City Council Work Session Meeting Minutes

Dawes Conference Room
113 W. Dawes Ave., Bixby, OK 74008
September 23, 2024 at 5:00 PM

The agenda for the regularly scheduled meeting of the City Council Work Session of the city of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on September 20, 2024, on or before 5:00 p.m.

Call to Order

Mayor Guthrie called the meeting to order at 5:02 pm.

Roll Call

Shannon Duran, City Clerk, called the roll, and the following were present:

Members Present
Mayor Guthrie
Vice Mayor Founds
Councilor Girard
Councilor Hirshey (Not Present)
Councilor Schultz

Staff Present
Jared Cottle, City Manager
Shannon Duran, City Clerk
Phil Frazier, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
Joey Wiedel, Development Services Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Agenda

1) Presentation and discussion on Spartan Crossing.

   Mayor Guthrie said Item 1 on the Work Session Agenda is Presentation and Discussion of Spartan Crossing
   Item presented by Jared Cottle for Joey Wiedel
   Others who spoke: Justin Morgan, Tanner Consultants, and Jerry Ezell, Citizen

   Jared advises the council that the applicant is present and will speak about this item. Discussions were held between the Council and the Applicant regarding the specifics of the development.- Phase 4. The average lot size will be 65 ft wide, and the house plans are 1700 minimum square footage. Jerry Ezell expresses his concerns with the council regarding the development and brings

attention to Title 13. Justin Morgan advises that development will comply with Title 13—further discussions were held as to changes that will be made to ensure development complies with suggested changes.

Spartan Crossing documents were presented to the council for review and attached to these minutes for reference.

2) Adjournment

Adjournment was called at 5:33 pm

Mayor

City Clerk

INCORPORATED CITY OF BIXBY CLERK'S SEAL * OKLAHOMA *

Gladys,

Spartin Crossing Concerns – Ken

1. Tanner needs to describe the stormwater management for the site in laymans terms to alleviate concerns of nearby citizens.

2. Minimum House Size = ≥ 2000 SF
We have a dense area there already with smaller houses. (For example Conrad Farms)

3. Houses Exterior = 100% Masonry

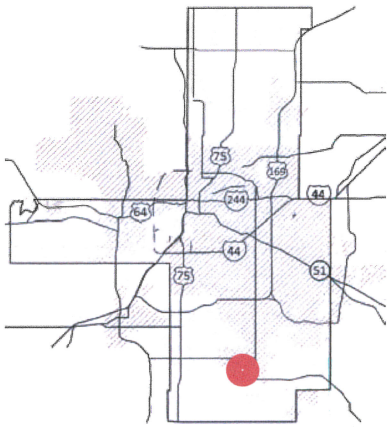
4. Development Fence Along 161st = 100% Masonry

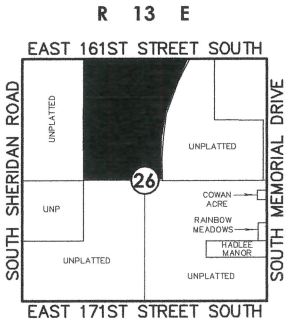
Provided by Council Hirshey to discuss

Spartan Crossings

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 112.481 ACRES
LOCATED AT THE SOUTH OF EAST 161ST STREET SOUTH BETWEEN SOUTH SHERIDAN ROAD AND SOUTH MEMORIAL DRIVE
CITY OF BIXBY, TULSA COUNTY, OKLAHOMA

SEPTEMBER 4, 2024





Location Map
Scale: 1"= 2000'
NORTH

OWNER/DEVELOPER:
SPARTAN CROSSINGS, LLC
C/O BRIAN GREEN
5420 S 99TH E. AVE.
TULSA, OK 74145
918-298-6700

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
C/O ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

NORTH

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

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I. PROPERTY DESCRIPTION

Spartan Crossings consists of 112.481 acres located ¼ mile east of the southeast corner of East 161st Street South and South Sheridan Road in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

> PER WARRANTY DEED DATED THE 20TH DAY OF DECEMBER, 2023 AND FILED OF RECORD DECEMBER 22, 2023 AS DOCUMENT NUMBER 2023106049 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, STATE OF OKLAHOMA:
>
> THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.
>
> AND
>
> A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> BEGINNING AT THE NORTHWEST CORNER OF SAID NE/4; THENCE NORTH 88°33'21"EAST AND ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 960.62 FEET; THENCE SOUTH 24°56'19"WEST A DISTANCE OF 525.00 FEET; THENCE SOUTH 18°32'19" WEST A DISTANCE OF 760.00 FEET; THENCE SOUTH 06°47'18" WEST A DISTANCE OF 435.00 FEET; THENCE SOUTH 01°53'18"WEST A DISTANCE OF 537.00 FEET; THENCE SOUTH 01°57'28" EAST A DISTANCE OF 485.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NE/4 ; THENCE SOUTH 88°36'36"WEST AND ALONG THE SOUTH LINE OF THE NE/4 A DISTANCE OF 394.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°06'23"WEST AND ALONG THE WEST LINE OF THE NE/4 A DISTANCE OF 2636.38 FEET TO THE POINT OF BEGINNING;
>
> SAID TRACT CONTAINING 4,899,672 SQUARE FEET OR 112.481 ACRES.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

Spartan Crossings is a single-family residential Planned Unit Development (PUD) of 112.481 acres located ¼ mile east of the southeast corner of East 161st Street South and South Sheridan Road in the City of Bixby, Oklahoma. Situated at the foothills east of Sheridan Road, the land crosses between uplands to the west and the historically farmed lowlands to the east. Ultimately, Spartan Crossings is planned to preserve roughly half of the land area for stormwater drainage, detention, and neighborhood amenities. The developable land will be elevated as required for removal from the regulatory floodplain, and the design will conform to and implement its part of the regional master drainage plan. The vast open spaces are conceptually designed to facilitate existing drainage patterns flowing northeasterly, crossing 161st Street South, along a tributary of Bixby Creek, provide floodplain compensatory storage, and preserve potentially environmentally sensitive land features. The conceptually planned open space network is connected to existing and proposed open spaces in Conrad Farms (Conrad Village) to the north, "Ellis Ranch" to the east, and "The Preserve" to the south. To the northeast of the site, the Bixby Creek right-of-way is identified as a trail corridor on both the City of Bixby 2018 Comprehensive Plan's "Trails" map Figure 4-2 and the "GO Plan," the Tulsa Regional Bicycle and Pedestrian Master Plan. Crossing 161st Street South at the site's northeast corner, Spartan Crossing's linear open space network connects with existing open spaces and sidewalks along 76th East Avenue and Reserve A of Conrad Farms (Conrad Village) allowing for future regional trail connections. The intersection of 161st Street South and Memorial Drive is becoming a major crossroads in south Bixby, serving the area's growing neighborhoods and providing access to the central campuses of Bixby Public Schools to the east and the Downtown River District to the northeast.

As outlined in the Bixby Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

To facilitate this PUD, a companion application (BXZO 24.02) has been filed, which proposes to rezone the site from AG Agricultural District to RS-2 Residential Single-Family Medium Density District. Existing zoning is reflected on Exhibit F and proposed zoning is reflected on Exhibit G of this PUD.

The residential densities as proposed by this PUD are in accordance with the existing "Low Density Residential" Future Land Use designation of the City of Bixby 2018 Comprehensive Plan Future Land Use map. Exhibit H is an excerpt of the existing Future Land Use map including the site. To better align the proposed land uses and intensities and densities, and in accordance with previous guidance from Planning Staff, a companion application (BXCP 24.01) was filed for Minor Amendment to the Comprehensive Plan to redesignate the map from "Low Density Residential" to Medium Density Residential". On March 18, 2024, the Bixby Planning Commission unanimously recommended approval of BXCP 24.01 along with the initial RS-3 rezoning (BXZO 24.02) and Planned Unit Development (BXPUD 24.02) applications. The cases were Continued from the March 25, 2024 City Council meeting to April 08, 2024, because they were to follow on the agenda after a controversial Comprehensive Plan Amendment application for another development. However, on April 08, 2024, the Bixby City Council denied the Comprehensive Plan Amendment and took no action on BXZO 24.02 or BXPUD 24.02. Due to the exceptionally large areas to be preserved as open space, RS-2 zoning, which is in accordance with the existing "Low Density Residential" designation, is more than adequate to cover the densities proposed by this PUD and shown on the Exhibit B "Conceptual Site Plan."

To address outstanding questions the City Council had on the initial phase applications, new applications for rezoning to RS-2 and PUD were submitted for the entire acreage. On June 17, 2024 the Bixby Planning Commission unanimously recommended approval of the RS-2 zoning but expressed deep concern for the variation in development standards between RS-2 and what was proposed by the PUD, indicating that a Comprehensive Plan amendment and RS-3 zoning should have been utilized. To avoid a potential denial

recommendation, the Applicant withdrew the PUD application. On June 24, 2024, the Bixby City Council expressed concern for rezoning to RS-2 without a PUD, and failed to make a Motion on the application. Therefore, this PUD application has been refiled to be a companion to the RS-2 rezoning application.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." 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.

Although Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 would permit at least 450 dwelling units with the proposed RS-2 underlying zoning, this PUD will restrict the development to 277 dwelling units. The Exhibit B "Conceptual Site Plan" only reflects 232 lots. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards (minimum dwelling size and masonry requirements, requirements for minimum open space preservation for neighborhood amenities, etc.) than could otherwise be permitted under the existing Zoning Code provisions.

Spartan Crossings

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION

WITH ADJACENT DEVELOPMENTS LABELED

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

NORTH

Spartan Crossings

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED SEPTEMBER 4, 2024

Siteplan is Conceptual in Nature and Subject to Change during Platting and Engineering Process

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

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III. DEVELOPMENT STANDARDS

Gross Land Area:	4,899,672 SF	112.481 AC
Net Land Area:	4,899,672 SF	112.481 AC
Permitted Uses: Use Unit 6 single-family detached dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Lots:	277	
Minimum Lot Width †:	60 FT *	
Minimum Lot Size:	6,900 SF	
Minimum Land Area per Dwelling Unit:	10,875 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:	5,000 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-2 District	
Minimum Dwelling Size:	1,700 SF *****	
First Floor Exterior Materials:	75% masonry *****	
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot *****	

* *Of total lots, maximum of 25% at 60 FT, minimum of 25% at 70 FT, and balance at 65 FT in width.*

** *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 (5) feet above maximum permitted building height.*

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

***** *See Standards Pertaining to Dwellings for additional specifications.*

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

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned AG and is vacant/agricultural. To facilitate this PUD, a companion rezoning application (BXZO 24.02) is proposed to rezone the site from AG to RS-2 Residential Single-Family Medium Density District. Most of the abutting land is zoned RS-3 and RS-2 within PUDs ("Conrad Farms," "Ellis Ranch," "The Preserve," and "Pecan Meadows"), with the balance of the land zoned AG. "Conrad Farms" ("Conrad Village") is developed, "Ellis Ranch" and "The Preserve" are in engineering design and permitting, and "Pecan Meadows" has not been developed and is vacant and agricultural. The AG-zoned areas are primarily agricultural and vacant to the north and southeast, and rural residential to the west. Existing zoning patterns are represented on Exhibit F and proposed zoning patterns are represented on Exhibit G of this PUD.

IV.B. ACCESS AND CIRCULATION: As designed, the development will have several points of access to East 161st Street South. A stub street is proposed to connect to "The Preserve" to the south, and another to an unplatted tract to the southeast, facilitating accessibility between the subject property, area streets, and adjoining future developments. Right-of-way will be dedicated for the 161st Street South Arterial Street frontage in accordance with the Subdivision Regulations. All other streets within the subdivision will be local, minor residential streets unless otherwise required during the platting or engineering design and permitting stages.

Streets serving Spartan Crossings are proposed to be public. However, the development will have the option of private, gated streets, per this PUD. Whether public or private, streets shall be constructed to meet the minimum standards of the City of Bixby for minor public streets; provided, however, the City of Bixby may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and approved alternatives to typical sidewalk design. 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 during the platting stage.

Except as otherwise provided in this PUD, sidewalks, including both internal and along exterior street frontages, shall be constructed by the developer or individual lot owners in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of five (5) feet in width along 161st St. S. and four (4) feet in width elsewhere, shall be ADA compliant, and shall be approved by the City Engineer. Sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement.

Limits of No Access (LNA) will be imposed by the future plat along the 161st Street South frontage, except at approved street intersection(s).

IV.C. SIGNS: Residential subdivision entrance signage shall be permitted along the arterial street frontage and shall comply with standards for same as provided in the Bixby Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within Reserve Areas containing neighborhood amenities. Residential signage shall otherwise comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: A twelve-inch (12") waterline is located on the north side of 161st Street South at "Conrad Farms" ("Conrad Village"). Waterlines will be extended to serve the site. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Bixby Fire Marshal during platting.

A 21" sanitary sewerline is located along the south side of 161st Street South within the site's northeast corner. Sanitary sewer service will be extended throughout the site and south to serve "The Preserve."

Several large stormwater drainage and detention Reserve Areas are conceptually planned throughout the site, as reflected on Exhibit C of this PUD. These facilities will drain to the Bixby Creek tributary along the east side of the site. Drainage and stormsewer are in design and are subject to the approval of Bixby City Staff.

Existing and proposed utilities are shown on Exhibit C of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property is relatively flat and primarily drains to the northeast to a tributary of Bixby Creek.

As represented on Exhibit E "FEMA Floodplain Map," a substantial portion of the site is located within the Zone AE 100-year (1% Annual Chance) Regulatory Floodplain and most of the balance is within Shaded Zone X 500-year (0.2% Annual Chance) Floodplain. Development must be designed and permitted in accordance with both FEMA and the City of Bixby Floodplain Regulations, including the FEMA Letter Of Map Revision based on Fill (LOMR-F) process.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Osage Silty Clay, 0-1% slopes (54.1% of site), Wynona Silty Clay, 0-1% slopes (25.4% of site), Choska Very Fine Sandy Loam, 0-1% slopes (24.4% of site), and small percentages of Latanier Clay, 0-1% slopes, Dennis-Radley Complex, 0-12% slopes, and Dennis Silt Loam, 3-5% slopes. Development constraints associated with these soil types, and any other environmental constraint(s), will be addressed in the engineering design phase of the project. Similar soils have been encountered in the immediate area. If required prior to construction, however, a new geotechnical report will be performed to recommend paving sections and subgrade design. Soil types and typography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Bixby Planning Commission and approved by the Council of the City of Bixby, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Bixby shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots and dwelling units contained within the plat.

When fully platted, not less than 20% of Spartan Crossings shall be preserved as open space for the enjoyment of the residents and shall include a neighborhood park. To further demonstrate that this PUD will impose higher development standards than could otherwise be permitted under the existing Zoning Code provisions, livability space reductions per Bixby Zoning Code Section 11-7I-5.C. shall only be drawn from open space areas exceeding this required 20%.

IV.G. STANDARDS PERTAINING TO DWELLINGS: All single-family dwelling units shall have a minimum finished heated living area and first-floor masonry content as specified within Development Standards Section III. Masonry percentages shall exclude windows, doors, and beneath covered patios and porches. The masonry requirement shall mean brick, natural or manufactured stone, or stucco. The exterior surface of any foundation, including stem walls, shall also be of masonry. Each lot shall have installed and thereafter maintain at least one (1) landscaping tree. The foregoing standards shall be included in the Deed of Dedication and Restrictive Covenants of the plat; all other such restrictions pertaining to dwellings shall be private and will be contained in a separate instrument declaration of covenants, conditions and restrictions, or a similarly-titled document.

IV.H. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

IV.I. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

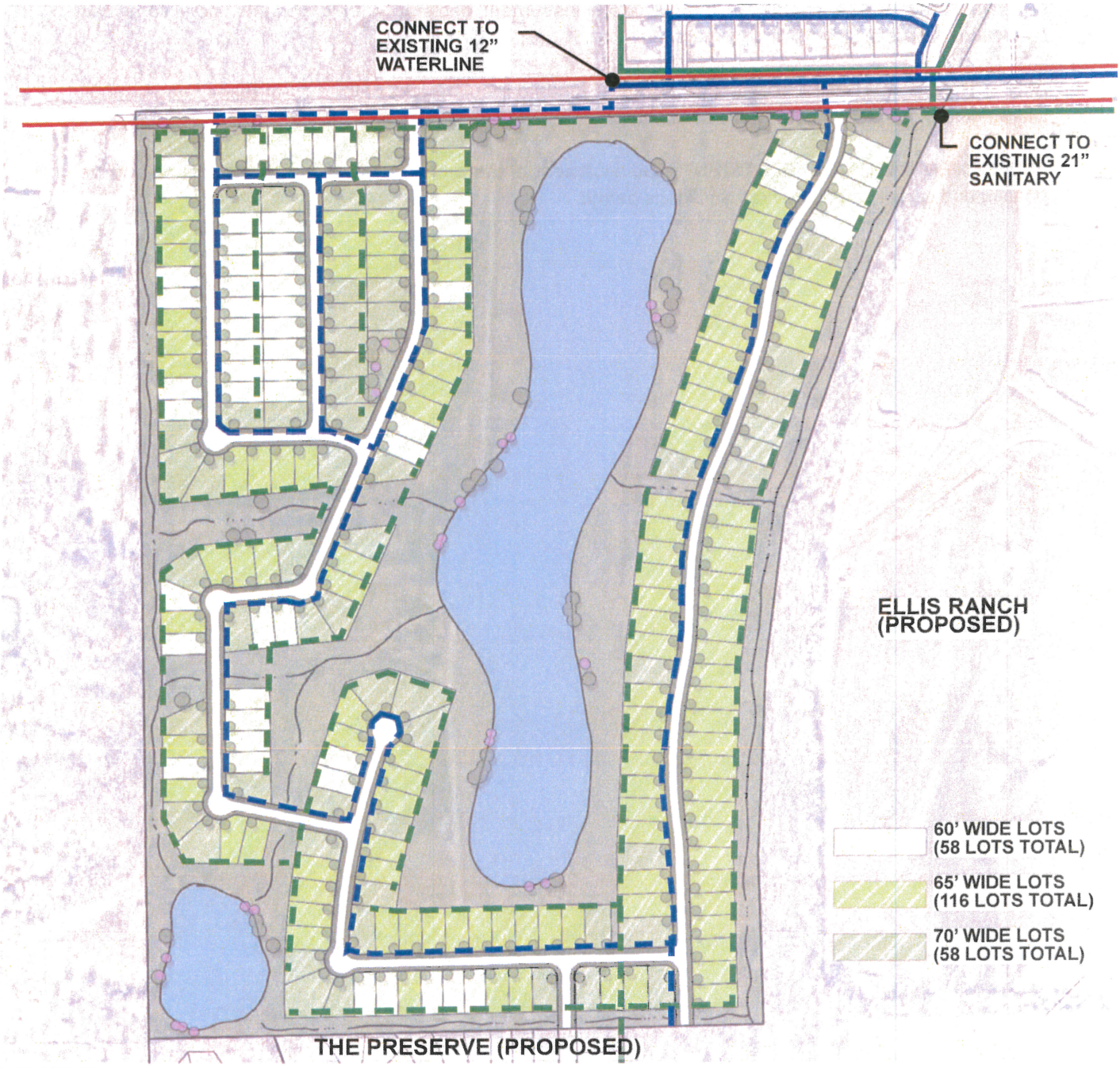
Spartan Crossings

EXHIBIT C

EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF MAY 7 2024

EXISTING UTILITIES PER CITY OF BIXBY ATLAS AND FIELD SURVEY DATA



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED WATER SERVICE SYSTEM
- PROPOSED SANITARY SEWER SYSTEM
- EXISTING OVERHEAD ELECTRIC

BXPUD____
SEPTEMBER 2024

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NOT TO SCALE

NORTH

Spartan Crossings

EXHIBIT D

EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED MAY 7, 2024
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY

LEGEND

Map unit symbol	Map unit name	Rating	Acres on Site
7	Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded	A-4	24.4
14	Dennis silt loam, 3 to 5 percent slopes, eroded	A-6	0.3
16	Dennis-Radley complex, 0 to 12 percent slopes	A-6	2.2
29	Latanier clay, 0 to 1 percent slopes, occasionally flooded	A-7-6	4.9
45	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	A-7-5	54.1
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	A-7-6	25.4

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NOT TO SCALE

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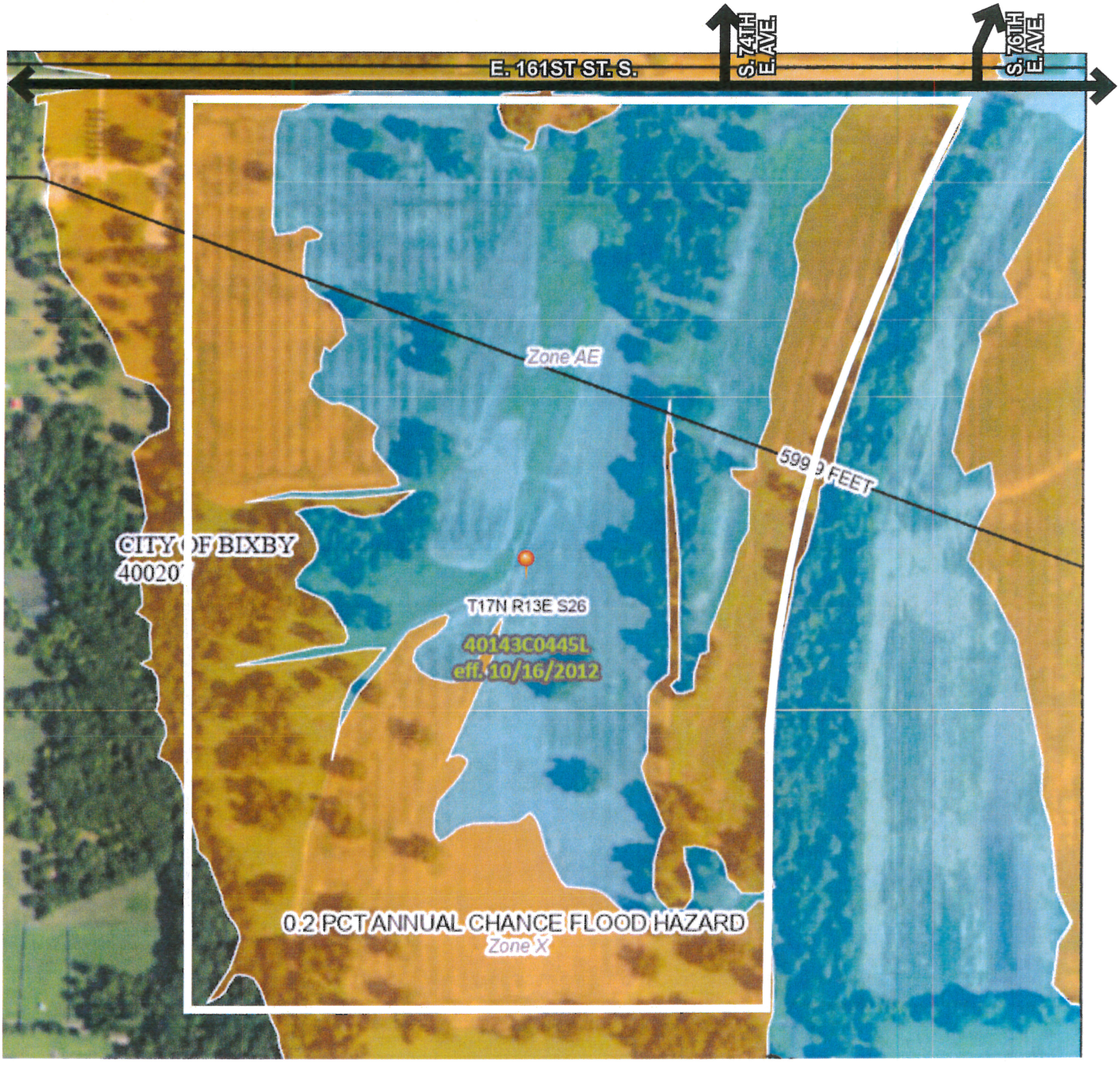
Spartan Crossings

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0445L,
EFFECTIVE 10/16/2012



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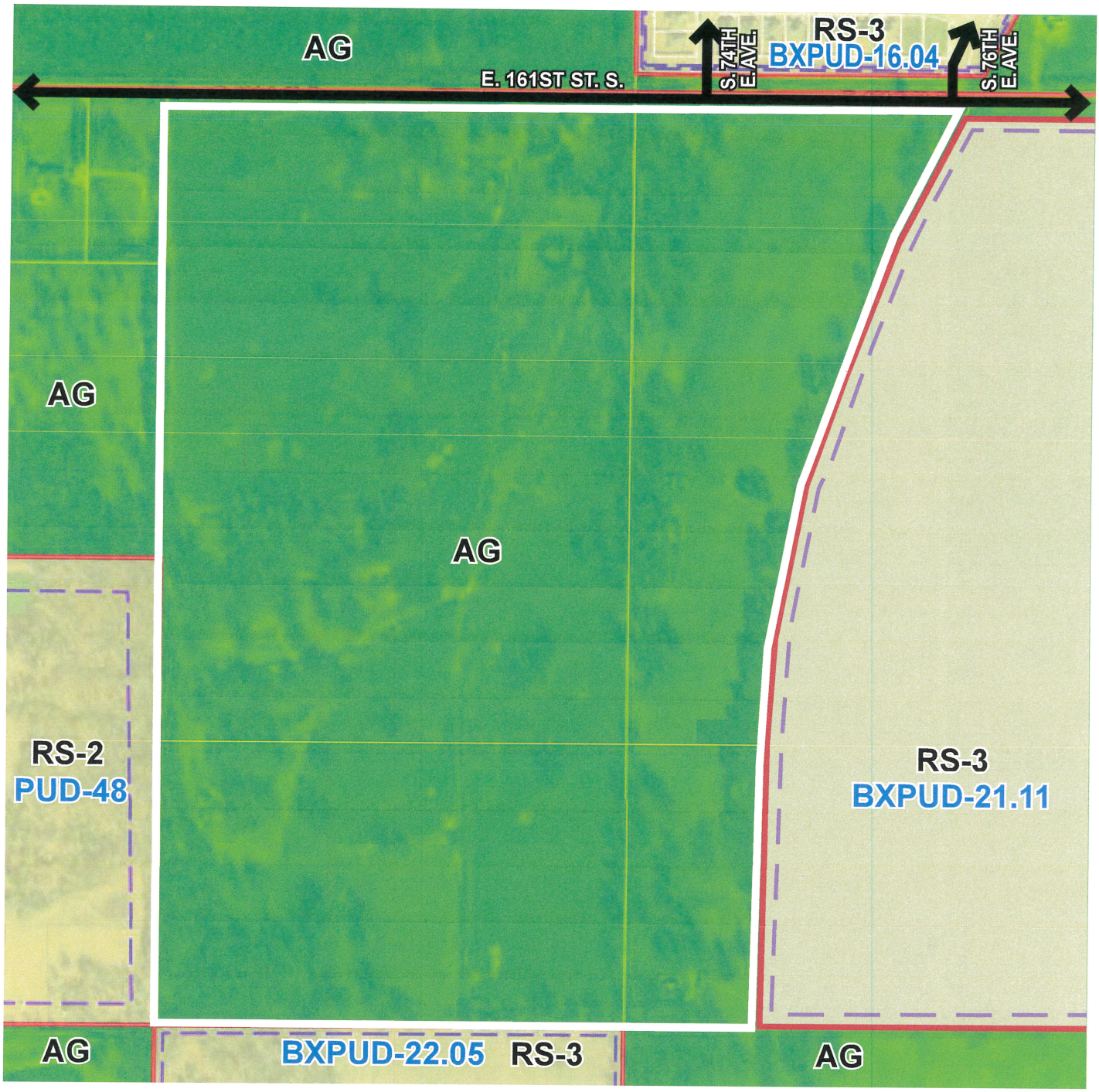
NORTH

Spartan Crossings

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JANUARY 22, 2024 AND MODIFIED



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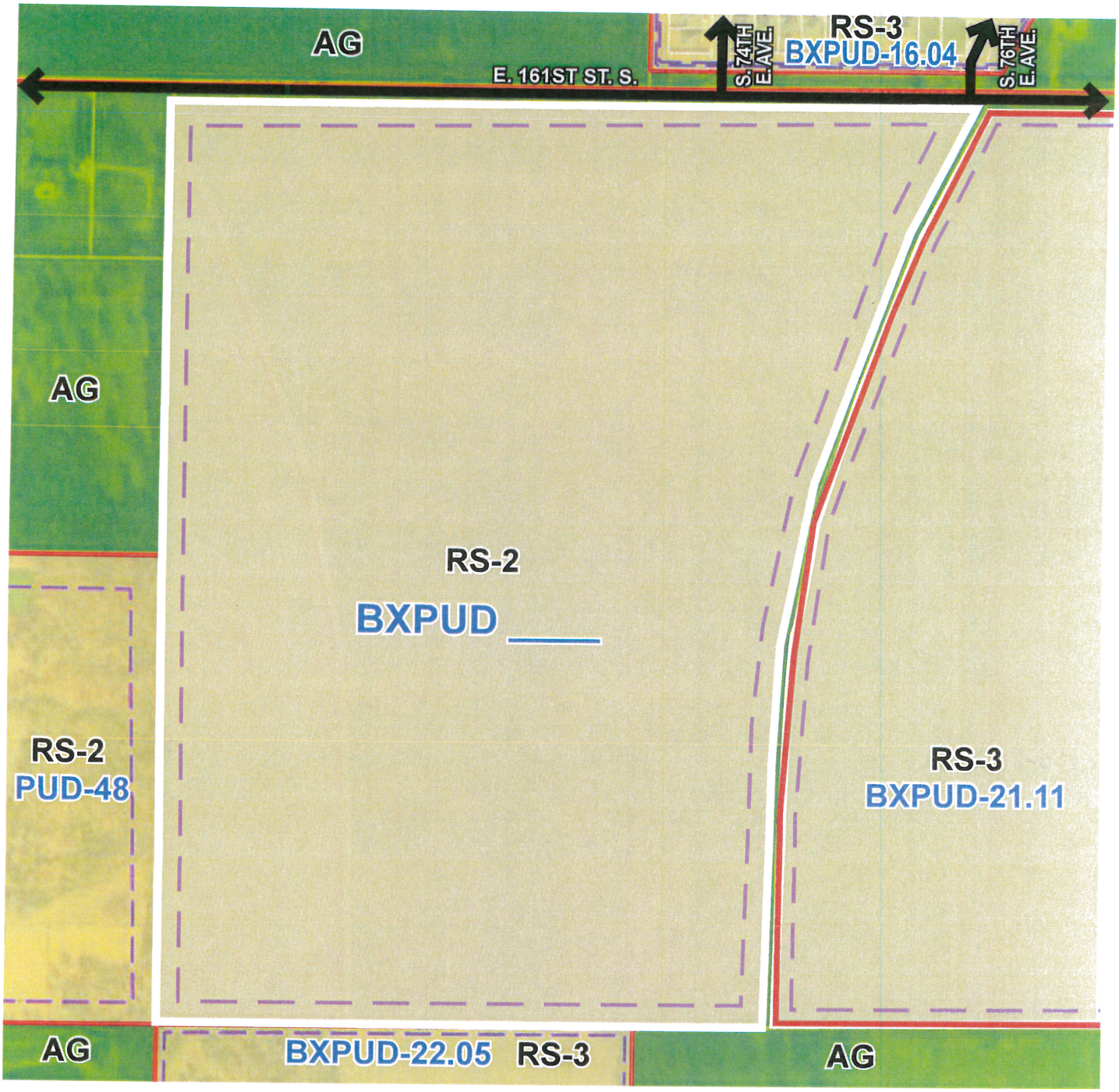
NORTH

Spartan Crossings

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JANUARY 23, 2024 AND MODIFIED



BXPUD____
SEPTEMBER 2024

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
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NOT TO SCALE

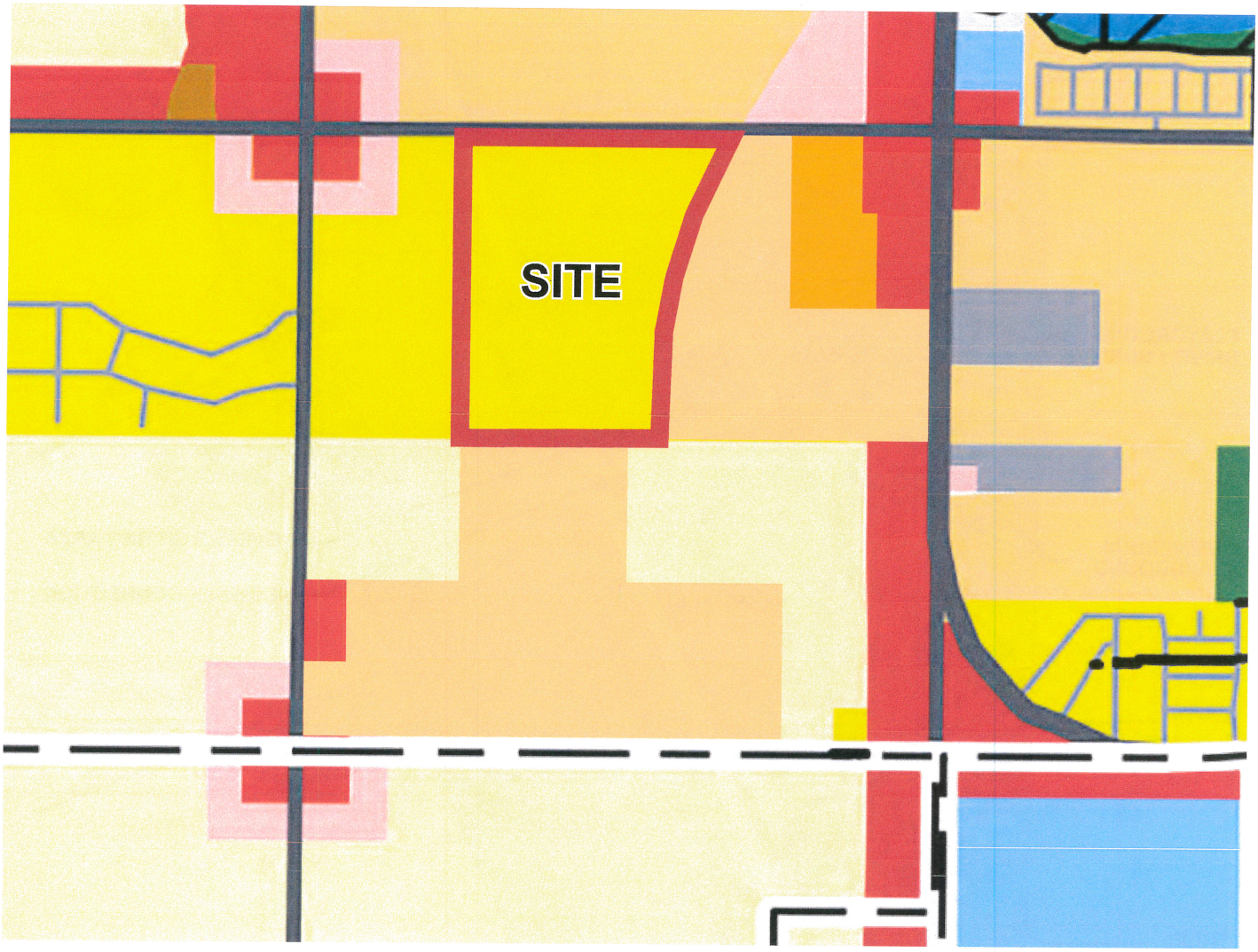
NORTH

Spartan Crossings

EXHIBIT H

COMPREHENSIVE PLAN MAP

CITY OF BIXBY 2018 COMPREHENSIVE PLAN AND MODIFIED



Legend

Future Land Use	Density (du/ac.)
Rural Agriculture (Unincorporated)	0 - 0.5
Agricultural	0 - 1
Rural Residential	0 - 1.5
Low Density Residential	1.5 - 4
Medium Density Residential	4 - 6
Medium-High Density Residential	6 - 10
High Density Residential	10 +
Mixed Use	10 +
Residential Manufactured Home Park	8

Future Land Use
Neighborhood Commercial
Commercial
Industrial
Public/Institutional
Recreation and Open Space
Flood District
Water

City Owned Parcels	Water Body
Bixby Fenceline	Stream / River
Bixby City Limit	
County	
Highway	
Major Street	
Local Street	
Railroad	

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
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NOT TO SCALE

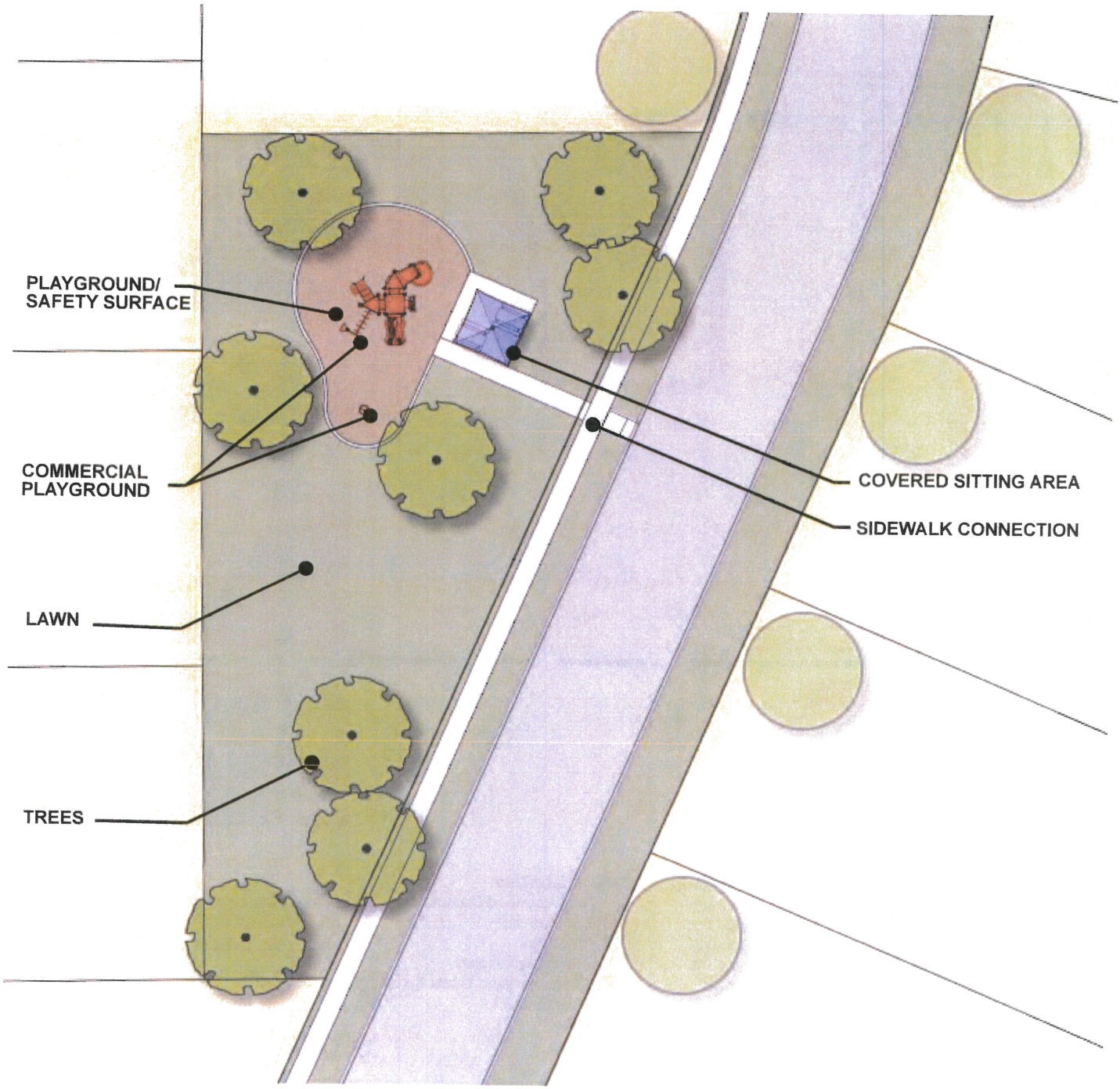
NORTH

Spartan Crossings

EXHIBIT I

CONCEPTUAL PARK PLAN

CONCEPTUAL LAYOUT DATED MAY 7, 2024



Park plan is Conceptual in Nature and Subject to Change during Platting and Engineering Process

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NOT TO SCALE

NORTH