West: (CS) Commercial Shopping, Dental Care of Bixby

Proposed Zoning; Use:

Commercial Shopping (CS); Specific Use Permit to allow Automotive and Allied Activities.

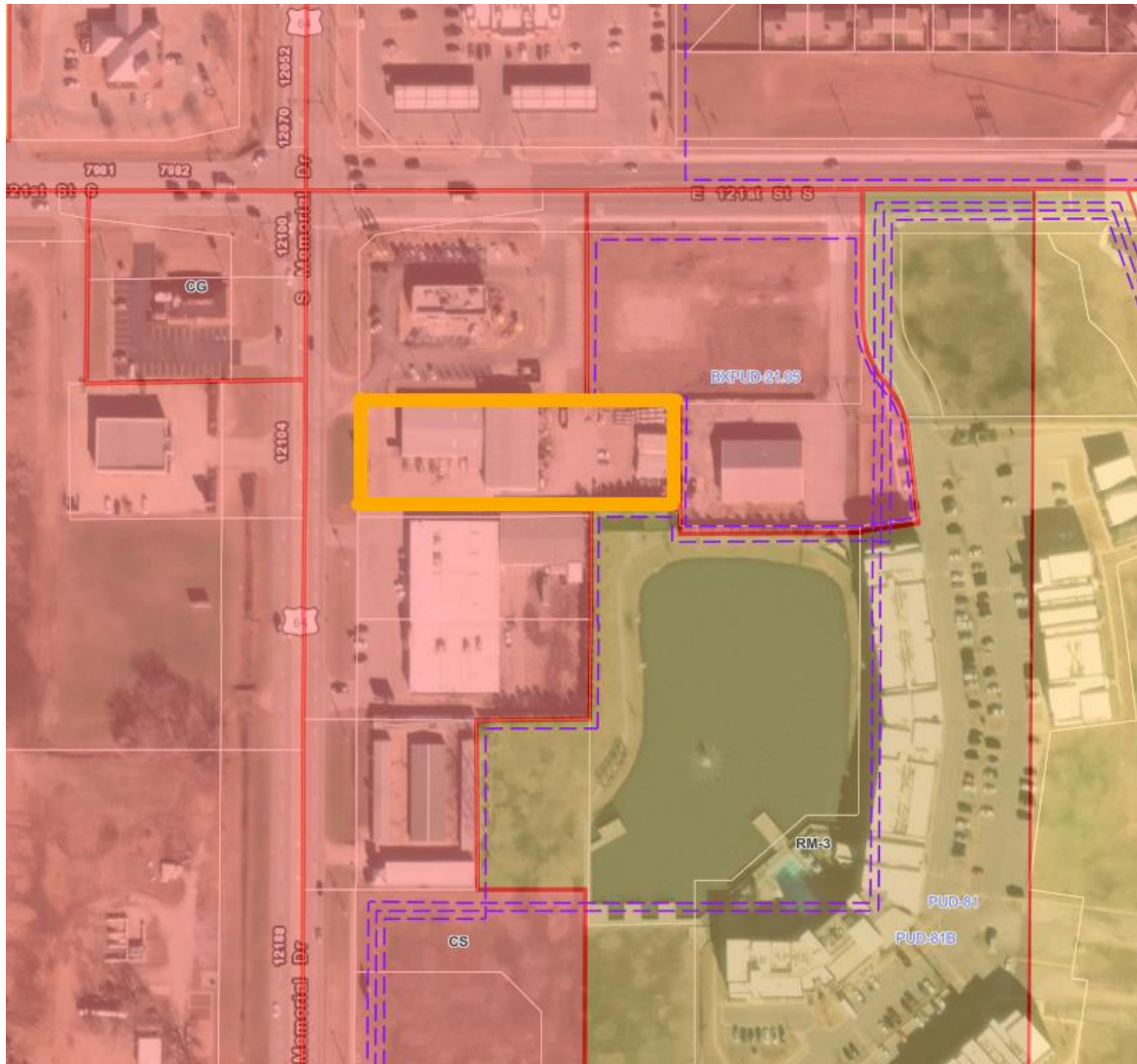


Figure 1: City of Bixby Zoning Map

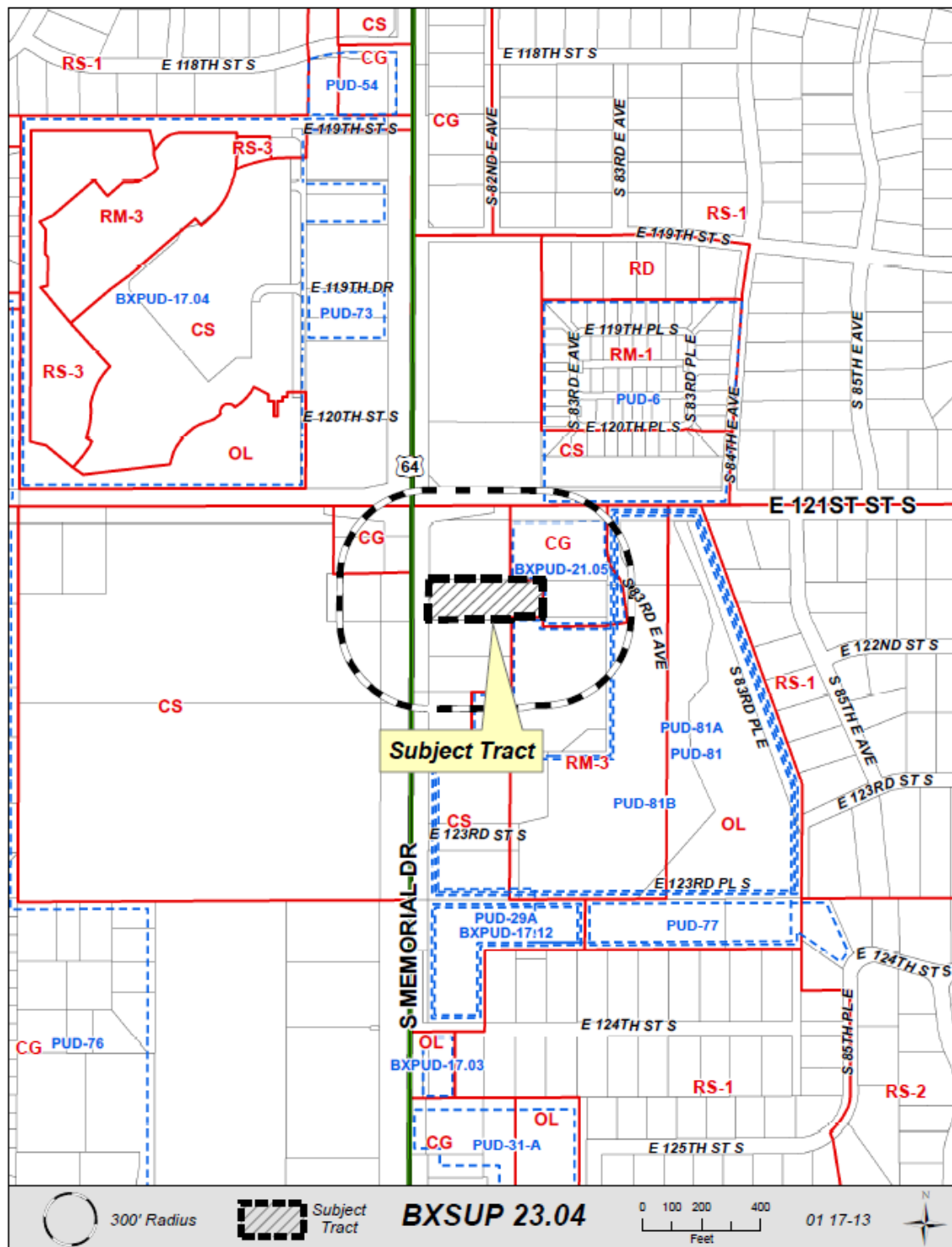
Public Comments: No comments have been received by staff, for or against, regarding the application to Rezone.

Staff Comments:

1. The requested Specific Use Permit for Automotive Repair falls under Use Unit 17: Automotive and Allied Activities which allows for Vehicle repair and service (except painting)

Staff Recommendation: Approve.

Figures: Figure 1: City of Bixby Zoning Map





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

STAFF REPORT

To: Bixby Planning Commission
From: Gwen Plante, Assistant City Planner
Date: October 09, 2023
RE: **SITE PLAN | (BXSP-23.11) COURTS AND COMMONS**
Applicant | Josh Juarez, RJ Ventures

REQUEST: The applicant requests a recommendation of approval for Site Plan (BXSP-23.11) *COURTS AND COMMONS*. A part of Development Area C-1 of the Village of Scereno BXPUD 17.04

LOCATION: 7921 E 119th Drive, Bixby, Oklahoma
DEVELOPMENT AREA “C-1”

EXISTING ZONING: (CS) Commercial Shopping, BXPUD 17.04

STR: Section 35, T18, R13

BACKGROUND INFORMATION:

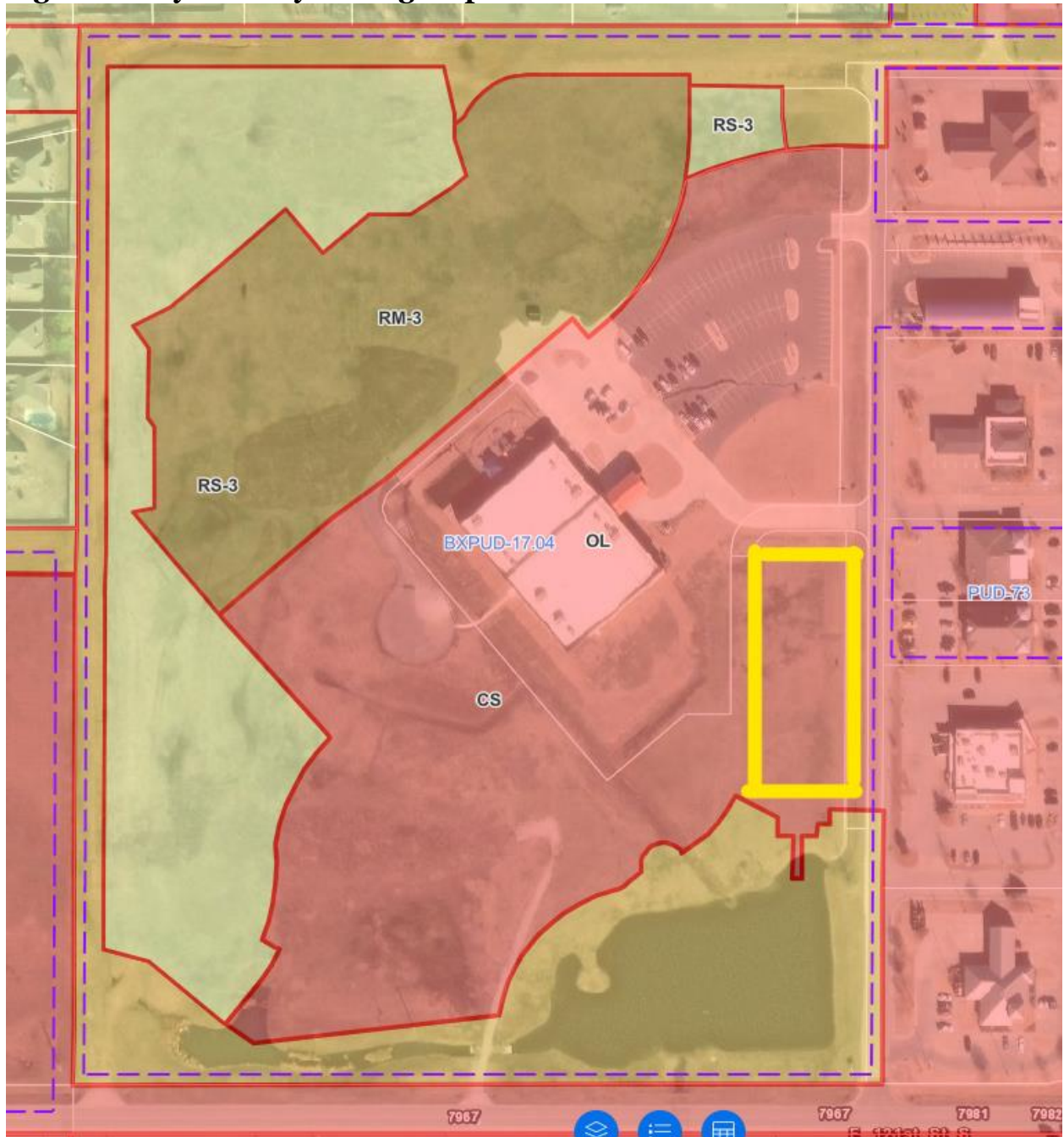
This is a detailed Site Plan review required by BXPUD 17.04 to go before the Planning Commission and City Council for approval.

PUD BXPUD 17.04
H. Detailed Site Plan Review (excerpt)

“No building permit shall be issued until a detailed site plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Chief,

Fire Chief, City Engineer, and City Attorney shall be met as part of the PUD detailed site plan approval.”

Figure 1: City of Bixby Zoning Map



SURROUNDING ZONING AND LAND USE:

North: (OL) Office Light | The Bridge Church

South: Reserve Area

East: (CS) Commercial Shopping | Jason's Deli, Jimmy's Egg, Bank of Oklahoma and Eye Center of South Tulsa

West: (CS) Commercial Shopping | Vacant / (OL) Church

Figure 2: Zoning and Land Use for surrounding areas.

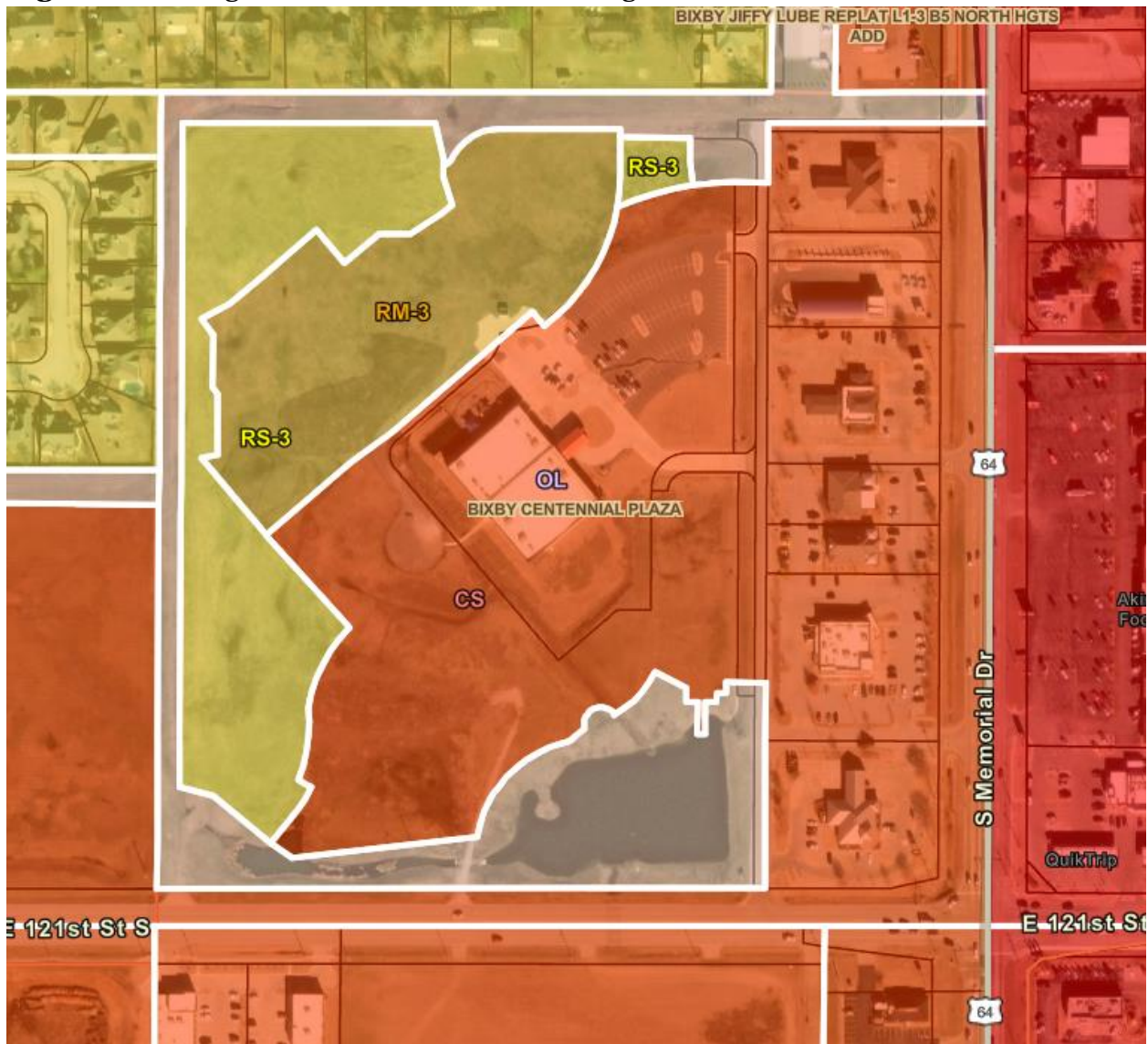
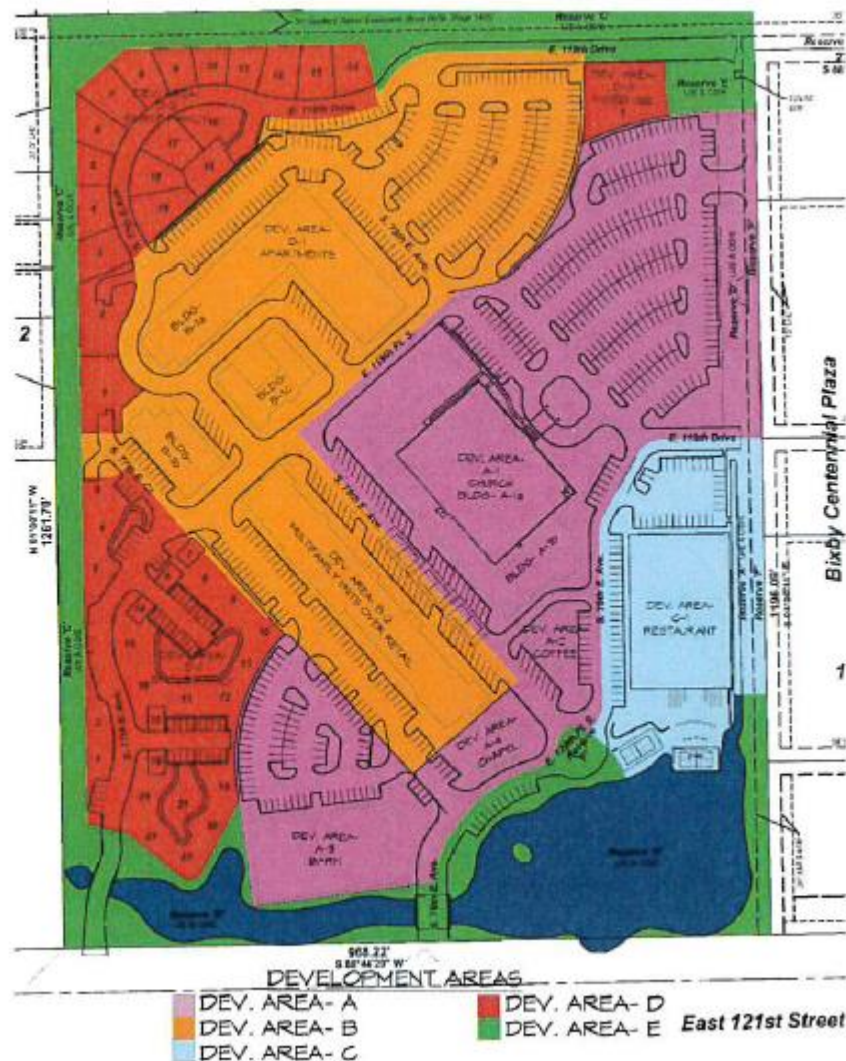


Figure 3: Future Development Areas



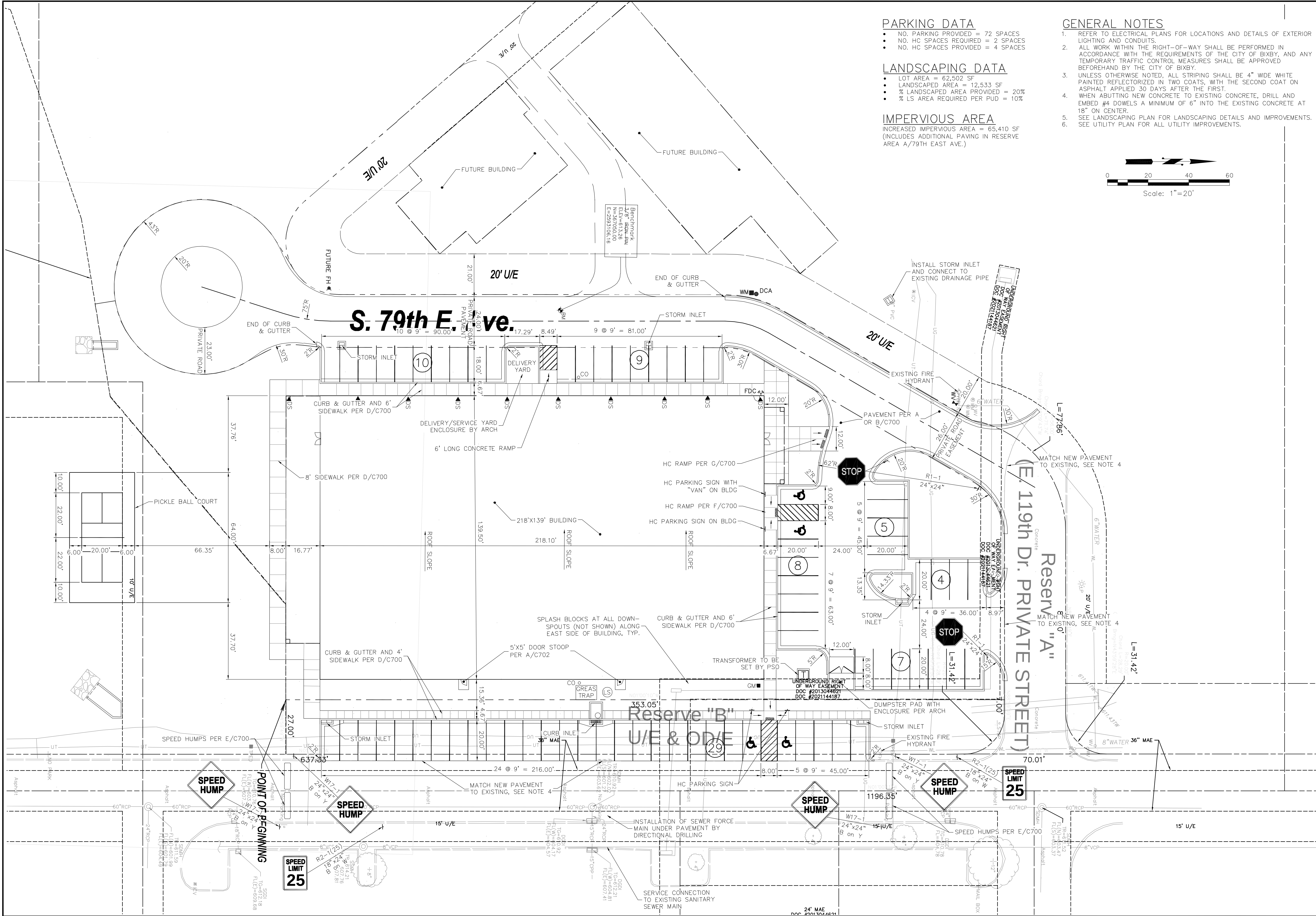
PROPOSED USE: Restaurants and Pickle Ball Courts

STAFF COMMENTS:

Staff recommends approval of the requested Detailed Site Plan and Landscape Plan.

ENGINEERING COMMENTS:

No comments were received on the site plan at the time of the staff report.



PARKING DATA

- NO. PARKING PROVIDED = 72 SPACES
- NO. HC SPACES REQUIRED = 2 SPACES
- NO. HC SPACES PROVIDED = 4 SPACES

LANDSCAPING DATA

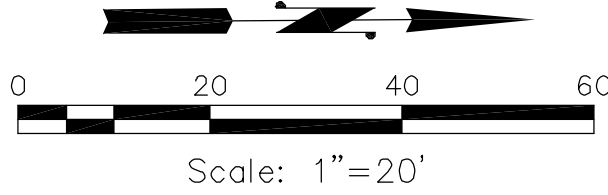
- LOT AREA = 62,502 SF
- LANDSCAPED AREA = 12,533 SF
- % LANDSCAPED AREA PROVIDED = 20%
- % LS AREA REQUIRED PER PUD = 10%

IMPERVIOUS AREA

INCREASED IMPERVIOUS AREA = 65,410 SF
(INCLUDES ADDITIONAL PAVING IN RESERVE AREA A/79TH EAST AVE.)

GENERAL NOTES

1. REFER TO ELECTRICAL PLANS FOR LOCATIONS AND DETAILS OF EXTERIOR LIGHTING AND CONDUITS.
2. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BIXBY, AND ANY TEMPORARY TRAFFIC CONTROL MEASURES SHALL BE APPROVED BEFOREHAND BY THE CITY OF BIXBY.
3. UNLESS OTHERWISE NOTED, ALL STRIPING SHALL BE 4" WIDE WHITE PAINTED REFLECTORIZED IN TWO COATS, WITH THE SECOND COAT ON ASPHALT APPLIED 30 DAYS AFTER THE FIRST.
4. WHEN ABUTTING NEW CONCRETE TO EXISTING CONCRETE, DRILL AND EMBED #4 DOWELS A MINIMUM OF 6" INTO THE EXISTING CONCRETE AT 18" ON CENTER.
5. SEE LANDSCAPING PLAN FOR LANDSCAPING DETAILS AND IMPROVEMENTS.
6. SEE UTILITY PLAN FOR ALL UTILITY IMPROVEMENTS.



JC Engineering, PC
10035 N. 177th E. Ave. • Owasso, OK 74055-7841
(918)798-5979 • www.jc-engineering.com
Oklahoma CA No. 5686 Expires June 30, 2024

Professional Engineer
JOE P. KELLEY
10/15/2023
21438
REGISTRATION NO.

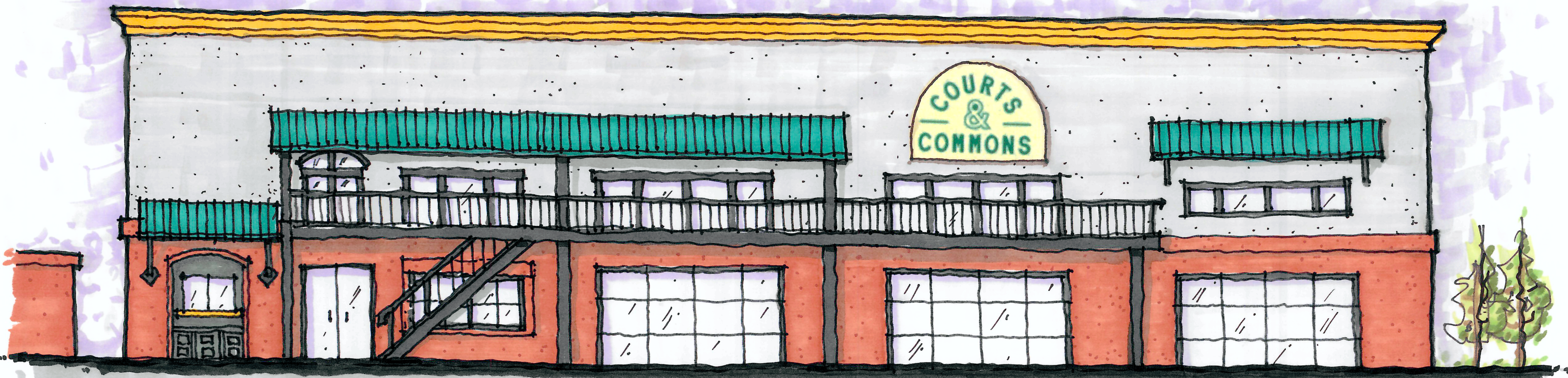
REVISIONS	NO.	DATE	BY	DESCRIPTION

APPROVALS
SIGNATURE
DATE
DEPT.

PROJECT
COURTS AND COMMONS
7921 E. 119th Dr.
CLIENT
RAJ AND JOSH VENTURES LLC

SHEET TITLE
SITE PLAN

SHEET NO.
C400



SOUTH ELEV.
(9/21/23)

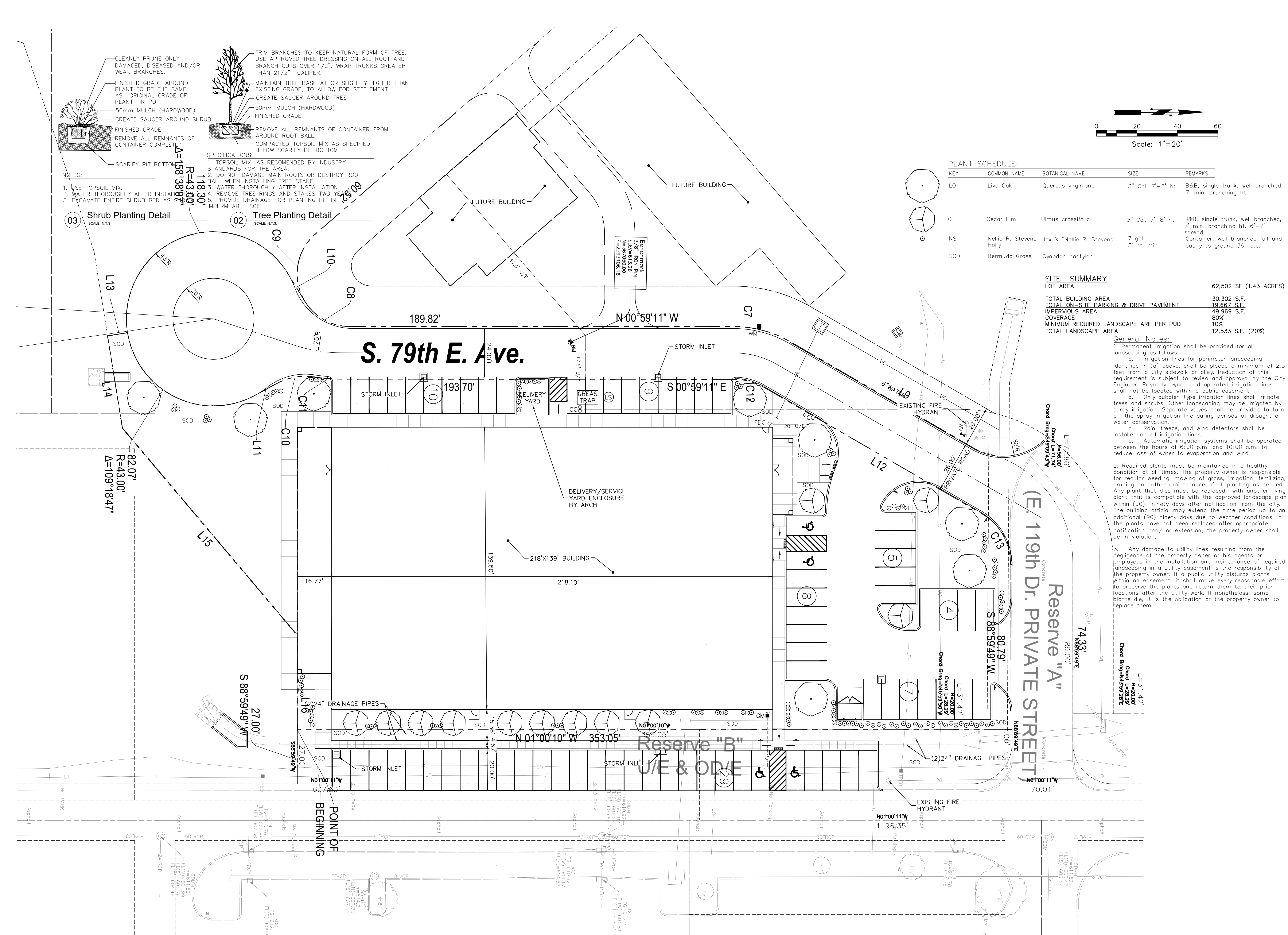
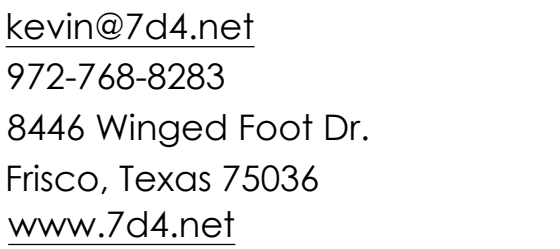
0 2' 8'

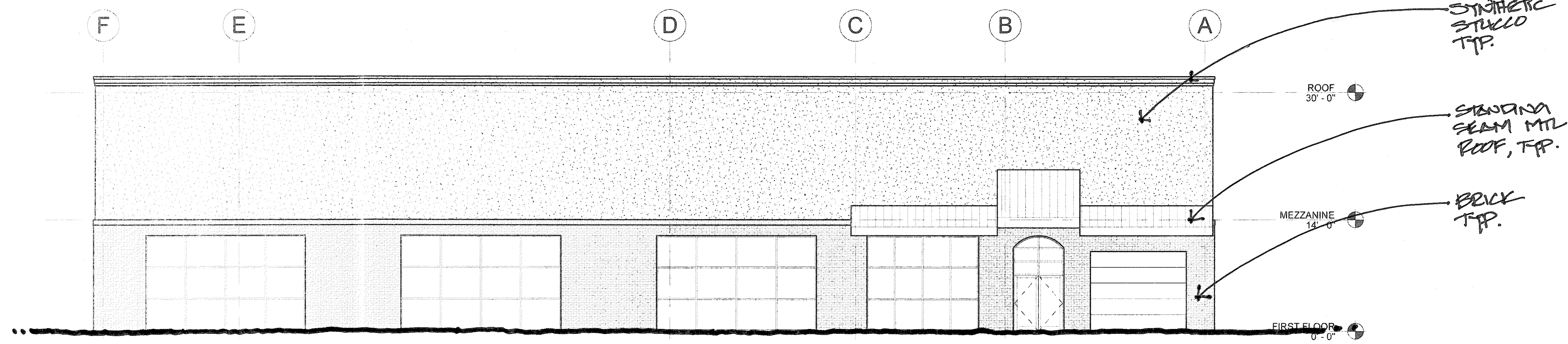


COURTS
&
COMMONS

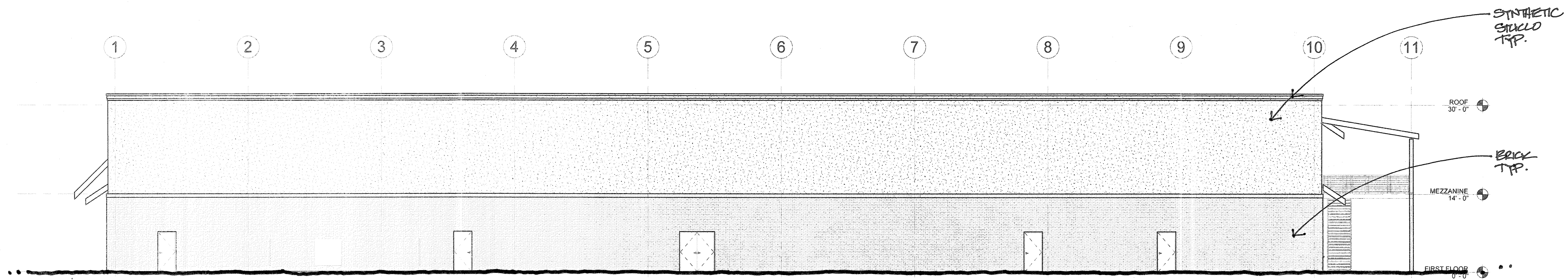
NORTH ENTRY ELE

0 3' 10' 1"=10'-0"
(10/5/23)

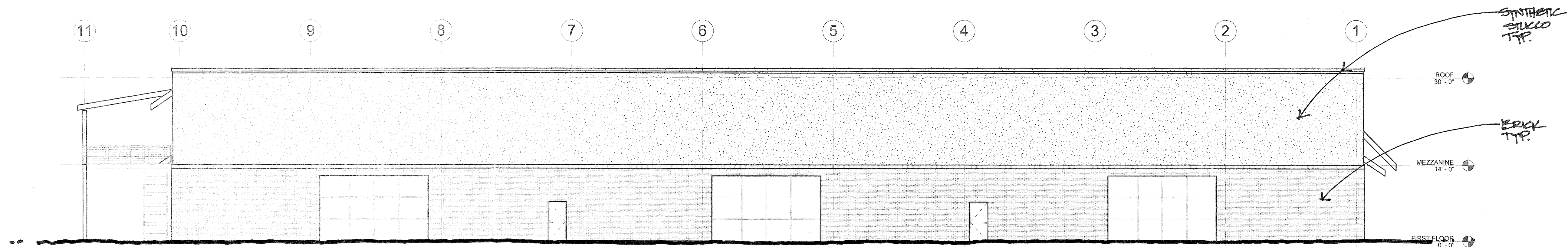




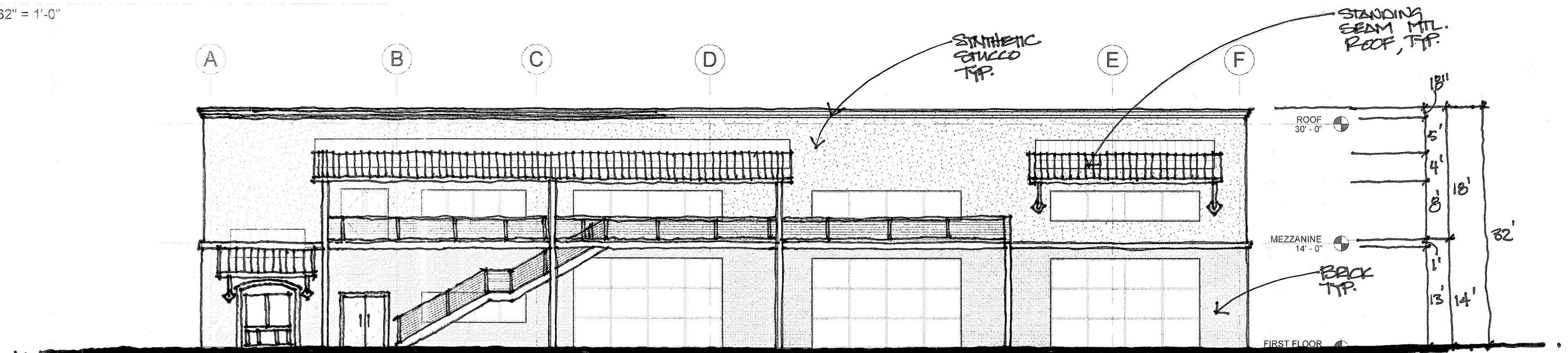
4 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



3 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

Owner
COURTS AND COMMONS

BIXBY, OKLAHOMA 74088

THE INFORMATION CONTAINED IN THESE DRAWINGS IS PROPRIETARY AND CANNOT BE COPIED INTO ANOTHER LOCATION WITHOUT THE WRITTEN AUTHORIZATION OF J. TAYLOR KING OR BUILDING OR BUILDING REFLECTED IN THESE DRAWINGS IS LOCATION SPECIFIC AND IS NOT TO BE APPLIED TO ANY LOCATION OTHER THAN THE ADDRESS STATED HEREIN. THE PROFESSIONAL OF RECORD ASSUMES TOTAL RESPONSIBILITY FOR THE DESIGN.

ISSUE DATE: 2023.10.04

REVISIONS:

ELEVATIONS

A201



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

STAFF REPORT

To: Bixby Planning Commission
From: Gwen Plante, Assistant City Planner
Date: October 09, 2023
RE: **SITE PLAN | (BXSP-23.10) MARLEE OFFICE NO. 4**
Applicant | W Design, Darshan Patel

REQUEST: The applicant requests a recommendation of approval for Site Plan (BXSP-23.10) MARLEE OFFICE NO. 4.
Planned Unit Development (PUD 76)

LOCATION: 7619 E 126th Street South
LOT 8, BLOCK 1

EXISTING ZONING: (CG) Commercial General, PUD 76

STR: Section 2, T17, R13

BACKGROUND INFORMATION:

This is a detailed Site Plan review required by PUD 76 to go before the Planning Commission for approval.

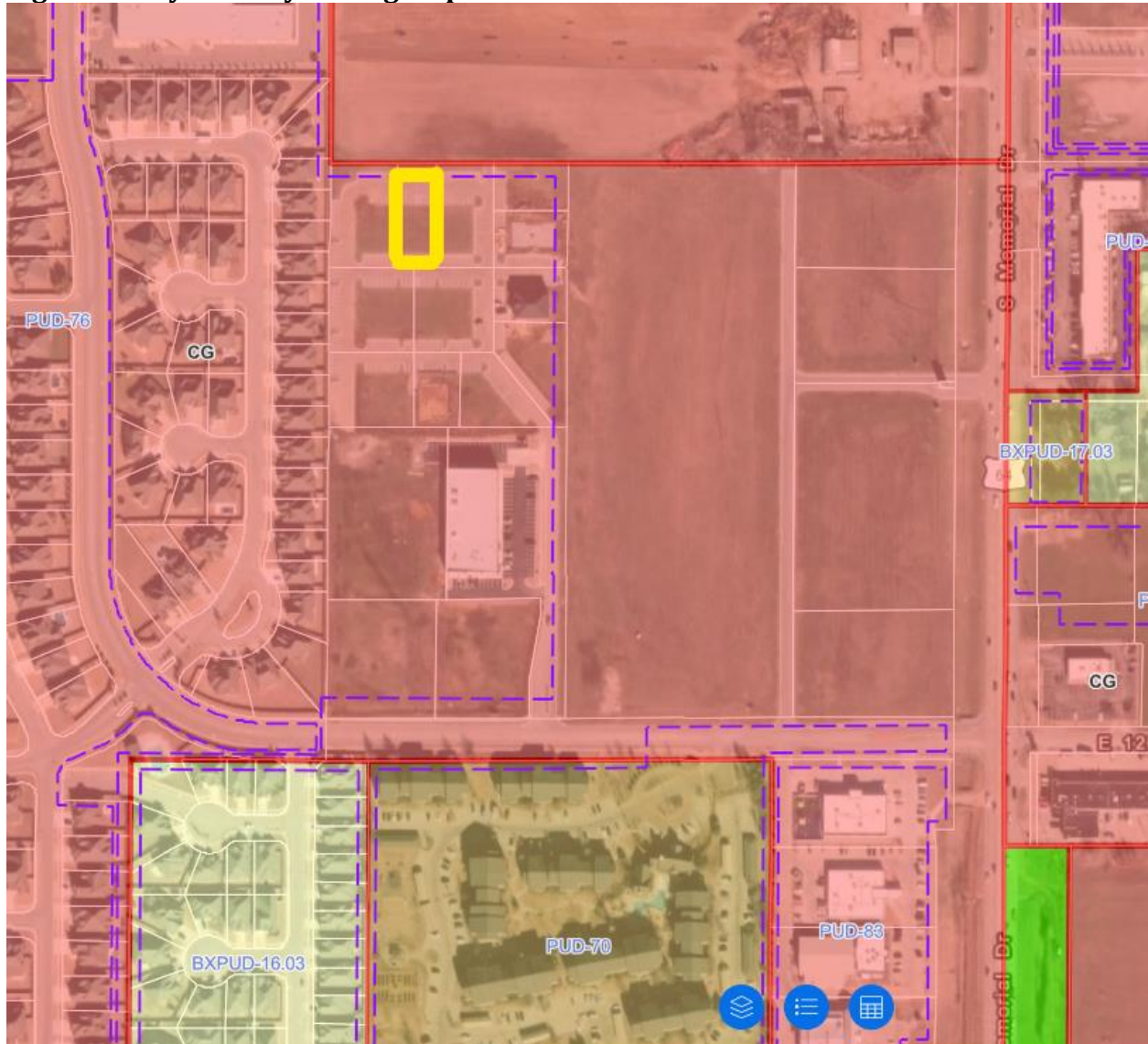
PUD 76

J. Detailed Site Plan Review (excerpt)

"Within development areas that do not include multifamily dwellings, no building permit shall be issued until a detailed site plan (including landscaping) of the proposed improvements has been submitted and approved by the Bixby Planning Commission as being in compliance with the development concept and the development standards."

"No certificate of occupancy shall be issued 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."

Figure 1: City of Bixby Zoning Map



SURROUNDING ZONING AND LAND USE:

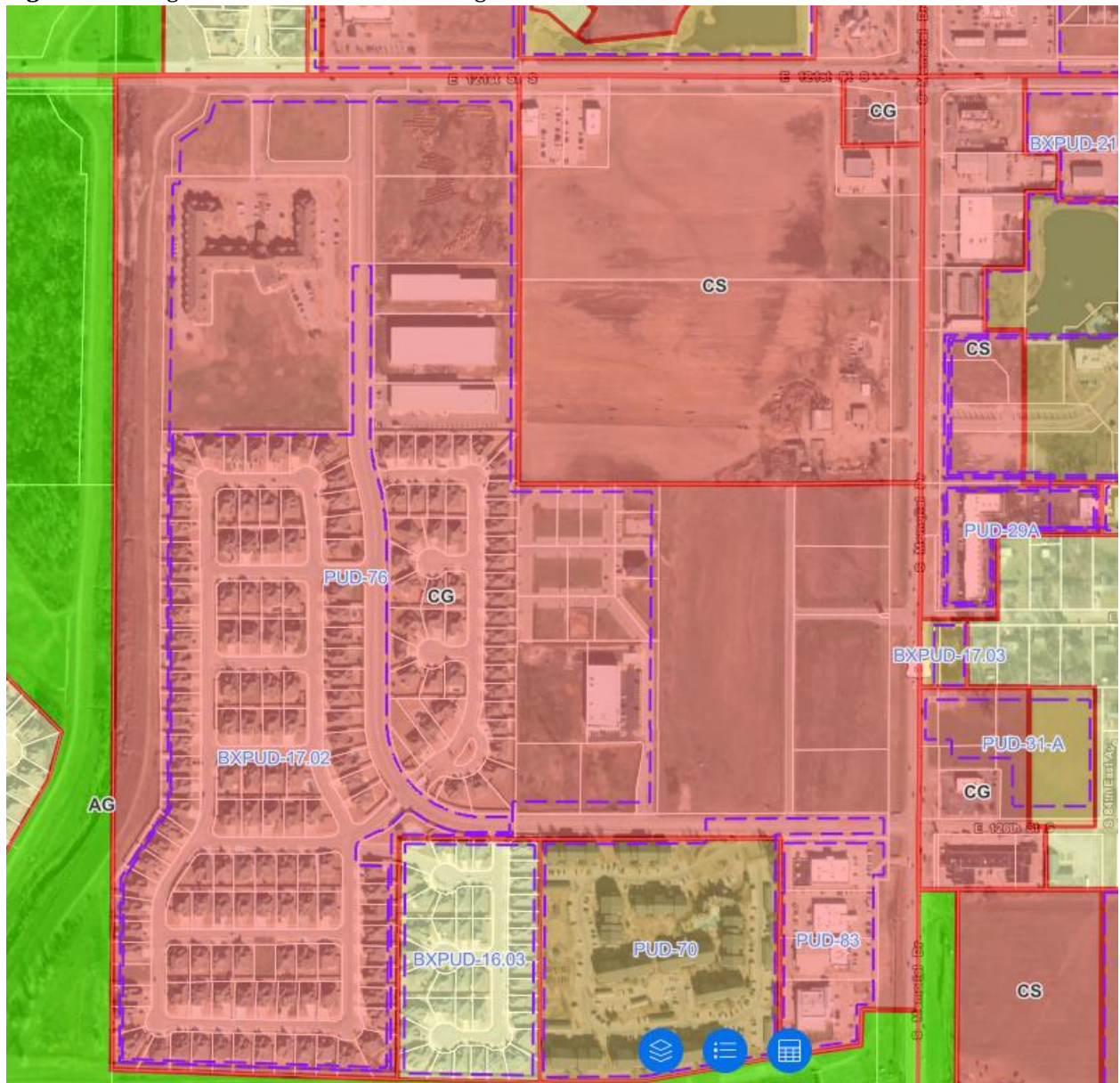
North: (CG) Commercial General | Easton Sod & Undeveloped Land

South: (CG) Commercial General | Vacant, Offices

East: (CG) Commercial General | Vacant, Offices

West: (CG) Commercial General (RS-3) Residential Single Family | Quail Creek Villas

Figure 2: Zoning and Land Use for surrounding areas.



PROPOSED USE: Office Building

STAFF COMMENTS:

Staff recommends approval of the requested Detailed Site Plan, and Landscape Plan.

ENGINEERING COMMENTS:

None

GENERAL NOTES

DETAILED SITE PLAN

- A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
- C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
- D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
- E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
- F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
- G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
- K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- L. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN 1/4" VERTICAL RISE.
- M. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
- N. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
- O. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION



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

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

SITE DATA: PUD 76

SOUTH MEMORIAL BUSINESS PARK: LOT 8 BLK 1
DEVELOPMENT AREA H

LAND AREA SUMMARY

LOT 8 LAND AREA 15,737 SF (.361 ACRES)

LANDSCAPE AREA REQUIRED 1,574 SF (10%)
LANDSCAPE AREA PROVIDED 4,866 SF (30.9%)

SITE DATA:

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

PROPOSED FLOOR AREA RATIO: .198

PARKING SPACE REQUIREMENT:

OFFICE / RATIO PER USE: 1/350
NUMBER OF SPACES REQUIRED: 17.5
NUMBER OF EXISTING SPACES PROVIDED: 20 (SHARED PARKING DEVELOPMENT)

ACCESSIBLE SPACES REQUIRED: 1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED: 2 (SHARED PARKING DEVELOPMENT)

IMPERVIOUS AREA:

TOTAL SITE AREA (LOT 3) 15,737 SF (.361 AC)

EXISTING IMPERVIOUS AREA: 6,768 SF
PROPOSED NEW IMPERVIOUS AREA: 4,099 SF
TOTAL IMPERVIOUS AREA: 10,867 SF

SETBACKS:

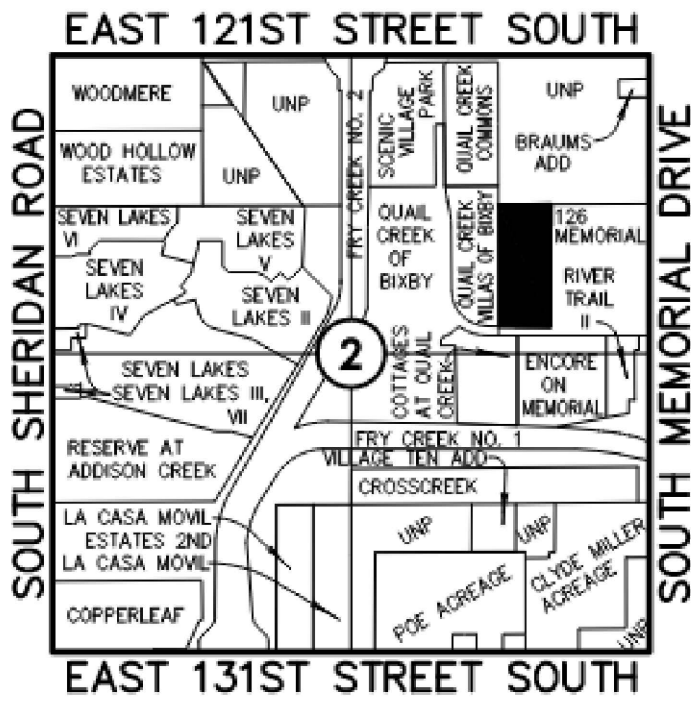
REQUIRED:
FROM NON-ARTERIAL STREET ROW: 25'
FROM RESIDENTIAL DEVELOPMENT AREA: 50'
FROM OTHER BOUNDARY: 20'

LEGAL DESCRIPTION:

LOT 8, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

EXTERIOR LIGHTING:

NO POLE LIGHTS PROVIDED.

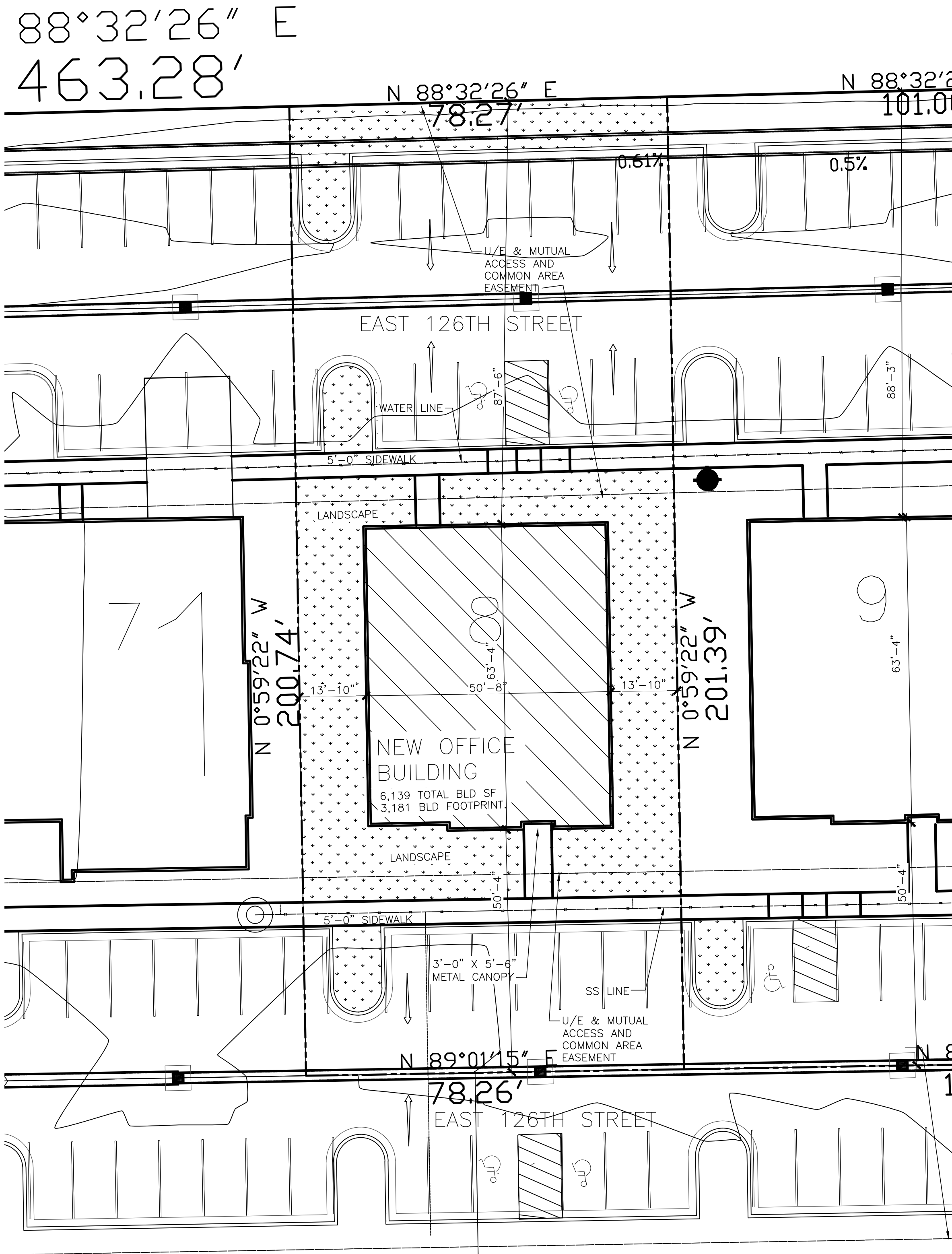


Location Map

Scale: 1"= 2000'



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



2 ENLARGED SITE PLAN

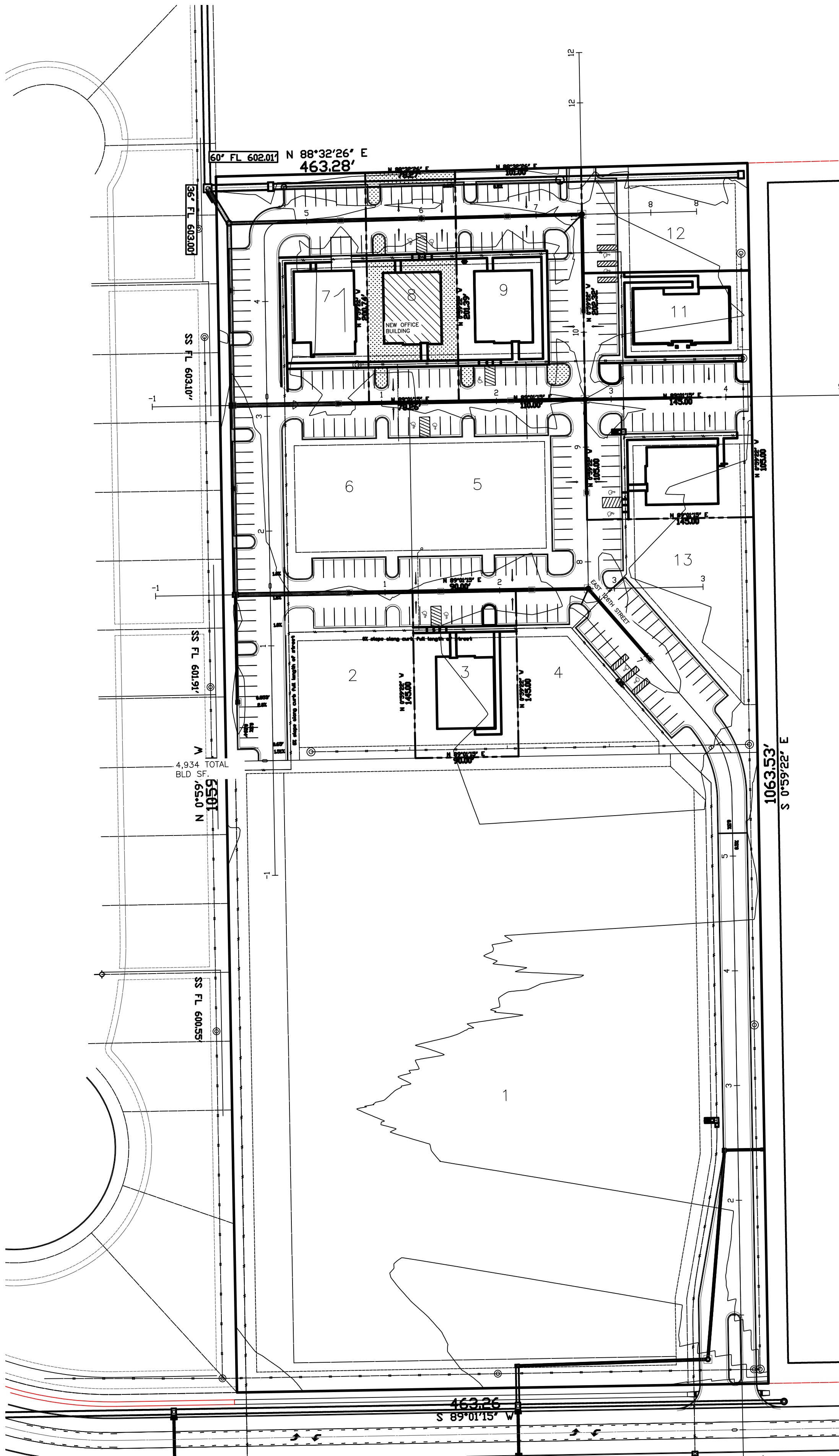
SCALE: 1/16" = 1'-0"

0 16'-0" 32'-0"

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

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

FOR CITY OF BIXBY SITE
PLAN APPROVAL ONLY



1 OVERALL SITE PLAN

SCALE: 1/32" = 1'-0"

0 32'-0" 64'-0"

SCALE: 1/32"=1'-0"



ARCHITECTURE & INTERIORS

608 East 3rd Street

Tulsa, OK 74120

Office: 918.794.6616

Fax: 918.794.6602

www.wdesignsite.com

SEAL:

PROJECT:

MARLEE
OFFICE #4
(BIXBY)

PROJECT #
23154
7619 EAST 126TH
STREET SOUTH
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

8.24.2023

SHEET NAME:

ARCHITECTURAL
SITE PLAN

SHEET #:

A101

DRAWN BY: DGP

GENERAL NOTES

LANDSCAPE PLAN

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

CITY OF BIXBY ZONING CODE

LANDSCAPE PLAN

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

GENERAL NOTES

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

BED PREPARATION AND PLANTING

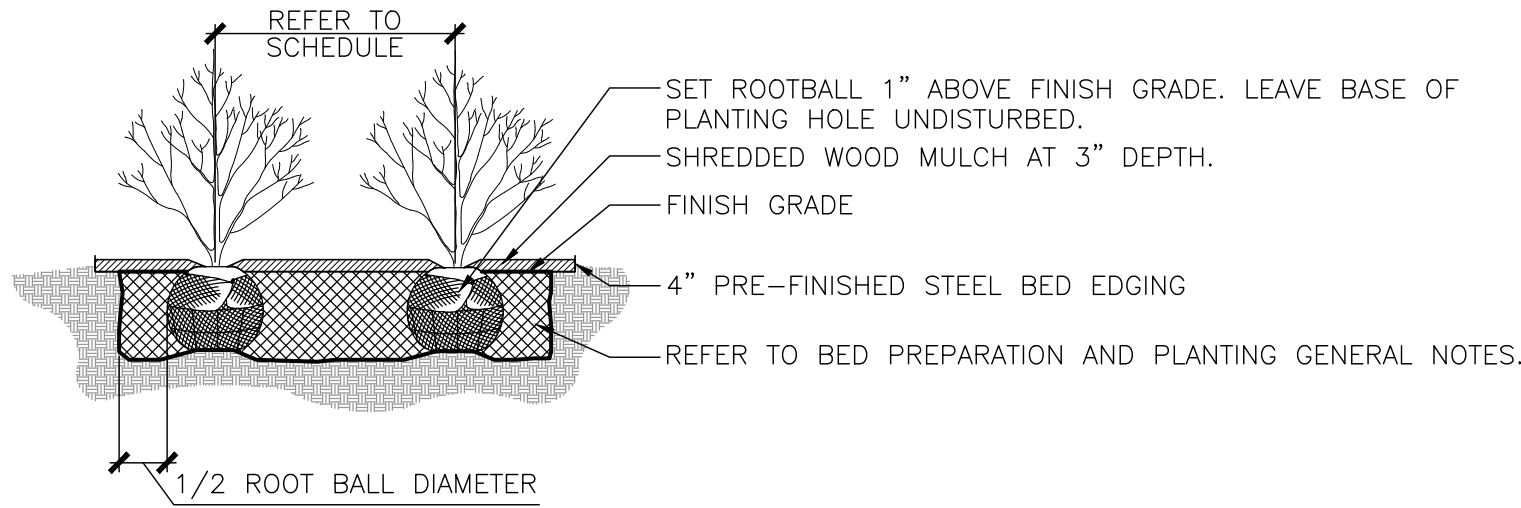
LANDSCAPE PLAN

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

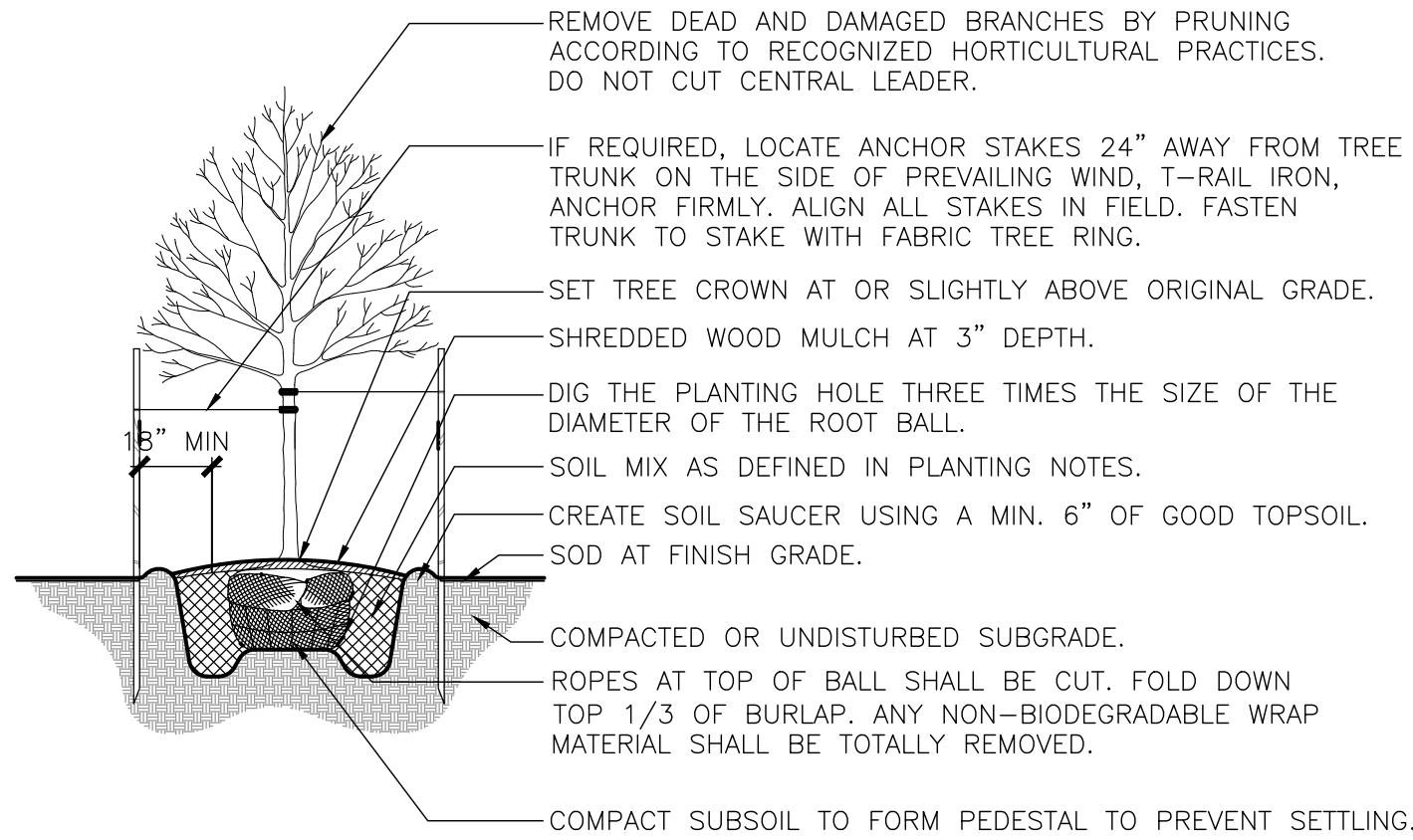


EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

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

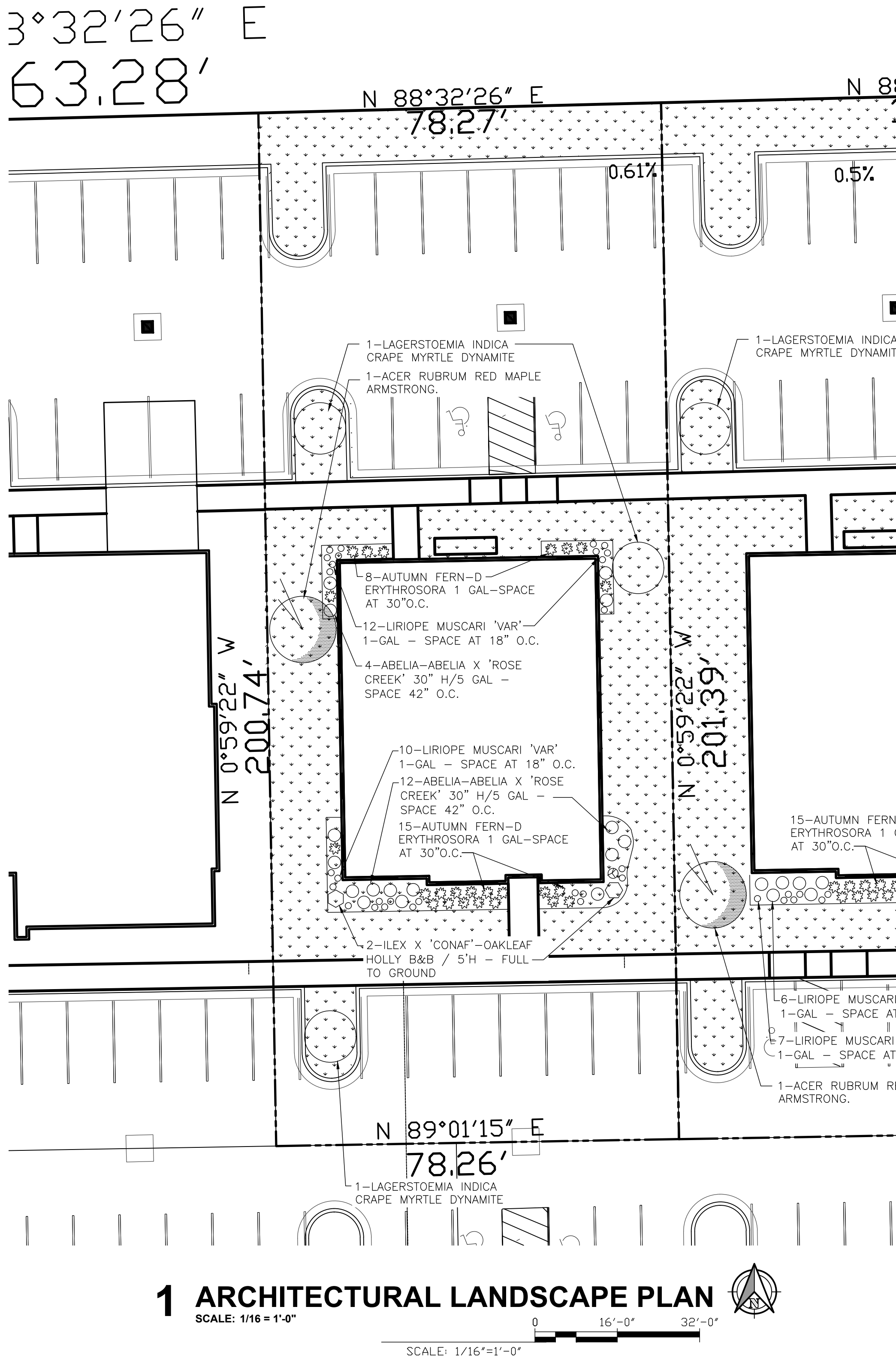


3 SHRUB MASS PLANTING DETAIL
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.

FOR CITY OF BIXBY SITE
PLAN APPROVAL ONLY



1 ARCHITECTURAL LANDSCAPE PLAN
SCALE: 1/16"=1'-0"



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Tulsa, OK 74120
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Fax: 918.794.6602
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SEAL:

PROJECT:

MARLEE
OFFICE #4
(BIXBY)

PROJECT #
23154
7619 EAST 126TH
STREET SOUTH
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

8.24.2023

SHEET NAME:

LANDSCAPE
PLAN

SHEET #:

PROPRIETARY
Not For Reproduction

L101

DRAWN BY: DGP

Page 74 of 76

GENERAL NOTES

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

KEYNOTES ELEVATIONS

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

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

EXTERIOR FINISH LEGEND

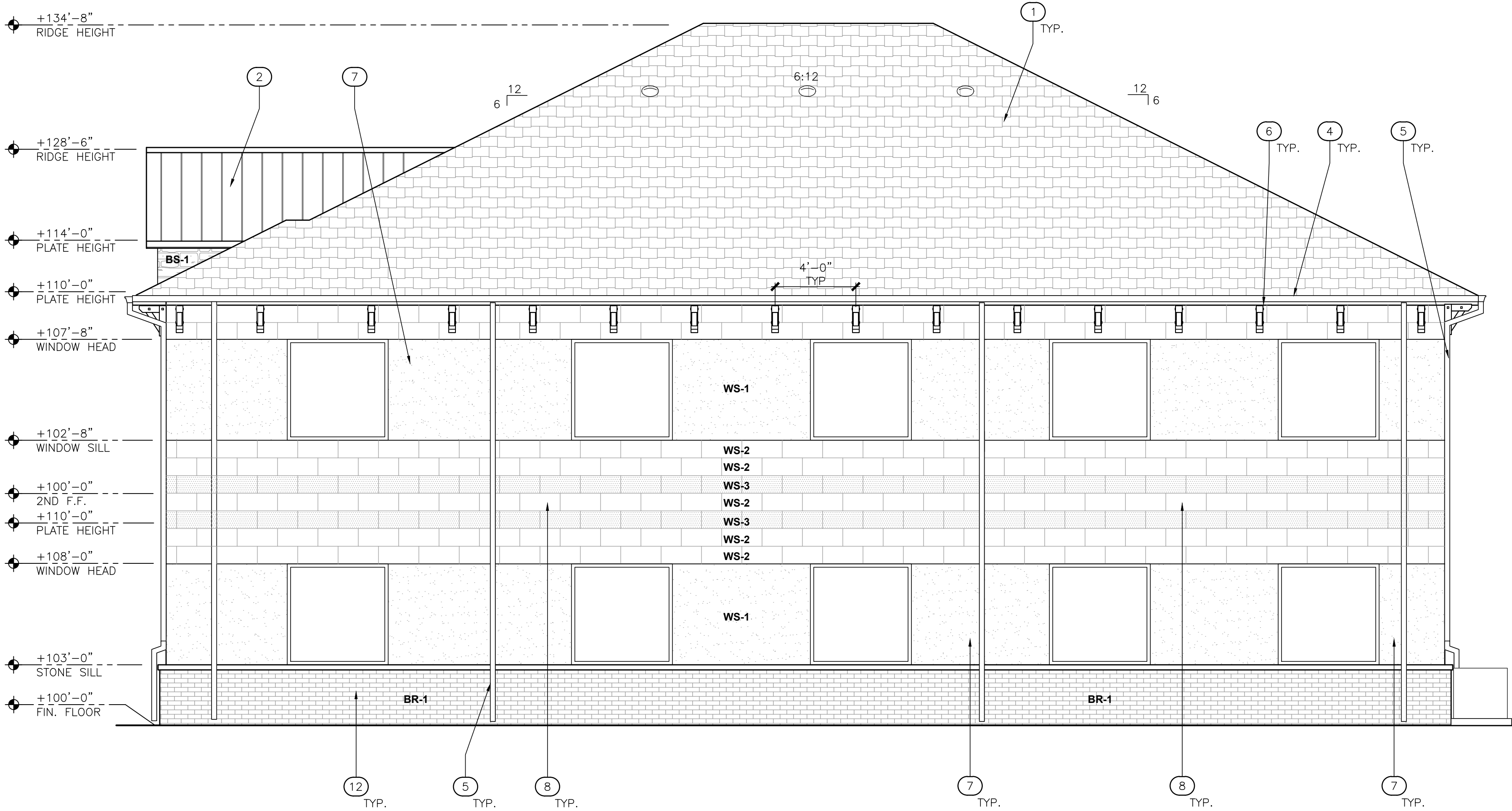
MARK	MATERIAL	COLOR	MANUF. / MODEL	REMARKS
BR-1	MODULAR BRICK	ONYX	TBD / 7-5/8"L x 2-1/4"H x 3-5/8"D	VERIFY COLOR W/ OWNER
BS-1	BUILDING STONE	BY OWNER	TBD / 6" DEPTH	VERIFY COLOR W/ OWNER
WS-1	7/8" 3-COAT STUCCO	BY OWNER	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
WS-2	7/8" 3-COAT STUCCO SIMULATE CAST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

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

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

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

FOR CITY OF BIXBY SITE
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2 EAST ELEVATION

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



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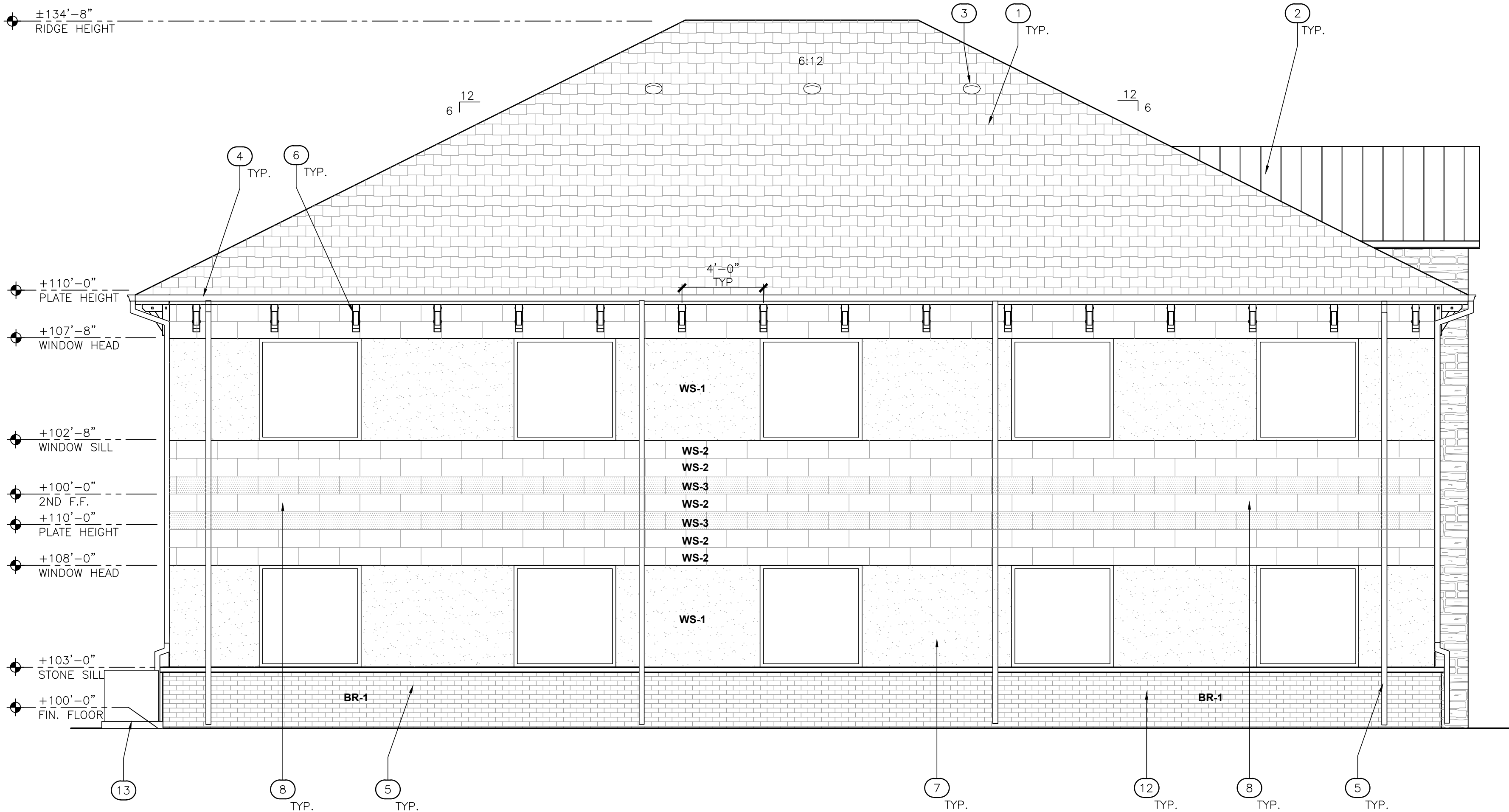
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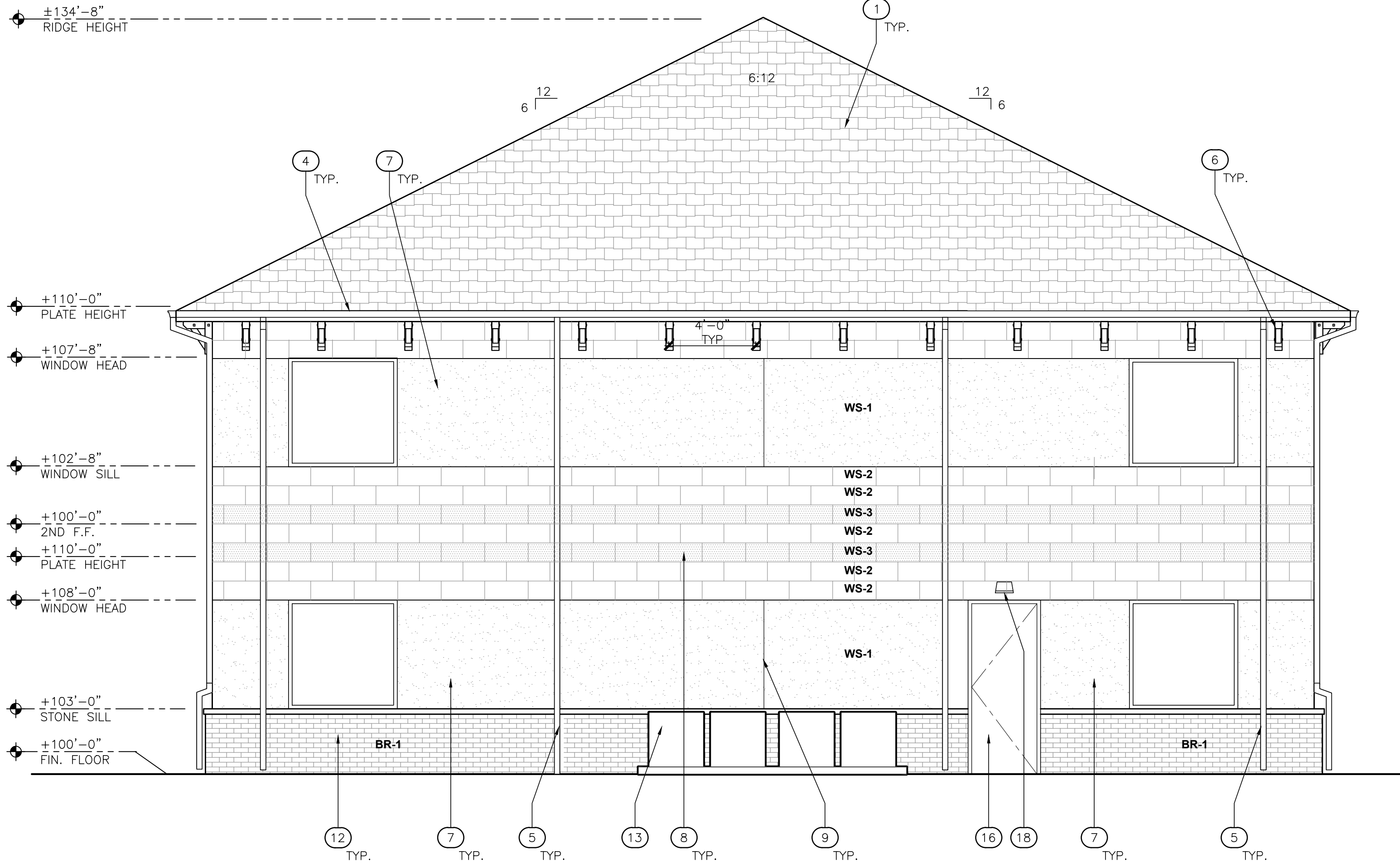
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