AGENDA
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
December 21, 2015 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes for the November 16, 2015 Special-Called Meeting
2. Approval of Minutes for the November 16, 2015 Regular Meeting

PUBLIC HEARINGS

3. **PUD 81 – "Chateau Villas PUD" – Major Amendment # 2 – Black Gold Group, LLC.** Public Hearing, discussion, and consideration of a rezoning request for approval of Major Amendment # 2 to Planned Unit Development (PUD) # 81 for approximately 23 acres in part of the NW/4 NW/4 of Section 01, T17N, R13E with underlying zoning CS Commercial Shopping Center District, RM-3 Residential Multi-Family District, and OL Office Low Intensity District.
   Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121st St. S.

PLATS

4. **Preliminary Plat & Final Plat of "Willow Creek Estates Amended" – Fritz Land Surveying, LLC (PUD 78).** Discussion and consideration of a Preliminary Plat and Final Plat for 44 acres, being an amended plat of all of *Willow Creek Estates*.
   Property Located: South and west of the intersection of 131st St. S. and Mingo Rd.

OTHER BUSINESS

5. (Continued from 09/21/2015)
   BSP 2015-07 – "Chateau Villas" – Cedar Creek Consulting (PUD 81). Discussion and possible action to approve a PUD Detailed Site Plan and building plans for "Chateau Villas," a Use Unit 8 multifamily residential and commercial development for approximately 23 acres in part of the NW/4 NW/4 of Section 01, T17N, R13E.
   Property Located: 12303 S. Memorial Dr. and the 8300-block of E. 121st St. S.

All items are for Public Hearing unless the item is worded otherwise

Persons who require a special accommodation to participate in this meeting should contact City Planner Erik Enyart, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: eenyart@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.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Posted By: Enyart

Date: 12/17/2015

Time: 4:00 PM

All items are for Public Hearing unless the item is worded otherwise

Persons who require a special accommodation to participate in this meeting should contact City Planner Erik Enyart, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: eenyart@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.

2

MINUTES
PLANNING COMMISSION
113 WEST DAWES
BIXBY, OKLAHOMA
November 16, 2015 5:00 PM

SPECIAL-CALLED MEETING

In accordance with the Oklahoma Open Meeting Act, Title 25 O.S. Section 311, the agenda for this meeting was posted on the bulletin board in the lobby of City Hall, 116 W. Needles Ave., Bixby, Oklahoma on the date and time as posted thereon, a copy of which is on file and available for public inspection, which date and time was at least twenty-four (24) hours prior to the meeting, excluding Saturdays and Sundays and holidays legally declared by the State of Oklahoma.

STAFF PRESENT:
Erik Enyart, AICP, City Planner
Patrick Boulden, Esq., City Attorney

OTHERS ATTENDING:
See attached Sign-In Sheet

CALL TO ORDER:

Chair Lance Whisman called the meeting to order at 5:02 PM.

ROLL CALL:

Members Present: Larry Whiteley, Lance Whisman, Steve Sutton,[1] Jerod Hicks, and Thomas Holland.
Members Absent: None.

1. Introductions and opening statements regarding concurrent City Council meeting

Erik Enyart observed that the City Council was meeting concurrently with the Planning Commission and would share an Executive Session per the City Attorney regarding potential litigation.

Erik Enyart stated that, since there was already a Special Meeting called, the City decided to put on the agenda the Final Plat of "Somerset" [to expedite the review for the sake of the Applicant].

[1] In at 5:19 PM.

3

2. **Final Plat – "Somerset" – JR Donelson, Inc. (PUD 82).** Discussion and consideration of a Final Plat and certain Modifications/Waivers for "Somerset" for 18 acres in part of the SW/4 of the SW/4 of Section 35, T18N, R13E.
Property Located: 6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd.

Chair Lance Whisman introduced the item and asked Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To: *Bixby Planning Commission*
From: *Erik Enyart, AICP, City Planner*
Date: *Friday, November 13, 2015*
RE: *Report and Recommendations for:*
Final Plat of "Somerset" (PUD 82)

LOCATION:
- *6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd.*
- *Part of the SW/4 of the SW/4 of Section 35, T18N, R13E*
- *Northeast of the intersection of 121st St. S. and Sheridan Rd.*

SIZE: *18 acres, more or less*
EXISTING ZONING: *RS-2 Residential Single-Family District and PUD 82*
SUPPLEMENTAL ZONING: *PUD 82 "Somerset"*
EXISTING USE: *Rural residential and agricultural*
REQUEST: *Final Plat approval*
SURROUNDING ZONING AND LAND USE:

North: *RS-2; Single family residential in The Estates of Graystone.*

South: *AG & CS/RS-2/PUD 53; Vacant/wooded land, and across 121st St. S., vacant commercial lots and a 2-story office building at 6810 E. 121st St. S. zoned CS, and vacant residential lots and new houses zoned RS-2, all in WoodMere in PUD 53. To the southwest are vacant lots zoned CS and OL with PUD 53-A. To the southeast are a vacant/wooded 1-acre tract, the former Three Oaks Smoke Shop located on a 2-acre tract at 7060 E. 121st St. S., the "wetland mitigation" land owned by Tulsa County, and the "hardwood mitigation" land owned by the City of Bixby, all zoned AG.*

East: *AG; The Bixby North 5th and 6th Grade Center on a 10-acre campus, the Bixby North Elementary school on a 23-acre campus, and the Life.Church 4.4-acre facility between the former two.*

West: *AG and (across Sheridan Rd. in Tulsa) AG, RS-3, & RS-3/CS/PUD 759; Vacant/wooded land to Sheridan Rd., and unplatted residential estate acreages zoned AG and RS-3 to the west of Sheridan Rd. To the southwest are residential and commercial lots, homes, and businesses zoned RS-3 and CS with PUD 759 in Crestwood Village, all in the City of Tulsa.*

COMPREHENSIVE PLAN: Low Intensity + Vacant, Agricultural, Rural Residences, and Open Land
PREVIOUS/RELATED CASES:

BBOA-147 – J.L. Shimp – Request for Special Exception approval to allow a mobile home in an AG District on the westerly approximately 8 acres of subject property – BOA could not achieve passage of a Motion for action at either the 10/1985 or 12/09/1985 meetings.

BBOA-160 – J.L. Shimp – Request for Special Exception approval to allow a mobile home in an AG District and a Variance to allow two (2) dwellings on a singular tract of land (requested mobile home and existing conventional house) on the westerly approximately 8 acres of subject property – BOA Conditionally Approved 03/10/1986.

BZ-370 & PUD 82 – "Somerset" – JR Donelson for Kowen Properties, LLC – Request to rezone from AG to RS-2 and to approve PUD 82 for a single-family residential development subject property – PC recommended Conditional Approval 02/18/2014, with the exception of Staff's abutting access provision recommendations. City Council 02-24-2014 Conditionally Approved with Staff's abutting access recommendations, "subject to a[n] application for waiver of subdivision regulations." City Council Approved ordinance effecting rezoning and PUD approval upon receipt of the "Final As

Approved" copy of the PUD with all of the Conditions of Approval incorporated 03/24/2014 (Ord. # 2128).

Modification/Waiver (PUD 82) – JR Donelson, Inc. for Kowen Properties, LLC – Request for Modification/Waiver of the "stub-out street" requirement of Subdivision Regulations Section 12-3-2.C pursuant to Subdivision Regulations Section 12-3-5.B for subject property – PC Recommended Partial Approval 03/17/2014 to allow the proposed 20' Emergency Access Drive Easement to the 8-acre development property abutting to the south/west, with the location to be determined by the involved private parties and City Council Partially Approved as recommended 03/24/2014.

Preliminary Plat of "Somerset" – JR Donelson for Kowen Properties, LLC – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a single-family residential development, "Somerset," for subject property – PC recommended Conditional Approval 05/19/2014 and the City Council Conditionally Approved at a Special Meeting 06/02/2014.

PUD 84 "Sheridan Cottages" & BZ-373 – Haynes Reynolds for 118th & Sheridan, LLC – Request to rezone from AG to RS-2 and to approve PUD 84 for a single-family residential development, "Sheridan Cottages," for approximately 8 acres abutting subject property to the west and south at 11909 and/or 11919 S. Sheridan Rd. – Withdrawn by Applicant 07/21/2014.

BACKGROUND INFORMATION:

ANALYSIS:

Subject Property Conditions. The subject property of approximately 18 acres is zoned AG and is rural residential and/or agricultural in use. It has approximately 427.15' of frontage on Sheridan Rd. and 333.27' of frontage on 121st St. S. The subject property is presently composed of three (3) existing parcels:

(1) An approximately four (4) acre tract composing the westernmost four (4) acres, previously containing two (2) dwellings possibly addressed 11803 and 11809 S. Sheridan Rd. (since removed), Assessor's Parcel Account # 98335833545900,

(2) An approximately four (4) acre agricultural and wooded tract between the westernmost 4-acre tract and the easterly 10-acre tract, Assessor's Parcel Account # 98335833546300,

(3) An approximately 10-acre tract composing the easternmost 10 acres, containing an existing dwelling at its northern end, a pond at its southwest corner, and otherwise agricultural and wooded, addressed 6905 E. 121st St. S., Assessor's Parcel Account # 98335833547500.

The northernmost areas of the subject property slope moderately downward in a southward direction. The southerly portion of the 10-acre tract slopes slightly to the south. The development is proposed to drain to the Tulsa County "wetland mitigation" area located a couple blocks to the southeast across 121st St. S. As noted by the City Engineer, Tulsa County approval must be secured.

The subject property appears to be presently served by the critical utilities (water, sewer, electric, etc.), or otherwise will be served by line extensions as required.

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Low Intensity and (2) Vacant, Agricultural, Rural Residences, and Open Land.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that the existing RS-2 zoning is In Accordance with the Low Intensity designation of the Comprehensive Plan Land Use Map.

The Matrix does not indicate whether or not the RS-2 zoning district would be in accordance with the Vacant, Agricultural, Rural Residences, and Open Land Land Use designation of the Plan Map. However, this Vacant, Agricultural, Rural Residences, and Open Land designation cannot be interpreted as permanently-planned land uses, and so the specific land use designation test as indicated on Page 7, item numbered 1 and page 30, item numbered 5 of the Comprehensive Plan, would not apply here.

Per the Matrix, PUDs (as a zoning district) May Be Found In Accordance with the Low Intensity designation of the Comprehensive Plan Land Use Map. Since the City Council approved PUD 82, it has been found In Accordance with the Comprehensive Plan as a zoning district.

The single-family residential development anticipated by this plat would be consistent with the Comprehensive Plan.

General. The plat proposes a single-family residential subdivision development with 54 lots. The plat exhibits a suburban-style subdivision design, with 54 single-family residential lots. Minimum lot widths would be 65'. On the easterly 10-acre section of the PUD, the site plan indicates typically 65'-wide lots, with 140' of depth (9,100 square feet; 0.21 acres). On the westerly approximately eight (8) acres, 12 relatively large lots are arranged around two (2) cul-de-sac streets, 66th and 67th E. Aves., and 11 non-

5

cul-de-sac lots front on the south side of 119th St. S. The latter are typically 70' X 125' (8,750 square feet; 0.20 acres). At the northern end of the existing 10-acre tract portion of the subject property, proposed Lot 16, Block 2 would contain the existing house, which will remain. The existing rural residential houses at the west end of the westernmost 4-acre tract have been removed to make way for this development.

Due to the irregular scheduling of this application, the Technical Advisory Committee (TAC) did not meet on the Final Plat. Staff sent a request for comments to the TAC on November 12, 2015. Any relevant comments will be provided to the Planning Commission at the meeting.

The Fire Marshal's, City Engineer's, and City Attorney's memos are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

Access and Internal Circulation. Primary access would be from 121st St. S. (Primary Arterial) via the proposed 68th E. Ave., and from Sheridan Rd. via the proposed 119th St. S. Two (2) short cul-de-sac streets, 66th and 67th E. Aves., are proposed to extend north from 119th St. S. The streets are proposed to be gated and private, and are represented on the plat as Reserve B.

Abutting the subject property to the west and south is an unplatted 8-acre development tract, the subject of the previous PUD 84 "Sheridan Cottages." The rezoning applications pertaining to that development were Withdrawn, but that 8-acre development tract is expected to also develop residentially. This plat proposes, pursuant to PUD 82 as approved, a 20'-wide Reserve A, to allow the "Sheridan Cottages" property to construct an access between the two (2) additions in the future at the 8-acre development tract property owner's expense. It is proposed to connect to the 8-acre development tract property where the draft, former PUD's site plan indicated the connection.

Per the approved PUD 82 and a related partial Modification/Waiver approved along with the Preliminary Plat, in lieu of sidewalk construction along Sheridan Rd., the developer will propose to extend the sidewalk offsite through the Bixby 5th & 6th Grade Center parcel to connect to the west line of Life.Church. Staff noted that the distances may not equal out, but adding the ramp treatments on both sides of both of the School's drives may bring parity to the cost versus the Sheridan Rd. location.

The plat proposes a 50' right-of-way dedication for Sheridan Rd. and 60' for 121st St. S. (Primary Arterial) as required.

Land Use Restrictions. The Deed of Dedication and Restrictive Covenants (DoD/RCs) of the plat include proposed land use restrictions, as required by Subdivision Regulations Section 12-5-3.A, and the land use restrictions include proposed minimum house size and masonry standards which are consistent with the PUD 82.

For the past few years, the City Council has discussed with developers the minimum standards for houses to be constructed within in new housing additions in Bixby, and how proposals for such would compare to the same in other developments in context and in Bixby as a whole. Specifically, the City Council has previously considered (1) minimum house size and (2) minimum masonry content. These matters are always considered when granting a PUD entitlement to reduce lot widths or other bulk and area standards, and during the review of plats pursuant to Subdivision Regulations Section 12-5-3.A.

In 2014, the City Council approved PUD 82, permitting the reduction of certain minimum bulk and area standards for "Somerset" at 119th St. S. and Sheridan Rd. The City observed that, in exchange for the special benefits afforded by the PUD, the Applicant in that case proposed:

- *75% minimum masonry*
- *Mature tree preservation.*

The Preliminary Plat of "Somerset," as approved by the City Council, included:

- *2,200 square foot minimum dwelling size for one-story houses, and 2,600 square foot minimum for two-story houses.*

DoD/RCs Section III.B has reduced the minimum house size to 2,100 square feet. The Applicant should restore this to 2,200 square feet as approved with Preliminary Plat if/as required by City Council.

Further, DoD/RCs Section III.G.1 has reduced the minimum roof pitch from 9/12 to 8/12; this should be restored to 9/12 as approved with Preliminary Plat if/as required by City Council.

The private masonry standard has been increased to 100%, which exceeds the 75% minimum required by the PUD.

Staff Recommendation. Staff recommends Approval of the Final Plat with the following corrections, modifications, and Conditions of Approval:

1. *Subject to compliance with all Fire Marshal, City Attorney, and City Engineer recommendations and requirements.*

6

2. *Per SRs Section 12-4-2.A.5, please correct Location Map as follows:*
   a. *The Links at Bixby (misrepresented as to configuration)*
   b. *Resubdivision of Lots 3 and 4 of Bixby Commons (missing)*
   c. *Woodcreek Village Amended (mislabeled)*
   d. *Woodcreek Office Park (missing)*
   e. *The Estates of Graystone (mislabeled)*
   f. *North Heights Addition (mislabeled)*
   g. *Amended Plat of Block 7, North Heights Addition (missing)*
   h. *Bixby Centennial Plaza II (missing)*
   i. *Bixby Jiffy Lube (inappropriately highlighted)*
3. *Please resolve text and linework congestion in Title Block area.*
4. *Please resolve text and linework conflicts along the 121st St. S. area.*
5. *Plat missing notes pertaining to monumentation (reference SRs Section 12-1-8).*
6. *Subdivision statistics: Please add number of Reserve areas.*
7. *Please correct proposed addresses per the provided address schedule recommendations.*
8. *Lots 1 through 8, inclusive, Block 1, are completely separated from the balance of Block 1 by Reserve A. Per the definition of "Block" in the Subdivision Regulations and the typical block numbering conventions, the two (2) areas need to be separate blocks.*
9. *Update Lot, Block, and Reserve number statistics to add the new block number.*
10. *DoD/RCs Preamble: "Successors" appears to be defined as "Property Owners Association." Please clarify intent. Will not all future homeowners be successors in title to their respective lots?*
11. *DoD/RCs Section I Preamble, final paragraph: Should probably be "...by the lots owners within SOMERSET."*
12. *DoD/RCs Section I.A.4: Please invert with current Section A.5 for logical flow.*
13. *DoD/RCs Section I.C: Please correct "The streets and storm sewer are private..."*
14. *DoD/RCs Section I.E: Discusses stormwater easements which are not represented on face of plat.*
15. *DoD/RCs Section I.E: Streets are private, and thus stormsewer is also private per City Engineer. Please remove this section or otherwise all references to "public storm sewer system" with other appropriate modifications to reflect it only applies to stormsewer infrastructure located in the Sheridan Rd. and 121st St. S. rights-of-way to be dedicated as shown on the plat.*
16. *DoD/RCs Section I.F: Please correct "...Owners Association, Inc. for their... Maintenance of these reserve areas will... Reserve Areas "A" and "B" will be..."*
17. *DoD/RCs Section I.F: Please also dedicate Reserve Area B as a U/E if/as requested by the City Engineer and Public Works Director.*
18. *DoD/RCs Section II.A: Please append setbacks with "...a public or private street."*
19. *DoD/RCs Section III.A.1: First sentence has a comma instead of period.*
20. *DoD/RCs Section III.A.4: Occurrence of misplaced "\".*
21. *DoD/RCs Section III.A.3: Typo in term "discretion."*
22. *DoD/RCs Section III.B: Please restore 2,200 minimum square foot house size as approved with Preliminary Plat if/as required by City Council.*
23. *DoD/RCs Section III.C: Word "are" is misspelled.*
24. *DoD/RCs Section III.G.1: Please restore 9/12 minimum roof pitch as approved with Preliminary Plat if/as required by City Council.*
25. *DoD/RCs Section III.N: Should also specify signage.*
26. *DoD/RCs Section III.N: Does not mention purpose of Fence & Landscape Easement shown along the south line of Lot 16, Block 1.*
27. *DoD/RCs Section III.N: Should reference the full title, "Fence & Landscape Easement or 'F/L'" as shown on the face of the plat.*
28. *DoD/RCs Section III.O: Word "prohibited" misspelled.*
29. *DoD/RCs Section III.R: Word "an" misspelled.*
30. *DoD/RCs Section III.Z.3: Word "are" misspelled.*
31. *DoD/RCs Section III.Z.3: Word "Committee" omitted, and period missing.*

7

32. *DoD/RCs Section III.AA: An exemption has been replaced with a positive restriction, when an exemption would appear to be expected (specifying certain sections apply to a lot does not state that the others do not apply). Advisory.*
33. *DoD/RCs Section III.CC: A new sentence was added to the end, and does not appear to fit. Consider adding an appropriate new section.*
34. *DoD/RCs Section III.DD: This "Enforcement" subsection would appear to be more appropriately located under Section V "Enforcement, Amendment, Etc."*
35. *DoD/RCs Section V.A.2: Former section III.DD is now III.CC. Please update citation appropriately.*
36. *DoD/RCs Section V.A.2: As recommended and made Conditions of Approval of other plats recently approved in Bixby, please add as subsections requiring City approval for amendment: III.B (house sizes) and III.E (masonry).*
37. *DoD/RCs Section IV.B: New language in "Membership" departs from customary language and does not include key provisions such as membership being appurtenant to lot ownership without allowance for separation. Please revise or advise.*
38. *DoD/RCs Section IV.C: Occurrence of term "therefore" in lieu of "therefor," as presumed intended.*
39. *DoD/RCs Section VI: Please replace "or allow" with "and shall prevent."*
40. *Copies of the Preliminary Plat, including all recommended corrections, modifications, and Conditions of Approval, shall be submitted for placement in the permanent file (1 full size, 1 11" X 17", and 1 electronic copy).*
41. *Copies of the Final Plat, including all recommended corrections, modifications, and Conditions of Approval, shall be submitted for placement in the permanent file (1 full size, 1 11" X 17", and 1 electronic copy).*

Erik Enyart noted that the Preliminary Plat was approved in May and June of 2014. Mr. Enyart stated that, of the substantive issues, he had observed that the proposed minimum house sizes in the Deed of Dedication and Restrictive Covenants had been reduced from 2,200 to 2,100 square feet, and the minimum roof pitch had been reduced from 9/12 to 8/12, as compared to the Preliminary Plat. Mr. Enyart stated that the private Restrictive Covenants were not used as a regulatory tool [in May/June, 2014], but since they had been in the past approximately one (1) year, he felt it important to call this out and recommend that they should be restored if requested by the City Council. Mr. Enyart stated that he had discussed this with Tom Wenrick and expected Mr. Wenrick would explain the change further. Mr. Enyart noted that, of the minimum development standards for housing additions approved recently, these numbers were higher than most.

Tom Wenrick stated that the change was made as an accommodation to his builder group, and that the prices of the lots would dictate house prices. Mr. Wenrick estimated the lots would sell between $78,000 and $93,000. Mr. Wenrick stated that he doubted that the houses would be that small[, as 2,100 square feet,] and that [the new numbers were] included in order to "safeguard deals."

Erik Enyart noted that another substantive design issue was the design of the gates. Mr. Enyart stated that the designs had not been submitted yet for Fire Marshal approval, and that the design could affect the lots and configuration at the entrances.

JR Donelson stated that he thought Jim Crosby had submitted the gate plans, and Tom Wenrick indicated this had not yet occurred.

Thomas Holland and Tom Wenrick discussed the roof pitch and house size standards. Mr. Holland indicated he had no issue with the 2,100 square feet versus 2,200 square feet.

8

Jerod Hicks, in reference to the roof pitch, stated that there would not be much difference, and that one would not be able to see the difference from the road.

There being no further discussion, Thomas Holland made a MOTION to Recommend APPROVAL of the Final Plat of "Somerset" as recommended by Staff. Larry Whiteley SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whisman, Whiteley, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	4:0:0

3. Motion to enter into Executive Session

Chair Lance Whisman asked to entertain a Motion to enter Executive Session. Larry Whiteley made a MOTION to enter Executive Session. Thomas Holland SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whisman, Whiteley, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	4:0:0

4. **Executive Session:**

Discussion in confidential communications among the Planning Commission, the City Council and their attorney of a pending investigation and claims of owners and developers of The Trails at White Hawk II, PUD 62., north and east of East 151st Street and South Hudson Avenue. (Other than discussion, no action will be taken in Executive Session.) **Authority**: Oklahoma Open Meeting Act, Title 25 Oklahoma Statues, Section 307.B.4.

City Attorney Patrick Boulden

Executive Session began at approximately 5:12 PM and was observed thereafter.

(The City Council convened its meeting at this time. See the City Council Minutes for their meeting on this date for additional information on discussions held during the Planning Commission meeting.)

Steve Sutton in at 5:19 PM.

5. Motion to exit Executive Session and reconvene the open session.

Chair Lance Whisman asked to entertain a Motion to exit Executive Session. Larry Whiteley made a MOTION to exit Executive Session. Thomas Holland SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whisman, Whiteley, Sutton, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	5:0:0

Executive Session ended at approximately 6:02 PM.

6. Discussion with the City Council and staff regarding the roles and responsibilities of the Planning Commission and the City Council on land use decisions.

Patrick Boulden observed that the Commission had run out of time to discuss this item (before the 6:00 PM Regular Meeting was supposed to have begun).

Jerod Hicks noted that this had been a good meeting and expressed interest in having regular meetings with the City Council.

Councilor Harold King noted that he and the other Councilors appreciated the Planning Commissioners.

ADJOURNMENT:

There being no further business, Chair Lance Whisman declared the meeting Adjourned at 6:02 PM.

APPROVED BY:

_____ _____

Chair Date

_____

City Planner/Recording Secretary

BIXBY PLANNING COMMISSION
SIGN IN SHEET

DAWES BUILDING CONFERENCE ROOM
113 WEST DAWES
BIXBY, OKLAHOMA
November 16, 2015, 5:00 PM

SPECIAL-CALLED MEETING

DATE: November 16, 2015

NAME	ADDRESS	ITEM
1. Tom Wenrick		Somerset
2. JR Donelson		Somerset
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MINUTES
PLANNING COMMISSION
116 WEST NEEDLES
BIXBY, OKLAHOMA
November 16, 2015 6:00 PM

In accordance with the Oklahoma Open Meeting Act, Title 25 O.S. Section 311, the agenda for this meeting was posted on the bulletin board in the lobby of City Hall, 116 W. Needles Ave., Bixby, Oklahoma on the date and time as posted thereon, a copy of which is on file and available for public inspection, which date and time was at least twenty-four (24) hours prior to the meeting, excluding Saturdays and Sundays and holidays legally declared by the State of Oklahoma.

STAFF PRESENT:
Erik Enyart, AICP, City Planner
Patrick Boulden, Esq., City Attorney

OTHERS ATTENDING:
See attached Sign-In Sheet

CALL TO ORDER:

Chair Lance Whisman called the meeting to order at 6:15 PM.[1]

ROLL CALL:

Members Present: Larry Whiteley, Lance Whisman, Steve Sutton, Jerod Hicks, and Thomas Holland.
Members Absent: None.

1. Approval of Minutes for the October 19, 2015 Regular Meeting

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Chair Lance Whisman introduced the Consent Agenda item and asked to entertain a Motion. Thomas Holland made a MOTION to APPROVE the Minutes of the October 19, 2015 Regular Meeting as presented by Staff. Larry Whiteley SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whiteley, Whisman, Sutton, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	5:0:0

[1] The meeting began late due to the 5:00 PM Special-Called meeting of the Planning Commission ending after 6:00 PM, and the logistics of Planning Commissioners and Staff relocating from the Dawes Building to City Hall.

PUBLIC HEARINGS

2. **PUD 92 – "Stone River Place" – Marc P. Bullock.** Public Hearing, discussion, and consideration of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 1.172 acres in part of the NE/4 NW/4 of Section 02, T17N, R13E.
Property Located: 6900-block of E. 121st St. S.

3. **BZ-387 – Marc P. Bullock.** Public Hearing, discussion, and consideration of a rezoning request from AG Agricultural District to OL Office Low Intensity District for approximately 1.172 acres in part of the NE/4 NW/4 of Section 02, T17N, R13E.
Property Located: 6900-block of E. 121st St. S.

Chair Lance Whisman introduced the two (2) related items and asked Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To: *Bixby Planning Commission*
From: *Erik Enyart, AICP, City Planner*
Date: *Tuesday, November 10, 2015*
RE: *Report and Recommendations for:*
PUD 92 – "Stone River Place" – Marc Bullock &
BZ-387 – Marc Bullock

LOCATION: – *6900-block of E. 121st St. S.*
– *Part of the NE/4 NW/4 of Section 02, T17N, R13E*
SIZE: *1.172 acres, more or less*
EXISTING ZONING: *AG Agricultural District*
EXISTING USE: *Vacant/wooded*
REQUESTED ZONING: *OL Office Low Intensity District & PUD 92*
SUPPLEMENTAL ZONING:None
SURROUNDING ZONING AND LAND USE:

North: *(across 121st St. S.) AG & RS-2/PUD 82; The Bixby North 5th and 6th Grade Center on a 10-acre campus, the Bixby North Elementary school on a 23-acre campus, and the Life.Church 4.4-acre facility between the former two, all zoned AG; to the northwest is the "Somerset" housing addition under development zoned RS-2/PUD 82.*

South: *AG & RS-3/PUD 80; Land zoned AG and owned by Tulsa County for the "wetland mitigation" area related to the development of the Fry Creek channel system around the year 2000; to the southeast is an AG-zoned, privately-owned "sliver tract" roughly corresponding to the drainage channel; to the southwest are residential lots and homes under construction in the Wood Hollow Estates housing addition zoned RS-3/PUD 80.*

East: *AG & CG/PUD 76; A "handle," roughly corresponding to the concrete-bottomed drainage channel, of the "flag lot" tract owned by Tulsa County for the "wetland mitigation" area, and farther east is the "hardwood mitigation" area owned by the City of Bixby, both related to the development of the Fry Creek channel system around the year 2000. Between these two (2) "mitigation" tracts are two (2) smaller tracts: a 2-acre "taxed Tribal Land" tract, which contained the former Three Oaks Smoke Shop at 7060 E. 121st St. S. until it was demolished in the past couple years, and to the southeast is a privately-owned "sliver tract" roughly corresponding to the drainage channel. Farther east is the Fry Creek Ditch # 2 right-of-way with the Scenic Village Park development zoned CG/PUD 76 beyond that.*

West: *RS-2/CS/PUD 53 & CS/OL/PUD 53-A; A 2-story office building at 6810 E. 121st St. S. and vacant commercial lots along 121st St. S. all zoned CS, and vacant residential lots and new houses zoned RS-2, all in WoodMere in PUD 53. Farther west, at the southeast corner of the intersection of 121st St. S. and Sheridan Rd. are vacant lots zoned CS and OL with PUD 53-A.*

COMPREHENSIVE PLAN: Low Intensity + Vacant, Agricultural, Rural Residences, and Open Land
PREVIOUS/RELATED CASES:

BL-367 – Marc Bullock for Tulsa County – Request for Lot-Split approval to separate, for purchase, the subject property from a formerly 13.29-acre tract owned by Tulsa County – Applicant temporarily withdrew the application before the 05/18/2009 PC meeting "in order to complete administrative processing on this tract both by Tulsa County and ourselves."

BL-371 – Marc Bullock for Tulsa County – Request for Lot-Split approval to separate, for purchase, the subject property from a formerly 13.29-acre tract owned by Tulsa County – PC Conditionally Approved 10/19/2009 (see Background Information section of this report).

RELEVANT AREA CASE HISTORY: (not a complete list)

BZ-196 – Donna Saunders for Nuel/Noel Burns – Request for rezoning from AG to CG for an approximately 1.6-acre agricultural tract to the east of subject property at the 7700-block of E. 121st St. S. (then possibly addressed 7600 E. 121st St. S.) – PC Recommended Denial 01/21/1991 per notes on the application form. Lack of ordinance and other notes in the case file indicate it was either withdrawn, not appealed, or not finally approved by the City Council.

BBOA-329 – Jon E. Brightmire – Request for Special Exception for a 100' tall monopole communications tower on a 4.4-acre tract (now the Life.Church) to the northeast of subject property at 7071 E. 121st St. S. – BOA Approved 05/05/1997.

BBOA-358 – Joe Gill for Bixby Public Schools – Request for Special Exception to allow a Use Unit 5 elementary school (Bixby North Elementary) on a 23-acre tract to the northeast of subject property – BOA Approved 05/01/2000.

BBOA-367 – Holley Hair for Charles Roger Knopp – Request for Special Exception approval to allow a Use Unit 20 "golf teaching and practice facility" on the large 140-acre acreage tracts previously owned by Knopp to the east of subject property – BOA Conditionally Approved 04/02/2001 (not since built).

BZ-279 – Charles Norman/Martha Plummer Roberts et al. – Request for rezoning from AG to CS, OM, RM-1, and RS-2 for 73 acres, more or less, located across 121st St. S. to the northeast of the subject property, which 73 acres became Bixby Centennial Plaza and Fox Hollow and an unplatted 11-acre tract later approved for PUD 51 – PC Recommended Approval as amended for CS, OM, OL, RS-3, and RS-2 on 11/19/2001 and City Council Approved as amended 12/10/2001 (Ord. # 842).

BBOA-402 – Tulsa Engineering & Planning, Inc. for Fox Hollow, LLC – Request for Variance to reduce front yard setbacks to 25' for certain lots located in the RS-2-zoned portion of Fox Hollow located across 121st St. S. to the northeast of subject property – BOA Approved 05/05/2003.

BBOA-442 – Charles Roger Knopp – Request for Special Exception approval to allow a Use Unit 20 golf driving range (evidently same as BBOA-367) on the large 140-acre acreage tracts previously owned by Knopp to the east of subject property. Approval of BBOA-367 expired after 3 years, per the Staff Report, and so required re-approval – BOA Approved 05/01/2006 (not since built).

BL-340 – JR Donelson for Charles Roger Knopp Revocable Trust – Request for Lot-Split approval to separate a 41.3384-acre tract from the southern end of the large 140-acre acreage tracts previously owned by Knopp to the east of subject property – It appears it was Administratively Approved by the City Planner on 07/20/2006, but the Assessor's parcel records do not reflect that the land was ever since divided as approved.

BZ-317 – Sack & Associates, Inc. for Martha Roberts et al. – Request for rezoning from OL to CS for part of an unplatted 11-acre tract located across 121st St. S. to the northeast of subject property – PC Action 08/21/2006: Motion to Approve failed for lack of a Second, and Chair declared the item "denied by virtue of there being no second to the motion." See PUD 51.

PUD 51 – [No Name] – [Sack & Associates, Inc.] – Request to approve PUD 51 and a partial rezoning from OL to CS for an unplatted 11-acre tract located across 121st St. S. to the northeast of subject property – No application submitted, but prepared by Sack & Associates, Inc. in support of the CS and OL zoning proposed per BZ-317 – PC recommended Approval 10/02/2006 and City Council Approved 10/23/2006 (Ord. # 951/951A).

PUD 52 – Cypress Springs – Haynes Reynolds – Request to rezone from AG to RS-2 and to approve PUD 52 for a single-family residential development on an 8-acre tract located to the northwest of subject property at 11909 S. Sheridan Rd. – PC recommended Approval 01/16/2007 and the City Council took no action for the ordinance Second Reading on 02/12/2007, per the approved Minutes of that meeting. However, it appears that Ordinance # 960 was inadvertently signed and recorded with

14

the Tulsa County Clerk. This was reported to the City Council 02/22/2010 as requested by the PC 02/16/2010. No action since taken. See PUD 84/BZ-373.

PUD 53 – WoodMere – Marc & Donna Bullock – Request to rezone from AG to CS and RS-2 and to approve PUD 53 for a commercial/office and single-family residential development for all of the N/2 NW/4 NW/4 of this Section (later platted as WoodMere) abutting subject property to the west – PC recommended Conditional Approval 01/16/2007 and the City Council Conditionally Approved 02/12/2007 (Ord. # 961).

Preliminary Plat of WoodMere (PUD 53) – Request for Preliminary Plat approval for WoodMere abutting subject property to the west – PC recommended Approval 02/20/2007 and City Council Approved 02/26/2007.

Final Plat of WoodMere (PUD 53) – Request for Final Plat approval for WoodMere abutting subject property to the west – PC recommended Approval 04/16/2007 and City Council Conditionally Approved 12/10/2007 (Plat # 6176 recorded 01/07/2008).

BBOA-466 – Travis Reynolds for LifeChurch – Request for Special Exception for a Use Unit 5 church on a 4.4-acre tract (now the Life.Church) across 121st St. S. to the northeast of subject property at 7071 E. 121st St. S. – BOA Conditionally Approved 12/03/2007.

V-23 – Sack & Associates, Inc. – Request to a request to Close/Vacate the four (4) foot Fence Easement and Close/Vacate part of the 15 foot U/E along the south side of Block 1, WoodMere, abutting subject property to the west, to reduce it to 11' in width – City Council approved an instrument 04/28/2008 (no ordinance).

BBOA-491 – Mark Allen for LifeChurch – Request for Variance from sign standards of Zoning Code Sections 11-7A-3.B.2 and 11-9-21 for a Use Unit 5 church in the AG Agricultural District on a 4.4-acre tract (now the Life.Church) across 121st St. S. to the northeast of subject property at 7071 E. 121st St. S. – BOA Conditionally Approved 10/06/2008.

BBOA-492 – James E. Graber for Bixby Public Schools – Request for Special Exception to allow a Use Unit 5 elementary school (Bixby North 5th and 6th Grade Center) on a 10-acre tract across 121st St. S. to the north of subject property – BOA Conditionally Approved 10/06/2008.

PUD 70 & BZ-347 / PUD 70 (Amended) & BZ-347 (Amended) – Encore on Memorial – Khoury Engineering, Inc. – Request to rezone from AG to RM-3 and approve PUD 70 for a multifamily development on part of Knopp family property of approximately 140 acres to the east of subject property – PC Continued the application on 12/21/2009 at the Applicant's request. PC action 01/19/2010: A Motion to Recommend Approval failed by a vote of two (2) in favor and two (2) opposed, and no followup Motion was made nor followup vote held. The City Council Continued the application on 02/08/2010 to the 02/22/2010 regular meeting "for more research and information," based on indications by the developer about the possibility of finding another site for the development. Before the 02/22/2010 City Council Meeting, the Applicant temporarily withdrew the applications, and the item was removed from the meeting agenda, with the understanding that the applications were going to be amended and resubmitted.

The Amended applications, including the new development site, were submitted 03/11/2010. PC action 04/19/2010 on the Amended Applications: Recommended Conditional Approval by unanimous vote. City Council action 05/10/2010 on the Amended Applications: Entertained the ordinance Second Reading and approved the PUD and rezoning, with the direction to bring an ordinance back to the Council with an Emergency Clause attachment, in order to incorporate the recommended Conditions of Approval. City Council approved both amended applications with the Conditions of Approval written into the approving Ordinance # 2036 on 05/24/2010.

PUD 53 "WoodMere" Major Amendment # 1 (PUD 53-A) & BZ-353 – Sack & Associates, Inc. for New Woodmere Properties, LLC – Request for rezoning of Lot 1, Block 2, WoodMere from RS-2 to OL and approval of PUD 53 Major Amendment # 1 ("PUD 53-A") for Lots 1, 2, & 3, Block 1, and Lot 1, Block 2 of WoodMere to the west of subject property – PC recommended Conditional Approval 04/18/2011 and City Council Conditionally Approved 05/09/2011 (Ord. # 2056).

V-37 – Sack & Associates, Inc. – Request to a request to Close / Vacate part of the plat of WoodMere, concerning Lots 1, 2, & 3, Block 1, and Lot 1, Block 2 thereof, to the west of subject property, pending the recording of the plat of "WoodMere Square" – PC recommended Approval 04/18/2011 and City Council Approved 05/09/2011.

15

Preliminary Plat & Final Plat of WoodMere Square (PUD 53-A) – Request for Preliminary Plat and Final Plat approval for "WoodMere Square" including Lots 1, 2, & 3, Block 1, and Lot 1, Block 2 of WoodMere to the west of subject property – PC recommended Conditional Approval 04/18/2011 and City Council Conditionally Approved 04/25/2011.

BZ-355 – Town & Country Real Estate Co. – Request for rezoning from AG to CS for an approximately 1.6-acre agricultural tract to the east of subject property at the 7700-block of E. 121st St. S. – PC Recommended Approval 03/19/2012 and City Council Approved 03/26/2012 (Ord. # 2077).

PUD 76 "Scenic Village Park" & BZ-364 – Tanner Consulting, LLC – Request for rezoning from AG to CG and PUD approval for 92 acres acquired from the Knopp family acreage of 140 acres to the east of subject property – PC recommended Approval 02/27/2013 and City Council Conditionally Approved 03/25/2013 as amended at the meeting (Ord. # 2116).

Preliminary Plat of "Scenic Village Park" – Tanner Consulting, LLC – Request for approval of a Preliminary Plat and a Modification/Waiver from certain right-of-way and roadway paving width standards of Subdivision Regulations Ordinance # 854 Section 9.2.2 for 92 acres acquired from the Knopp family acreage of 140 acres to the east of subject property – PC recommended Conditional Approval 02/27/2013 and City Council Conditionally Approved 03/25/2013.

Final Plat of "Scenic Village Park" – Tanner Consulting, LLC – Request for approval of a Final Plat for a northerly approximately 22 acres of the 92-acre PUD 76 to the east of subject property – PC recommended Conditional Approval 05/20/2013 and City Council Conditionally Approved 05/28/2013 (Plat # 6477 recorded 06/20/2013).

PUD 76 "Scenic Village Park" Major Amendment # 1 – Tanner Consulting, LLC – Request for approval of Major Amendment # 1 to PUD 76 for former 92-acre development tract acquired from Knopp to the east of subject property – PC recommended Conditional Approval 09/30/2013. City Council Conditionally Approved the application and held an Ordinance First Reading 10/14/2013. The Ordinance Second Reading and Approval and Emergency Clause attachment items, having been on various City Council agendas in various forms since 10/14/2013, the City Council approved on 11/12/2013 (Ord. # 2123).

PUD 76 "Scenic Village Park" Major Amendment # 2 – Tanner Consulting, LLC – Request for approval of Major Amendment # 2 to PUD 76 for southerly 70 acres of PUD 76 to the east of subject property – PC Tabled Indefinitely on 10/21/2013 as requested by Applicant's letter dated 10/18/2013.

PUD 80 "Wood Hollow Estates" & BZ-367 – Sack & Associates, Inc. – Request for rezoning to RS-3 and PUD approval for 20 acres to the southwest of subject property at 12307 S. Sheridan Rd. – PC recommended Conditional Approval 10/21/2013 and City Council Approved final version of PUD incorporating Staff and PC recommendations 10/28/2013 (Ord. # 2124).

Preliminary Plat of "Wood Hollow Estates" – Sack & Associates, Inc. – Request for approval of a Preliminary Plat and certain Modifications/Waivers for the Wood Hollow Estates housing addition on 20 acres to the southwest of subject property at 12307 S. Sheridan Rd. – PC recommended Conditional Approval 10/21/2013 and City Council Conditionally Approved 10/28/2013.

BSP 2013-06 – "Covenant Place of Tulsa" – Tanner Consulting, LLC (PUD 76) – Request for approval of a PUD Detailed Site Plan for the Covenant Place of Tulsa assisted living community on Lot 2, Block 1, Scenic Village Park to the east of subject property – PC Conditionally Approved at a Special/Called Meeting 01/23/2014.

Preliminary Plat of "Quail Creek of Bixby" – Tanner Consulting, LLC – Request for approval of a Preliminary Plat and certain Modifications/Waivers for "Quail Creek of Bixby" for part of the PUD 76 acreage to the southeast of subject property – PC recommended Conditional Approval 12/16/2013 and City Council Conditionally Approved 01/13/2014.

Preliminary Plat of "Quail Creek Villas of Bixby" – Tanner Consulting, LLC – Request for approval of a Preliminary Plat and certain Modifications/Waivers for "Quail Creek Villas of Bixby" for part of the PUD 76 acreage to the southeast of subject property – PC recommended Conditional Approval 12/16/2013 and City Council Conditionally Approved 01/13/2014.

Preliminary Plat of "Quail Creek Office Park" – Tanner Consulting, LLC (PUD 76) – Request for approval of a Preliminary Plat and certain Modifications/Waivers for "Quail Creek Office Park" for approximately 5.976 acres to the southeast of subject property – PC recommended Conditional Approval at a Special/Called Meeting 01/23/2014 and City Council Conditionally Approved 01/27/2014.

16

PUD 76 "Scenic Village Park" Minor Amendment # 1 – Tanner Consulting, LLC – Request for approval of Minor Amendment # 1 to PUD 76, which amendment proposed making certain changes to development standards pertaining to signage and parking, and making certain other amendments in support of the Covenant Place of Tulsa assisted living community on Lot 2, Block 1, Scenic Village Park to the east of subject property – PC Conditionally Approved 02/18/2014.

PUD 82 "Somerset" & BZ-370 – JR Donelson for Kowen Properties, LLC – Request to rezone from AG to RS-2 and to approve PUD 82 for a single-family residential development, "Somerset," for approximately 18 acres to the northwest of subject property at 6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd. – PC recommended Conditional Approval 02/18/2014, with the exception of abutting access provision recommendations from Staff. City Council Conditionally Approved the applications with Staff's recommendations on abutting access provision, "subject to a[n] application for waiver of subdivision regulations," on 02/24/2014 and Tabled ordinance approval items. Upon receipt of final version of PUD as Conditionally Approved the previous month, City Council Approved ordinance items approving both applications 03/24/2014 (Ord. # 2128)

Modification/Waiver (PUD 82) – JR Donelson, Inc. for Kowen Properties, LLC – Request for Modification/Waiver of the "stub-out street" requirement of Subdivision Regulations Section 12-3-2.C pursuant to Subdivision Regulations Section 12-3-5.B for a single-family residential development, "Somerset," for approximately 18 acres to the northwest of subject property at 6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd. – PC recommended (03/17/2014) Partial Approval to allow the proposed 20' Emergency Access Drive Easement to the 8-acre development property abutting same to the south/west, with the location to be determined by the involved private parties, and City Council Partially Approved as recommended 03/24/2014.

Final Plat of "Wood Hollow Estates" – Sack & Associates, Inc. – Request for approval of a Final Plat and certain Modifications/Waivers for the Wood Hollow Estates housing addition on 20 acres to the southwest of subject property at 12307 S. Sheridan Rd. – PC recommended Conditional Approval 03/17/2014 and City Council Conditionally Approved 03/24/2014. One of the Conditions of Approval was consistent with the Staff's recommendation to restore the 17.5' Perimeter U/E or otherwise request, justify, and receive approval of a Modification/Waiver and a PUD Minor Amendment for same. Pursuant to these additional approvals, City Council Conditionally Approved a Revised Final Plat 09/22/2014 (Plat # 6563 recorded 09/30/2014).

Modification/Waiver – "Wood Hollow Estates" – Sack & Associates, Inc. (PUD 80) – Request for Modification/Waiver to reduce and/or remove certain portions of the 17.5' Perimeter Utility Easement as required by Subdivision Regulations Section 12-3-3.A pursuant to Subdivision Regulations Section 12-3-5.B for the Wood Hollow Estates housing addition on 20 acres to the southwest of subject property at 12307 S. Sheridan Rd. – PC recommended Partial Approval 04/21/2014 and City Council Partially Approved 04/28/2014.

PUD 80 "Wood Hollow Estates" – Minor Amendment # 1 – Request for Minor Amendment # 1 to PUD 80, which amendment proposed making certain subdivision design modifications pertaining to Utility Easements and making certain other amendments for the Wood Hollow Estates housing addition on 20 acres to the southwest of subject property at 12307 S. Sheridan Rd. – PC Conditionally Approved 04/21/2014, subject to City Council approval, and City Council Conditionally Approved 04/28/2014.

Preliminary Plat of "Somerset" – JR Donelson for Kowen Properties, LLC – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a single-family residential development, "Somerset," for approximately 18 acres to the northwest of subject property at 6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd. – PC recommended Conditional Approval 05/19/2014 and the City Council Conditionally Approved at a Special Meeting 06/02/2014.

PUD 84 "South Sheridan Cottages" & BZ-373 – Haynes Reynolds for 118th & Sheridan, LLC – Request to rezone from AG to RS-2 and to approve PUD 84 for a single-family residential development, "South Sheridan Cottages," for approximately 8 acres to the northwest of subject property at 11909 and/or 11919 S. Sheridan Rd. – Withdrawn by Applicant 07/21/2014.

Accept General Utility Easement for Quail Creek Developments – Request for acceptance of a separate instrument 17.5'-wide General U/E along the easterly and southerly perimeters of the proposed "Quail Creek Office Park" development site (PUD 76 Development Area F; to the east of subject property) to allow for AEP-PSO electric service provision to the "Quail Creek" developments – City Council accepted 09/22/2014.

17

PUD 53-B – WoodMere – Major Amendment # 2 – Sack & Associates, Inc. – Request for approval of PUD 53 Major Amendment # 2 ("PUD 53-B") for Lot 11, Block 1 and Lot 1, Block 4, WoodMere abutting subject property to the west – Withdrawn by Applicant 12/15/2014.

Amendment of Plat of Scenic Village Park – Request for approval of an Amendment of the plat of Scenic Village Park as pertains to Utility Easement dedication provisions affecting Lot 1, Block 3 thereof located to the east of subject property – PC unanimously Denied 01/20/2015.

Final Plat of "Quail Creek of Bixby" – Tanner Consulting, LLC – Request for approval of a Final Plat for "Quail Creek of Bixby" to the southeast of subject property – PC recommended Conditional Approval 01/20/2015 and City Council Conditionally Approved 01/26/2015 (Plat # 6613 recorded 06/03/2015).

Temporary PUD Waiver – JR Donelson for Easton & Ramsey – Request for temporary Waiver of the PUD requirement per Zoning Code Section 11-5-2 for the Ramsey property of 14 acres and the Easton property of 19 acres to the east of subject property (cf. BZ-379 & BZ-380) – City Council approved 02/23/2015, provided that the requirement shall be restored prior to the development of the property and that the temporarily suspended requirement, and the requirement's design in furtherance of the City Council's express policy preferring retail uses, shall be disclosed to prospective buyers.

BZ-379 – JR Donelson for Bill J. Ramsey Trust – Request for rezoning from AG and CG to CS for commercial use for 14 acres to the east of subject property – PC recommended Approval 04/20/2015 and City Council Approved 05/11/2015 (Ord. # 2155).

BZ-380 – JR Donelson for John C. Easton Trust & Easton Family, LP – Request for rezoning from CS, OL, and RS-3 to CS for commercial use for 19 acres to the southeast of subject property at 12300 S. Memorial Dr. – PC recommended Approval 04/20/2015 and City Council Approved 05/11/2015 (Ord. # 2154).

PUD 80 "Wood Hollow Estates" – Minor Amendment # 2 – Request for Minor Amendment # 1 to PUD 80, which amendment proposed amending setbacks pertaining to garages and making certain other amendments for the Wood Hollow Estates housing addition on 20 acres to the southwest of subject property at 12307 S. Sheridan Rd. – PC Conditionally Approved 05/18/2015.

Final Plat of "Somerset" – JR Donelson for Kowen Properties, LLC – Request for approval of a Final Plat for a single-family residential development, "Somerset," for approximately 18 acres to the northwest of subject property at 6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd. – Pending PC consideration 12/21/2015.

BACKGROUND INFORMATION:

The Applicant acquired the subject property from Tulsa County by Quit-Claim Deed dated May 26, 2009 and recorded with the Tulsa County Clerk on August 05, 2009. This deed separated the subject property from a formerly 13.29-acre tract, and the balance continues to be owned by Tulsa County and is used as a "wetland mitigation" facility related to the construction of the Fry Creek Ditch channel system around the year 2000.

The subject property was evidently declared surplus property by Tulsa County to allow for its sale. The subject property, unlike the balance of the land still owned by Tulsa County, was evidently not part of the wetland mitigation facility and is vacant and wooded.

On October 19, 2009, the Planning Commission Approved Lot-Split application BL-371 Conditioned upon:

1. *The Applicant providing legal access and an improved street with at least 50' of frontage to the subject property, and*
2. *The subject property is approved for OL zoning (including a PUD as may be required) to allow the lot size and 50' frontage provided by future street to allow the lot to conform to the Zoning Code, and*
3. *No Lot-Split approval stamps shall be placed on any deed until and unless the first two (2) Conditions are satisfied.*

The PUD provides for the reduction and removal of the minimum frontage requirements of the OL district. The language for this purpose may need to be clarified as per other recommendations in this report.

ANALYSIS:

Subject Property Conditions. The subject property of approximately 1.172 acres is zoned AG and is vacant and wooded. Abutting to the east is a concrete-bottomed drainage channel which drains

18

southeasterly to Fry Creek Ditch # 2. Within and paralleling west of the drainage channel is an overgrown drive extending to the Tulsa County-owned "wetland mitigation" area abutting the subject property to the south. This maintenance drive does not connect to 121st St. S. due to the bridge outlet and flume on the south side of 121st St. S. By agreement with Tulsa County, the bridge has recently been extended and a dirt driveway connection has been constructed over the drainage ditch. 121st St. S. between Sheridan Rd. and Memorial Dr. is a County road.

The subject property is relatively flat and appears to generally drain to the east to the drainage channel and/or south to the "wetland mitigation" area.

The subject property appears to be presently served by the critical utilities (water, sewer, electric, etc.), or otherwise will be served by line extensions as required, and has immediate access to the stormwater drainage system abutting to the east. Fees in lieu of providing onsite stormwater detention may apply. Plans for utilities are briefly described in the PUD Text and represented on Exhibits H and I, and are discussed further in the City Engineer's review memo.

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Low Intensity and (2) Vacant, Agricultural, Rural Residences, and Open Land.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that the requested OL district May Be Found In Accordance with both the Low Intensity designation of the Comprehensive Plan Land Use Map.

Page 7, item numbered 1 of the Comprehensive Plan states:

> *" The Bixby Comprehensive Plan map depicts desired land uses, intensities and use and development patterns to the year 2020. Intensities depicted for undeveloped lands are intended to develop as shown. Land uses depicted for undeveloped lands are recommendations which may vary in accordance with the Intensities depicted for those lands." (emphasis added)*

This language is also found on page 30, item numbered 5.

This text introduces a test to the interpretation of the Comprehensive Plan Land Use Map, in addition to the Matrix: (1) If a parcel is within an area designated with a specific "Land Use" (other than "Vacant, Agricultural, Rural Residences, and Open Land," which cannot be interpreted as permanently-planned land uses), and (2) if said parcel is undeveloped, the "Land Use" designation on the Map should be interpreted to "recommend" how the parcel should be zoned and developed. Therefore, the "Land Use" designation of the Comprehensive Plan Land Use Map should also inform/provide direction on how rezoning applications should be considered by the Planning Commission and City Council.

The Matrix does not indicate whether or not the requested OL zoning district would be in accordance with the Vacant, Agricultural, Rural Residences, and Open Land Land Use designation of the Plan Map. However, this Vacant, Agricultural, Rural Residences, and Open Land designation cannot be interpreted as permanently-planned land uses, and so the specific land use designation test as indicated on Page 7, item numbered 1 and page 30, item numbered 5 of the Comprehensive Plan, would not apply here.

Per the Matrix, PUDs (as a zoning district) May Be Found In Accordance with the Low Intensity designation of the Comprehensive Plan Land Use Map. Provided it is approved with the recommended modifications and Conditions of Approval pertaining to the PUD listed in the recommendations below, Staff believes that PUD 92 should be found In Accordance with the Comprehensive Plan as a zoning district.

Due to all of the factors listed and described above, Staff believes that the proposed OL zoning and office development proposed per PUD 92 should be found In Accordance with the Comprehensive Plan, provided they are approved together and with the recommended modifications and Conditions of Approval pertaining to the PUD listed in the recommendations below.

General. The PUD proposes a small, office park development. The Exhibit B Conceptual Site Plan indicates a conventional, suburban-style design with up to three (3) development lots. PUD Text Section VIII "Parcelization" provides that provisions for accounting of share / allocation of allowable Floor Area / Ratio (FAR) between the three (3) potential lots will be determined with the future plat. The buildings are described as being of "residential-style construction with a minimum of 70% brick/stone/stucco exterior, architectural element details, appropriate exterior lighting, and professionally landscaped."

Because the review methodology is similar, and both applications are essentially rezoning-related and propose to prepare the subject property for the same office park development, this review will, for the most part, include both applications simultaneously, and not attempt to differentiate between the analyses pertaining to each of the different applications.

19

In the interest of efficiency and avoiding redundancy, regarding PUD particulars for needed corrections and site development considerations, please refer to the recommended Conditions of Approval as listed at the end of this report.

The Fire Marshal's, City Engineer's, and City Attorney's review correspondence are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

The Technical Advisory Committee (TAC) discussed PUD 92 at its regular meeting held November 04, 2015. Minutes of that meeting are attached to this report.

Access and Internal Circulation. The subject property has a small amount of frontage on 121st St. S. and one (1) driveway connection thereto is under construction.

Abutting to the east is a concrete-bottomed drainage channel which drains southeasterly to Fry Creek Ditch # 2. Within and paralleling west of the drainage channel is an overgrown drive extending to the Tulsa County-owned wetland mitigation area abutting the subject property to the south. This maintenance drive does not connect to 121st St. S. due to the bridge outlet and flume on the south side of 121st St. S. Recently, the bridge has been extended and a dirt driveway connection has been constructed over the drainage ditch. This driveway connection to 121st St. S. will be improved as the primary access to the subject property.

Per GIS and aerial data, the wetland mitigation area tract is encircled by a maintenance access drive. The Exhibit E Exiting Topography appears to be a survey drawing and indicates the drive is a "gravel road." The connected drive along the east side of the subject property and around the wetland mitigation area tract continues southeasterly and connects to the Fry Creek Ditch # 2 maintenance drive / trail via a bridge over the concrete-bottomed drainage ditch. The continued "gravel road" and maintenance drive, which ultimately connects to both 121st St. S. and 131st St. S., was previously discussed as providing the secondary means of ingress/egress for the subject property development, but the Fire Marshal has observed that its condition is not adequate to meet Fire Code requirements for a fire access road.

The PUD Text suggests the subject property has (or will have) 20' of frontage on 121st St. S. How this is calculated is not clear, as the subject property comes to a point at the north end. Upon discussing the matter in the TAC meeting held November 04, 2015 and reviewing a previous conceptual site plan drawing received 10/16/2014, it appears this 20' is achieved by dedicating the projected 121st St. S. southerly right-of-way line through (1) the subject property and (2) recognizing, as right-of-way, the area north of the same line projected through the 15'-wide "handle" of the Tulsa County "flag-lot" containing the wetland mitigation area abutting to the south. However, the 10/16/2014 drawing indicates the 20' dimension is paving width between curb faces; curbs occupy space, typically 6", suggesting the street frontage may actually be approximately 21', or otherwise the claimed 20' frontage would only allow approximately 19' between curb faces. This should be clarified.

Per the Exhibit B Conceptual Site Plan, the one (1) new driveway connection to 121st St. S. will extend roughly due south toward the south propertyline, and a "hammerhead"-design turnaround, for Fire Code and fire access purposes, will extend farther south into the Tulsa County's "wetland mitigation" area tract corresponding to the north-south maintenance drive encircling same. The "hammerhead" will also extend within and along the south line of the subject property.

The site plan indicates the existing, overgrown maintenance access drive along the east side of the property will be removed in favor of office buildings.

Surrounding Zoning and Land Use. Surrounding zoning is a mixture of AG, RS-2/CS/PUD 53, CS/OL/PUD 53-A, RS-2/PUD 82, RS-3/PUD 80, and CG/PUD 76. See the case map for illustration of existing zoning patterns, which are described in the following paragraphs.

Abutting the subject property to the west is a 2-story office building at 6810 E. 121st St. S., with vacant commercial lots beyond this extending along the south side of 121st St. S. to Sheridan Rd. All these lots are zoned CS with PUD 53 in Block 1 of WoodMere. South of the office building are vacant residential lots and new houses all zoned RS-2 with PUD 53 in WoodMere. At the southeast corner of the intersection of 121st St. S. and Sheridan Rd. are vacant lots zoned CS and OL with PUD 53-A.

Across 121st St. S. to the north is the Bixby North 5th and 6th Grade Center on a 10-acre campus, the Bixby North Elementary school on a 23-acre campus, and the Life.Church 4.4-acre facility between the former two, all zoned AG. To the northwest is the "Somerset" housing addition under development zoned RS-2/PUD 82.

Abutting the subject property to the east is a "handle," roughly corresponding to the concrete-bottomed drainage channel, of the "flag lot" tract owned by Tulsa County for the "wetland mitigation" area, and farther east is the "hardwood mitigation" area owned by the City of Bixby, both related to the development of the Fry Creek channel system around the year 2000, and both zoned AG. Between these two (2) "mitigation" tracts are two (2) smaller tracts: a 2-acre "taxed Tribal Land" tract, which contained the former Three Oaks Smoke Shop at 7060 E. 121st St. S. until it was demolished in the past couple years, and to the southeast is a privately-owned "sliver tract" roughly corresponding to the drainage channel, both zoned AG. Farther east is the Fry Creek Ditch # 2 right-of-way zoned AG, with the Scenic Village Park development zoned CG/PUD 76 beyond that.

Abutting the subject property to the south is land zoned AG and owned by Tulsa County for the "wetland mitigation" area related to the development of the Fry Creek channel system around the year 2000. To the southeast is an AG-zoned, privately-owned "sliver tract" roughly corresponding to the drainage channel, and to the southwest are residential lots and homes under construction in the Wood Hollow Estates housing addition zoned RS-3/PUD 80.

Circa 2005, 121st St. S. between Sheridan Rd. and Memorial Dr. was widened to a 4-lane major street with a 5th, dedicated turning lane in the center, consistent with its designation on the Tulsa City-County Major Street and Highway Plan (MHSP) and Bixby Comprehensive Plan as a Primary Arterial. A large stormsewerline has been installed along the south side of 121st St. S. between Fry Creek Ditch # 2 and Memorial Dr., which will enable eligible properties in that drainage basin to "pipe" stormwater into the Fry system with payment of excess capacity and fees-in-lieu, and not be subject to a requirement to construct onsite stormwater detention for that part so conveyed. These infrastructure improvements have further enabled the intensive development of this 1-mile major street corridor.

As noted above, the 121st St. S. bridge over the drainage ditch along the east side of the subject property has been extended, and a new driveway connection is being constructed by agreement with Tulsa County. These improvements will allow for the intensification of use and enhance the development potential of the subject property.

It appears that, with the exception of the approximately 320' of frontage on 121st St. S. belonging to Fox Hollow, and the 330.76' of frontage belonging to the pending "Somerset" housing addition, all of the private land along 121st St. S. between Sheridan Rd. and Memorial Dr. has, or is planned or expected to develop/redevelop with intense uses.

In a trend accelerating since the street widening, the 121st St. S. corridor between Sheridan Rd. and Memorial Dr. has seen a significant amount of intensive zoning and development activity. The Bixby North Elementary school is located on a 23-acre campus at 7101 E. 121st St. S., and west of that is the Bixby North 5th and 6th Grade Center on a 10-acre campus and the LifeChurch 4.4-acre facility. While its future development and use cannot be forecast, the Three Oaks Smoke Shop was located on a 2-acre tract at 7060 E. 121st St. S., and all of the balance of the land to the west of the subject property along the south side if 121st St. S. has been zoned CS with PUD 53 and platted in WoodMere for commercial and office uses. An 11-acre Plummer Partners, LLC tract at the 7600-block of E. 121st St. S. was approved for CS and OL zoning and commercial development per PUD 51 in 2006. The 40-acre Bixby Centennial Plaza at the northwest corner of 121st St. S. and Memorial Dr. was approved for CS zoning, in 2001, and for commercial development by the plat of Bixby Centennial Plaza in 2006. A 1.6-acre, more or less, tract located at the 7700-block of E. 121st St. S. (possibly previously addressed 7600 E. 121st St. S.) was rezoned to CS in March of 2012. Between that 1.6-acre tract and the Fry Creek Ditch # 2 right-of-way, 92 acres south of 121st St. S. was rezoned to CG with PUD 76 "Scenic Village Park" in March, 2013, and the northerly parts along 121st St. S. will be developed with the Covenant Place of Tulsa assisted living facility and nonresidential uses per that PUD. Between the 1.6-acre tract and Memorial Dr., approximately 33 acres south of 121st St. S. was rezoned to CS per BZ-379 and BZ-380 in May, 2015.

The proposed OL zoning and office use PUD would be less intense but consistent with the CS zoning abutting to the west and extending ¼ mile to Sheridan Rd., and would be consistent with the large office building abutting to the west. The future development and use of the Tiger property to the east at 7060 E. 121st St. S. cannot be predicted at this time, but its previous use, the former Three Oaks Smoke Shop, was of a commercial nature.

For all the reasons outlined above, Staff believes that the proposed OL zoning and PUD 92 are both consistent with the surrounding zoning, land use, and development patterns and are appropriate in recognition of the available infrastructure and other physical facts of the area.

Zoning Code Section 11-7I-8.C requires PUDs be found to comply with the following prerequisites:

21

1. Whether the PUD is consistent with the comprehensive plan;

2. Whether the PUD harmonizes with the existing and expected development of surrounding areas;

3. Whether the PUD is a unified treatment of the development possibilities of the project site; and

4. Whether the PUD is consistent with the stated purposes and standards of this article.

Regarding the fourth item, the "standards" refer to the requirements for PUDs generally and, per Section 11-7I-2, the "purposes" include:

A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;

B. Permit flexibility within the development to best utilize the unique physical features of the particular site;

C. Provide and preserve meaningful open space; and

D. Achieve a continuity of function and design within the development.

For the sake of development and land use compatibility, as described more fully above, Staff would be supportive of the Zoning approvals supporting the development proposal if it (1) provides for improved land use buffering and compatibility needs, and (2) provides for adequate access as recommended by City Staff. If these were satisfactorily provided for, Staff believes that the prerequisites for PUD approval per Zoning Code Section 11-7I-8.C will have been met.

Staff Recommendation. For all the reasons outlined above, Staff believes that the surrounding zoning and land uses and the physical facts of the area weigh in favor of the requested PUD and rezoning applications generally. Therefore, Staff recommends Approval of both requests, subject to the following corrections, modifications, and Conditions of Approval:

1. *The approval of OL zoning shall be subject to the final approval of PUD 92 and vice-versa.*
2. *Subject to the satisfaction of all outstanding Fire Marshal, City Engineer, and City Attorney recommendations. This item may be addressed by adding a section to the PUD Text, such as "Standard requirements of the City of Bixby Fire Marshal, City Engineer and City Attorney shall be met."*
3. *Title Page: Please add revision date.*
4. *Title Page: Location Map: Please correct location/configuration or remove.*
5. *Title Page: [Tulsa County Location Map]: Please correct location or remove.*
6. *Table of Contents/Exhibits A and C: Please reconcile exhibit names as listed in Table of Contents with those used on Exhibits A and C.*
7. *PUD Text Section I: Typo in word "to" found in southerly line call, and spacing error found in westerly line call. Legal description not checked for accuracy (Applicant should double-check). Please make all corrections necessary.*
8. *PUD Text Section II, First Paragraph: Terms "Office Low Density" does not correspond with title of OL district requested per BZ-387. Please clarify such as "OL Office Low Intensity District," or simply "OL, Office."*
9. *PUD Text Section II, Second Paragraph: Capitalization error in second instance of "Tulsa County."*
10. *PUD Text Sections II, III, & Exhibits: Consider specifying that the PUD contains one (1) Development Area, such as "Development Area A," label the one (1) DA on Exhibit B or another exhibit as appropriate, and specify name with the Development Standards.*
11. *PUD Text: Please add the customary section describing required PUD subdivision plat, and that its approval and recording are prerequisites to Building Permit issuance.*

12. *PUD Text: Consider specifying that the Deed of Dedication/Restrictive Covenants of the plat will contain "Maintenance Covenant" provisions pertaining to maintenance and upkeep of properties free of trash, debris, and litter.*
13. *PUD Text / Exhibits: Zoning Code Section 11-7I-8.B.1.e calls for the provision of plans for screening and landscaping. While a 6' high screening fence is called for in the Development Standards, no plans for landscaping are described in the text or represented on any Exhibit. Staff recommends a detailed description of the specific screening and landscaping treatment proposed, and the same should be adequate in respect to the residential neighborhood abutting to the west. Staff has consistently recommended adding extra effort at screening and landscaping buffering along this west boundary shared with single-family residential use. Further, Zoning Code Section 11-7I-6 gives the Planning Commission authority and discretion to require adequate perimeter treatments, including screening, landscaping, and setbacks. A PUD Text section would be in order for this purpose, and the described plans should be represented on Exhibit B or another exhibit as appropriate.*
14. *PUD Text / Exhibits: a 6' high fence would not appear to be consistent with the 8'-high concrete panel fence/wall used to buffer the commercial and residential lots in WoodMere abutting to the west. For the sake of adequate screening and buffering from the existing houses and residential lots abutting to the west, Staff recommends it be consistent with or superior to the masonry fence/wall used in WoodMere, to which the new fence/wall will connect.*
15. *Exhibit B: The minimum parking lot setback from an abutting R district / landscaped strip width is 10' per Zoning Code Sections 11-10-3.B Table 1 and 11-12-3.A.3. The heavy lineweight of the PUD boundary may obscure a 5' setback proposed here. Staff is not supportive of a reduction of the 10' minimum standards, as buffering is of critical importance to the single-family houses and lots abutting to the west. Staff has consistently recommended adding extra effort at screening and landscaping buffering along this west boundary shared with single-family residential use. Further, Zoning Code Section 11-7I-6 gives the Planning Commission authority and discretion to require adequate perimeter treatments, including screening, landscaping, and setbacks. Please revise and adjust site plans accordingly or discuss.*
16. *PUD Text / Exhibits: Within the 10' minimum parking lot setback / landscaped strip along the west side, please describe any plans for identifying, protecting, and replacing existing trees. PUD Text should specify how such trees will be identified (e.g. species, caliper, age, etc.) and replacement schedules (e.g. 2 for 1 removed, deciduous and/or evergreen, minimum heights and calipers of replacement trees, etc.). PUD Text should also describe plans for new tree plantings in addition to existing preserved trees. For new trees, enhanced buffering measures could include minimum tree spacing or alternatively clustering schemes to maximize screening to the nearest residences, minimum numbers of evergreen trees, minimum tree heights and/or calipers greater than the minimum standards of the Zoning Code, etc. Finally, PUD Text should specify whether new screening fence/wall will be permitted to occupy 10' strip or if 10' strip begins on the east side of same.*
17. *Exhibit B: Per Staff's count, approximately 55 parking spaces are indicated on site plan. The PUD would entitle up to 20,421 square feet of building floor area. The PUD would entitle only Use Unit 11 uses for development. For 20,421 square feet, Zoning Code Section 11-9-11.D would require no less than 68 parking spaces, but potentially more, depending on occupancy schedules. However, the PUD Development Standards would preempt this by requiring only 62 for the entire development. This number, however, is not supported by the 55 spaces indicated onsite. Please reconcile appropriately.*
18. *PUD Text / Exhibit B: Does not appear to designate an area for (one [1], preferably shared) trash receptacle screening enclosure. Plans for solid waste disposal should be described in the PUD Text, along with minimum screening standards for any shared screening enclosure, including an opacity standard. If intended, the same should be located as close to 121st St. S. and/or as far from residential lots in WoodMere as possible. Such an area may occupy some number of the 62 parking spaces presently indicated. Please address all such interrelated matters appropriately.*
19. *Exhibit B: Hatched areas customarily indicative of ADA-accessible access aisles are represented, but the universal accessibility symbols of accessible parking spaces are not indicated on either side of any of them. Please add accessible spaces, or remove hatched areas.*

23

20. *Exhibit B: Hatched areas customarily indicative of ADA-accessible access aisles: If retained, it appears that the northerly lot would have approximately 30 parking spaces, but perhaps only one (1) handicapped-accessible space. This ratio may not comply with the minimum number required by ADA standards (Table 208.2 Parking Spaces / IBC Table 1106.1 Accessible Parking Spaces) and Zoning Code Section 11-10-4.D Table 2. The Applicant should add the one (1) missing accessible space or determine whether the entire development will be considered as a singular parking lot for ADA compliance purposes, or whether the lot lines will require each Lot and/or parking lot strip contain their own minimum numbers of accessible spaces, and make any other adjustments necessary.*
21. *Exhibit B: Does not appear to indicate an accessible path from the existing streetside sidewalk abutting to the west to any building entrance. Unless rights can be secured to construct a sidewalk along the east side of the 20'-wide entrance drive (Tiger property), a sidewalk easement may be necessary along and within the easterly side of abutting Lot 11, Block 1, WoodMere, with a striped accessible crossing to the east side of the drive to connect to sidewalks attending building fronts/Public entrances. A westerly sidewalk may also be coordinated with the owner of the building on Lot 11 if/as needed to provide same an accessible path. Please revise or advise.*
22. *Exhibit B: Please clarify the extent of curbs along the curb return radii at the driveway intersection, and extend as far as required (with or without tapering; see 68th E. Ave. example) if/as required by the City Engineer and/or Fire Marshal. Please add and verify adequacy of proposed curb return radii.*
23. *Exhibit B: Please identify and dimension or remove dashed linetypes around the perimeters, perhaps indicating preexisting Easements and/or proposed perimeter U/Es.*
24. *Exhibit B: Please add all missing dimensions:*
    a. *Proposed building setbacks for all buildings from all represented propertylines.*
    b. *Proposed north-south internal drive widths (at all points which vary); increase to 26' in width or as per Fire Marshal.*
    c. *Proposed "hammerhead" turnaround dimensions as per Fire Marshal.*
    d. *Proposed gate(s) width(s).*
    e. *Proposed parking space dimensions (stall depth cannot be less than 19' for regular ADA accessible spaces per Zoning Code, or 18' for all spaces if accessible spaces will all be of van- or universal design).*
    f. *Abutting right-of-way width.*
    g. *Dimension from southerly right-of-way line to Sectionline.*
    h. *Abutting 121st St. S. roadway width.*
    i. *Dimension between 121st St. S. southerly right-of-way line to southerly curbline and/or Centerline.*
25. *PUD Text Section III: Permitted Uses: Terms "Office Low Density" does not correspond with title of OL district requested per BZ-387. Please clarify such as "OL Office Low Intensity...," or simply "OL, Office."*
26. *PUD Text Section III Development Standards: Maximum Building Height: Please (1) reduce to 30' and (2) specify "Non-habitable architectural elements..." as discussed at TAC meeting, for Fire Code compliance purposes, or otherwise address appropriately.*
27. *PUD Text Section III Development Standards: Minimum Building Setbacks: Please clarify that "boundary" is "PUD boundary," to avoid interior lines from having setbacks, unless this is indeed intended (see next item).*
28. *PUD Text Section III Development Standards: Minimum Building Setbacks: If setbacks are intended, or required by Fire Code/Fire Marshal, between internal lotlines and/or buildings, please add appropriate line containing such standards. Proposed such setbacks which would trigger higher firewall construction standards should include asterisk text or similar disclaimer identifying this likelihood.*
29. *PUD Text Section III Development Standards: Off-Street Parking: Please specify "Minimum and Maximum Off-Street Parking."*
30. *PUD Text Section III Development Standards: Consider whether flexibility may be necessary from the minimum loading berth requirements and provide same if/as needed.*

31. *PUD Text Section III Development Standards: Landscaped Area: Please clarify if the intent is to spread the 15% landscaped area standard across the entire PUD or reinforce the existing standard on each lot.*
32. *PUD Text Section III Development Standards: Landscaped Buffer and Screening: Please enhance minimum landscaping and screening fence/wall standards as per other recommendations in this report, or provide that the standard required is provided in another section of the report describing same.*
33. *PUD Text Section III Development Standards: Lighting: Please consider a lower maximum lighting mounting height for all exterior lighting than the 20' presently specified, and replace first sentence entirely.*
34. *PUD Text Section III Development Standards: Lighting: Please replace third/final sentence with a more stringent lighting standard as used elsewhere throughout Bixby such as "Light, as measured in footcandles, shall not exceed 0.0 footcandles along the east line of Block 4 of WoodMere. A lighting plan shall be a required element of the PUD Detailed Site Plan, and shall include a photometric plan demonstrating compliance with the foregoing lighting requirements."*
35. *PUD Text Section III Development Standards: Lighting: Please discuss whether a streetlight will be needed to illuminate the new driveway/street intersection and add plans for adding same if/as required by the City Engineer, Public Works Director, or Public Safety officials.*
36. *PUD Text Section III Development Standards: Signage: a: It is likely that a ground sign will advertise businesses in the back / south end of the office park development. The Zoning Code (Sections 11-2-1, 11-9-21.F, etc.) would recognize such an off-premise ground sign as a "billboard," prohibited by the Zoning Code. This is a common situation and relief from this restriction has commonly been done within PUDs either at the time of their initial approval or by amendment (PUD 65 Major Amendment # 1, PUD 73, PUD 76, PUD 47-C, PUD 81, PUD 60 Major Amendment # 1, etc.). Consider specifying that this sign shall be allowed to advertise all lots within the PUD.*
37. *PUD Text Section III Development Standards: Signage: b: Please restrict internally- and externally-illuminated wall signage in respect to the residential neighborhood to the west.*
38. *PUD Text Section III Development Standards: Signage: b: Consider clarifying that "building wall," as used in this context, shall include all wall sections for the concerned elevation, to account for variegated façades.*
39. *PUD Text Section III Development Standards / Exhibit B: Bixby Subdivision Regulations Section 12-3-3.A requires a 17.5'-wide Perimeter U/E. It is not clear that the buildings are represented at 17.5' or greater setbacks from the east or south PUD boundaries. Further, the PUD Development Standards only requires an 11' setback from these boundaries. To prevent conflict and potential damage due to reliance on the PUD, please increase setbacks to the 17.5' and consider a 20' setback to provide at least a 2.5' buffer area, or the amount necessary to protect the integrity of the foundation and supporting wall, in the event of excavation of the U/E up to its interior edge.*

    Alternatively, the proposed utility plans indicate no water or sewer infrastructure will be proposed, and the City Engineer's review memo indicates the same will not be required along the east PUD boundary. If not otherwise requested by any utility provider, a Modification/Waiver of Subdivision Regulations Section 12-3-3.A may be requested to reduce or remove the U/E here, and if the same is anticipated, this should be discussed with the City Engineer and Public Works Director and the other utility companies. If agreed to by all, the PUD Text should specify, in Section VI or elsewhere as appropriate, intent to make request for Modification/Waiver with the plat application. The same may apply if the southerly PUD / plat boundary is not found to require the full 17.5' width.
40. *Exhibit B: Please relocate access gate to south end of "hammerhead" turnaround as per Fire Marshal recommendation at the TAC meeting or otherwise address appropriately. Discuss whether a second gate would be required for the east-west portion of the maintenance drive.*
41. *Exhibit B: Please clarify dashed, circular linetype and jointed/punctuated solid linetype south of the southwest lot corner.*
42. *PUD Text Section III Development Standards: Maximum Permitted Building Floor Area: The 20,421 square feet restriction corresponds to an FAR of 0.40, as permitted in the OL district by*

25

Special Exception or PUD approval. However, the restriction appears to exclude the gross area contribution of 121st St. S. (20' X ½ of abutting R/W). Please adjust or otherwise confirm understanding and acceptance that the building floor area restriction will restrict allowable floor area from what the subject property is presently entitled. Adjustment should include specifying the Gross Land Area in PUD Text Section III Development Standards. Further, up to 25% of any second stories of buildings may be excluded from maximum allowable FAR per Zoning Code Section 11-7I-5.A.2.c. Reservation of right to use the flexibility provision may be added as asterisk text or otherwise.

43. *PUD Text Section III Development Standards: E. 121st Street Arterial Frontage: Please qualify line item standard as "... Frontage (Minimum)" or otherwise as appropriate.*
44. *PUD Text Section III Development Standards: E. 121st Street Arterial Frontage: Frontage may actually be 19' or 21' as explained in the Access & Internal Circulation section of this analysis above. Please address here and throughout PUD Text as appropriate.*
45. *PUD Text Section IV: Although briefly mentioned in PUD Text Section VIII "Parcelization," please describe here plans for dedicating, by plat or separate instrument preceding plat, a Mutual Access Easement, or otherwise how southerly lots will be granted legal access from northerly lots.*
46. *PUD Text Section IV: First Sentence: Please specify that entrance "will be built to Tulsa County and City of Bixby specifications," the latter unless otherwise excepted by the City Engineer and Public Works Director.*
47. *PUD Text Section IV: Please remove words "for minor streets," as this would cause conflict with Bixby Subdivision Regulations Ordinance # 854 Section 9.2.2, which requires, for "Low Density Residential" Minor Streets, 50' of right-of-way and 26' of paving (between curb faces) throughout. Sentence should stand at "... City of Bixby standards."*
48. *PUD Text Section IV: Please use of term "streets" in section title, body of text, and elsewhere throughout the PUD Text should be avoided in favor of "private drive/s," "mutual access drive/s," or similar. The term "street" may imply or create additional, unintended regulatory measures.*
49. *PUD Text Section IV: Please describe here existing or plans for proposed access rights to the north-south drive in favor of Tulsa County.*
50. *PUD Text Section IV: Please confirm/clarify here that Tulsa County deems, as right-of-way for the 121st St. S. County road, the 15'-wide "handle" of the Tulsa County "flag-lot" containing the wetland mitigation area abutting to the south, or at least that part north of the right-of-way line projected through same.*
51. *PUD Text Section IV: Presuming the full 20' width is available and approved by the Fire Marshal, please specify that the internal drives will be 20' in width (between curb faces) for the northerly X' feet, and 26' in width (between curb faces and exclusive of designated parking spaces and fire lane striping) for the balance.*
52. *PUD Text: If and as required by the Fire Code / Fire Marshal as mitigating measures in response to a 20'-wide drive allowance, please specify all such mitigation measures in an appropriate section of the PUD Text.*
53. *PUD Text Section IV: Please specify intent to re/construct, within the right-of-way, ADA-accessible curb ramps on both sides of the driveway connection under construction, aligned with the sidewalk on west side.*
54. *PUD Text Section IV: Final Sentence: Please remove or modify appropriately pursuant to Fire Marshal's determination of inadequacy of maintenance access drive(s) for secondary "ingress/egress." If retained, it should specify that it is not recognized as an adequate fire access road but does connect to both 121st St. S. and 131st St. S. via the Fry Creek Ditch maintenance access road / trail.*
55. *PUD Text Section VII: PUD does not describe plans for utilities in any great detail. Please enhance appropriately. At a minimum, it should describe conduit size from overhead electric/telephone/communications lines along 121st St. S., utility corridor routing, necessity and width of U/E along easterly and southerly sides as determined by utility companies, etc.*
56. *PUD Text Section VII: Please specify that the "detailed site plan" will be reviewed and approved by Planning Commission, as was required in the nearby PUD 76, or otherwise address appropriately.*

57. *PUD Text Section VIII: Please qualify final sentence such as "...zero frontage along E. 121st Street South, subject to the provision of a Mutual Access Easement or other approved legal access."*
58. *PUD Exhibit I: To the extent Exhibit I reflects proposed site features which must be modified pursuant to recommendations pertaining to Exhibit B, please make same modifications here.*
59. *For the recommended Conditions of Approval necessarily requiring changes to the Text or Exhibits, recognizing the difficulty of attaching Conditions of Approval to PUD ordinances due to the legal requirements for posting, reading, and administering ordinance adoption, please incorporate the changes into appropriate sections of the PUD, or with reasonable amendments as needed. Please incorporate also the other conditions listed here which cannot be fully completed by the time of City Council ordinance approval, due to being requirements for ongoing or future actions, etc. Per the City Attorney, if conditions are not incorporated into the PUD Text and Exhibits prior to City Council consideration of an approval ordinance, the ordinance adoption item will be Continued to the next City Council meeting agenda.*
60. *A corrected PUD Text and Exhibits package shall be submitted incorporating all of the corrections, modifications, and conditions of approval of this PUD: two (2) hard copies and one (1) electronic copy (PDF preferred).*

Erik Enyart noted that Tulsa County had sold the subject property to the Applicant in 2009, and that [he and other City Staff] had been meeting with owner Marc Bullock about different designs for a small, office park development since that time. Mr. Enyart stated that [almost] all of the private-sector properties along 121st St. S. between Sheridan Rd. and Memorial Dr. had developed intensively or were zoned or otherwise expected to do so, and described the infrastructural improvements within the corridor. Mr. Enyart stated that Staff was supportive of the applications and small office park development, but had concerns for the adequacy of the screening and buffering along the west side.

Chair Lance Whisman asked if the Applicant was present and wished to speak on the item. Applicant Marc Bullock indicated he would defer his comments until after others had spoken.

Chair Lance Whisman recognized Lee Jenkins of 12205 S. 68th E. Ave. from the Sign-In Sheet. Mr. Jenkins stated that the subject property was directly behind his house, and that he was "opposed to this." Mr. Jenkins expressed concern for property values, and stated that he had a $1 Million house and that [his next door neighbor] Matt [McCormick] had a $1 Million house. Mr. Jenkins stated that the value would not be increased if [this development were approved], and "We are in opposition to this." Mr. Jenkins expressed concern about the adequacy of the design. Mr. Jenkins stated, "We paid $150,000 to $175,000 per lot [in WoodMere]. Mr. Jenkins stated that he had met with Mr. Bullock. Mr. Jenkins stated that [the protest petition distributed to the Planning Commissioners prior to the meeting] included every name [of WoodMere residents] but two (2), as they were out of town. Mr. Jenkins indicated that the two (2) had agreed to sign the petition upon their return. Mr. Jenkins stated that there was "not one that agrees with this." Mr. Jenkins expressed concern for safety, and suggested that the development include a security gate.

Chair Lance Whisman recognized Mike and Shari Lowman of 8900 E. 131st St. S. from the Sign-In Sheet. Mr. and/or Mrs. Lowman stated that they were attending for another matter. Erik Enyart noted that people may have written down the page numbers of the agenda packet [corresponding to their items of interest].

Chair Lance Whisman recognized Applicant Marc Bullock of 5507 E. 108th Pl. S., Tulsa, from the Sign-In Sheet. Mr. Bullock stated that plans for the property had been on the board since 2009. Mr. Bullock stated that he had talked to Tulsa County, but the County didn't have any money to improve access [to their wetland mitigation facility to the south], which had a gravel maintenance access drive. Mr. Bullock stated that there was a problem providing access from the rear, so he discussed with the County constructing access to 121st St. S. Mr. Bullock stated that he had purchased the property in 2009, and that he [and other(s)] developed WoodMere, a mixed-use development of 21 acres with five (5) acres of commercial zoning. Mr. Bullock stated that he had developed WoodMere in a recession, and a wet year. Mr. Bullock stated that the recession hit and the subdivision "sat several years." Mr. Bullock stated that, when he was acquiring the subject property, he spoke with Erik Enyart and discussed OL low intensity zoning for the property. Mr. Bullock stated that, in 2013 or 2014, he discussed his property with the builder of Lee Jenkins' house, Matt Means of Landmark Resources. Mr. Bullock stated that he had discussed OL low intensity zoning, but Mr. Means had asked him how he could prove [his intentions], and he responded that he could not prove it. Mr. Bullock stated that, if the owners had done due diligence, they would see that his name was on the tract since 2009, and could have called and discussed this with him. Mr. Bullock stated that, if they "do [due diligence] through the builder, I'm sorry." Mr. Bullock stated that he took the approach "that we need to contact all the homeowners in WoodMere," and that he had sent a letter to all of them, and had contacted Mr. Jenkins and Mr. McCormick because they would be affected most. Mr. Bullock stated that they had met at Mr. Jenkins' house. Mr. Bullock stated that, as for the trees, he could have taken them down at any time since 2009. Mr. Bullock stated that he was a builder and developer, and [from his experience], during the development processes, very few will stay. Mr. Bullock stated that, of the 60 items in [the Staff Report], none were insurmountable, and that he wanted to comply with the requirements for trees and fences, "but be reasonable." Mr. Bullock stated that most of the comments he was in agreement with, but there were a few he wanted to discuss. Mr. Bullock stated that Mr. Jenkins will want a screening wall. Mr. Bullock stated that he was in total disagreement with [the statement on property values], as he has done another development at the northwest corner of 121st St. S. and Sheridan Rd. [with houses next to offices], and the "values continued to rise [there]." Mr. Bullock stated that the two (2) story [office building abutting to the west] had been there since 2010, that its valuation fell because of the recession, and that it had recently sold again, but that the value was beginning to rise. Mr. Bullock stated that the people saying this will devalue their property, "I don't think that is the case," and referred to the previous example. Mr. Bullock indicated objection that he was being held to a higher standard for screening, landscaping, and buffering than was used for the [Woodcreek Office Park] behind *Lowe's* on 111th St. S. in Bixby. Mr. Bullock stated that he had talked to [developer Rick] Dodson, and that that project's landscape buffer was 10 [feet], and the screening wall was on the 10'. Mr. Bullock stated that the screening fence was only four (4) feet high with columns five (5) feet high. Mr. Bullock expressed objection that the City might "hold me to a higher standard," and urged [the City to] keep the [same] standards.

Erik Enyart stated that a four (4) foot high fence for Woodcreek Office Park, if it was [only] that high, was already in place before the office building was built. Mr. Enyart also drew a distinction from this case and that of Woodcreek Office Park: both the commercial and residential development areas in *Woodcreek Village Amended* were zoned commercial and residential [at the time of the amended plat] and were built and platted at the same time, but Marc Bullock was proposing a new development at this time.

Chair Lance Whisman recognized Richard Luebke of 12244 S. 68th E. Ave. from the Sign-In Sheet. Mr. Luebke asked why the developer was proposing to develop this property before building on the commercial lots in WoodMere. Marc Bullock responded in terms of timing, costs, and the horrendous amount of capital required to develop land.

A concern was raised that the property may develop other than for the office park, and for the need for a legal document restricting to office use. Erik Enyart stated that the PUD was a legal document and specifically stated that this was the only thing that could be built. Mr. Enyart clarified that only Use Unit 11 office uses could be built, and such uses may include doctor's offices, dentist's offices, accountants, attorneys, etc.

Jerod Hicks asked, and was told that the screening fence between the commercial lots along 121st St. S. and the residential development area in WoodMere was an 8'-high masonry wall. Marc Bullock indicated disagreement [with the suggestion of a higher fence standard than proposed]. Erik Enyart stated that the PUD should be tailored to the surrounding context, and noted that the Zoning Code specifically authorized the Planning Commission to discuss the adequacy of screening and buffering.

Chair Lance Whisman recognized Matt McCormick of 12225 S. 68th E. Ave. from the Sign-In Sheet. Mr. McCormick stated that he was a real estate appraiser, and had experience with valuation. Mr. McCormick expressed concern for a 30'-high office building adjacent to his property. Mr. McCormick stated that he did his due diligence and saw the property was zoned AG and landlocked, and stated that he thought, perhaps, it might become an "SFR" [single family residence]. Mr. McCormick expressed preference for window restrictions. Mr. McCormick stated that he did not foresee property values increasing [were these applications to be approved].

Larry Whiteley asked about building heights, and Erik Enyart confirmed that the buildings could be lower but would be allowed up to 30'.

Marc Bullock stated that there would be nearly 75' from the buildings to the shared propertylines, and that there would not be that many windows.

Lee Jenkins stated that Erik Enyart had been to his property and had seen the subject property from it. Mr. Jenkins stated that, "if [these applications were] to go through," he wanted to see "an 8'[-high] wall around the whole deal."

Chair Lance Whisman expressed concern for lighting. Erik Enyart stated that one of his recommendations was to enhance buffering with a zero (0) footcandle standard at the residential propertyline, as measured by a photometric plan, and that the developer consider reducing the maximum mounting height for outdoor lighting.

Larry Whiteley asked Marc Bullock if he was okay with this recommendation, and Mr. Bullock indicated this "can work."

Thomas Holland asked Marc Bullock if he would agree to an 8'-high masonry wall such as he had built in WoodMere. Mr. Bullock responded, "I believe the recommendation of Staff is to be

consistent in that manner." Discussion ensued. Erik Enyart stated that, in the case of Woodcreek Office Park, he believed that the screening met all of the minimum standards required, and in that case, the developer went "above and beyond" by screening with evergreen trees, which enhanced buffering in winter months.

Matt McCormick expressed concern for rezoning from AG to light office, and stated that he did not think the property could be developed [as currently proposed] because it was landlocked. Mr. McCormick noted that it appeared a deal had been worked out with Tulsa County, which he understood would allow [both parties mutual access].

Thomas Holland suggested that the wetland mitigation area would remain undeveloped, short of Federal approvals. Erik Enyart agreed and stated that he expected it should be that for a very, very long time.

Patrick Boulden asked about a certain previous instance of window restrictions. Erik Enyart responded that he did not recall the suggested instance specifically, but that one should expect to have windows on the fronts of the buildings. Mr. Boulden suggested a formula involving surface areas and heights. Mr. Enyart asked Marc Bullock if he was amenable to restrictions on second-story windows, and Mr. Bullock responded, "I'm willing to talk about it."

Jerod Hicks stated that the question was whether the property was considered rezone-able. It was noted that there was commercial zoning to [the west along 121st St. S.]. Matt McCormick stated that, if one were to buy "next to a hard corner," they should "expect something there eventually, especially in Bixby," but suggested that this property was not on a "hard corner."

Thomas Holland noted that the law provided that an owner of two (2) properties could not sell one without giving access [to the back tract through the front one].

Marc Bullock stated that there was an example at the southwest corner of 111th St. S. and Yale Ave. [in Tulsa] where the office tenants are there in the day providing security for the houses, and [the homeowners watch over the office properties at night]. Mr. Bullock stated that this was a nice cohesion which has worked out very well. Mr. Bullock stated that, in that case, the valuation did not go down, but increased.

Matt McCormick left at this time at 7:12 PM.

Thomas Holland and Marc Bullock discussed the depth of the propertyline shared with the office building to the west. Mr. Bullock stated that it was 140' in depth. Mr. Holland observed that Mr. Bullock's property was much deeper and stated that he would hate to set that kind of precedent [of allowing nonresidential zoning to that depth].

Lee Jenkins expressed the importance of having a masonry wall.

A short recess was observed for a few minutes at 7:13 PM.

Patrick Boulden suggested a window restriction such as follows: No second floor windows facing west or south, and the bottom portions of lower floor windows must be lower than 7' above the interior floor elevation. Marc Bullock expressed objection to the suggestion to get into building design. Mr. Boulden indicated favor for window restrictions [as previously suggested]. Thomas Holland expressed concern for looking into homes [absent adequate window restrictions]. A suggestion was offered to place the buildings at an angle.

Thomas Holland expressed concern for granting [nonresidential zoning] almost 400' deep. Marc Bullock stated that the land was triangular in shape ant that there was no land to build on at the 140' depth.

Chair Lance Whisman asked if there were any further comments or otherwise to entertain a Motion.

Thomas Holland suggested Continuing the application to resolve all of the outstanding issues. It was suggested that the Applicant may prefer an up or down vote. A question was raised regarding the proposal for screening fence or wall, and Mr. Bullock indicated he had already agreed to doing an 8'-high masonry wall, consistent with what was there [in WoodMere], as Erik Enyart had asked for.

Chair Lance Whisman asked Marc Bullock what other recommendations he would agree to. Erik Enyart suggested that it would be better to ask if there were any recommendations to enhance buffering which the Applicant would not agree to. Mr. Bullock stated that the standards were different every time, and that he understood this [from the previous discussion]. Mr. Whisman asked Mr. Bullock if there were any recommendations he was opposed to, and Mr. Bullock responded, "Apparently not."

Lee Jenkins expressed concern that there would be an approximately 400'-long drive [along the back sides of his and others' houses], which "leaves the neighborhood vulnerable." Mr. Jenkins suggested a gate. It was observed that the Fire Marshal may or may not approve of such a gate. Mr. Jenkins expressed concern that, if the development was not done right, it could flood his house, as the heavy rains already that year [suggested to him]. Marc Bullock stated that he had already discussed drainage with the City Engineer and [County Engineer] Tom Rains, and that everything had to drain from the west to the east to the concrete flume. Mr. Bullock described the overflow design with the weir serving the wetland mitigation area.

There being no further discussion, Larry Whiteley made a MOTION to Recommend APPROVAL of OL zoning per BZ-387 subject to all of the recommendations included in the Staff Report.

Chair Lance Whisman asked if the recommendations in the Staff Report included everything. Erik Enyart noted that the City Attorney had recommendations on window restrictions.

Larry Whiteley indicated his Motion was for the rezoning and not the PUD. Erik Enyart stated that Staff would not recommend rezoning without the PUD.

Larry Whiteley Withdrew his Motion.

Chair Lance Whisman asked to entertain a new Motion. After a time, Mr. Whisman asked what would happen if no Motion was made. Erik Enyart stated that he believed there needed to be [a Motion], but deferred to the City Attorney. Patrick Boulden stated that there needed to be a Motion to deny, or recommend Approval subject to Staff recommendations, or to Continue the applications.

Jerod Hicks asked Steve Sutton for comment. Mr. Sutton stated that he liked Patrick's window restrictions suggestion, liked the 8'-high fence, and indicated favor for allowing the property to be developed, but urged that the Commissioners should do everything they could to help Mr. Jenkins, and to do anything above and beyond [the minimum requirements for screening and buffering].

Thomas Holland asked about the suggestion for a locked gate. Larry Whiteley suggested that it could be locked automatically at a certain hour at night. Marc Bullock indicated agreement to install such a gate, if the Planning Commission and City Council would allow, and noted that the Fire Marshal would likely require a Knox [Rapid Entry System]. Mr. Bullock indicated that such a gate would be unusual, but possible. Larry Whitely noted that it could cut down on the light needed at night.

Jerod Hicks stated that he was just asking the question, but suggested Marc Bullock may agree to restricting buildings to one (1) story. Mr. Bullock indicated that he could not predict the market, and expressed concern for return on investment. Mr. Bullock noted that the first building [from the north] would be one story, and the others had been reduced further to 30' in height. Discussion ensued.

There being no further discussion, Steve Sutton made a MOTION to Recommend Approval of PUD 92 and OL zoning per BZ-387 subject to the following Conditions of Approval:

1. All Staff recommendations,
2. The City Attorney's recommendations on second story window restrictions,
3. The 8' masonry wall matching WoodMere as recommended by Staff [reference recommendation # 14 in the Staff Report],
4. A gate if possible per the Fire Marshal, and
5. Any other screening/buffering as agreed to between the neighbors and the owner.

Jerod Hicks SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whisman, Whiteley, Sutton, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	5:0:0

Erik Enyart announced that these applications would go to the City Council for final action the following Monday at 6:00 PM, unless something came up.

Chair Lance Whisman declared that, in the interest of time and those attending, the Agenda Items would be taken out of order and Agenda Item # 6 would be heard at this time.

OTHER BUSINESS

6. **BL-401 – Steve & Tana Killman.** Discussion and possible action to approve a Lot-Split for approximately 7.5 acres in part of the NE/4 of the NE/4 of Section 20, T17N, R13E. Property located: 15310 S. Harvard Ave.

Chair Lance Whisman introduced the item and asked Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To: *Bixby Planning Commission*
From: *Erik Enyart, AICP, City Planner*
Date: *Tuesday, November 10, 2015*
RE: *Report and Recommendations for:*
BL-401 – Steve & Tana Killman

LOCATION: – *15310 S. Harvard Ave.*
– *The E. 990' of the S/2 S/2 NE/4 NE/4 of Section 20, T17N, R13E*
LOT SIZE: *7.5 acres, more or less*
ZONING: *AG Agricultural District*
SUPPLEMENTAL ZONING:None
EXISTING USE: *Agricultural land and a single-family dwelling*
REQUEST: *Lot-Split approval*
COMPREHENSIVE PLAN: *Corridor + Development Sensitive + Vacant, Agricultural, Rural Residences, and Open Land*
PREVIOUS/RELATED CASES: *(none found)*
BACKGROUND INFORMATION:
ANALYSIS:

Subject Property Conditions. The subject property consists of the E. 990' of the S/2 of the S/2 of the NE/4 of the NE/4 of Section 20, T17N, R13E, and has 330' of frontage on Harvard Ave. It contains 7.5 acres, more or less, and is zoned AG Agricultural District. It contains a house addressed 15310 S. Harvard Ave. at its southeast corner, and agricultural/storage buildings behind/west of same.

The subject property is not served by Bixby sanitary sewer or water service. The subject property may lie within the service district of Creek County Rural Water District # 2, and may or may not have access to a waterline. Electric, natural gas, telephone, and cable utility access is not known. Borrow ditches attend Harvard Ave. to provide street and streetside drainage.

The subject property is moderately sloped and appears to primarily drain to the west toward an upstream tributary of Posey Creek, which flows northeasterly. There appear to be one or more "farm ponds" on the property.

General. The owner is seeking Lot-Split approval to separate approximately 2.77 acres with the existing dwelling addressed 15310 S. Harvard Ave. from the balance of the agricultural tract. The "back" 4.72-acre tract will be used, per the Applicant and application form, to "build [a] home."

Per the submitted survey, both proposed tracts would meet the minimum lot area and minimum lot width standards in the AG district. The "back" tract would only have 130' of frontage on Harvard Ave., but the AG district has no minimum frontage requirement, per se, and the lot width (average of the front and rear lotlines) meets the minimum required. Based on the submitted survey, the existing house will meet the AG district's minimum setback requirements from the proposed new lot lines, and the "lagoon" will be located on the same tract as the house.

The Technical Advisory Committee (TAC) reviewed this Lot-Split on November 04, 2015. The Minutes of the meeting are attached to this report.

Staff Recommendation. Staff recommends Approval.

Chair Lance Whisman recognized Applicant Steve Killman. Mr. Killman stated that he planned to build a house.

There being no further discussion, Jerod Hicks made a MOTION to APPROVE BL-401. Larry Whiteley SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whisman, Whiteley, Sutton, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	5:0:0

Chair Lance Whisman called a recess at 7:43 PM.

Chair Lance Whisman called the meeting back to order at 7:52 PM.

PUBLIC HEARINGS (resumed)

4. **PUD 78 – "Willow Creek" – Major Amendment # 1 – Rosenbaum Consulting, LLC for Willow Creek Development, LLC.** Public Hearing, discussion, and consideration of a rezoning request for approval of Major Amendment # 1 to Planned Unit Development (PUD) # 78 for approximately 43.965 acres, all of *Willow Creek Estates*, with underlying zoning RS-3 Residential Single-Family District and RM-3 Residential Multi-Family District, which amendment proposes to allow off-street parking to be located off the subject property and within the Public street right-of-way (cf. Zoning Code / City Code Section 11-10-2.D), to remove the 7.5' minimum width parking lot setback and landscaped strip requirements (cf. Zoning Code / City Code Section 11-10-3.B Table 1 and 11-12-3.A.2), and make certain other amendments.
Property Located: South and west of the intersection of 131st St. S. & 93rd E. Ave.

Chair Lance Whisman introduced the item and asked Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To:	*Bixby Planning Commission*
From:	*Erik Enyart, AICP, City Planner*
Date:	*Monday, November 09, 2015*
RE:	*Report and Recommendations for:* *PUD 78 Major Amendment # 1 – "Willow Creek" – Rosenbaum Consulting, LLC for Willow Creek Development, LLC*

LOCATION:	*– South and west of the intersection of 131st St. S. & 93rd E. Ave.* *– All of Willow Creek Estates*
SIZE:	*43.965 acres, more or less*
EXISTING ZONING:	*RS-3 Residential Single-Family District, RM-3 Residential Multi-Family District, & PUD 78*
EXISTING USE:	*Platted residential lots, streets, and Reserve Areas in Willow Creek Estates*
SUPPLEMENTAL ZONING:	*PUD 78 "Willow Creek" and Corridor Appearance District (partial)*
REQUEST:	*Approval of Major Amendment # 1 to Planned Unit Development (PUD) # 78 for approximately 43.965 acres, all of Willow Creek Estates, with*

underlying zoning RS-3 Residential Single-Family District and RM-3 Residential Multi-Family District, which amendment proposes to allow off-street parking to be located off the subject property and within the Public street right-of-way (cf. Zoning Code / City Code Section 11-10-2.D), to remove the 7.5' minimum width parking lot setback and landscaped strip requirements (cf. Zoning Code / City Code Section 11-10-3.B Table 1 and 11-12-3.A.2), and make certain other amendments

SURROUNDING ZONING AND LAND USE:

North: CS & AG; The Faith Temple Assembly church, agricultural land, and a house on a 3-acre tract zoned CS, and agricultural land to the north of 131st St. S.

South: RS-3 & RE; Single family residential in Blue Ridge Estates, Blue Ridge II, Southbridge, and Southwood South Addition.

East: CS & AG; The Faith Temple Assembly church, agricultural land zoned CS, and, across Mingo Rd.: AAA Landscaping, the former Four Seasons Lawn Care business (now owned by the City of Bixby for Haikey Creek Flood Improvement Project channel right-of-way), agricultural land, and a cell tower, all in unincorporated Tulsa County.

West: RS-3, CG, & CS; Single family residential in Blue Ridge II and Sun Burst and, along 131st St. S.: a house on a 3-acre tract zoned CS, the WW Sprinkler Repair business, and the Broken Arrow Hitch & Trailer, and miscellaneous other uses, all zoned CS and CG.

COMPREHENSIVE PLAN:

(1) Medium Intensity + Residential

(2) Development Sensitive/Low Intensity + Vacant, Agricultural, Rural Residences, and Open Land

(3) Medium Intensity + Commercial Area

PREVIOUS/RELATED CASES:

BZ-23 – Robert Leikam – Request for rezoning from AG to OL, CS, RM-2, & RS-2 for approximately 117 acres, including parent tract subject property – Modified approval as per Staff granted in 1974 (Ord. # 282).

BZ-31 – Robert Weir – Request for rezoning from AG to RS-2 for 8.0 acres of the parent tract subject property at about the 13400-block of S. Mingo Rd. – Approved together with BZ-23 November 19, 1974 (Ord. # 282).

BZ-236 – Faith Temple Assembly, Inc. – Request for rezoning from RM-1 to CS for area of parent tract subject property currently zoned RM-2 for future church parking lot – Recommended/Approved for RM-2 zoning in November 1997/January 1998 (Ord. # 765).

BZ-338 – Cardinal Industries, Inc. c/o Bob Lemons – Request for rezoning from RM-2, RM-1, CS, OL, RD, and RS-2 to RS-3 for approximately 104.74 acres (includes parent tract subject property) for a future "Willow Creek" residential subdivision – PC recommended Approval 05/19/2008 and City Council Approved 06/09/2008 (Ord. # 1000).

Preliminary Plat of Willow Creek – Cardinal Industries, Inc. c/o Bob Lemons – Request for Preliminary Plat and Modification/Waiver (maximum cul-de-sac length) approval for 104.74 acres (includes parent tract subject property) – PC recommended Conditional Approval on 05/19/2008 and City Council Conditionally Approved 05/27/2008.

BL-353 – Faith Temple Assembly, Inc. c/o Tony Genoff – Request for Lot-Split approval for 13 acres abutting to the north and east (but including approximately 2 acres of parent tract subject property currently zoned RM-2) to separate the church property from its surrounding acreage – PC Approved 05/19/2008.

BL-364 – HRAOK, Inc. for Prestige Trading Company – Request for Lot-Split approval for 104.74 acres (includes parent tract subject property) to allow for the conveyance of approximately 2.3 acres on the east side of the Old Fry Creek Ditch to adjoining property owner (Genoff) to the north (part of a land trade along with BL-365) – PC Approved 12/15/2008.

BL-365 – HRAOK, Inc. for Tony Genoff – Request for Lot-Split approval for 9 acres abutting to the north and east, to allow for the conveyance of the approximately 2 acres of parent tract subject property currently zoned RM-2 for attachment to the subject property (part of a land trade along with BL-364) – PC Conditionally Approved 12/15/2008.

Revised Preliminary Plat of Willow Creek – HRAOK, Inc. – Request for revised Preliminary Plat and Modification/Waiver (to exceed the 2:1 maximum lot depth to lot width ratio of SRs Section 12-3-4.F)

35

approval for parent tract subject property – PC recommended Conditional Approval on 06/15/2009 and City Council probably Conditionally Approved 06/22/2009.

BBOA-562 – Hank Spieker for Cardinal Industries, LLC – Request for Special Exception per Zoning Code Section 11-7B-2 Table 1 to allow a Use Unit 5 church and Use Unit 5 private elementary school in the RS-3 and RM-2 Residential districts for parent tract subject property – Withdrawn by Applicant 07/03/2012.

PUD 78 – Willow Creek – Rosenbaum Consulting, LLC – Request for PUD approval for parent tract subject property – PC Recommended Conditional Approval 05/02/2013 and City Council Conditionally Approved 05/13/2013 (Ord. # 2120 approving PUD approved 09/23/2013 upon receipt of the "Final As Approved" PUD on 09/11/2013).

Preliminary Plat of Willow Creek – Rosenbaum Consulting, LLC – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a 291-lot residential subdivision for parent tract subject property – PC Recommended Conditional Approval 05/02/2013 and City Council Conditionally Approved 05/13/2013.

Final Plat of Willow Creek – Rosenbaum Consulting, LLC – Request for Final Plat approval for a 111-lot residential subdivision for subject property – PC Recommended Conditional Approval 04/21/2014 and City Council Conditionally Approved 04/28/2015 (Plat # 6625 recorded 08/24/2015).

RELEVANT AREA CASE HISTORY: (not necessarily a complete list and does not include cases located in unincorporated Tulsa County)

BZ-342 – JR Donelson for Cardinal Industries – Request for rezoning from RS-3 to CS for southerly approximately 2.3 acres of the planned plat of "Willow Creek Plaza" abutting subject property to the east – PC recommended Approval 04/20/2009 and City Council Conditionally Approved 05/11/2009 (Ord. # 2015).

Preliminary Plat of Willow Creek Plaza – Request for Preliminary Plat approval for approximately 9 acres abutting subject property to the east – PC recommended Conditional Approval on 04/20/2009 and City Council Conditionally Approved 04/27/2009.

BACKGROUND INFORMATION:

ANALYSIS:

Subject Property Conditions. The subject property of approximately 43.965 acres, more or less, consists of all of Willow Creek Estates and is composed of platted residential lots, streets, and Reserve Areas. The property is zoned RS-3 Residential Single-Family District, RM-3 Residential Multi-Family District, and PUD 78.

The subject property parent tracts, combined, have 1,469.95 feet of frontage on 131st St. S. and approximately 1,505 feet of frontage on Mingo Rd. The recorded plat of Willow Creek Estates has only 218.73' of frontage on Mingo Rd., corresponding to the Reserve 'B' frontage platted with that first phase. The subject property is bounded on the east by Mingo Rd., on the south and west by residential subdivisions Southwood South Addition, Southbridge, Blue Ridge Estates / Blue Ridge II, and Sun Burst, on the west by the Broken Arrow Hitch & Trailer business on a 4-acre tract zoned CG and a house on a 3-acre tract zoned CS, on the north by 131st St. S., and on the northeast by "Twin Hills Creek" / "Old Fry Creek." Per the EPA My WATERS Mapper, "Twin Hills Creek" was that drainageway that, since the Fry Ditch project was constructed, is now known as Fry Creek # 2 from its northernmost extent to its confluence with Fry Creek # 1. The drainageway was also previously rerouted southwest of the intersection of 141st St. S. and Mingo Rd. to discharge directly to the Arkansas River. The portion of this drainageway abutting/within the subject property has been incorporated into a drainage channel, located in Reserve 'B,' and is being coordinated with the Haikey Creek Flood Improvement project per the City Engineer.

The land is relatively flat and appears to slope slightly to the southeast along a trajectory paralleling "Twin Hills Creek" / "Old Fry Creek," which then drains more or less due south after it crosses to the east side of Mingo Rd.

Although the Haikey Creek Flood Improvement project may affect the floodplain situation, certain Reserve Areas currently contain areas of 100-Year (1% Annual Chance) Regulatory Floodplain. The residential building lots, however, have been removed from the 100-year Floodplain per a FEMA-approved LOMR-F per letter from FEMA dated May 22, 2015 (Case No. 15-06-2469A). Elevating the residential building lots out of the 100-year floodplain has avoided conflict with the restriction from platting lots within the 100-year floodplain per SRs § 12-3-2.O.

The subject property appears to presently be served by the critical utilities (water, sewer, electric, etc.).

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Medium Intensity + Residential, (2) Development Sensitive/Low Intensity + Vacant, Agricultural, Rural Residences, and Open Land, and (3) Medium Intensity + Commercial Area.

The existing RS-3 and RM-2 districts both allow the single-family development as proposed. Per the Matrix, the existing RS-3 and RM-2 districts are In Accordance or May Be Found In Accordance with all the Comprehensive Plan designations.

Per the Matrix, PUDs (as a zoning district) are In Accordance or May Be Found In Accordance with all designations of the Comprehensive Plan Land Use Map. As the City Council approved PUD 78, it has been found In Accordance with the Comprehensive Plan as a zoning district.

Therefore, Staff believes that the existing underlying zoning patterns and PUD 78, and the proposed land uses per PUD 78 Major Amendment # 1, and the existing Willow Creek Estates single-family residential development should all be recognized as being not inconsistent with the Comprehensive Plan.

PUD 78 Major Amendment # 1 proposes making certain changes to design features of the parking lot serving the neighborhood amenity, but no significant changes to the proposed schedule of land uses compared to the original PUD 78. Due to the relatively limited scope of proposed changes, the proposed PUD 78 Major Amendment # 1 should be recognized as being not inconsistent with the Comprehensive Plan.

General. The Applicant is requesting approval of Major Amendment # 1 to PUD 81. As submitted, this PUD Major Amendment proposes to make certain changes to design features of the parking lot serving the pool/poolhouse neighborhood amenity. Specifically, relief is needed to allow the "off-street" parking lot to be located "on-street," off the subject property and within the Public street right-of-way (cf. Zoning Code / City Code Section 11-10-2.D), to remove the 7.5' minimum width parking lot setback and landscaped strip requirements (cf. Zoning Code / City Code Section 11-10-3.B Table 1 and 11-12-3.A.2), and make certain other amendments.

See the attached site plans and site plan review memo for further information.

The Reserve Area D subject property has frontage on 133rd Pl. S. and 93rd E. Ave. The site plans do not indicate any driveway connections; rather, it indicates eight (8) parking spaces will be constructed primarily within the 133rd Pl. S. right-of-way and incidentally on the Reserve Area D subject property. This design has been used in previous neighborhood pool/clubhouse areas in Bixby,[2] but with several issues including safety, Zoning and City Code conflicts, and practical difficulties.

Chiefly, the design requires parked cars back into eastbound and/or westbound driving lanes, which may contain oncoming traffic. Further, there is no separation between the parking lot and the drive lanes. Thus, the parking lot's immediate proximity to the eastbound drive lane may result in auto-pedestrian conflicts.

Secondly, constructing privately-maintained parking on the Public street right-of-way will require an Encroachment / License Agreement from the City Council. A request for same has been received and is being reviewed by City Staff, and may be placed on the November 23, 2015 City Council agenda for consideration, pending the outcome of this PUD Major Amendment.

Thirdly, per the Willow Creek Estates waterline and sanitary sewerline plans, the proposed parking lot strip would be paved over the waterline along 133rd Pl. S. If this design feature is retained, per the City Engineer, waterline relocation around the proposed parking lot will be required, as it has been in all previous such instances of neighborhood pools/clubhouses at least in the past approximately eight (8) years. The City Engineer has also observed that this design will require modifications to the stormsewer system.

Finally, off-street parking must be located on the lot and not in the right-of-way per Zoning Code / City Code Section 11-10-2.D and parking encroaching on the right-of-way will fail to achieve the 7.5'

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[2] *Previous housing additions employing this design included The Ridge at South County (first platted in 2006 as "Fiddler's Creek"), Seven Lakes I (platted in 2007), Legends (platted in 2007), River's Edge (platted in 2009), and Bixby Landing (platted in 2009; parking not since built). As recommended by Staff, in 2009, the pool/clubhouse constructed for Chisholm Ranch was designed in substantial conformance to the subject property parking location, parking lot setback, and minimum landscaped strip standards of the Zoning Code (cf. BBOA-506).*

37

minimum setback required per Section 11-10-3.B Table 1 and the concomitant 7.5' minimum-width landscaped strip standard of Section 11-12-3.A.2. This design feature is sought for approval by this PUD 78 Major Amendment # 1.

City Staff including the City Engineer, Public Works Director, Police Chief, Fire Chief, Fire Marshal, and City Planner have reviewed this design feature. It has been observed that, unlike other housing additions employing this design for their neighborhood amenities, this one has certain mitigating factors from a safety standpoint:

1. *The parking lot strip is located on a fairly short street, 133rd Pl. S., so there is not much room for increasing speed.*
2. *Most of the concern is for eastbound traffic, and as one will approach the parking lot strip:*
   a. *Cars are slowing to stop at the stopsign,*
   b. *the street curves, and to the left, which slows traffic and affords improved visibility.*
3. *The Police Chief may direct signage be installed to alert motorists to unconventional parking and/or increased pedestrian activity (e.g. "Caution Ahead," "Slow/Children at Play," etc.).*

Upon review, City Staff have determined that they will not object to this design in this instance.

In the interest of efficiency and avoiding redundancy, regarding PUD particulars for minor needed corrections and site development considerations, please review the recommended Conditions of Approval as listed at the end of this report.

The Fire Marshal's, City Engineer's, and City Attorney's review correspondence are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

The Technical Advisory Committee (TAC) reviewed this PUD 78 Major Amendment # 1 on November 04, 2015. The Minutes of the meeting are attached to this report.

Access and Internal Circulation. Primary access to the subdivision would be via one (1) entrance from 131st St. S. and the third via 133rd St. S. through Sun Burst. When the balance of "Willow Creek" is fully developed, the third will be from Mingo Road. See the Staff Report for the Final Plat of Willow Creek Estates for additional information on access and internal circulation for the entire Willow Creek Estates subdivision.

This PUD 78 Major Amendment # 1 proposes no changes to access, except as impacted by the design of the parking lot within the right-of-way for 133rd Pl. S. as described more fully in the General section of this report.

Surrounding Zoning and Land Use. See the case map and the Staff Report for the Final Plat of Willow Creek Estates for information on surrounding zoning and land use.

Staff Recommendation. For all the reasons outlined above, Staff has no objection to the approval of this PUD Major Amendment.

Staff recommends that City Council Approval be subject to the following corrections, modifications, and Conditions of Approval:

1. *As acknowledged in the original PUD 78 Text, subject to the satisfaction of all outstanding Fire Marshal, City Engineer, and City Attorney recommendations.*
2. *The letter provided with this application is not presently formatted to allow for the intended use of amending the text of the PUD (outlining scope, citing PUD Text section(s) for amendatory language and supplying same, etc.).*
3. *For the scope of amendments, please provide that no changes are made to PUD 78 except as specifically outlined in the amendment letter/document. This will ensure no ambiguity that the omitted informational elements are not superseded but remain in effect except as specifically modified.*
4. *The scope of amendments needs to specify all three (3) Zoning Code standards from which relief is sought, including the Zoning Code section citations and descriptions of the standards (see above analysis for example text).*
5. *The scope of amendments should specify that the developer will be required to:*
   a. *Relocate the waterline as per the City Engineer,*
   b. *Make necessary modifications to the stormsewer as per the City Engineer,*
   c. *Install warning signage as per the Police Chief,*

d. *Provide that the License / Encroachment Agreement will specify that improvements removed by City and/or franchised utility company, or their agents or contractors, removed for performance of installation, removal, or maintenance of water, sanitary sewer, stormsewer, or franchised utility service, will not be replaced by City and/or franchised utility company, or their agents or contractors (see City Engineer's Site Plan review memo).*

6. *For the recommended Conditions of Approval necessarily requiring changes to the Text or Exhibits, recognizing the difficulty of attaching Conditions of Approval to PUD ordinances due to the legal requirements for posting, reading, and administering ordinance adoption, please incorporate the changes into appropriate sections of the PUD, or with reasonable amendments as needed. Please incorporate also the other conditions listed here which cannot be fully completed by the time of City Council ordinance approval, due to being requirements for ongoing or future actions, etc. Per the City Attorney, if conditions are not incorporated into the PUD Text and Exhibits prior to City Council consideration of an approval ordinance, the ordinance adoption item will be Continued to the next City Council meeting agenda.*
7. *A corrected PUD Text and Exhibits package shall be submitted incorporating all of the corrections, modifications, and conditions of approval of this PUD: two (2) hard copies and one (1) electronic copy (PDF preferred).*

Erik Enyart noted that, during a previous break, a few people asked about this case and, when he explained it pertained to the design of the parking lot, indicated that they had no further questions and left the meeting. Mr. Enyart stated that, for this reason, some of the people whose names were on the Sign-in Sheet may not speak on the item. Lance Whisman clarified with Mr. Enyart that these were Mr. & Mrs. Lowman and Matt Peak.

Chair Lance Whisman asked if the Applicant was present and wished to speak on the item. The Applicant was not present.

There being no further discussion, Thomas Holland made a MOTION to Recommend APPROVAL of PUD 78 Major Amendment # 1 subject to all of the recommended corrections, modifications, and Conditions of Approval included in the Staff Report.

Thomas Holland also issued a statement expressing concern for setting a precedent, and so identified the unique circumstances in this case.

Larry Whiteley SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whisman, Whiteley, Sutton, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	5:0:0

PLATS

5. (Continued from 10/19/2015)
Final Plat – "The Trails at White Hawk II" – Tulsa Engineering & Planning Associates, Inc. (PUD 62). Discussion and consideration of a Final Plat and certain

Modifications/Waivers for "The Trails at White Hawk II," approximately 28.613 acres in part of the W/2 SE/4 of Section 15, T17N, R13E.
Property located: North and east of the intersection of 151st St. S. and Hudson Ave.

Chair Lance Whisman introduced the item and asked Erik Enyart for the Staff Report and recommendation. Mr. Enyart summarized the Staff Report as follows:

To: *Bixby Planning Commission*
From: *Erik Enyart, AICP, City Planner*
Date: *Tuesday, November 10, 2015*
RE: *Report and Recommendations for:*
Final Plat of "The Trails at White Hawk II" (PUD 62)

LOCATION: *– North and east of the intersection of 151st St. S. and Hudson Ave.*
– Part of the W/2 SE/4 of Section 15, T17N, R13E
SIZE: *28.613 acres, more or less*
EXISTING ZONING: *RS-3 and PUD 62 "Hawkeye"*
SUPPLEMENTAL ZONING: *PUD 62 for "Hawkeye"*
EXISTING USE: *Vacant/Agricultural*
REQUEST: *Final Plat approval*
SURROUNDING ZONING AND LAND USE:

- *North: RS-3/PUD 46 & AG; Residential single family homes and vacant lots in The Ridge at South County. To the northeast is an 80-acre agricultural tract zoned AG.*
- *South: RS-3/CG/OL/PUD 62, AG, CG, & CS; Residential single family homes and vacant lots in The Trails at White Hawk, and vacant commercial land along 151st St. S. zoned CG and OL with PUD 62. To the southeast is agricultural, rural residential, and commercial on several unplatted tracts along Kingston Ave. and 151st St. S. The Mountain Creek Equipment Sales (formerly the Allison Tractor Co. Inc.) tractor/farm equipment stales business is to the southeast on approximately 2.4 acres zoned CG. To the southwest are vacant, rural residential, and agricultural tracts fronting on 151st St. S. zoned CS and AG.*
- *East: RS-3/PUD 72; Residential single family homes and vacant lots in Southridge at Lantern Hill.*
- *West: RS-3/RM-2/PUD 3; The White Hawk Golf Club and residential in Celebrity Country and White Hawk Estates.*

COMPREHENSIVE PLAN: Corridor/Low Intensity/Development Sensitive + Vacant, Agricultural, Rural Residences, and Open Land + Community Trail
PREVIOUS/RELATED CASES: (Not necessarily a complete list)

PUD 62 – Hawkeye – Hawkeye Holding, LLC – Request for rezoning to CG and RS-3 for a residential and commercial development for 75 acres including subject property – PC Recommended Conditional Approval and approval of underlying zoning change to CG, OL, and RS-3 01/21/2008 and City Council Approved CG, OL, and RS-3 02/11/2008 (Ord. # 991).

PUD 62 – Hawkeye – Major Amendment # 1 – Request for approval of Major Amendment # 1 to PUD 62 for 75 acres including subject property, which amendment proposed to increase the maximum number of residential lots, reduce setbacks, and make certain other amendments – PC Recommended Conditional Approval, with recommendations pertaining to trails, on 06/17/2013 and City Council Approved sans action on trails recommendation 06/24/2013 (Ord. # 2122).

Preliminary Plat of The Trails at White Hawk – Tulsa Engineering & Planning Associates, Inc. (PUD 62) – Request for Preliminary Plat approval for 75 acres including subject property – PC Recommended Conditional Approval 07/17/2013 and City Council Conditionally Approved 07/22/2013.

PUD 62 – Hawkeye – Minor Amendment # 1 – Request for approval of Minor Amendment # 1 to PUD 62 for 75 acres including subject property, which amendment proposed to provide for a cul-de-sac street design for Kingston Ave., provide certain requirements pertaining thereto, and make certain other amendments – PC Approved 09/30/2013.

PUD 62 – Hawkeye – Minor Amendment # 2 – Request for approval of Minor Amendment # 2 to PUD 62 for 75 acres including subject property, which amendment proposed to allow for the creation of a new commercial or office development tract within Development Area B, allow for the transfer of building floor area within Development Area B, and make certain other amendments – PC Approved 12/16/2013.

Final Plat of The Trails at White Hawk – Tulsa Engineering & Planning Associates, Inc. (PUD 62) – Request for Final Plat approval for The Trails at White Hawk, 32.544 acres of the original 75-acre parent tract including subject property – PC Recommended Conditional Approval 02/18/2014 and City Council Conditionally Approved 02/24/2014 (Plat # 6542 recorded 06/09/2014).

BACKGROUND INFORMATION:

The Preliminary Plat of this subdivision, consisting of the entire parent tract of 75 acres, more or less, proposed 262 Lots, one (1) of which was a large commercial lot. The Planning Commission recommended Conditional Approval on July 17, 2013, and the City Council Conditionally Approved it July 22, 2013.

With the Preliminary Plat, on the City Council also approved the following Modifications/Waivers:

- *Modification/Waiver from Subdivision Regulations Section 12-3-4.F, as certain lots appear to exceed this 2:1 maximum depth to width ratio standard. The Modification/Waiver was described as justified by citing the appropriate plan to plat deeper lots along the White Hawk Golf Club, and certain configurations necessitated by the geometries of the 130' PSO easement and Kingston Ave.*
- *Modification/Waiver from Subdivision Regulations Section 12-3-2.C to provide no stub-out streets to unplatted tracts abutting to the west and east. The Modification/Waiver was described as justified by the limited extent of the common line shared by the residential Development Area and the tract to the east and its existing access on Kingston Ave. A justification was also provided for not providing a stub-out street to the 8-acre tract to the west.*
- *Modification/Waiver from Subdivision Regulations Section 12-3-4.H to have double-frontage for Lots 26 and 27, Block 2, whose rear lines abut Kingston Ave. City Staff was supportive of this design, which is incidental and unavoidable due to existing geometries.*
- *Modification/Waiver from Subdivision Regulations Section 12-3-3.A to reduce the widths of the standard 17.5' Perimeter U/Es along the north and east boundary lines as evident on the plat. To the extent they abutted existing 17.5' U/Es in The Ridge at South County and Southridge at Lantern Hill, Staff supported reducing them to 11', as the combined widths would exceed 22', the generally accepted standard for utility corridors on subdivision boundaries.*
- *Modification/Waiver from Subdivision Regulations Section 12-3-2.F to be released from the half-street right-of-way dedication for Kingston Ave. north of the PSO easement, as described in this report. City Staff supported this Modification/Waiver, based on the cul-de-sac's superior design and the fact that continued legal access will be maintained for the residence at 14800 S. Kingston Ave. in the existing half-street right-of-way to the east.*
- *Modification/Waiver from Subdivision Regulations Section 12-3-2.N to be released from the sidewalk construction requirement along the half-street right-of-way dedication for Kingston Ave. north of PSO easement, which was reflexive based on the new plans for Kingston Ave.*
- *Modification/Waiver from Subdivision Regulations Section 12-3-2.O, along with a redesign of affected areas as recommended, to allow Reserve Areas (only) to be platted in the 100-year Regulatory Floodplain.*

ANALYSIS:

Subject Property Conditions. The subject property of 28.613 acres, more or less, consists of that part of the original PUD 62 area lying north of the first phase, platted as The Trails at White Hawk. Now under construction, the subject property was previously pasture land.

The subject property is moderately sloped and primarily drains to the west to an unnamed tributary of Posey Creek. A small portion of the north side of the east line appears to drain to the east into Southridge at Lantern Hill.

Comprehensive Plan. The subject property is designated Corridor, except for the west approximately 330', which is designated Low Intensity. A portion of the easterly area of the acreage is designated Development Sensitive.

41

The existing RS-3 zoning May Be Found In Accordance with the Corridor and Development Sensitive designations, and is In Accordance with the Low Intensity designation.

Thus, the current zoning pattern is consistent with the Comprehensive Plan.

At its June 17, 2013 Regular Meeting, the Planning Commission held a Public Hearing and recommended Conditional Approval of PUD 62 Major Amendment # 1 by unanimous vote, and to additionally recommend that "the City Council consider the Comprehensive Plan as it pertains to trails in this PUD Major Amendment."

The Comprehensive Plan Land Use Map designates a Community Trail more or less along a line paralleling 330' from the westerly line of the subject property through its entire north-south length. It is more likely that any future trail here would follow the course of the tributary of Posey Creek, which only "clips" the southwest corner of the original PUD 62 acreage. This area was platted as Reserve A of The Trails at White Hawk, and is to be used for stormwater detention, which would appear to be conducive to future trail development, as compared to residential or commercial/office development. The site plan provided with Major Amendment # 1 stated that no trails were proposed at that time, and the first phase of the development did not propose trail construction through the original PUD 62 acreage. However, the Dedication and Restrictive Covenants (DoD/RCs) of The Trails at White Hawk provided that the Reserve Areas may be used for "passive and active open space" uses, such as "...recreation, ...sidewalks, and ingress and egress."

The Bixby Comprehensive Plan shows a trail connecting Bixby Creek to the Arkansas River through Conrad Farms, various tracts along Sheridan Rd. and 151st St. S. and the City of Bixby's cemetery expansion acreage, the subject property and The Ridge at South County, certain other tracts along 141st St. S., and Eagle Rock. An amendment to the Comprehensive Plan would not have been required to approve the Major Amendment, because the Zoning Code requires only consistency with the land use elements for rezoning purposes, not the Public Facilities / Urban Design Elements such as trails. At its regular meeting held June 24, 2013, the City Council Approved Major Amendment # 1 and did not make any special requirements pertaining to trails.

The Trail designation notwithstanding, the single-family residential development anticipated by this plat would be not inconsistent with the Comprehensive Plan.

General. This subdivision of 28.613 acres proposes 151 Lots, five (5) Blocks, and one (1) Reserve Area. With the exceptions outlined in this report, the Final Plat appears to conform to the Preliminary Plat as approved, the Subdivision Regulations, the Zoning Code, and PUD 62.

The Fire Marshal's, City Engineer's, and City Attorney's review correspondence are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

The Technical Advisory Committee (TAC) discussed this application at its regular meeting held October 07, 2015. Minutes of that meeting are attached to this report.

Access and Internal Circulation. Access to PUD 62 residential Development Area (DA) A (the The Trails at White Hawk and the proposed "The Trails at White Hawk II") is via the Collector Street system, beginning at Hudson Ave. at 151st St. S., then 148th Pl. S., then Lakewood Ave., which will be extended northward as a Collector Street connecting to the Lakewood Ave. stub-out street in The Ridge at South County. Due to the number of lots proposed with PUD 62 Major Amendment # 1, residential DA A is required to have three (3) points of ingress/egress, two (2) of which consist of the Collector Street connections to 151st St. S. and Lakewood Ave. in The Ridge at South County. In addition to serving the accessibility needs of PUD 62 DA A, this connection will improve emergency and regular accessibility for residents of The Ridge at South County and points northward, by providing another point of access and a direct connection to 151st St. S.

Constructed with the first phase, The Trails at White Hawk, there is an additional emergency-only access drive connecting Lakewood Ave. to Kingston Ave.

When the commercial development area is built, a cul-de-sac turnaround will be constructed toward the north end of Kingston Ave. to improve accessibility. See previous Staff Reports for discussion on commercial Development Area B access and Kingston Ave. frontage and particulars.

As described above, no trails are indicated as proposed in the "Trails at White Hawk II" development at this time.

Land Use Restrictions. The Deed of Dedication and Restrictive Covenants (DoD/RCs) of the plat include proposed land use restrictions, as required by Subdivision Regulations Section 12-5-3.A, and the land use restrictions include proposed minimum house size and masonry standards.

42

For the past few years, the City Council has discussed with developers the minimum standards for houses to be constructed within in new housing additions in Bixby, and how proposals for such would compare to the same in other developments in context and in Bixby as a whole. Specifically, the City Council has previously considered (1) minimum house size and (2) minimum masonry content. These matters are always considered when granting a PUD entitlement to reduce lot widths or other bulk and area standards, and during the review of plats pursuant to Subdivision Regulations Section 12-5-3.A.

In 2012/2013, the City Council approved PUD 72, permitting the reduction of certain minimum bulk and area standards for what was later replatted as Southridge at Lantern Hill at 146th St. S. and Sheridan Rd. The City Council and the then-owner agreed to impose minimum standards as to house sizes and masonry as follows:

- *1,800 square foot minimum house size*
- *100% minimum masonry to the top plate line.*

In 2013, the City Council approved PUD 78, permitting the reduction of certain minimum bulk and area standards for "Willow Creek" at 131st St. S. and Mingo Rd. The City observed that, in exchange for the special benefits afforded by the PUD, the Applicant in that case proposed:

- *1,500 square foot minimum house size*
- *50% minimum masonry.*

In 2014, the City Council approved PUD 82, permitting the reduction of certain minimum bulk and area standards for "Somerset" at 119th St. S. and Sheridan Rd. The City observed that, in exchange for the special benefits afforded by the PUD, the Applicant in that case proposed:

- *75% minimum masonry*
- *Mature tree preservation.*

The Preliminary Plat of "Somerset," as approved by the City Council, included:

- *2,200 square foot minimum dwelling size for one-story houses, and 2,600 square foot minimum for two-story houses.*

After a three (3) month long review process, on November 10, 2014, the City Council Conditionally Approved the "Conrad Farms" housing addition development for Comprehensive Plan amendment per BCPA-12, rezoning to RS-3 per BZ-377, and specific development plans per PUD 85 for approximately 136.48 acres between 151st St. S. and 161st St. S., Sheridan Rd. and Memorial Dr. The City observed that, in exchange for the special benefits afforded by amending the Comprehensive Plan and the PUD, the Applicant in that case proposed:

- *1,500 square foot minimum house size*
- *100% minimum "masonry, or approved masonry alternatives" up to the first floor top plate, including:*
  - *35% minimum brick*
  - *Approved masonry alternatives included "stucco, EIFS, and James Hardie fiber cement"*
- *Specific plans for neighborhood amenities, including the neighborhood clubhouse and entry features.*

In November, 2014, the City Council approved a Preliminary Plat of "Pine Valley Addition." In accordance with its purview of land use restrictions required to attend a plat according to the Bixby Subdivision Regulations, the City observed that the Restrictive Covenants in that case proposed:

- *1,700 square foot minimum dwelling size for one-story houses, and 2,400 square foot minimum for two-story houses*
- *100% / "full masonry."*[3]

In November, 2014, the City Council approved the Final Plats of "Seven Lakes V" and "Seven Lakes VI." In accordance with its purview of land use restrictions required to attend a plat according to the Bixby Subdivision Regulations, the City observed that the Restrictive Covenants in that case proposed:

- *2,200 square foot minimum dwelling size for one-story houses, and 2,400 square foot minimum for two-story houses*
- *100% masonry including brick, stone, or stucco.*[4]

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[3] *As recommended/required, one of the Conditions of Approval included that any changes to the DoD/RCs pertaining to the concerned restrictions cannot be amended unless such amendment is also approved by the City Council.*

In January, 2015, the City Council approved straight RS-3 zoning per BZ-378 for the "Bridle Creek Ranch" housing addition of 50.76 acres at 9040 E. 161st St. S. The Council accepted the suggestion by City Staff that the minimum standards could be established by the Restrictive Covenants of the plat, in lieu of a PUD as City Staff originally suggested. At the December 15, 2014 Planning Commission meeting, the Applicant stated that the houses would be:

- *1,600 square foot minimum dwelling size for one-story houses, and 2,000 square foot minimum for two-story houses*
- *100% masonry to the top plate.*

In January, 2015, the City Council approved the Final Plat of "Quail Creek of Bixby." In accordance with its purview of land use restrictions required to attend a plat according to the Bixby Subdivision Regulations, the City observed that the Restrictive Covenants in that case proposed:

- *2,200 square foot minimum dwelling size for one-story houses, and 2,600 square foot minimum for two-story houses*
- *75% masonry including brick, natural rock, or stucco.*[5]

On 07/27/2015, the City Council approved PUD 90, permitting the reduction of certain minimum bulk and area standards for "Chisholm Ranch Villas II" at 10158 E. 121st St. S. The City observed that, in exchange for the special benefits afforded by the PUD, the Applicant in that case proposed:

- *2,000 square foot minimum dwelling size for one-story houses, and 2,400 square foot minimum for two-story houses*
- *100% masonry excluding windows and beneath covered porches.*
- *Minimum 10/12 roof pitch, with provisions for "Architectural Committee" waiver.*

On 08/24/2015, the City Council approved straight RS-3 zoning per BZ-384 for the "Presley Heights" housing addition of 42.488 acres at the 2800-block of E. 141st St. S. The Council accepted the suggestion by City Staff that the minimum standards could be established by the Restrictive Covenants of the plat, in lieu of a PUD as City Staff also suggested. At the August 17, 2015 Planning Commission meeting, the Applicant stated that the houses would be:

- *2,000 square foot minimum dwelling size for one-story houses, and 2,500 square foot minimum for two-story houses*
- *100% masonry for first stories, except underneath porches, windows, and doors.*

On 10/06/2015, the Planning Commission recommended approval of PUD 91, permitting the reduction of certain minimum bulk and area standards for "The Village at Twin Creeks" at 11625 S. Mingo Rd. The City observed that, in exchange for the special benefits afforded by the PUD, the Applicant in that case proposed:

- *2,400 square foot minimum dwelling size*
- *100% masonry to the first floor top plate excluding windows, covered porches, and patios.*

As the above listing indicates, minimum standards vary by application and consider contextual factors specific to each development site.

The plat of Celebrity Country, recorded 10/28/1983, includes the following Restrictive Covenants pertaining to minimum standards for individual home construction:

- *2,600 square foot minimum dwelling size*

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[4] *At the time, Staff expressed concern about DoD/RCs allowing the minimum masonry standards to be waived by the subdivision's Architectural Committee (typically = developer) and recommended that the DoD/RCs provisions pertaining to minimum house size and masonry content cannot be amended without the approval of the City Council. These changes were included as the Council's modifications and/or Conditions of Approval. As recommended/required, the Applicant made the appropriate adjustments, including removing the waiver provision and relocating the concerned provisions to another section of the DoD/RCs requiring City Council approval for amendments, before the Final Plat was submitted and approved by CC January 26, 2015.*

[5] *Staff expressed concern about DoD/RCs Section IV.E allowing the minimum masonry standards to be waived by the subdivision's Architectural Committee (typically = developer). The City Council required that the City Council also approve any waivers of the masonry requirement and that the DoD/RCs provisions pertaining to minimum house size and masonry content cannot be amended without the approval of the City Council.*

- *50% masonry (sans stucco) excluding windows and doors, with provisions for "Building Committee" waiver.*

The plat of The Ridge at South County, recorded 06/27/2008, includes the following Restrictive Covenants pertaining to minimum standards for individual home construction:

- *1,800 square foot minimum dwelling size*
- *[100%] masonry excluding windows and doors, with provisions for "Architectural Committee" waiver.*

The plat of The Trails at White Hawk, recorded 06/09/2014, includes the following Restrictive Covenants pertaining to minimum standards for individual home construction:

- *1,100 square foot minimum dwelling size*
- *33% masonry to the 8' plate line, excluding trim, with provisions for "Architectural Committee" waiver.*

As it pertains to minimum standards for individual home construction, this plat proposes:

- *1,100 square foot minimum dwelling size*
- *33% masonry to the 8' plate line, excluding trim, with provisions for "Architectural Committee" waiver.*

Although identical to the minimum standards for home construction included with The Trails at White Hawk, Staff believes that the proposed standards are not consistent with the abutting Southridge at Lantern Hill, The Ridge at South County, or Celebrity Country subdivisions or with recent precedents for such standards as approved in Bixby for the past few years. This second phase will be closer to Southridge at Lantern Hill and The Ridge at South County than the first phase. To improve consistency and compatibility with the surrounding context and recent precedents, the developer could propose to:

1. *Increase minimum dwelling size,*
2. *Increase minimum masonry,*
3. *Require approved masonry alternatives for the non-masonry balance of the exteriors, and/or*
4. *Propose other methods of improved compatibility and consistency as may be found acceptable to the City Council.*

<u>Staff Recommendation</u>. Staff recommends Approval of the Final Plat subject to the following corrections, modifications, and Conditions of Approval:

1. *Subdivision Regulations Section 12-5-3.A requires plats include proposed land use restrictions, allowing for City review and approval. See relevant analysis above. The Developer should discuss with the Planning Commission and City Council methods for improving consistency and compatibility with the surrounding context and recent housing addition entitlement precedents.*
2. *Subject to the satisfaction of all outstanding Fire Marshal, City Engineer, and/or City Attorney recommendations.*
3. *Phases 1 and 2 will evidently share a Homeowners Association. Consider renaming the Reserve Area "F" to avoid confusion with Reserve Area A in the first phase.*
4. *Per Subdivision Regulations Section 12-5-3.B and the typical block numbering conventions, the block numbering sequence should start at one (1).*
5. *DoD/RCs Section 1.2.1: Please restrict overhead electric, telephone, and cable service and street light poles by removing the first two (2) sentences.*
6. *DoD/RCs Section 3.2: Please update Block numbers as per other recommendations herein.*
7. *DoD/RCs Section 4.2.2: Consistent with other recent housing addition entitlements, please remove provision allowing Architectural Committee waiver of the masonry standard.*
8. *DoD/RCs Section 4.15: Gives vast authority to the developer. Advisory only.*
9. *DoD/RCs Section 4.16: Staff would suggest the following addition be considered "Enforcement to restrain violation of, or compel compliance with, these covenants..." as violation of certain covenants can be by non-action.*
10. *DoD/RCs Section 6.2: "...the Owner therefore shall become a member..." The quoted phrase should be corrected by replacing "therefore" with "thereof," as was done in the case of River's Edge with similar DoD/RCs language.*
11. *DoD/RCs Section 6.2: "...shall constitute acceptance of the Association..." Perhaps should be "...shall constitute acceptance of membership in the Association..."*
12. *DoD/RCs Section 6.4.3: "...other restrictions or any part thereof..." Use of term "of" in place of "or."*

45

13. *Please provide release letters from all utility companies serving the subdivision as per SRs Section 12-2-6.B.*
14. *Final Plat: Elevation contours, floodplain boundaries, physical features, underlying Zoning district boundaries, minimum improvements acknowledgement, and other such mapping details as required per SRs Section 12-4-2.B.6, by approval of this Final Plat, shall not be required on the recording version of the Final Plat, as such would be inconsistent with Final Plat appearance conventions and historically and commonly accepted platting practices.*
15. *Copies of the Final Plat, including all recommended corrections, modifications, and Conditions of Approval, shall be submitted for placement in the permanent file (1 full size, 1 11" X 17", and 1 electronic copy).*

NEW INFORMATION AS OF NOVEMBER 10, 2015:

This application was Continued from the October 19, 2015 to this November 16, 2015 Planning Commission agenda to allow the developer, City, and representative(s) of the adjoining The Ridge at South County neighborhood to meet and discuss (1) minimum development standards for individual home construction and (2) access and traffic safety matters pertaining to the Lakewood Ave. street connection. A meeting was held October 27, 2015 including two (2) representatives of Rausch Coleman, their attorney Blaine Nice, developers Julius Puma and Dean Christopoulos, City Engineer Jared Cottle, Public Works Director Bea Aamodt, [City Attorney Patrick Boulden,] Fire Chief Bryan Wood, City Planner Erik Enyart, and Bob Evans of the The Ridge at South County neighborhood. All City Staff, including Public Safety professionals, confirmed that the Trails development should still have not less than three (3) means of ingress/egress for emergency purposes, as was required with the PUD Major Amendment in 2013, and discussed traffic calming measures for reducing speeds and improving traffic safety. On the minimum standards matter, no resolution was achieved. Additional meeting(s) are being discussed.

Staff's recommendation has not changed.

Erik Enyart noted that this was Continued from the October Regular Meeting due to two (2) issues: access and minimum development standards for individual house construction. Mr. Enyart stated that, at the last meeting, residents of the neighboring The Ridge at South County subdivision expressed concern for safety if Lakewood Ave. were extended with this development, and indicated favor for installing a gate if connected. Mr. Enyart stated paraphrased a statement from the Staff Report, "All City Staff, including Public Safety professionals, confirmed that the Trails development should still have not less than three (3) means of ingress/egress for emergency purposes, as was required with the PUD Major Amendment in 2013," due to the large number of lots served. Mr. Enyart stated that the multiple points of ingress/egress were important for the sake of redundancy, so that if one (1) point of access was blocked, emergency responders could still get in, [and/or in another scenario,] people could still get out. Mr. Enyart stated that this was important also because, the more points of ingress/egress, the better the access and so the faster emergency responders can access [an emergency], "when seconds count." Mr. Enyart stated that, as for the minimum standards for individual house construction, the developer still had yet to propose standards that would be more compatible and more consistent with the houses in the subdivisions to the north and east.

Chair Lance Whisman recognized Applicant Tim Terral of Tulsa Engineering & Planning Associates, Inc., 9820 E. 21st St. S., Tulsa, OK 74146 from the Sign-In Sheet. Mr. Terral stated that [he, his clients, and representatives of Rausch Coleman] had met with the City of Bixby on October 27, 2015 to discuss the outstanding issues. Mr. Terral stated that construction of the streets, stormwater, and sanitary sewer had commenced pursuant to approved plans. Mr. Terral stated that the streets could not be gated as they were Public streets. Mr. Terral noted that stop signs could be used for traffic calming. Discussion ensued. Erik Enyart stated that the developer and City should "explore all the options" for traffic calming. Steve Sutton suggested a roundabout. Mr.

Terral indicated disagreement due to the installed infrastructure and loss of lots, and stated that this would not be fair "to put on us." Thomas Holland confirmed with Mr. Terral that water and sewer had already been installed. Mr. Terral indicated he was not sure if the curbs had been installed. Mr. Terral stated that, at the last meeting, he did not have all of his documents in order and thought that the minimum house size and masonry standards were not included in the Preliminary Plat approved by the City Council, but since then, he researched the documents and found that they had been. Mr. Terral stated that he had emails and documents showing that he and Erik Enyart had discussed the Restrictive Covenants prior to the City Council meeting and indicated that Mr. Enyart had stated that the City Council had approved them. Erik Enyart indicated disagreement, and stated that the Applicant had submitted [the minimum house size and masonry standards in the private Restrictive Covenants] "hours before the City Council meeting," and that he did not believe the City Councilors read, at the meeting, the updated version [handed out at the meeting], and the Planning Commission never saw them. Mr. Enyart stated that, since the City Council [did not have a chance to read them], he was not willing to say that the City Council approved those Restrictive Covenants specifically. Mr. Terral stated that nothing had been brought up as a "red flag" at the time. Mr. Enyart stated that the Bixby Subdivision Regulations have a provision that requires the submission of "land use restrictions," which was used to discuss house size and masonry and other development standards, but required them with the Final Plat, not the Preliminary Plat. Mr. Enyart stated that, if they were so important to the Applicant, they should have been submitted sooner, and had they been turned in [with the original application], the outcome at the Planning Commission and/or the City Council could have been different. Mr. Terral stated that the "phase one" Final Plat had been approved and recorded [with the 1,100 square foot house size and 33% masonry standards]. Mr. Terral indicated his clients had proceeded with what they understood were approved Restrictive Covenants. Patrick Boulden indicated the Applicant should meet with the City Council to discuss these matters.

Chair Lance Whisman recognized Stephen Lieux, PE, Director of Engineering / Land Development for Rausch Coleman Development Group, 107 Devonshire, Lowell, AR from the Sign-In Sheet. Mr. Lieux stated that Rausch Coleman had made a business decision to proceed with this development. Jerod Hicks indicated that the first phase may not affect The Reserve at South County [as much as the current phase]. Mr. Hicks and Mr. Lieux discussed being "a good neighbor." Mr. Hicks stated, "We want you to build here" and be successful, but noted that the City was responsible for the residents that were "already here." Mr. Lieux asked if [the Commissioners] would "throw out a number."

Blaine Nice of Fellers, Snider, Blankenship, Bailey & Tippens, P.C. stated that his clients built houses with an average of 1,500 square feet [in this subdivision], and stated that he would like some time to discuss this matter with his client [before new numbers are offered].

It was mentioned that it would be nice if a monument were installed [demarcating the adjoining The Ridge at South County and The Trails at White Hawk / II subdivisions].

The Applicant stated that the houses constructed in this subdivision ranged from about 1,250 square feet to 2,300 square feet.

Chair Lance Whisman called a recess at 8:22 PM.

47

Chair Lance Whisman called the meeting back to order at 8:36 PM.

The Applicant proposed a "transitional zone," consistent with The Ridge [at South County] along the "back row" of the The Trails at White Hawk II subdivision, to include 100% masonry to the first floor plate line, and 1,200 square feet minimum house size.

Discussion ensued. A concern was expressed that larger homes [in The Trails at White Hawk] would require second stories, which second stories would allow homeowners to look down into the backyards of houses in The Ridge at South County. Stephen Lieux stated that, as it concerned valuation, houses would not be used [as comparable sales] unless they were within 10% of the square footage [of the appraised house]. Steve Sutton suggested a 1,500 square foot average minimum house standard. The Applicant suggested that the small lots would not allow larger homes. Erik Enyart stated that the PUD provided for smaller setbacks, and that, during the PUD Major Amendment application process in 2013, he had requested a typical lot exhibit showing the house footprint on the typical lot, as there was a concern that the houses would not achieve the minimum livability space, or greenspace on the lot after the house and paved surfaces, standard to be achieved. Mr. Enyart recalled that the exhibit indicated there was the need for some flexibility from this standard due to the reduced setbacks. Tim Terral indicated agreement. Mr. Enyart indicated his point was that the exhibit showed that a roughly 1,700 to 1,800 square foot house could be constructed on the smaller lots. At this time or another in regard to continued discussion about restricting houses to one (1) story, Mr. Enyart stated that most of the houses along the back side of The Ridge at South County were two (2)-story houses.

Chair Lance Whisman recognized Jimmy Corado of 14363 S. Lakewood Ave. from the Sign-In Sheet. Mr. Corado expressed concern for property values and indicated desire for higher masonry standards "because it drives up property values," and as this would be "more compatible to what we have." Mr. Corado asked about a gate on Lakewood Ave., and Jerod Hicks and Mr. Whisman noted that these were Public streets. Mr. Corado expressed concern, on behalf of his neighborhood, for crime and traffic calming. Mr. Corado expressed desire for "speed bumps in our neighborhood," because "stop signs aren't doing it." Mr. Corado expressed concern for safety and noted that there were "a lot of kids in the neighborhood, and will be in this one" also.

Chair Lance Whisman recognized John Laughlin of 14362 S. Hudson Ave. from the Sign-In Sheet. Mr. Laughlin asked whether it would be possible for his neighborhood to take their street private, and Patrick Boulden indicated it was possible were they vacated [and other required matters addressed]. Mr. Laughlin stated that he "was lied to" and told that his neighborhood's "streets would be gated and nothing would be built to the south of us." Mr. Laughlin stated, "I don't think the City Council did due diligence" if the [private development standards within the Restrictive Covenants] was submitted two (2) hours before [the City Council meeting], and suggested an "audit" of [the approval timeline].

Chair Lance Whisman recognized Brandon Verderber of 5776 E. 148th St. S. from the Sign-In Sheet. Mr. Verderber introduced himself as a resident of The Trails at White Hawk stated that he and his wife would not be Bixby residents if larger homes had been required [in the first phase]. Mr. Verderber stated that he and his wife were ministers and liked Rausch Coleman's faith-based

company. Mr. Verderber stated that he liked that his neighborhood was safe, and stated that they had moved from Midtown [Tulsa].

Kyle Richison of 13860 S. 89th E. Ave. stated that he was the sales manager for Rausch Coleman and stated that the valuation [of nearby houses] would be "hurt more" if the houses constructed here were larger, because appraisers stay within 10% of house size for [comparable sales], so a house built [here] with 2,500 square feet could be used as a "comp" when appraising in The Ridge at South County. Mr. Richison suggested that [the current proposal] could "clear up values in your neighborhood."

Thomas Holland suggested a 1,400 square foot house minimum standard.

John Laughlin asked why there had to be three (3) points of access. Erik Enyart stated that the City of Bixby had a longstanding precedent, when reviewing housing additions with large numbers of lots, for the City Staff, including public protection professionals, to review access for adequacy in relation to the number of dwellings proposed. Mr. Enyart stated that he believed the core City Staff for this purpose included the Fire Marshal, Police Chief, and City Planner. Mr. Laughlin asked how large a subdivision had to be before the City had required a third access, and Mr. Enyart stated that he believed it was in the range of 250 houses.

Blaine Nice summarized his client's proposal for development standards in the Restrictive Covenants as follows: Lots 2:27, inclusive, Block 2, and Lot 27, Block 3, to be 100% brick or stone and not less than 1,200 square feet. Mr. Nice stated, "We had the right to do the former [development standards]." Mr. Nice urged approval of this proposal. Mr. Nice stated that the [development standards for the] remainder of the lots would be as in the Preliminary Plat.

There being no further discussion, Jerod Hicks made a MOTION to Recommend APPROVAL subject to the Conditions of Approval as recommended by Staff, and to include what had been agreed to by the Applicant: Lots 2:27, inclusive, Block 2, and Lot 27, Block 3, to be 100% brick or stone and not less than 1,200 square feet, and to recommend Bixby City Staff, including emergency personnel, negotiate traffic calming measures. Steve Sutton SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Holland, Whisman, Whiteley, Sutton, and Hicks.
NAY:	None.
ABSTAIN:	None.
MOTION PASSED:	5:0:0

OLD BUSINESS:

Chair Lance Whisman asked if there was any Old Business to consider. Erik Enyart stated that he had none. No action taken.

NEW BUSINESS:

Chair Lance Whisman asked if there was further New Business to consider. Erik Enyart stated that he had none. No action taken.

ADJOURNMENT:

There being no further business, Chair Lance Whisman declared the meeting Adjourned at 9:15 PM.

APPROVED BY:

_____ _____

Chair Date

_____

City Planner/Recording Secretary

50

PETITION

CITY OF BIXBY

NOV 12 2015

RECEIVED

By Enyart

File Number: PUD 92

Property: 6900 Block of E. 121st St. S.

To: Bixby Planning Commission, Technical Advisory Committee, and City of Bixby

We, the undersigned owners of property affected by the requested zoning change described in the referenced PUD and Zoning Application BZ-387, do hereby protest against the proposed Zoning Change and Supplemental Zoning Planned Unit Development (PUD) 92 which would change the zoning of the 6900 block of E. 121st St. S. away from AG (Agriculture) to OL (Office Low Intensity District). Further, we protest the attempt to build commercial access, parking lots, and office buildings immediately adjacent to the Woodmere subdivision. We feel this activity will diminish the property values in our neighborhood and be an invasion of privacy to the homes along the east side of Woodmere. In addition, the noise, trash, traffic congestion, and dust will be an extreme nuisance and potential health hazard. We are also very concerned about the water runoff into our addition. The owner of this property has plenty of land along 121st street to build offices so there is no logical reason to try and force this zoning change through the commission. Therefore, we respectively request that the Planning Commission deny this Zoning Change.

Signature	Printed Name	Address	
1)	Lee T. Jenkins	12205 S 68 E AVE Bixby OK	11/8/20
2)	Paula H. Jenkins	12205 S. 68 E. Ave Bixby	
3)	EMelie Jenkins	12205 S. 68 E Ave Bixby	
4)	Eric Dauffenbach	12205 S. 68 E Ave Bixby	
5)	Trint Jenkins	12205 S. 68 E Ave Bixby OK	
6)	Karen Wing	12204 S. 68 E. Ave. Bixby, OK	
7)	Dennis Wing	12204 S. 68 E. Ave. Bixby, OK	
8)	Albert Carrillo	6761 E. 122nd St Bixby OK	
9)	Skylar McCormick	12228 S. 68th E Ave Bixby OK	
10)	Matthew McCormick	12225 S 68th E Ave Bixby	
11)	Richard G. Luebke	12294 S. 68th East Ave B	
12)	Lynne D. Luebke	12244 S. 68th E Ave. Bixby, OK	

13)	David Shales	David Shales	6682 E 122nd Pl. S.
14)	Michelle Heritage	Michelle Heritage	6682 E 122nd Pl. S.
15)	Tom Hellman	Tom Hellman	6781 E 122nd Pl. S.
16)		DARYL JOHNSON	12227 S. 67th E AVE
17)	Pamela Johnson	Pamela Johnson	12227 S. 67th E Ave
18)		Dimple Shah	12247 S 67th East Ave
19)			
20)			

BIXBY PLANNING COMMISSION
SIGN IN SHEET

116 WEST NEEDLES
BIXBY, OKLAHOMA
November 16, 2015 6:00 PM

DATE: November 16, 2015

	NAME	ADDRESS	ITEM
1.	[illegible]	12205 S 68th E Ave	39
2.	[illegible]	12244 S. 68th E Ave	39
3.	Mike & Shari Lowman	8900 E 131st	92
4.	MARC Bullock	5507 E. 106th Pl	92
5.	Stephen Levy	107 Devonshire	119
6.	Matt Peale	8629 E 132nd St. So	92
7.	TIM TERRAC	9820 E. 41st St 102	# 5
8.	David Rochon		
9.	Brandon Heidtke		
10.	JIMMY CORADO	14363 S LAKEWOOD	119
11.	JOHN Z LAUGHLIN	14362 S. HUDSON AVE	119
12.	MATT MCCORMICK	12225 S. 68th E Ave	39
13.	Blaine Nice	100 N. Broadway OKC, OK	# 5
14.			
15.			
16.			
17.			
18.			
19.			

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

STAFF REPORT

To: Bixby Planning Commission

From: Erik Enyart, AICP, City Planner

Date: Thursday, December 17, 2015

RE: Report and Recommendations for:
PUD 81 Major Amendment # 2 – "Chateau Villas PUD" – Black Gold Group, LLC

LOCATION:
16-Acre Tract: 8300-block of E. 121st St. S.
7-Acre Tract: 12303 S. Memorial Dr.

SIZE: 23 acres, more or less, in two (2) tracts

EXISTING ZONING: CS Commercial Shopping Center District, RM-3 Residential Multi-Family District, and OL Office Low Intensity District, & PUD 81

EXISTING USE:
16-Acre Tract: Vacant
7-Acre Tract: Single-family house

SUPPLEMENTAL ZONING: PUD 81 "Chateau Villas PUD" and Corridor Appearance District (partial)

REQUEST: Approval of Major Amendment # 2 to Planned Unit Development (PUD) # 81 ("Chateau Villas PUD"), with underlying zoning CS Commercial Shopping Center District, RM-3 Residential Multi-Family District, and OL Office Low Intensity District, which amendment proposes to change

54

parking requirements within Development Area B and make certain other amendments.

SURROUNDING ZONING AND LAND USE:

North: CS & RM-1/PUD-6, RD, and RS-1; The *Memorial Square* duplex-style condo/apartments and vacant lots, and single-family residential to the northeast, a *QuikTrip* under construction and commercial in the *Town and Country Shopping Center* to the northwest, and farther north, duplexes along 119th St. S., all in *Southern Memorial Acres Extended.*

South: CS/PUD 29A, OL/RS-1/PUD 77, RS-1, and RS-2; *The Boardwalk on Memorial* commercial strip shopping center with vacant land behind zoned CS/PUD 29A, vacant land and a single-family dwelling zoned OL/RS-1/PUD 77 planned for a ministorage development, and single-family residential in *Gre-Mac Acres* and *Southern Memorial Acres No. 2* zoned RS-1 and RS-2.

East: RS-1; Single-family residential and the Bixby Fire Station #2 in the *Houser Addition.*

West: CG, CS, & AG; Commercial development in *121st Center*, the *Spartan Self Storage* ministorage business on an unplatted 1-acre tract zoned CS at 12113 S. Memorial Dr., and (west of Memorial Dr.) agricultural land and the *Easton Sod* sales lot zoned CS.

COMPREHENSIVE PLAN:

16-Acre Tract: Low/Medium Intensity + Vacant, Agricultural, Rural Residences, and Open Land

7-Acre Tract: Medium Intensity + Commercial Area

PREVIOUS/RELATED CASES:

BZ-30 – Frank Moskowitz – Request for rezoning from AG to CS for the W/2 of the NW/4 of the NW/4 of this Section 01, T17N, R13E (including 7-acre tract subject property) – PC on 01/27/1975 recommended CS for N. approx. 12.5 acres, OL for the S. approx. 5 acres of the N. approx. 17.5 acres, and AG zoning to remain for the balance of the 20 acres. City Council approved as PC recommended 03/18/1975 (Ord. # 270).

BL-45 – Milton Berry – Request for Lot-Split approval to separate the S. 200' of the W. 210' of the N. 825' of the W/2 of the NW/4 of the NW/4 of this Section 01, T17N, R13E (now the *Spartan Self Storage*) from the balance of the property, which balance was later platted as *121st Center* (includes Reserve Area 'A' part of subject property) – both resultant tracts abut subject property to west and north – PC Motion to Approve died for lack of a Second 02/26/1979; City Council Conditional Approval is suggested by case notes. Deeds recorded evidently without approval certificate stamps 05/23/1978, which would have preceded the Lot-Split application.

Preliminary Plat of 121st Center – Request for Preliminary Plat approval for *121st Center* (includes Reserve Area 'A' part of subject property) – PC Conditionally Approved 12/28/1987 (Council action not researched).

BBOA-199 – Spradling & Associates for Arkansas Valley Development Corporation – Request for Variance to reduce the minimum lot width/frontage in CS from 150' to 125' to permit platting the subject tract as *121st Center* (includes Reserve Area 'A' part of subject property) – BOA Approved 01/11/1988.

Final Plat of 121st Center – Request for Final Plat approval for *121st Center* (includes Reserve Area 'A' part of subject property) – PC Conditionally Approved 02/29/1988 and City Council Approved 07/11/1988 (per the plat approval certificate) (Plat # 4728 recorded 08/05/1988).

BCPA-3, PUD 68, & BZ-341 – North Bixby Commerce Park – Lou Reynolds for Alvis Houser – Request to amend the Comprehensive Plan to redesignate property (in part) "Medium Intensity," rezone from AG to CS and OL, and approve PUD 68 for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC voted 2 in favor and 3 opposed on a Motion to approve the development on 04/20/2009. On 04/27/2009, on appeal, the City Council reversed the Planning Commission's action. On 06/08/2009, the City Council denied the ordinance which would have approved the rezoning, PUD, and Comprehensive Plan amendment, on the City Attorney's advice regarding certain language in the ordinance, and called for the developer to proceed "under existing ordinances." On 06/22/2009, the City Council Approved, by Ordinance # 2030, all three (3) applications as submitted, and with no Conditions of Approval. The legal descriptions in the ordinance reflected the underlying CS/OL zoning pattern as recommended by Staff, rather than per the "Exhibit 1" to the PUD.

Preliminary Plat of North Bixby Commerce Park (PUD 68) – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC recommended Conditional Approval 03/15/2010 and City Council Conditionally Approved 03/22/2010.

Final Plat of North Bixby Commerce Park (PUD 68) – Request for approval of a Final Plat and certain Modifications/Waivers for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC recommended Conditional Approval 05/17/2010 and City Council Conditionally Approved 05/24/2010. City Council approved a revised Final Plat 09/13/2010.

BSP 2010-01 – North Bixby Commerce Park – RK & Associates, PLC / McCool and Associates, P.C. (PUD 68) – Request for approval of a PUD Detailed Site Plan for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC Conditionally Approved 07/19/2010.

PUD 81 & BZ-368 – Chateau Villas PUD – AAB Engineering, LLC – Request for rezoning from CS, OL, and AG to CS and RM-3 and to approve PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – PC recommended Conditional Approval, with a modified zoning schedule including OL zoning, 11/18/2013 and City Council Conditionally Approved, as modified, the applications 11/25/2013 and Conditionally Approved same by ordinance (Ord. # 2126) 02/24/2014.

PUD 81 – "Chateau Villas PUD" – Major Amendment # 1 – Larry Kester of Architects Collective – Request for approval of Major Amendment # 1 to PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – PC recommended Conditional Approval 03/25/2015 and City Council Conditionally Approved application 03/30/2015. Applicant Larry Kester withdrew from application 05/19/2015. New architect engaged, site and building designs changed, and new PUD documents received 06/17/2015. City Council Conditionally Approved revised PUD Major Amendment # 1 by ordinance by 3:0:0 vote 06/22/2015 (Ord. # 2153).

BSP 2015-04 – "Chateau Villas" – Larry Kester of Architects Collective (PUD 81) – Request for approval of a PUD Detailed Site Plan for a Use Unit 8 multifamily residential and commercial development for subject property – Withdrawn by Applicant 05/28/2015.

56

Preliminary Plat of "Chateau Villas" – Cedar Creek Consulting (PUD 81) – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a Use Unit 8 multifamily residential and commercial development for subject property and adjacent Reserve Area 'A' of *121st Center* – PC recommended Conditional Approval 09/21/2015 and City Council Conditionally Approved 09/28/2015.
Final Plat of "Chateau Villas" – Cedar Creek Consulting (PUD 81) – Request for approval of a Final Plat and certain Modifications/Waivers for a Use Unit 8 multifamily residential and commercial development for subject property and adjacent Reserve Area 'A' of *121st Center* – PC Tabled 09/21/2015, with allowance to return to a future meeting when ready.
BSP 2015-07 – "Chateau Villas" – Cedar Creek Consulting (PUD 81) – Request for approval of a PUD Detailed Site Plan for a Use Unit 8 multifamily residential and commercial development for subject property – Pending PC consideration 12/21/2015.

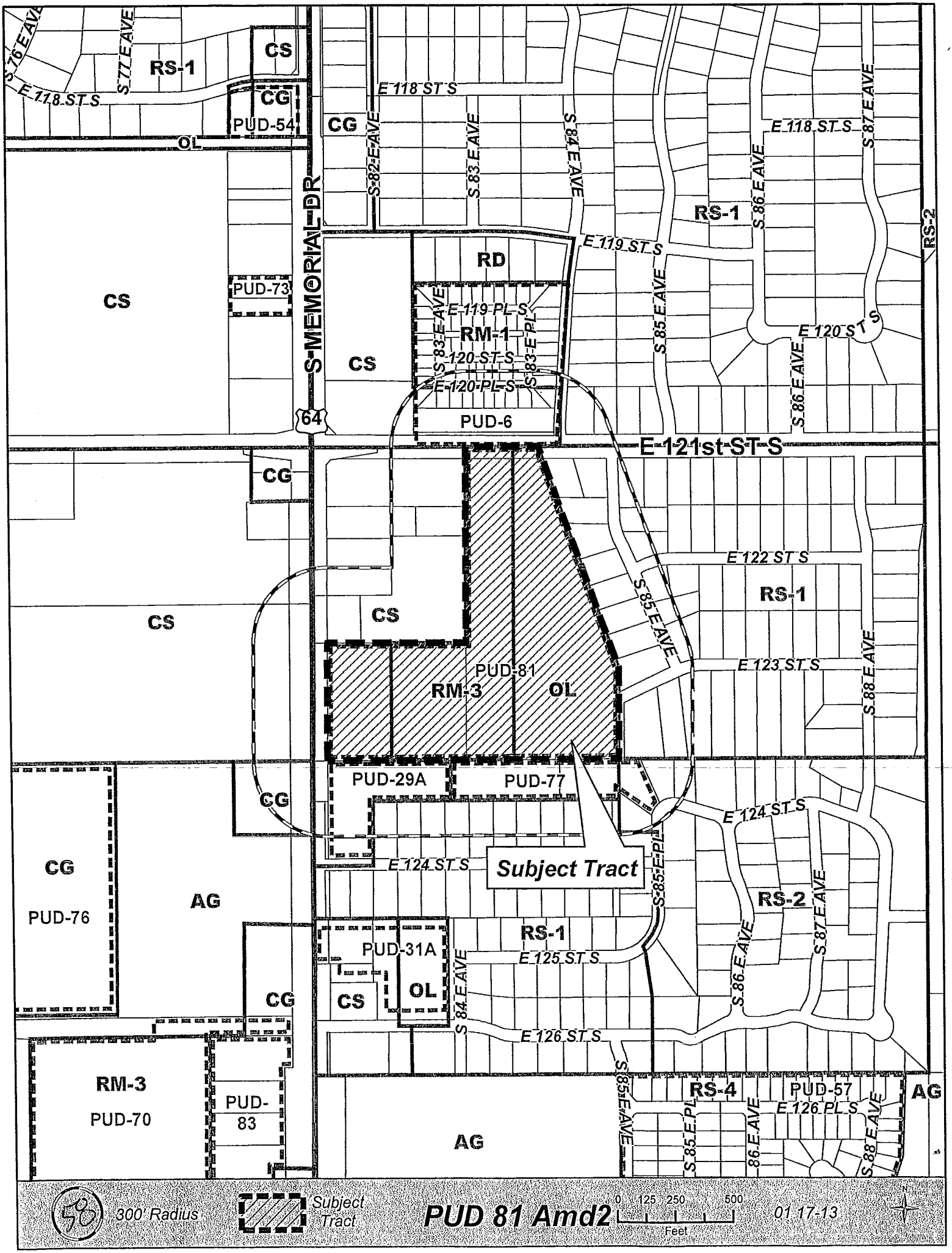
BACKGROUND INFORMATION:

ANALYSIS:

Per BSP 2015-07, also on this December 21, 2015 Planning Commission Agenda for consideration, the Applicant is seeking PUD Detailed Site Plan approval. This PUD 81 Major Amendment # 2 application was submitted when the Applicant counted parking spaces and believed them to be insufficient to meet the minimum requirements of the Zoning Code. Staff has since counted the parking and found it to be adequate, and also observed that parking standards can be modified in the context of the PUD Detailed Site Plan application, per the terms of the PUD Text. It is possible, however, that the Applicant may want to use this Major Amendment # 2 application to make other minor adjustments to the PUD, such as the design elements outlined in the Site Plan analysis. The Public Notice and agenda both simply state that this is a PUD Major Amendment, and so does not specify any restricted scope of potential amendments. Please refer to that report for potential changes.

If the Applicant requests any changes, they should be spelled out specifically in a PUD Amendment document, and discussed by the Planning Commission. If no changes are sought, the Applicant should Withdraw this PUD Major Amendment, or the Planning Commission should Table it.

57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RS-4
PUD-57
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S 85 E PL
86 E AVE
S 88 E AVE
AG
300' Radius
Subject Tract
PUD 81 Amd2
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Feet
01 17-13

City of Bixby
Application for PUD

Applicant: Black Gold Group, LLC
Address: 2021 S Lewis Ave, Suite 301 Tulsa, OK 74104
Telephone: _____ *Cell Phone:* (918)605-5600 *Email:* kevin@blackgoldgroup.com

Property Owner: Same If different from Applicant, does owner consent? ____
Property Address: Southeast corner of E 121st Street and S Memorial Dr.
Existing Zoning: CS, OL, AG *Requested Zoning:* _____ *Existing Use:* Undeveloped
Proposed Use: Mixed Use, Office, Retail, Multi-Family *Use Unit #:* _____

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

Attached here into.

Does Record Owner consent to the filing of this application? ☑ YES ☐ NO
If Applicant is other than Owner, indicate interest: _____
Is subject tract located in the 100 year floodplain? ☐ YES ☑ NO
Are 5 copies of the PUD text and exhibits package attached? ☑ YES ☐ NO

Application for: ☐ PUD ☑ Major Amendment ☐ Minor Amendment ☐ Abandonment

BILL ADVERTISING CHARGES TO: Black Gold Group, LLC; Attn: Mr. Kevin Jordan (NAME)

2012 S Lewis Ave., Suite 301 (ADDRESS) | Tulsa, OK 74104 (CITY) | (918) 605-5600 (PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: _____ Date: 11-23-15

APPLICANT – DO NOT WRITE BELOW THIS LINE

PUD ____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____

_____Sign(s) at $ 50.00 each = $ _____; Postage $ _____; Total Sign + postage $_____

FEES:	PUD TYPE	ACREAGE	BASE FEE	ADD.	TOTAL

PC Action _____ City Council Action _____

DATE / VOTE _____ DATE / VOTE _____
STAFF REC. _____ ORD. NO. _____

EXHIBIT G

Legal description

Part of the NW/4 NW/4 Section 01, Township 17 North, Range 13 East. BEGINNING at the Southeast corner of the NW/4 NW/4; thence North 386'; thence Northwesterly to a point 976' East of the Northwest corner of the NW/4; thence West to centerline [Northwest Corner] of NW/4 NW/4; thence South 1320'; thence East along the South line of the NW/4 to P.O.B., Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

Containing 715,171.78 square feet or 16.418 acres, more or less.

And also:

The West half of the Northwest Quarter of the Northwest Quarter (W/2 NW/4 NW/4) (Otherwise described as the W/2 of Lot 4) of Section One (1), 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, LESS & EXCEPT: The North 825 feet thereof AND LESS & EXCEPT: BEGINNING at the Southwest Corner of said SW/4 NW/4 NW/4; Thence East along the South line of said SW/4 NW/4 NW/4 a distance of 64.38 feet; Thence N 00°58'54" West a distance of 507.85 feet; Thence West a distance of 64.61 feet to a point on the West line of said SW/4 NW/4 NW/4; Thence South along said West line a distance of 507.98 feet to the Point of Beginning.

NSPJ
ARCHITECTS

Date: November 23, 2015

To: Mr. Erik Enyart, AICP
City Planner; City of Bixby
PO Box 70
Bixby, OK 74008

From: Timothy Homburg; NSPJ Architects, PA

Re: **Request for Major Revision to PUD 81.**

Dear Mr. Enyart,

I am writing on behalf of Black Gold Group, LLC, the current owner of the properties, to request the following amendment to the current PUD-81.

The Applicant requests a variance on the parking requirement for Studio units from the ordinance required 1.5 per bedroom to 1.0 per bedroom.

The National Multi Family Housing Council (HMHC) has written reports analyzing the true parking requirements for multi-family projects. Their most current report has the following analysis on parking needs:

Motor Vehicles Owned by Apartment Residents (average number per occupied apartment)		
U.S.		1.0
Northeast		0.7
Midwest		1.1
South		1.2
West		1.2
Central City		0.9
Suburban Ring		1.2
High Rise (4+ stories)		0.6
Low Rise/Garden (1-3 stories)		1.2
Public Transportation		
Is nearby		1.0

3515 W. 75TH STREET, SUITE 201, PRAIRIE VILLAGE, KS 66208
P. 913.831.1415 | F. 913.831.1563 | NSPJARCH.COM

NSPJ
ARCHITECTS

Is used		0.5
Is not used		1.1
Is not nearby		1.2
Bedrooms		
efficiency/one		0.8
two		1.2
three		1.2
Monthly Rent		
less than $700		1.0
$700+		1.2

The currently proposed 375 Units are parked in the following manner:

Studio – 1.0 per unit
1BR – 1.5 per unit (per ordinance)
2BR – 2.0 per unit (per ordinance)
3BR – 2.0 per unit (per ordinance)

Furthermore, a more accurate representation of parking needs analyzes total bedrooms. With the proposed 375 Units, there are 55-Studio; 201-1BR; 95-2BR & 24-3BR for a total of 518 bedrooms. The proposed parking provided is 616 stalls (98 stall difference for guest parking)

Thank you for your consideration of this request and we are available for questions or comments.

Best regards,

Timothy W. Homburg, AIA | NCARB
Principal Architect | Co-President
NSPJ Architects, PA

62

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

STAFF REPORT

To: Bixby Planning Commission

From: Erik Enyart, AICP, City Planner

Date: Thursday, December 17, 2015

RE: Report and Recommendations for:
Preliminary Plat & Final Plat of "Willow Creek Estates Amended" (PUD 78)

LOCATION:
- South and west of the intersection of 131st St. S. & 93rd E. Ave.
- All of *Willow Creek Estates*

SIZE: 43.965 acres, more or less

EXISTING ZONING: RS-3 Residential Single-Family District, RM-3 Residential Multi-Family District, & PUD 78

SUPPLEMENTAL ZONING: PUD 78 "Willow Creek" and Corridor Appearance District (partial)

EXISTING USE: Platted residential lots, streets, and Reserve Areas in *Willow Creek Estates*

REQUEST:
- Preliminary Plat approval, being an amended plat of all of *Willow Creek Estates*
- Final Plat approval, being an amended plat of all of *Willow Creek Estates*

SURROUNDING ZONING AND LAND USE:

North: CS & AG; The *Faith Temple Assembly* church, agricultural land, and a house on a 3-acre tract zoned CS, and agricultural land to the north of 131st St. S.

South: RS-3 & RE; Single family residential in *Blue Ridge Estates, Blue Ridge II, Southbridge*, and *Southwood South Addition.*

East: CS & AG; The *Faith Temple Assembly* church, agricultural land zoned CS, and, across Mingo Rd.: *AAA Landscaping*, the former *Four Seasons Lawn Care* business (now owned by the City of Bixby for Haikey Creek Flood Improvement Project channel right-of-way), agricultural land, and a cell tower, all in unincorporated Tulsa County.

West: RS-3, CG, & CS; Single family residential in *Blue Ridge II* and *Sun Burst* and, along 131st St. S.: a house on a 3-acre tract zoned CS, the *WW Sprinkler Repair* business, and the *Broken Arrow Hitch & Trailer*, and miscellaneous other uses, all zoned CS and CG.

COMPREHENSIVE PLAN: Low Intensity + Residential Area

COMPREHENSIVE PLAN:

(1) Medium Intensity + Residential
(2) Development Sensitive/Low Intensity + Vacant, Agricultural, Rural Residences, and Open Land
(3) Medium Intensity + Commercial Area

PREVIOUS/RELATED CASES:

BZ-23 – Robert Leikam – Request for rezoning from AG to OL, CS, RM-2, & RS-2 for approximately 117 acres, including parent tract subject property – Modified approval as per Staff granted in 1974 (Ord. # 282).

BZ-31 – Robert Weir – Request for rezoning from AG to RS-2 for 8.0 acres of the parent tract subject property at about the 13400-block of S. Mingo Rd. – Approved together with BZ-23 November 19, 1974 (Ord. # 282).

BZ-236 – Faith Temple Assembly, Inc. – Request for rezoning from RM-1 to CS for area of parent tract subject property currently zoned RM-2 for future church parking lot – Recommended/Approved for RM-2 zoning in November 1997/January 1998 (Ord. # 765).

BZ-338 – Cardinal Industries, Inc. c/o Bob Lemons – Request for rezoning from RM-2, RM-1, CS, OL, RD, and RS-2 to RS-3 for approximately 104.74 acres (includes parent tract subject property) for a future "Willow Creek" residential subdivision – PC recommended Approval 05/19/2008 and City Council Approved 06/09/2008 (Ord. # 1000).

Preliminary Plat of Willow Creek – Cardinal Industries, Inc. c/o Bob Lemons – Request for Preliminary Plat and Modification/Waiver (maximum cul-de-sac length) approval for 104.74 acres (includes parent tract subject property) – PC recommended Conditional Approval on 05/19/2008 and City Council Conditionally Approved 05/27/2008.

BL-353 – Faith Temple Assembly, Inc. c/o Tony Genoff – Request for Lot-Split approval for 13 acres abutting to the north and east (but including approximately 2 acres of parent tract subject property currently zoned RM-2) to separate the church property from its surrounding acreage – PC Approved 05/19/2008.

BL-364 – HRAOK, Inc. for Prestige Trading Company – Request for Lot-Split approval for 104.74 acres (includes parent tract subject property) to allow for the conveyance of approximately 2.3 acres on the east side of the Old Fry Creek Ditch to adjoining property owner (Genoff) to the north (part of a land trade along with BL-365) – PC Approved 12/15/2008.

BL-365 – HRAOK, Inc. for Tony Genoff – Request for Lot-Split approval for 9 acres abutting to the north and east, to allow for the conveyance of the approximately 2 acres of

parent tract subject property currently zoned RM-2 for attachment to the subject property (part of a land trade along with BL-364) – PC Conditionally Approved 12/15/2008.

Revised Preliminary Plat of Willow Creek – HRAOK, Inc. – Request for revised Preliminary Plat and Modification/Waiver (to exceed the 2:1 maximum lot depth to lot width ratio of SRs Section 12-3-4.F) approval for parent tract subject property – PC recommended Conditional Approval on 06/15/2009 and City Council probably Conditionally Approved 06/22/2009.

BBOA-562 – Hank Spieker for Cardinal Industries, LLC – Request for Special Exception per Zoning Code Section 11-7B-2 Table 1 to allow a Use Unit 5 church and Use Unit 5 private elementary school in the RS-3 and RM-2 Residential districts for parent tract subject property – Withdrawn by Applicant 07/03/2012.

PUD 78 – Willow Creek – Rosenbaum Consulting, LLC – Request for PUD approval for parent tract subject property – PC Recommended Conditional Approval 05/02/2013 and City Council Conditionally Approved 05/13/2013 (Ord. # 2120 approving PUD approved 09/23/2013 upon receipt of the "Final As Approved" PUD on 09/11/2013).

Preliminary Plat of Willow Creek – Rosenbaum Consulting, LLC – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a 291-lot residential subdivision for parent tract subject property – PC Recommended Conditional Approval 05/02/2013 and City Council Conditionally Approved 05/13/2013.

Final Plat of Willow Creek I – Rosenbaum Consulting, LLC – Request for Final Plat approval for a 111-lot residential subdivision for subject property, then known as "Willow Creek I" – PC Recommended Conditional Approval 04/21/2014 and City Council Conditionally Approved 04/28/2015 (Final Plat approval extension granted by letter dated 04/28/2015; *Willow Creek Estates* Plat # 6625 recorded 08/24/2015).

PUD 78 – "Willow Creek" – Major Amendment # 1 – Rosenbaum Consulting, LLC for Willow Creek Development, LLC – Request for approval of Major Amendment # 1 to PUD 78 for subject property, which amendment proposes to allow off-street parking to be located off the subject property and within the Public street right-of-way (cf. Zoning Code / City Code Section 11-10-2.D), to remove the 7.5' minimum width parking lot setback and landscaped strip requirements (cf. Zoning Code / City Code Section 11-10-3.B Table 1 and 11-12-3.A.2), and make certain other amendments – PC recommended Conditional Approval 11/19/2015 and CC Conditionally Approved application 12/14/2015. Ordinance Second Reading and consideration for adoption pending 12/28/2015.

RELEVANT AREA CASE HISTORY: (not necessarily a complete list and does not include cases located in unincorporated Tulsa County)

BZ-342 – JR Donelson for Cardinal Industries – Request for rezoning from RS-3 to CS for southerly approximately 2.3 acres of the planned plat of "Willow Creek Plaza" abutting subject property to the east – PC recommended Approval 04/20/2009 and City Council Conditionally Approved 05/11/2009 (Ord. # 2015).

Preliminary Plat of Willow Creek Plaza – Request for Preliminary Plat approval for approximately 9 acres abutting subject property to the east – PC recommended Conditional Approval on 04/20/2009 and City Council Conditionally Approved 04/27/2009.

BACKGROUND INFORMATION:

ANALYSIS:

Subject Property Conditions. The subject property of approximately 43.965 acres, more or less, consists of all of *Willow Creek Estates* and is composed of platted residential lots, streets, and Reserve Areas. The property is zoned RS-3 Residential Single-Family District, RM-3 Residential Multi-Family District, and PUD 78.

The subject property parent tracts, combined, have 1,469.95 feet of frontage on 131st St. S. and approximately 1,505 feet of frontage on Mingo Rd. The recorded plat of *Willow Creek Estates* has only 218.73' of frontage on Mingo Rd., corresponding to the Reserve 'B' frontage platted with that first phase. The subject property is bounded on the east by Mingo Rd., on the south and west by residential subdivisions *Southwood South Addition*, *Southbridge*, *Blue Ridge Estates / Blue Ridge II*, and *Sun Burst*, on the west by the *Broken Arrow Hitch & Trailer* business on a 4-acre tract zoned CG and a house on a 3-acre tract zoned CS, on the north by 131st St. S., and on the northeast by "Twin Hills Creek" / "Old Fry Creek." Per the EPA My WATERS Mapper, "Twin Hills Creek" was that drainageway that, since the Fry Ditch project was constructed, is now known as Fry Creek # 2 from its northernmost extent to its confluence with Fry Creek # 1. The drainageway was also previously rerouted southwest of the intersection of 141st St. S. and Mingo Rd. to discharge directly to the Arkansas River. The portion of this drainageway abutting/within the subject property has been incorporated into a drainage channel, located in Reserve 'B,' and is being coordinated with the Haikey Creek Flood Improvement project per the City Engineer.

The land is relatively flat and appears to slope slightly to the southeast along a trajectory paralleling "Twin Hills Creek" / "Old Fry Creek," which then drains more or less due south after it crosses to the east side of Mingo Rd.

Although the Haikey Creek Flood Improvement project may affect the floodplain situation, certain Reserve Areas currently contain areas of 100-Year (1% Annual Chance) Regulatory Floodplain. The residential building lots, however, have been removed from the 100-year Floodplain per a FEMA-approved LOMR-F per letter from FEMA dated May 22, 2015 (Case No. 15-06-2469A). Elevating the residential building lots out of the 100-year floodplain has avoided conflict with the restriction from platting lots within the 100-year floodplain per SRs § 12-3-2.O.

The subject property appears to presently be served by the critical utilities (water, sewer, electric, etc.).

Comprehensive Plan. The Comprehensive Plan designates the subject property as (1) Medium Intensity + Residential, (2) Development Sensitive/Low Intensity + Vacant, Agricultural, Rural Residences, and Open Land, and (3) Medium Intensity + Commercial Area.

The existing RS-3 and RM-2 districts both allow the single-family development as proposed. Per the Matrix, the existing RS-3 and RM-2 districts are *In Accordance* or *May Be Found In Accordance* with all the Comprehensive Plan designations.

Per the Matrix, PUDs (as a zoning district) are *In Accordance* or *May Be Found In Accordance* with all designations of the Comprehensive Plan Land Use Map. As the City Council approved PUD 78, it has been found *In Accordance* with the Comprehensive Plan as a zoning district.

Therefore, Staff believes that the existing underlying zoning patterns and PUD 78, the existing *Willow Creek Estates* single-family residential development, and this proposed amended plat should all be recognized as being not inconsistent with the Comprehensive Plan.

General. The Preliminary and Final Plat of "Willow Creek Estates Amended" propose an amended plat to correct certain survey data errors contained on the recorded plat. No changes are proposed to any lots, blocks, streets, Utility Easements or other easements, Reserve Areas, etc.

The Fire Marshal's, City Engineer's, and City Attorney's review correspondence are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

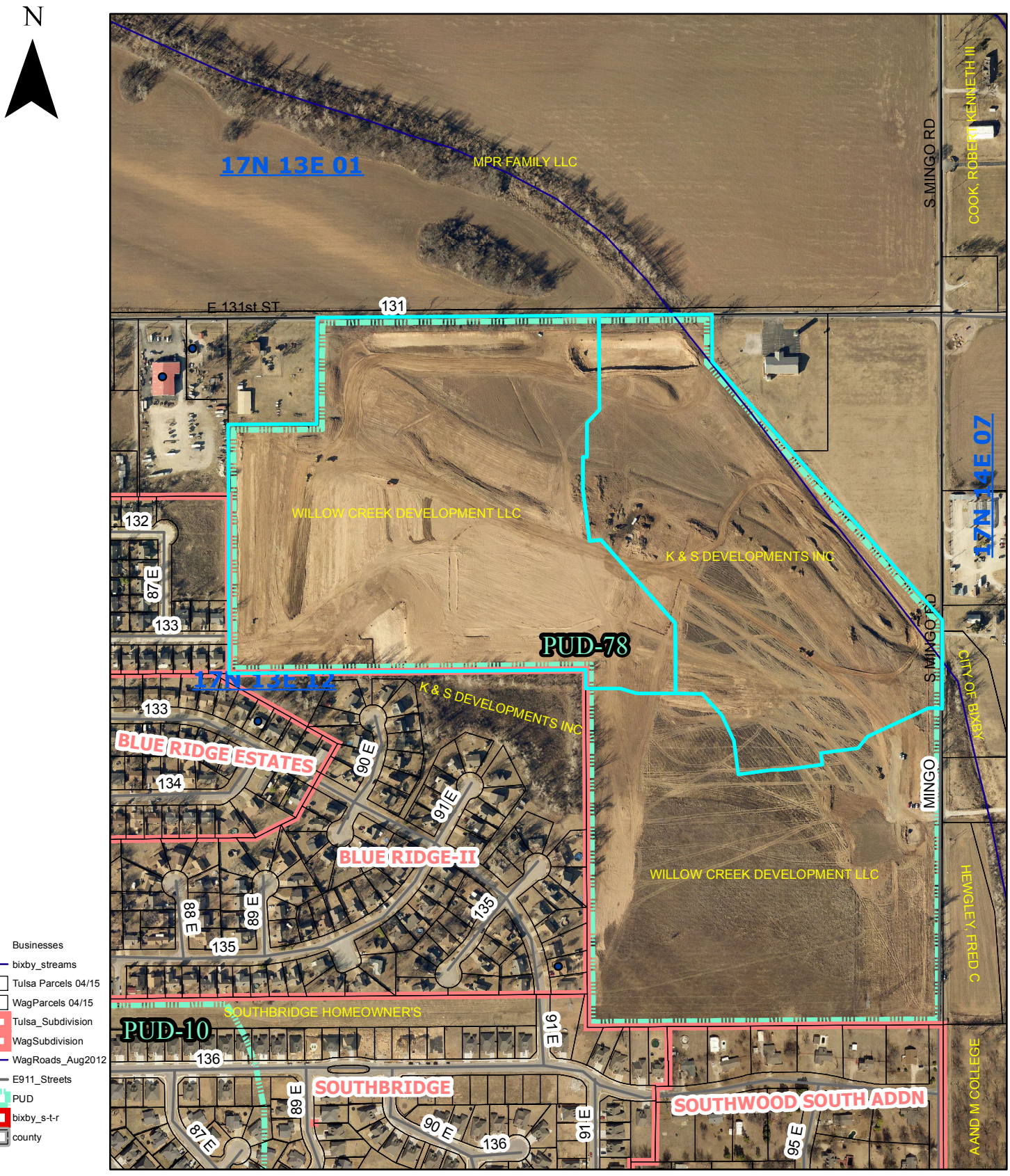
As no substantive changes were proposed and there were no other substantial applications to consider, Staff did not call a meeting of the Technical Advisory Committee (TAC) and instead requested comments only. No relevant comments were received.

Access and Internal Circulation. No changes are proposed as compared to *Willow Creek Estates*.

Land Use Restrictions. The Deed of Dedication and Restrictive Covenants (DoD/RCs) of the plat include proposed land use restrictions, as required by Subdivision Regulations Section 12-5-3.A, and the land use restrictions include proposed minimum house size and masonry standards which are consistent with the PUD 78. No changes are proposed as compared to *Willow Creek Estates*.

Staff Recommendation. Staff recommends Approval.

Preliminary Plat & Final Plat of "Willow Creek Estates Amended" – Fritz Land Surveying, LLC (PUD 78)



City of Bixby ~ Planning
Printed 11/24/2015

SUBDIVISION CONTAINS 111 LOTS IN 5 BLOCKS AND 5 RESERVES

TOTAL AREA: 1,915,108.42 SQUARE FEET OR 43.965 ACRES

BASIS OF BEARING:
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 BEING NORTH 89°48'16" EAST

BENCHMARK:
3" ALUMINUM CAP FLUSH SET IN CONCRETE STAMPED BA–11, SET WEST OF 131ST STREET AND GARNETT (ELEVATION 632.43 – NAVD 1988)

MONUMENTATION:
ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ 1694" AT ALL CORNERS.

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

Planned Unit Development No. 78

WILLOW CREEK ESTATES AMENDED

A PART OF THE NE/4, SECTION 12, T–17–N, R–13–E
TULSA COUNTY, STATE OF OKLAHOMA.

Owner:

Willow Creek Development, LLC
12150 EAST 96th STREET NORTH SUITE 200
OWASSO, OK 74055

Engineer:

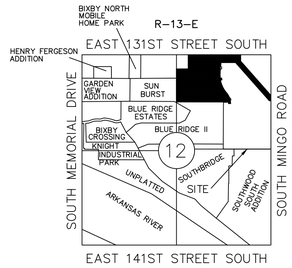
Rosenbaum Consulting, LLC
Certificate of Authorization No. 6470, Exp. June 30, 2017
2608 W. Kenosha St., #304
Broken Arrow, OK 74012
PHONE: (918) 895–0669

Surveyor:

Fritz Land Surveying, LLC
Certificate of Authorization No. 5848, Exp. June 30, 2016
2017 West 91st Street
Tulsa, OK 74132
PHONE: (918) 231–0575

LEGEND

B/L	BUILDING LINE
OD/E	OVERLAND DRAINAGE EASEMENT
FL/E	FENCE & LANDSCAPE EASEMENT
LNA	LIMITS OF NO ACCESS
U/E	UTILITY EASEMENT



VICINITY MAP
TULSA COUNTY
1" = 2000'

0' 100' 200' 300'
1" = 100'

Planned Unit Development No. 78

WILLOW CREEK ESTATES AMENDED

A PART OF THE NE/4, SECTION 12, T-17-N, R-13-E
TULSA COUNTY, STATE OF OKLAHOMA.

CUL-DE-SAC STREET CENTERLINE DATA	
STREET	LENGTH
S. 90TH E. AVE.	181.59'
S. 91ST E. AVE.	293.85'
S. 92ND E. AVE.	275.00'

Owner:

Willow Creek Development, LLC
12150 EAST 96th STREET NORTH SUITE 200
OWASSO, OK 74055

Engineer:

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2017 West 91st Street
Tulsa, OK 74132
PHONE: (918) 231-0575

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	400.00'	124.25'	17°47'52"	123.75'	N 80°42'41" E
C2	25.00'	41.11'	94°12'38"	36.63'	N 24°42'27" E
C3	450.00'	175.91'	22°23'52"	174.79'	S 11°11'56" E
C4	150.00'	137.96'	52°41'49"	133.15'	S 26°20'44" W
C5	25.00'	39.27'	90°00'00"	35.36'	N 07°41'38" E
C6	25.00'	21.03'	48°11'23"	20.41'	N 61°24'03" W
C7	50.00'	241.19'	276°22'46"	66.67'	S 52°41'38" W
C8	25.00'	21.03'	48°11'23"	20.41'	S 13°12'40" E
C9	25.00'	39.27'	90°00'00"	35.36'	S 82°18'22" E
C10	500.00'	153.66'	17°36'30"	153.06'	S 61°29'53" W
C11	25.00'	36.89'	84°32'06"	33.63'	N 28°02'05" E
C12	525.00'	130.42'	14°13'58"	130.08'	S 07°06'59" E
C13	25.00'	21.03'	48°11'23"	20.41'	N 24°05'41" W
C14	50.00'	241.19'	276°22'46"	66.67'	N 90°00'00" W
C15	25.00'	21.03'	48°11'23"	20.41'	S 24°05'41" W
C16	475.00'	117.99'	14°13'58"	117.69'	S 07°06'59" E
C17	25.00'	36.89'	84°32'06"	33.63'	S 56°30'01" E
C18	500.00'	76.51'	8°46'04"	76.44'	S 85°36'58" W
C19	25.00'	39.27'	90°00'00"	35.36'	N 45°00'00" E
C20	25.00'	21.03'	48°11'23"	20.41'	N 24°05'41" W
C21	50.00'	241.19'	276°22'46"	66.67'	N 90°00'00" W
C22	25.00'	21.03'	48°11'23"	20.41'	S 24°05'41" W
C23	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" E
C24	25.00'	39.27'	90°00'00"	35.36'	N 45°00'00" E
C25	812.00'	215.17'	15°10'58"	214.54'	S 12°41'53" W
C26	7.50'	23.56'	180°00'00"	15.00'	N 90°00'00" W
C27	35.00'	55.10'	90°11'44"	49.58'	S 45°05'52" E
C28	25.00'	44.54'	102°04'37"	38.88'	S 72°30'34" E
C29	400.00'	149.90'	21°28'15"	149.02'	S 10°44'08" E
C30	100.00'	91.97'	52°41'38"	88.76'	S 26°20'49" W
C31	450.00'	293.00'	37°18'22"	287.85'	S 71°20'49" W
C32	25.00'	38.85'	89°01'53"	35.06'	N 45°29'03" W
C33	780.00'	174.11'	12°47'22"	173.75'	N 07°21'48" W
C34	25.00'	37.39'	85°42'06"	34.00'	N 29°05'34" E
C35	475.00'	149.69'	18°03'22"	149.07'	N 80°58'19" E
C36	450.00'	293.00'	37°18'22"	287.85'	N 71°20'49" E
C37	400.00'	26.24'	3°45'30"	26.23'	N 54°34'23" E
C38	450.00'	289.94'	36°54'59"	284.95'	N 71°09'08" E
C39	400.00'	260.45'	37°18'22"	255.87'	S 71°20'49" W
C40	25.00'	39.27'	90°00'00"	35.36'	N 45°00'00" W
C41	25.00'	16.09'	36°52'18"	15.81'	N 18°26'09" E
C42	50.00'	142.92'	163°46'12"	99.00'	S 45°00'48" E
C43	25.00'	16.10'	36°53'54"	15.82'	S 71°33'03" W
C44	175.00'	105.49'	34°32'14"	103.90'	N 72°43'53" E
C45	25.00'	41.25'	94°32'38"	36.73'	N 77°15'55" W
C46	400.00'	209.39'	29°59'36"	207.01'	N 14°59'48" E
C47	460.00'	72.35'	9°00'41"	72.27'	S 04°30'20" E
C48	25.00'	36.69'	84°04'58"	33.48'	S 33°01'48" W
C49	25.00'	36.69'	84°04'58"	33.48'	S 62°53'14" E
C50	425.00'	98.81'	13°19'15"	98.59'	S 81°43'55" W
C51	25.00'	33.70'	77°14'10"	31.21'	S 49°46'28" W
C52	225.00'	147.06'	37°26'52"	144.45'	S 29°52'49" W
C53	25.00'	39.27'	90°00'00"	35.36'	S 03°36'15" W
C54	225.00'	219.42'	55°52'30"	210.83'	S 69°20'00" E
C55	25.00'	41.07'	94°07'30"	36.60'	S 35°40'00" W
C56	719.92'	373.87'	29°45'17"	369.68'	S 26°16'20" E
C57	460.00'	162.99'	20°18'06"	162.14'	S 30°59'48" E
C58	25.00'	41.07'	94°07'34"	36.61'	S 50°12'28" E
C59	275.00'	268.18'	55°52'30"	257.68'	S 69°20'00" E
C60	25.00'	39.27'	90°00'00"	35.36'	S 86°23'45" E
C61	25.00'	39.27'	90°00'00"	35.36'	N 03°36'15" E
C62	375.00'	318.11'	48°36'15"	308.66'	N 65°41'52" W
C63	225.00'	69.95'	17°48'48"	69.67'	N 81°05'36" W
C64	25.00'	36.76'	84°14'51"	33.54'	S 47°52'35" W
C65	988.00'	99.20'	5°45'09"	99.15'	S 02°52'35" W

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C66	35.00'	54.86'	89°48'11"	49.41'	N 44°54'08" E
C67	720.00'	39.52'	3°08'40"	39.51'	S 01°34'20" E
C68	1012.00'	97.63'	5°31'39"	97.59'	S 03°05'55" W
C69	25.00'	41.83'	95°51'44"	37.12'	S 42°04'08" E
C70	175.00'	46.12'	15°05'55"	45.98'	S 82°27'02" E
C71	425.00'	360.53'	48°36'15"	349.82'	N 65°41'52" W
C72	25.00'	16.09'	36°52'12"	15.81'	S 59°49'51" E
C73	50.00'	142.89'	163°44'23"	98.99'	N 03°36'15" E
C74	25.00'	16.09'	36°52'12"	15.81'	S 67°02'21" W
C75	175.00'	101.39'	33°11'48"	99.98'	S 32°00'21" W
C76	25.00'	41.07'	94°07'29"	36.60'	S 31°39'18" E
C77	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" W
C78	525.00'	164.22'	17°55'20"	163.55'	S 81°02'20" W
C79	25.00'	37.98'	87°02'30"	34.43'	N 64°24'05" W
C80	780.00'	249.41'	18°19'15"	248.35'	N 30°02'28" W
C81	25.00'	42.31'	96°57'33"	37.44'	N 09°16'41" E
C82	125.00'	70.34'	32°14'32"	69.42'	N 73°52'44" E
C83	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" E
C84	530.00'	243.92'	26°22'08"	241.77'	S 13°11'04" E
C85	470.00'	217.00'	26°27'12"	215.08'	N 13°08'32" W
C86	255.00'	400.93'	90°05'04"	360.89'	S 44°57'28" E
C87	1030.00'	248.60'	13°49'43"	247.99'	N 83°05'08" E
C88	488.00'	117.78'	13°49'43"	117.50'	S 83°05'08" W
C89	35.00'	55.04'	90°06'13"	49.54'	N 44°56'54" W
C90	35.00'	54.91'	89°53'47"	49.45'	N 45°03'06" E
C91	25.00'	39.27'	90°00'00"	35.36'	S 45°00'00" E
C92	450.00'	80.97'	10°18'36"	80.86'	N 05°09'18" W
C93	450.00'	234.67'	29°52'47"	232.02'	N 25°14'59" W
C94	25.00'	38.74'	88°47'37"	34.98'	S 04°12'26" W
C95	25.00'	21.03'	48°11'23"	20.41'	S 72°41'56" W
C96	50.00'	241.19'	276°22'46"	66.67'	N 41°23'45" W
C97	25.00'	21.03'	48°11'23"	20.41'	N 24°30'34" E
C98	125.00'	51.82'	23°45'02"	51.45'	N 60°28'46" E
C99	25.00'	41.31'	94°40'37"	36.77'	S 60°18'25" E
C100	425.00'	195.74'	26°23'20"	194.02'	N 26°09'46" W
C101	25.00'	36.92'	84°37'05"	33.66'	S 02°57'07" W
C102	1975.00'	115.24'	3°20'36"	115.23'	S 46°55'57" W
C103	25.00'	21.03'	48°11'23"	20.41'	S 72°41'56" W
C104	50.00'	241.19'	276°22'46"	66.67'	N 41°23'45" W
C105	25.00'	21.03'	48°11'23"	20.41'	N 24°30'34" E
C106	2025.00'	119.88'	3°23'31"	119.86'	S 46°54'30" W
C107	25.00'	36.07'	82°40'12"	33.02'	N 86°32'50" E
C108	425.00'	197.31'	26°35'59"	195.54'	N 65°25'03" W
C109	375.00'	628.92'	96°05'30"	557.76'	N 56°52'58" W
C110	1975.00'	87.62'	2°32'31"	87.61'	N 07°33'57" W
C111	25.00'	39.91'	91°28'09"	35.81'	N 39°26'23" E
C112	1975.00'	166.34'	4°49'33"	166.29'	N 87°35'14" E
C113	1025.00'	58.42'	3°15'56"	58.41'	S 88°22'02" W
C114	25.00'	37.01'	84°49'52"	33.73'	S 50°51'00" E
C115	530.00'	165.90'	17°56'04"	165.22'	N 17°24'06" W
C116	470.00'	78.72'	9°35'47"	78.63'	S 21°34'15" E
C117	25.00'	43.15'	98°54'09"	37.99'	S 32°40'43" W
C118	475.00'	65.25'	7°52'12"	65.19'	S 86°03'54" W
C119	25.00'	21.03'	48°11'23"	20.41'	N 65°54'19" W
C120	50.00'	241.19'	276°22'46"	66.67'	N 00°00'00" W
C121	25.00'	21.03'	48°11'23"	20.41'	N 65°54'19" E
C122	525.00'	76.19'	8°18'54"	76.12'	S 85°50'33" W
C123	25.00'	41.21'	94°27'18"	36.70'	S 51°05'15" E
C124	470.00'	31.66'	3°51'36"	31.66'	S 01°55'48" E
C125	7.50'	23.56'	180°00'00"	15.00'	N 90°00'00" W

LOT AREA TABLE

BLOCK	LOT	SQUARE FEET	ACRES	BLOCK	LOT	SQUARE FEET	ACRES
1	1	11738.80	0.269	2	17	10654.40	0.245
	2	10093.62	0.232		18	7403.19	0.170
	3	9292.53	0.213		19	7499.90	0.172
	4	8142.26	0.187		20	7500.00	0.172
	5	11668.11	0.268		21	7500.00	0.172
	6	12599.83	0.289		22	7500.00	0.172
	7	10109.13	0.232		23	7501.08	0.172
	8	9215.07	0.212		24	8490.58	0.195
	9	13317.65	0.306		25	8926.59	0.205
	10	17204.72	0.395		26	8661.56	0.199
	11	13255.11	0.304		27	8615.62	0.198
	12	15016.78	0.345		28	8124.16	0.187
	13	9412.46	0.216		29	7500.00	0.172
	14	11738.28	0.269		30	8750.00	0.201
	15	11409.78	0.262		31	8125.00	0.187
	16	11971.32	0.275		32	11235.39	0.258
	17	10575.78	0.243	3	1	8023.58	0.184
	18	10291.63	0.236		2	8126.95	0.187
	19	16039.34	0.368		3	8890.35	0.204
	20	10937.81	0.251		4	9557.92	0.219
	21	16400.28	0.376		5	8944.65	0.205
	22	10929.59	0.251	4	1	8450.00	0.194
	23	8745.45	0.201		2	8450.00	0.194
	24	9199.81	0.211		3	8450.00	0.194
	25	10292.67	0.236		4	8449.96	0.194
	26	11765.87	0.270		5	8542.42	0.196
	27	8400.00	0.193		6	8239.56	0.189
	28	8391.10	0.193		7	8585.53	0.197
	29	10398.96	0.239		8	10289.77	0.236
	30	15842.02	0.364		9	8125.00	0.187
	31	10981.58	0.252		10	7964.35	0.183
	32	15643.77	0.359		11	9377.02	0.215
	33	10401.11	0.239		12	12094.28	0.278
	34	10687.47	0.245		13	7956.01	0.183
	35	10178.37	0.234		14	8229.23	0.189
	36	8437.50	0.194		15	7551.20	0.173
	37	8650.00	0.199		16	8170.46	0.188
	38	9965.87	0.229		17	8160.03	0.187
	39	10875.00	0.250		18	8149.59	0.187
	40	10500.00	0.241		19	8139.66	0.187
	41	10500.00	0.241	5	1	8987.74	0.206
	42	10875.00	0.250		2	7818.74	0.179
2	1	11549.44	0.265		3	7824.99	0.180
	2	7499.99	0.172		4	9013.02	0.207
	3	7500.00	0.172		5	10754.41	0.247
	4	7500.00	0.172		6	8154.04	0.187
	5	8248.99	0.189		7	7856.93	0.180
	6	9337.18	0.214		8	10592.51	0.243
	7	9238.63	0.212		9	9329.39	0.214
	8	8916.57	0.205		10	7817.98	0.179
	9	8750.00	0.201		11	7817.98	0.179
	10	7500.00	0.172		12	7817.98	0.179
	11	7500.00	0.172		13	8986.85	0.206
	12	7500.00	0.172	RESERVE A		61030.60	1.401
	13	7500.00	0.172	RESERVE B		285185.79	6.547
	14	7500.00	0.172	RESERVE C		75878.79	1.742
	15	7493.43	0.172	RESERVE D		24600.70	0.565
	16	8989.50	0.206	RESERVE E		851.72	0.020

ADDRESS TABLE

BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS
1	1	8905 E. 133rd Street S.	2	17	9285 E. 133rd Street S.
		13290 S. 89th E. Place			13236 S. 93rd E. Avenue
	2	13280 S. 89th E. Place		18	9265 E. 133rd Street S.
	3	13270 S. 89th E. Place		19	9245 E. 133rd Street S.
	4	13250 S. 89th E. Place		20	9235 E. 133rd Street S.
	5	13230 S. 89th E. Place		21	9225 E. 133rd Street S.
	6	13210 S. 89th E. Place		22	9185 E. 133rd Street S.
	7	8961 E. 132nd Street S.		23	9145 E. 133rd Street S.
		13192 S. 90th E. Avenue		24	9105 E. 133rd Street S.
	8	13182 S. 90th E. Avenue		25	9095 E. 133rd Street S.
	9	13162 S. 90th E. Avenue		26	9085 E. 133rd Street S.
	10	13142 S. 90th E. Avenue		27	9075 E. 133rd Street S.
	11	13111 S. 90th E. Avenue		28	9065 E. 133rd Street S.
	12	13121 S. 90th E. Avenue		29	9045 E. 133rd Street S.
	13	13161 S. 90th E. Avenue		30	9025 E. 133rd Street S.
	14	9021 E. 132nd Street S.		31	9005 E. 133rd Street S.
		13181 S. 90th E. Avenue		32	8955 E. 133rd Street S.
	15	9061 E. 132nd Street S.			13285 S. 89th E. Place
		13184 S. 91st E. Avenue	3	1	8910 E. 133rd Street S.
	16	13144 S. 91st E. Avenue		2	8920 E. 133rd Street S.
	17	13134 S. 91st E. Avenue		3	8930 E. 133rd Street S.
	18	13124 S. 91st E. Avenue		4	8940 E. 133rd Street S.
	19	13114 S. 91st E. Avenue		5	8950 E. 133rd Street S.
	20	13104 S. 91st E. Avenue	4	1	9010 E. 133rd Street S.
	21	13103 S. 91st E. Avenue		2	9020 E. 133rd Street S.
	22	13123 S. 91st E. Avenue		3	9040 E. 133rd Street S.
	23	13143 S. 91st E. Avenue		4	9060 E. 133rd Street S.
	24	13163 S. 91st E. Avenue		5	9080 E. 133rd Street S.
	25	9121 E. 132nd Street S.		6	9090 E. 133rd Street S.
		13183 S. 91st E. Avenue		7	9110 E. 133rd Street S.
	26	9139 E. 132nd Street S.		8	9130 E. 133rd Street S.
		13186 S. 92nd E. Avenue			13310 S. 92nd E. Avenue
	27	13176 S. 92nd E. Avenue		9	13330 S. 92nd E. Avenue
	28	13156 S. 92nd E. Avenue		10	13360 S. 92nd E. Avenue
	29	13136 S. 92nd E. Avenue		11	13380 S. 92nd E. Avenue
	30	13116 S. 92nd E. Avenue		12	9210 E. 133rd Place. S.
	31	13106 S. 92nd E. Avenue		13	9220 E. 133rd Place S.
	32	13115 S. 92nd E. Avenue		14	9230 E. 133rd Place S.
	33	13135 S. 92nd E. Avenue		15	9240 E. 133rd Place S.
	34	13155 S. 92nd E. Avenue		16	9250 E. 133rd Place S.
	35	9229 E. 132nd Street S.		17	9260 E. 133rd Place S.
		13185 S. 92nd E. Avenue		18	9270 E. 133rd Place S.
	36	9249 S. 92nd E. Avenue		19	9280 E. 133rd Place S.
	37	9269 S. 92nd E. Avenue	5	1	9224 E. 133rd Street S.
	38	9289 S. 92nd E. Avenue			13311 S. 92nd E. Avenue
		13188 S. 93rd E. Avenue		2	9234 E. 133rd Street S.
	39	13168 S. 93rd E. Avenue		3	9244 E. 133rd Street S.
	40	13148 S. 93rd E. Avenue		4	9254 E. 133rd Street S.
	41	13128 S. 93rd E. Avenue		5	9274 E. 133rd Street S.
	42	13108 S. 93rd E. Avenue			13316 S. 93rd E. Avenue
2	1	13255 S. 89th E. Place		6	13326 S. 93rd E. Avenue
	2	8980 E. 132nd Street S.		7	13346 S. 93rd E. Avenue
	3	8990 E. 132nd Street S.		8	9291 E. 133rd Place S.
	4	9016 E. 132nd Street S.			13366 S. 93rd E. Avenue
	5	9036 E. 132nd Street S.		9	9261 E. 133rd Place S.
	6	9056 E. 132nd Street S.		10	9251 E. 133rd Place S.
	7	9076 E. 132nd Street S.		11	9241 E. 133rd Place S.
	8	9116 E. 132nd Street S.		12	9231 E. 133rd Place S.
	9	9136 E. 132nd Street S.		13	9221 E. 133rd Place S.
	10	9166 E. 132nd Street S.			13331 S. 92nd E. Avenue
	11	9196 E. 132nd Street S.	RESERVE A		13110 S. 93rd E. Avenue
	12	9228 E. 132nd Street S.	RESERVE B		13109 S. 93rd E. Avenue
	13	9248 E. 132nd Street S.	RESERVE C		9008 E. 133rd Street S.
	14	9258 E. 132nd Street S.	RESERVE D		9290 E. 133rd Place S.
	15	9268 E. 132nd Street S.			13396 S. 93rd E. Avenue
	16	9288 E. 132nd Street S.	RESERVE E		13107 S. 93rd E. Avenue
		13216 S. 93rd E. Avenue			

WILLOW CREEK ESTATES AMENDED

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

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

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWELVE (12), 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4 SECTION 12; THENCE SOUTH 89°48'16" WEST ALONG THE NORTH LINE OF SAID NE/4 SECTION 12, FOR A DISTANCE OF 850.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'13" WEST FOR A DISTANCE OF 175.00 FEET; THENCE SOUTH 41°23'39" EAST FOR A DISTANCE OF 1282.72 FEET; THENCE SOUTH 00°06'26" WEST FOR A DISTANCE OF 162.22 FEET; THENCE NORTH 89°53'34" WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 41°23'36" WEST FOR A DISTANCE OF 1428.39 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 409.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1012.00 FEET, A DELTA ANGLE OF 5°31'39", A CHORD LENGTH OF 97.59 FEET, A CHORD BEARING OF SOUTH 03°05'55" WEST, FOR AN ARC DISTANCE OF 97.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 95°51'44", A CHORD LENGTH OF 37.12, A CHORD BEARING OF SOUTH 42°04'08" EAST, FOR AN ARC DISTANCE OF 41.83 FEET; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 12.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 84°14'51", A CHORD LENGTH OF 33.54 FEET, A CHORD BEARING OF SOUTH 47°52'35" WEST, FOR AN ARC DISTANCE OF 36.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 988.00 FEET, A DELTA ANGLE OF 5°45'09", A CHORD LENGTH OF 99.15 FEET, A CHORD BEARING OF SOUTH 02°52'35" WEST, FOR AN ARC DISTANCE OF 99.20 FEET; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 74.39 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET, A DELTA ANGLE OF 03°08'40", A CHORD LENGTH OF 39.51 FEET, A CHORD BEARING OF SOUTH 01°34'20" EAST, FOR AN ARC DISTANCE OF 39.52 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 94°07'34", A CHORD LENGTH OF 36.61 FEET, A CHORD BEARING OF SOUTH 50°12'28" EAST, FOR AN ARC DISTANCE OF 41.07 FEET; THENCE NORTH 82°43'45" EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 07°16'10" EAST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 82°43'45" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 94°07'30", A CHORD LENGTH OF 36.60 FEET, A CHORD BEARING OF SOUTH 35°40'00" WEST, FOR AN ARC DISTANCE OF 41.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 719.92 FEET, A DELTA ANGLE OF 29°45'17", A CHORD LENGTH OF 369.68 FEET, A CHORD BEARING OF SOUTH 26°16'20" EAST, FOR AN ARC DISTANCE OF 373.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A DELTA ANGLE OF 20°18'06", A CHORD LENGTH OF 162.14 FEET, A CHORD BEARING OF SOUTH 30°59'48" EAST, FOR AN ARC DISTANCE OF 162.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 84°04'58", A CHORD LENGTH OF 33.48 FEET, A CHORD BEARING OF SOUTH 62°53'14" EAST, FOR AN ARC DISTANCE OF 36.69 FEET; THENCE SOUTH 14°55'35" EAST FOR A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 84°04'58", A CHORD LENGTH OF 33.48 FEET, A CHORD BEARING OF SOUTH 33°01'48" WEST, FOR AN ARC DISTANCE OF 36.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A DELTA ANGLE OF 09°00'41", A CHORD LENGTH OF 72.27 FEET, A CHORD BEARING OF SOUTH 04°30'20" EAST, FOR AN ARC LENGTH OF 72.35 FEET; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 3.45 FEET; THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 00°00'00" WEST FOR A DISTANCE OF 3.46 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 05°34'30", A CHORD LENGTH OF 38.90 FEET, A CHORD BEARING OF NORTH 02°47'15" WEST, FOR AN ARC DISTANCE OF 38.92 FEET; THENCE SOUTH 87°22'23" WEST FOR A DISTANCE OF 128.27 FEET; THENCE NORTH 00°05'04" EAST FOR A DISTANCE OF 19.22 FEET; THENCE SOUTH 89°51'30" WEST FOR A DISTANCE OF 1325.24 FEET; THENCE NORTH 00°03'55" EAST FOR A DISTANCE OF 924.09 FEET; THENCE NORTH 89°49'05" EAST FOR A DISTANCE OF 331.39 FEET; THENCE NORTH 00°04'13" EAST FOR A DISTANCE OF 396.11 FEET; THENCE NORTH 89°48'16" EAST FOR A DISTANCE OF 1469.96 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,915,108.42 SQUARE FEET OR 43.965 ACRES, MORE OR LESS.

BASIS OF BEARING OF PROPERTY DESCRIPTION IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, T-17-N R-13-E, BEING S 89°48'16" W.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"; AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "WILLOW CREEK ESTATES AMENDED", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER "WILLOW CREEK ESTATES AMENDED" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT PROPERLY PERMITTED DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THEIR RESPECTIVE LOTS AND EACH SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

1. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR RESPECTIVE LOTS AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT LOT OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THEIR ACTS AND/OR THE ACTS OF THEIR AGENTS OR CONTRACTORS.

4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND LOT OWNERS AGREE TO BE BOUND HEREBY.

D. GAS SERVICE

1. LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF GAS FACILITIES LOCATED ON THEIR RESPECTIVE LOTS.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A GAS MAIN OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH A GAS MAIN SHALL BE PROHIBITED.

3. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS, BUT LOT OWNERS SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THEIR ACTS AND/OR THE ACTS OF THEIR AGENTS OR CONTRACTORS.

4. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF GAS FACILITIES.

5. UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.

6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND LOT OWNERS AGREE TO BE BOUND HEREBY.

E. OVERLAND DRAINAGE EASEMENT

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA A, B, AND C (HEREINAFTER REFERRED TO AS THE "OVERLAND DRAINAGE EASEMENT AREAS") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.

3. DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION III) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE OVERLAND DRAINAGE EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

   a. THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

   b. THE OVERLAND DRAINAGE EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

   c. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE OVERLAND DRAINAGE EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.

   d. IN THE EVENT THE HOMEOWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF BIXBY, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL NOT EXCEED 1/111TH OF THE COSTS.

   e. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

F. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, DRAINAGE AREAS OF HIGHER ELEVATION, AND PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND/OR SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH MINGO ROAD AND EAST 131ST STREET SOUTH DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) ON THE ACCOMPANYING PLAT. THE LNA MAY BE AMENDED OR RELEASED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. THE LNA ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

H. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

I. RESERVE AREAS A AND B

THE USE OF RESERVE AREAS A AND B SHALL BE LIMITED TO USE AS STORMWATER CONVEYANCE, UTILITY EASEMENT, MAINTENANCE ACCESS, OPEN SPACE, LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

J. RESERVE AREA C

THE USE OF RESERVE AREA C SHALL BE LIMITED TO USE AS STORMWATER CONVEYANCE, MAINTENANCE ACCESS, OPEN SPACE, LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

K. RESERVE AREA D

THE USE OF RESERVE AREA D SHALL BE LIMITED TO USE AS OPEN SPACE, LANDSCAPING, POOL & CLUBHOUSE FACILITIES FOR THE HOMEOWNERS AND GUESTS OF WILLOW CREEK ESTATES AMENDED AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

L. RESERVE AREA E

THE USE OF RESERVE AREA E SHALL BE LIMITED TO USE AS OPEN SPACE AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

M. FENCING AND LANDSCAPING EASEMENT

THE OWNER/DEVELOPER HEREIN RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION III A PERPETUAL EASEMENT TO ERECT AND MAINTAIN FENCING, WALLS AND LANDSCAPING ALONG THE BOUNDARIES OF THE SUBDIVISION WITHIN THE EASEMENTS DEPICTED ON THE PLAT AS "FENCE AND LANDSCAPE EASEMENT" OR "F/LE".

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, WILLOW CREEK ESTATES AMENDED WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 78) AS PROVIDED WITHIN THE PROVISIONS OF THE BIXBY ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS (PUDS), AND

WHEREAS, PUD NO. 78 WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON MAY 2, 2013 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, ON MAY 13, 2013 THE IMPLEMENTING ORDINANCE NO. 2120 & 272 BEING ADOPTED AND PUBLISHED ON SEPTEMBER 23, 2013, AND

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

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

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

A. DEVELOPMENT IN ACCORDANCE WITH PUD

WILLOW CREEK ESTATES AMENDED SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. 78 APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. 78 AS MAY BE SUBSEQUENTLY APPROVED.

B. APPLICABLE ORDINANCE

THE DEVELOPMENT OF WILLOW CREEK ESTATES AMENDED SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED ON MAY 13, 2013.

C. USE

ALL USES ALLOWED BY RIGHT IN THE RS-3 ZONING DISTRICT AND SPECIFICALLY SINGLE-FAMILY RESIDENTIAL HOMES. ADDITIONALLY, ONE (1) USE UNIT 5 "NEIGHBORHOOD SWIMMING POOL AND/OR CLUBHOUSE" IS ALLOWED ON A LOT OR LOTS AS DETERMINED BY THE DEVELOPER/OWNER OF WILLOW CREEK. THE FACILITY SHALL BE SUBJECT TO A SITE PLAN AND, UPON COMPLETION OF CONSTRUCTION PURSUANT TO AN APPROVED BUILDING PERMIT, THE APPROVAL OF USE OF THE SINGULAR FACILITY SHALL ATTACH ONLY TO THE LOT OR LOTS ON WHICH THE BUILDING PERMIT WAS ISSUED.

D. DEVELOPMENT STANDARDS

DEVELOPMENT AREA – SINGLE FAMILY LOTS

PERMITTED USES SINGLE FAMILY RESIDENCES AND CUSTOMARY ACCESSORY USES.

MINIMUM LOT WIDTH: 60 FEET, MEASURED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES.

MINIMUM HOME SQUARE FOOTAGE: 1500

MASONRY REQUIREMENT: HOME EXTERIOR SHALL BE 50% MASONRY UP TO THE FIRST FLOOR PLATE LINE.

OTHER DIMENSIONAL STANDARDS AS SET FORTH WITHIN AN RS-3 DISTRICT

SIDEWALKS:
SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS ALONG PERIMETER AND INTERNAL STREETS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER.

SIGNS AND LANDSCAPING:
IDENTIFICATION SIGNAGE, IF TO BE INSTALLED FOR THIS DEVELOPMENT, SHALL COMPLY WITH BIXBY ZONING CODE SECTION 11-7B-3.B.4.B. LANDSCAPING OF RESERVES AND OPEN SPACES, IF ANY, SHALL MEET THE CITY OF BIXBY REQUIREMENTS.

E. SITE PLAN REVIEW AND COMPLIANCE WITH APPROVED PLANS

THE APPROVED FINAL PLAT OF THE SUBDIVISION SHALL CONSTITUTE THE DETAILED SITE PLAN REQUIRED BY THE BIXBY ZONING CODE. THE DEVELOPMENT AND USE OF WILLOW CREEK ESTATES AMENDED SHALL BE IN COMPLIANCE WITH THE APPROVED BUILDING PLANS AND SIGN PLANS, AS MAY BE LATER APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSOR.

F. DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN THIS SECTION II., THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE BIXBY ZONING CODE AS THE SAME EXISTED ON MAY 13, 2013.

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN WILLOW CREEK ESTATES AMENDED (HEREINAFTER REFERRED TO AS THE "HOMEOWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING BUT WITHOUT LIMITATION THE STORM WATER DETENTION FACILITIES AND RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF WILLOW CREEK ESTATES AMENDED.

B. MEMBERSHIP

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

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WILLOW CREEK ESTATES AMENDED AND THE BYLAWS OF THE ASSOCIATION.

SECTION IV.

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

STAFF REPORT

To: Bixby Planning Commission

From: Erik Enyart, AICP, City Planner

Date: Thursday, December 17, 2015

RE: Report and Recommendations for:
BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81)

LOCATION:
16-Acre Tract: 8300-block of E. 121st St. S.
7-Acre Tract: 12303 S. Memorial Dr.

SIZE: 23 acres, more or less, in two (2) tracts

EXISTING ZONING: CS Commercial Shopping Center District, RM-3 Residential Multi-Family District, and OL Office Low Intensity District, & PUD 81

SUPPLEMENTAL ZONING: PUD 81 "Chateau Villas PUD" and Corridor Appearance District (partial)

EXISTING USE:
16-Acre Tract: Vacant
7-Acre Tract: Single-family house

DEVELOPMENT TYPE: Approval of a PUD Detailed Site Plan including as elements: (1) Detailed Site Plan, (2) Detailed Landscape Plan, and (3) Detailed Lighting Plan, (4) Detailed Sign Plan, and (5) building plans and profile view / elevations pursuant to PUD 81 for a Use Unit 8 multifamily residential and commercial development

SURROUNDING ZONING AND LAND USE:

North: CS & RM-1/PUD-6, RD, and RS-1; The *Memorial Square* duplex-style condo/apartments and vacant lots, and single-family residential to the northeast, a *QuikTrip* under construction and commercial in the *Town and Country Shopping Center* to the northwest, and farther north, duplexes along 119th St. S., all in *Southern Memorial Acres Extended.*

South: CS/PUD 29A, OL/RS-1/PUD 77, RS-1, and RS-2; *The Boardwalk on Memorial* commercial strip shopping center with vacant land behind zoned CS/PUD 29A, vacant land and a single-family dwelling zoned OL/RS-1/PUD 77 planned for a ministorage development, and single-family residential in *Gre-Mac Acres* and *Southern Memorial Acres No. 2* zoned RS-1 and RS-2.

East: RS-1; Single-family residential and the Bixby Fire Station #2 in the *Houser Addition.*

West: CG, CS, & AG; Commercial development in *121st Center*, the *Spartan Self Storage* ministorage business on an unplatted 1-acre tract zoned CS at 12113 S. Memorial Dr., and (west of Memorial Dr.) agricultural land and the *Easton Sod* sales lot zoned CS.

COMPREHENSIVE PLAN:

16-Acre Tract: Low/Medium Intensity + Vacant, Agricultural, Rural Residences, and Open Land

7-Acre Tract: Medium Intensity + Commercial Area

PREVIOUS/RELATED CASES:

BZ-30 – Frank Moskowitz – Request for rezoning from AG to CS for the W/2 of the NW/4 of the NW/4 of this Section 01, T17N, R13E (including 7-acre tract subject property) – PC on 01/27/1975 recommended CS for N. approx. 12.5 acres, OL for the S. approx. 5 acres of the N. approx. 17.5 acres, and AG zoning to remain for the balance of the 20 acres. City Council approved as PC recommended 03/18/1975 (Ord. # 270).

BL-45 – Milton Berry – Request for Lot-Split approval to separate the S. 200' of the W. 210' of the N. 825' of the W/2 of the NW/4 of the NW/4 of this Section 01, T17N, R13E (now the *Spartan Self Storage*) from the balance of the property, which balance was later platted as *121st Center* (includes Reserve Area 'A' part of subject property) – both resultant tracts abut subject property to west and north – PC Motion to Approve died for lack of a Second 02/26/1979; City Council Conditional Approval is suggested by case notes. Deeds recorded evidently without approval certificate stamps 05/23/1978, which would have preceded the Lot-Split application.

Preliminary Plat of 121st Center – Request for Preliminary Plat approval for *121st Center* (includes Reserve Area 'A' part of subject property) – PC Conditionally Approved 12/28/1987 (Council action not researched).

BBOA-199 – Spradling & Associates for Arkansas Valley Development Corporation – Request for Variance to reduce the minimum lot width/frontage in CS from 150' to 125' to permit platting the subject tract as *121st Center* (includes Reserve Area 'A' part of subject property) – BOA Approved 01/11/1988.

Final Plat of 121st Center – Request for Final Plat approval for *121st Center* (includes Reserve Area 'A' part of subject property) – PC Conditionally Approved 02/29/1988 and

City Council Approved 07/11/1988 (per the plat approval certificate) (Plat # 4728 recorded 08/05/1988).

BCPA-3, PUD 68, & BZ-341 – North Bixby Commerce Park – Lou Reynolds for Alvis Houser – Request to amend the Comprehensive Plan to redesignate property (in part) "Medium Intensity," rezone from AG to CS and OL, and approve PUD 68 for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC voted 2 in favor and 3 opposed on a Motion to approve the development on 04/20/2009. On 04/27/2009, on appeal, the City Council reversed the Planning Commission's action. On 06/08/2009, the City Council denied the ordinance which would have approved the rezoning, PUD, and Comprehensive Plan amendment, on the City Attorney's advice regarding certain language in the ordinance, and called for the developer to proceed "under existing ordinances." On 06/22/2009, the City Council Approved, by Ordinance # 2030, all three (3) applications as submitted, and with no Conditions of Approval. The legal descriptions in the ordinance reflected the underlying CS/OL zoning pattern as recommended by Staff, rather than per the "Exhibit 1" to the PUD.

Preliminary Plat of North Bixby Commerce Park (PUD 68) – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC recommended Conditional Approval 03/15/2010 and City Council Conditionally Approved 03/22/2010.

Final Plat of North Bixby Commerce Park (PUD 68) – Request for approval of a Final Plat and certain Modifications/Waivers for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC recommended Conditional Approval 05/17/2010 and City Council Conditionally Approved 05/24/2010. City Council approved a revised Final Plat 09/13/2010.

BSP 2010-01 – North Bixby Commerce Park – RK & Associates, PLC / McCool and Associates, P.C. (PUD 68) – Request for approval of a PUD Detailed Site Plan for a ministorage, "trade center / office-warehouse," and retail development on 16-acre tract subject property – PC Conditionally Approved 07/19/2010.

PUD 81 & BZ-368 – Chateau Villas PUD – AAB Engineering, LLC – Request for rezoning from CS, OL, and AG to CS and RM-3 and to approve PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – PC recommended Conditional Approval, with a modified zoning schedule including OL zoning, 11/18/2013 and City Council Conditionally Approved, as modified, the applications 11/25/2013 and Conditionally Approved same by ordinance (Ord. # 2126) 02/24/2014.

PUD 81 – "Chateau Villas PUD" – Major Amendment # 1 – Larry Kester of Architects Collective – Request for approval of Major Amendment # 1 to PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – PC recommended Conditional Approval 03/25/2015 and City Council Conditionally Approved application 03/30/2015. Applicant Larry Kester withdrew from application 05/19/2015. New architect engaged, site and building designs changed, and new PUD documents received 06/17/2015. City Council Conditionally Approved revised PUD Major Amendment # 1 by ordinance by 3:0:0 vote 06/22/2015 (Ord. # 2153).

BSP 2015-04 – "Chateau Villas" – Larry Kester of Architects Collective (PUD 81) – Request for approval of a PUD Detailed Site Plan for a Use Unit 8 multifamily residential and commercial development for subject property – Withdrawn by Applicant 05/28/2015.

Preliminary Plat of "Chateau Villas" – Cedar Creek Consulting (PUD 81) – Request for approval of a Preliminary Plat and certain Modifications/Waivers for a Use Unit 8

multifamily residential and commercial development for subject property and adjacent Reserve Area 'A' of *121st Center* – PC recommended Conditional Approval 09/21/2015 and City Council Conditionally Approved 09/28/2015.
Final Plat of "Chateau Villas" – Cedar Creek Consulting (PUD 81) – Request for approval of a Final Plat and certain Modifications/Waivers for a Use Unit 8 multifamily residential and commercial development for subject property and adjacent Reserve Area 'A' of *121st Center* – PC Tabled 09/21/2015, with allowance to return to a future meeting when ready.
PUD 81 – "Chateau Villas PUD" – Major Amendment # 2 – Black Gold Group, LLC – Request for approval of Major Amendment # 2 to PUD 81 for a Use Unit 8 multifamily residential and commercial development for subject property – Pending PC consideration 12/21/2015.

BACKGROUND INFORMATION:

Per the original PUD 81 Exhibit B Conceptual Site Plan, the multifamily element of the "Chateau Villas" development included 12 multifamily buildings and one (1) clubhouse/leasing office. All multifamily buildings were understood to be three (3) stories in height with clay tile rooves and a "Tuscan" theme. The clubhouse was to be between 7,500 and 8,000 square feet, and was to cost $1 Million. The artist's/architect's perspective renderings of the original designs were included in a PUD Text & Exhibits package received November 25, 2013, and these and certain other drawings were presented at certain meetings including the City Council meeting held on that date. One of the drawings was published in a November 14, 2013 *Tulsa World* article entitled "High-end apartment complex likely coming to Bixby." Per these exhibits, the buildings appeared to be five-tone, box-like structures with flat façades except for protruding exterior stairwells. The façades, considering their description as "masonry," appeared to be traditional stucco or otherwise another cementitious product resembling stucco. The original intent was not clear.

Since the original November, 2013 PUD application approval, and February 24, 2014 PUD approval by Ordinance # 2126, the developer acquired the 16-acre parcel in mid-2014 and the 7-acre parcel at the end of 2014. In early 2015, the developer engaged an architect, Architects Collective of Tulsa, and the designs changed.

PUD 81 Major Amendment # 1 originally proposed:

(1) to increase the maximum building height from 48' to 54' and four (4) stories, and
(2) to amend the 75% minimum masonry standard, which applies to all buildings, to define masonry to include "concrete or clay brick of any size, natural stone of any size, manufactured stone of any size, cement based stucco, manufactured cement fiber based stucco panels and manufactured cement fiber horizontal siding."

After application submittal, City Staff had several meetings and other communication with the Applicant to refine the intent of the amendments, and suggested other amendments be made to facilitate the most appropriate development of the property. Staff was not supportive of the original approach to redefine "masonry," even in the context of this application. In its final

form, the Major Amendment included a 50' maximum building height, a fourth story, and a 40% traditional masonry and 60% approved masonry alternatives standard, among other things.

At its March 25, 2015 Special Meeting, the Planning Commission recommended Conditional Approval of PUD 81 Major Amendment # 1. At its March 30, 2015 Special Meeting, the City Council Conditionally Approved the application for PUD 81 Major Amendment # 1 by vote of three (3) in favor, one (1) opposed, and one (1) abstention.

Because the PUD Major Amendment was not ready for approval at that time, and perhaps also because of the 3:1:1 vote on the application item, (1) the ordinance First Reading and/or approval item and (2) the Emergency Clause attachment items were Tabled or Passed or similar, to be brought back at a later date when the PUD was ready. The Ordinance First Reading (no action) was to be heard on the April 13, 2015 City Council Regular Meeting, but there was no quorum and that meeting was cancelled. The Ordinance First Reading was held April 27, 2015. Since the PUD Major Amendment was not ready, it was delayed for a time from being returned to a City Council agenda for Ordinance Second Reading and possible approval by majority vote.

Because the PUD Major Amendment had not yet been approved, PUD Detailed Site Plan application BSP 2015-04 was Continued from the April 20, 2015 Planning Commission Regular Meeting to the May 18, 2015 Planning Commission Regular Meeting, and then again to the June 15, 2015 Regular Meeting. It was not heard on June 15, 2015 because the Applicant Withdrew the application during a meeting with Staff on May 28, 2015, since the designs had changed and the Applicant was going to submit a new application for PUD Detailed Site Plan when the Applicant was closer to construction.

Subsequent to the Ordinance First Reading at the April 27, 2015 City Council meeting, the developer changed architects to *NSPJ Architects* of Prairie Village, KS, and the building designs and site layout changed again. The revised PUD documents were received June 17, 2015.

The June 17, 2015 plans called for a 7,000 square foot "clubhouse" and 13 multifamily buildings with a mix of 2-, 3-, and 4-story buildings with variegated façades and certain percentage of "concrete stone masonry material" (a.k.a. "manufactured stone" / "synthetic stone"), "brick veneer masonry," and stucco) and 60% masonry alternatives (including only fiber cement cladding), with exceptions for trim. The open stairwells were brought within the building footprints, but exterior stairwells were evident in the new 4-story building elevation on the building ends, perhaps as access auxiliary to the proposed elevators.

Additionally, a non-exhaustive list of the most significant changes included:

1. New "Urban Contemporary" building designs, featuring:
    a. More, or perhaps all buildings included attached garages
    b. 5 4-story buildings all featuring elevators
    c. Flat rooves with parapets rather than pitched rooves with shingles.
2. New site layout featuring:
    a. Removal of internal water features

b. Realignment of boulevard entrance street/drive
c. Reconfiguration of buildings and internal drives layout
d. Fewer buildings, especially by the removal of smaller garage/apartment buildings
e. Clubhouse was larger, pool was smaller
f. Carports throughout development (with garages suggested, but not represented on plans)
g. Commercial development area design changes.

3. Building elevations reflected only one (1) building type, and did not contain height information or a full schedule of proposed exterior materials or their relative percentages.

On June 22, 2015, by 3:0:0 vote, the City Council Conditionally Approved the revised PUD Major Amendment # 1 (Ord. # 2153).

The original applications for Preliminary Plat, Final Plat, and PUD Detailed Site Plan (BSP 2015-06) were received August 21, 2015. The building designs and site layout changed again. A non-exhaustive list of the most significant changes included:

1. New building designs, featuring:
   a. 12 multifamily buildings including:
      i. 2 large, segmented buildings (Buildings A and B)
      ii. 4 3-story buildings
      iii. 6 smaller, 2-story garage/apartment buildings
   b. Clubhouse was smaller[1] and embedded (Segment B) within large Building A
   c. Only 1 4th story, Segment D of Building A, versus 5 4-story buildings
   d. Evidently less brick/stone and less façade articulation/variegation (Building A)
   e. Evidently fewer parapet roof articulations and embellishments (Building A)
   f. New unit mix with 57 studio units now proposed and fewer 1-, 2-, and 3-bedroom units
2. New site layout featuring:
   a. Incorporation and modification of stormwater retention pond in Reserve A of *121st Center*
   b. Pond / canal water feature added along west side of Development Area B
   c. Removal of tower feature next to clubhouse
   d. Realignment of boulevard entrance street/drive and removal of roundabout/water feature
   e. Reconfiguration of buildings and internal drives layout
   f. Pool/spa appears larger
   g. 16 carports removed and 6 detached 6-car garages added
   h. Fry Creek tributary channel area widened from roughly 45' to 60'

On September 21, 2015, due to substantial design issues, the Planning Commission Tabled BSP 2015-06 and the Final Plat of "Chateau Villas," with allowance to return to a future meeting when they are ready. At that time, the plats and site plan included adjacent Reserve Area 'A' of *121st Center*. The Preliminary Plat was recommended for Conditional Approval, and the City

[1] Roughly 3,300 : 6,402 square feet versus 7,000 square feet by interpolation of site and elevations drawings

Council Conditionally Approved same, subject to removing the adjacent Reserve Area 'A' of *121st Center*, to which the Applicant was not then (and is not now) entitled. The intent of the approval of the Preliminary Plat was to allow the developer to proceed with grading, drainage, and infrastructural improvements pursuant to approved engineering construction plans.

On November 03, 2015, Staff received revised site plan drawings. The designs appear to be essentially the same, with the exception of:

1. Removal of Reserve Area 'A' of *121st Center* as required until/unless Applicant acquires same or adequate rights to modify same
2. Pool/spa and patio relocated onto the subject property and reduced in size; spa slightly larger
3. "Asphalt path" pedestrianway removed from around the stormwater retention pond in the adjacent Reserve Area 'A' of *121st Center*
4. No changes proposed to 'shoreline' of stormwater retention pond in the adjacent Reserve Area 'A' of *121st Center*
5. Building A contains substantially less brick/stone masonry (30% → 23%)
6. Building B contains substantially less brick/stone masonry (30% → 18%)
7. Buildings C contains substantially less brick/stone masonry (30% → 7%)
8. Garage buildings contain substantially less brick/stone masonry (specifics not available)

During a meeting with the developer and developer's associates on November 13, 2015, the developer requested that the site plan be returned to the December 21, 2015 Planning Commission agenda.

PUD 81 Major Amendment # 2 is also on this December 21, 2015 Planning Commission Agenda for consideration. It was submitted when the Applicant counted parking spaces and believed them to be insufficient to meet the minimum requirements of the Zoning Code. Staff has since counted the parking and found it to be adequate, and also observed that changes could be made in the context of this PUD Detailed Site Plan application, per the terms of the PUD Text. It is possible, however, that the Applicant may want to use this Major Amendment # 2 application to make other minor adjustments to the PUD, such as the design elements outlined in this analysis.

ANALYSIS:

Subject Property Conditions. The subject property of approximately 23 acres in two (2) tracts:

1. An approximately 16-acre vacant tract at the 8300-block of E. 121st St. S.,
2. An approximately 7-acre tract at 12303 S. Memorial Dr. with what appears to be an unoccupied split-level house on it, and

The subject property is zoned CS, RM-3, and OL with PUD 81 "Chateau Villas PUD."

The subject property is moderately sloped and primarily drains to the southeast to an unnamed tributary of Fry Creek # 1, and presently contains an area of 100-year floodplain, attendant to an improved drainage channel along and within the eastern boundary of the 16-acre tract. Per a

letter dated September 21, 2009, the previous owner/developer was approved by FEMA for a CLOMR-F (Case No. 09-06-0671R) to widen the channel and increase its capacity to a level providing for the 100-year flow and use the borrow material as fill to elevate the development land above the 100-year Floodplain. Widening the channel, under the approved CLOMR-F, would remove the need for onsite stormwater detention for the 16-acre tract. As originally conceived, the channel was only going to be widened enough to drain the 16-acre tract, and no other properties in the area. The area downstream of the southeast corner of the property has already been widened per Alan Betchan of AAB Engineering, LLC on September 02, 2015. Per Mr. Betchan on November 11, 2013, the new development plans may not require widening of the channel located on the subject property, or perhaps not as much widening, due to the creation of less impervious surface compared to the previous development plan. However, it is not clear if the channel on the subject property has already been widened or not. The plans may be modified and resubmitted to the City and FEMA in order to incorporate the 7-acre tract that is now a part of this development proposal. Pursuant to the original, approved CLOMR-F, the previous owner/developer proceeded with the grading; however, Staff has been informed that the grading has not been completed in accordance with the CLOMR-F as of this time. As acknowledged in the "Drainage" section of PUD 81, the floodplain issue must be resolved through the City and FEMA approval process before the subject property can be developed, and the development will pay a fee-in-lieu of providing onsite stormwater detention.

Subdivision Regulations § 12-3-2.O prohibits platting development lots within the 100-year (1% Annual Chance) Regulatory Floodplain, as designated by FEMA and adopted as part of Bixby's Floodplain Regulations by ordinance. By Modification/Waiver, platting Reserve Areas may be permitted, provided their use is passive and use restrictions prohibit building construction. To fully comply with applicable regulations, the floodplain and drainage improvements must be completed, the developer must secure FEMA approval of a LOMR upon completion of these improvements, the 100-year Floodplain must be entirely contained within a Reserve Area, and the Applicant must request and be approved for a Partial Modification/Waiver of SRs Section § 12-3-2.O to allow the platting of a Reserve Area in the 100-year Floodplain.

The Zoning Code and PUD 81 prohibit the issuance of Building Permits until the land has been platted, and the Subdivision Regulations prohibit platting building lots in the 100-year Floodplain. Until all Floodplain-related requirements are satisfied, the development may be limited to grading and utility work, performed pursuant to an Earth Change Permit, utilities permits, and other permits as may be required.

The subject property appears to presently be served by the critical utilities (water, sewer, electric, etc.) and has access to the stormwater drainage in the unnamed tributary to Fry Creek # 1 to the east. Plans for utilities were adequately described in the original PUD's Text and represented on the original Exhibit F, and is discussed further in the City Engineer's review memo.

Comprehensive Plan. The Comprehensive Plan designates the 16-acre tract subject property as (1) Low/Medium Intensity and (2) Vacant, Agricultural, Rural Residences, and Open Land. The Medium Intensity designation covers the west 6.26 acres of the 16-acre tract, pursuant to

BCPA-3 approved by Ordinance # 2030 in 2010. The 7-acre tract is designated (1) Medium Intensity and (2) Commercial Area.

The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" ("Matrix") on page 27 of the Comprehensive Plan provides that CS zoning is *In Accordance*, RM-3 zoning *May Be Found In Accordance* with the Medium Intensity designation, and OL zoning *May Be Found In Accordance* with the Low Intensity designation of the Comprehensive Plan Land Use Map. Since RM-3 and OL zoning districts were approved by ordinance of the City Council, these districts have been recognized as being *In Accordance* with the Comprehensive Plan in the context of PUD 81.

During the review and approval of PUD 81, Staff worked with the Applicant to adjust relative proportions of CS, RM-3, and OL zoning and relative proportions of commercial floor area and numbers and types of multifamily dwelling units to conform to the Comprehensive Plan designations as amended by BCPA-3.

Per the Matrix, PUDs (as a zoning district) are *In Accordance* with the Medium Intensity and *May Be Found In Accordance* with the Low Intensity designations of the Comprehensive Plan Land Use Map. Since PUD 81 and its Major Amendment # 1 were approved by ordinances of the City Council, they have been recognized as being *In Accordance* with the Comprehensive Plan as a zoning district. PUD 81 Major Amendment # 1 proposed making certain changes to design features of the development, but no significant changes to the schedule of land uses compared to the original PUD 81.

The multifamily and commercial development anticipated by this PUD Detailed Site Plan would not be inconsistent with the Comprehensive Plan.

General. Staff understands that the developer only intends to develop, at this time, (1) the Use Unit 8 multifamily Development Area B (proposed Lot 3, Block 1, "Chateau Villas"), and (2) certain other DA B-dependent site elements (private street/drive connections to Memorial Dr. and 121st St. S. and the drainage channel along the east side of the plat). Staff recommends that speculative commercial buildings, parking lots, etc. represented within Development Area A / proposed Lots 1 and 2, Block 1, "Chateau Villas," should be removed if not proposed at this time. Staff has not reviewed the commercial development areas as a part of this site plan application. If proposed, the Site Plan needs to be updated to include building elevations and all necessary details for such commercial buildings.

The Detailed Site Plan represents a suburban-style design with certain urban design elements. The site plan indicates the proposed internal automobile traffic and pedestrian flow and circulation and parking. The subject property lots proposed by the Conditionally-Approved Preliminary Plat of "Chateau Villas" conform to PUD 81 (subject to the completion of outstanding Conditions of Approval, including the removal of Reserve Area 'A' of *121st Center*) and, per the plans generally, the development elements proposed at this time would conform to the applicable bulk and area standards for PUD 81 and the underlying CS, RM-3, and OL districts, except as otherwise outlined herein.

77

The PUD Detailed Site Plan application was submitted by Cedar Creek Consulting, Inc. but the plans were all prepared by *NSPJ Architects* of Prairie Village, KS, as reported on the plan drawings. The submitted plan-view Site Plan drawing consists of "Concept Site Plan for Chateau Villas" drawing A0.01 (hereinafter sometimes "Site Plan" or "site plan"). The landscape plan consists of a "Tree Planting Plan for Chateau Villas" drawing L1.00. Appearance and height information is provided on the elevations drawings SP1.10, SP1.11, SP1.13, A1.42, A2.05, A2.06, A2.15, A2.26, A2.27, A2.35, A2.36, A2.45, A2.55, A2.56, A2.66, and A2.67 (hereinafter, individually or together, sometimes "Elevations Drawings" or similar). Fence/screening information is provided by the representation of such information on A0.01, SP1.10, and SP1.11. The Lighting Plan consists of "Photometric Plan" drawing E0.01 (submitted August 21, 2015). Signage information is provided by the representation of such information on site plan drawing A0.01 and drawings SP1.10, SP1.12, SP1.14, and A2.06.

Further, PUD 81 provides certain minimum standards for screening and landscaping, including a provision that "Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council." Consistent with the "North Bixby Commerce Park" development, as described in the PUD 81 Major Amendment # 1 Staff Report, screening would include a minimum of 125' of 6'-high masonry wall along the northerly end, and a certain minimum number of landscaping trees. Since PUD requirements pertain to Development Area D and not individual lots, and for practical reasons pertaining to screening fence/wall and drainage channel maintenance, Staff recommends the Applicant consider making all of Development Area D a Reserve Area and provide, in the plat, appropriate Restrictive Covenants pertaining to the dedication, purpose, right of access and use, and share of perpetual maintenance responsibilities. Reference how this was done for the Reserve Area in the Conditionally Approved Final Plat of "North Bixby Commerce Park."

Per the Preliminary Plat, proposed Lot 3, Block 1, "Chateau Villas" will have no frontage on either Memorial Dr. or 121st St. S., and will instead have access to both via Mutual Access Easements (MAEs). Unless proposed Lot 3 is modified to have at least 75' of frontage on a Public street, or the MAE is converted to private street right-of-way, the present configuration will require a PUD Minor Amendment to relieve the frontage requirement of Zoning Code Sections 11-7C-4 Table 3 and 11-8-4, and also a Modification/Waiver from Subdivision Regulations Section 12-3-4.B. If proposed Lot 3, Block 1, "Chateau Villas" is modified using either of these methods, proposed Lot 1 may need to be reconfigured to have at least 150' of frontage on Memorial Dr. per Zoning Code Section 11-7D-4 Table 2, or a PUD Minor Amendment may be sought to reduce the lot width.

The Technical Advisory Committee (TAC) reviewed the Preliminary Plat, Final Plat, and PUD Detailed Site Plan per BSP 2015-06 on September 02, 2015. The Minutes of the meeting are attached to this report.

Fire Marshal's and City Engineer's memos are attached to this Staff Report (if received). Their comments are incorporated herein by reference and should be made conditions of approval where not satisfied at the time of approval.

In the interest of efficiency and avoiding redundancy, regarding particulars for minor needed corrections and site development considerations, please review the recommended Conditions of Approval as listed at the end of this report.

Access and Internal Circulation. Plans for access and internal circulation are described in the "Vehicular and Pedestrian Access and Circulation" section of the PUD 81 Text as follows:

"The attached Exhibit B depicts the vehicular and pedestrian access points and circulation anticipated to accommodate the conceptual site plan. Access to the parcels of development area A and B will be provided by a private boulevard-style street and /or drive. This street will be maintained by the property owners association created for the development. The Multi-Family portion of the development will restrict access to the general public using gates, the specific location of which will be determined at detailed site plan submittal. All such gates will be subject to approval of the City of Bixby Fire Chief, Fire Marshal and Engineering. Access to the lots within Development Area C will be derived by privately maintained streets and / or drives and shall not be permitted more than one (1) direct connections to 121st Street South per lot. All private driveway and/or street connections shall be subject to City Engineer curb cut and/or ODOT driveway permit approval for the proposed access points to Memorial Dr. (US Hwy 64) and 121st St. S., and the Fire Chief's and Fire Marshal's approval of locations, spacing, widths, and curb return radii.
Pedestrian connectivity will be provided by new sidewalks along all abutting public streets and all private streets as well as internal sidewalk circulation within the Multi-Family development. This sidewalk system will be designed to not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property. All sidewalk layouts will be developed and presented in detail at the PUD detailed site plan submittal."

Plans for access can be further inferred from the site plans. Primary access to the development would be via one (1) boulevard-style private street/drive connecting to Memorial Dr. and serving DAs A and B, and a secondary private street/drive connecting to 121st St. S. The multifamily development will be gated.

PUD 81 describes internal accessways as private streets and/or drives. This was pursuant to a review comment that called for clarification, which was ultimately resolved by using this more flexible terminology, allowing the decision on private access format to be resolved at a later date. As per other recommendations in the analyses of the Preliminary and Final Plats and PUD Detailed Site Plan, some of the shared entrances may be or become private streets. However, internal parking lot drive aisles are not likely to be "streets" as they are presently termed on the Site Plan. If so, the plat would need to dedicate them as such and provide names for each. If otherwise, they should be retitled as "drives," "driveways," "drive lanes," "drive aisles," or similarly as appropriate.

As indicated on the PUD Detailed Site Plan, the entire development will be served by sidewalks along Memorial Dr. and 121st St. S. and by internal sidewalks and boardwalks. In Staff's opinion, the current site plan indicates adequate sidewalk connectivity to meet the PUD Text's plans to "not only serve the immediate access issues to each building but also to serve as a walking trail system that will circulate throughout the property." This PUD language was added in response to Staff's suggestion to enhance the development quality by adding a walking trail amenity along the Fry Creek tributary, a standard recommendation for multifamily developments.

Maintenance of Original Minimum Buffering Standards. As expressed in the review of PUD 81 Major Amendment # 1, Staff has some concerns that the plans for screening, landscaping, and buffering as now proposed would not compare favorably to the minimum standards of PUD 68, which it replaced.

For PUD 68, the "Screening" Development Standards for Development Areas C (ministorage on Lot 3) and D (drainage channel, etc.) provided:

"[The east boundary of] Development Area ["C" / "D"] shall be [permanently] screened from the [adjoining] residential district [to the east and south] by an opaque wall or fence which shall be:

1. Designed, constructed and arranged to provide a visible separation of uses, irrespective of vegetation;

2. A minimum height of 6 FT placed inside the [D]evelopment [A]rea boundary line; and

3. Constructed with all braces and supports on the interior.

The visual screening shall be maintained by the owner of the lot or lots comprising Development Area "C"."

Per the Conditionally Approved revised plat of "North Bixby Commerce Park," the easterly 55' to 85' of the 16-acre tract was to be platted as Reserve A. The 85'-wide section had an additional 30' to accommodate the private commercial street, and the 55' balance was to contain the widened drainage channel. When the Planning Commission Conditionally Approved the Detailed Site Plan (BSP 2010-01) for PUD 68 on July 19, 2010, it approved a low masonry wall for not less than the northerly 100' of the easterly property line, and for the balance, a 6'-high wood screening fence along the east, south, and west borders of the 16-acre tract, the west border to the extent it abutted the 7-acre subject property. For the masonry wall section, it was allowed to be a low-slung wall, matching the height and masonry style used in front of the Fire Station # 2. Ultimately, that developer proposed to provide 125' of this masonry wall, at 6' in height, corresponding to the southerly line of Fire Station # 2 (but stopping short of the northeast lot corner due to drainage infrastructure). The PUD requirements for DAs C and D were interpreted at that time as requiring only one (1) screening wall/fence, provided that there was adequate overlap toward the southerly end of the easterly line, where the drainage channel exited the east property line. The PUD 68 exhibit indicated 25 landscaping trees along the easterly property line, and BSP 2010-01 as approved included 32 along this boundary. For the most part of the easterly line, the trees were on the top of the west bank of the widened channel, providing additional screening. The original PUD 81 Exhibit B conceptual site plan indicated the addition of new or replacement of existing chain-link and wood fence sections along the easterly line of DA D with a "wood fence," and the addition of a "combination wood and ornamental fence" along the westerly line of DA D. The current site plan indicates a singular "wood fence" some unspecified distance west of and parallel to the easterly line of DA D, with no plans for the easterly line of DA C. Recognizing that the most

critical areas in need of buffering are to the east and southeast, as recommended by Staff, PUD 81, as amended by Major Amendment # 1, provides that the commercial and multifamily uses be screened by no less a standard than was last approved for the subject property. See related recommendations in the General, Screening, Landscaping, and Distribution of Private Maintenance Responsibilities sections of this analysis.

Distribution of Private Maintenance Responsibilities. For developments such as this, and invariably when a Reserve Area will be platted, an Owners Association is customarily formed for the purposes of improvement and maintenance of the private and common development elements. In this case, such private and common elements would appear to include the private streets/drives within the MAEs, any Reserve Area(s) which may be platted, stormwater drainage and detention/retention facility(ies), the drainage channel along the east side, required screening fence and masonry wall along the drainage channel, canal and bridges, boardwalks, and other common or potentially common areas of the subdivision such as any signage, entrance features, and/or landscaping. Staff recommends the DoD/RCs of the plat provide for the formation of an Owners Association and/or otherwise adequately spell out the distribution of private maintenance responsibilities of the various lot owners in "Chateau Villas" for the privately-maintained common features.

Such DoD/RC covenants typically provide a specific percentage/formula for proportional maintenance responsibilities for each lot, based on its relative size and/or other appropriate factors. Staff recommends using clear and immutable formula language on the face of the plat, versus buried in the DoD/RCs (which may be fairly easily amended and without City approval, per the City Attorney).

Finally, the "Chateau Villas" Preliminary Plat's Deed of Dedication and Restrictive Covenants Section I.G.1 presently provides that the maintenance for the Mutual Access Easement (MAE) falls on the owner of the lot on which the MAE is located. All of the MAE falls on proposed commercial Lots 1, 2, and 4, Block 1, "Chateau Villas," but the drives will serve as the only access to proposed multifamily Development Area B / Lot 3, Block 1, "Chateau Villas." Staff is not supportive of the present approach, as most of the traffic and wear and tear on these MAEs will be by the multifamily development, which may suppress the chances of commercial/retail development on the commercial lots and the future value of these commercial lots.

Also to avoid suppressing the chances of commercial/retail development on commercial Development Area (DA) C / proposed Lot 4, Block 1, "Chateau Villas," Staff recommends the Applicant consider constructing the minimum 125' of 6'-high masonry wall along the northerly end of DA D along with the development of the multifamily DA B, starting where feasible at the drainage channel and stopping at the southwest corner of the Fire Station # 2 property, and closing the intervening fence gap (if any) with the 8'-high wood fence that continues southeasterly.

Parking & Loading Standards. PUD 81 provides the following for parking:

"Parking shall be provided in accordance with the City of Bixby Zoning Code. Final parking requirements may be modified at the time of detailed site plan review."

For a Use Unit 8 multifamily development, Zoning Code Section 11-9-8.D requires 1.5 parking spaces per efficiency or 1 bedroom dwelling unit and 2 per 2 or more bedroom dwelling unit. The Project Data Form table on the site plan drawing reports the apartment unit count at 375 and 599 parking spaces are required. However, the parking requirement would depend on changing the 1.5 parking space ratio for "studio" / efficiency units to 1.0 for this development, as was originally requested with PUD 81 Major Amendment# 2. Staff counted the parking spaces proposed and found errors. Per Staff's review, changing the ratio is not necessary because, at 1.5 parking spaces per studio/efficiency, the Zoning Code would require 627 parking spaces for the entire multifamily development area and 632 parking spaces were found. The number claimed on the plans is incorrect and should be double-checked for accuracy and corrected.

Zoning Code Section 11-10-2.H provides a "minimum plus 15%" maximum parking number cap, to prevent excessive parking that results in pressure to reduce greenspaces on the development site. The 632 parking spaces proposed is less than 1% more than the 627 required.

The 20 handicapped-accessible parking spaces proposed appears to meet the minimum number required by ADA standards (Table 208.2 Parking Spaces / IBC Table 1106.1 Accessible Parking Spaces) and Zoning Code Section 11-10-4.D Table 2. The Applicant has stated, "12.32 are required. (2% of total spaces per ADA standards Table 208.2 and IBC Table 1106.1). With the exception of Type "D" Buildings (carriage homes), all buildings have at minimum (2) accessible spaces adjacent accessible entries on the first floor."

ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces (reference New ADAAG Section 208.2.4, DOJ Section 4.1.2(5)b, and IBC/ANSI Section 1106.5). The Site Plan indicates four (4) such van-accessible spaces, which appears to meet this standard. The Applicant claims that only 3.33 such spaces are required per 2009 IBC 1106.5).

The previous Site Plan did not provide dimensions for regular- or van-accessible spaces, access aisles, or accessible routes to the entrances, or information indicating signage to be used to reserve the accessible spaces. Staff had recommended the Applicant make use of a regular- and/or van-accessible handicapped-accessible parking space/access aisle/accessible route detail diagrams as needed to demonstrate compliance with applicable standards, including both ADA and Bixby Zoning Code standards (see Figure 3 in Section 11-10-4.C). Dimensions were added to the A0.01 site plan and drawing SP1.12. This information demonstrates that regular accessible spaces will not comply with Bixby Zoning Code standards. Reconfiguration to meet standards, reconfiguration to "Universal" design (which is not subject to the City of Bixby standard), or a PUD Amendment would appear necessary.

Van-accessible spaces have been designed to the left of the accessible aisle, allowing for passenger-side convenience, as recommended.

During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to

primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).

The individual parking space and represent (typically) 9'-wide X 18'-deep parking stalls, which demonstrates compliance with standards for the same Zoning Code Section 11-10-4.

Zoning Code Section 11-10-3.B Table 1 provides certain minimum setbacks from streets and R districts. All proposed multifamily DA B parking lots meet these setback standards.

Parking areas and/or driveway paving may encroach on the 17.5'-wide Perimeter U/E along the south side of the multifamily DA B and/or the 17.5'-wide Perimeter U/E recommended to be alternatively-placed outside and along the west side of DA D and/or any U/Es which may result upon consultation with franchise utility companies and/or any other easements of record which are not yet represented on the plats or site plans. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.

For Use Unit 8 multifamily development, Zoning Code Section 11-9-8.D requires no loading berths. No loading berths are indicated on the site plan.

Screening/Fencing. Site plan drawing A0.01 indicates existing and proposed fences within and along the perimeters of the subject property, and fence elevations / profile view detail diagrams are represented on drawings SP1.10 and SP1.11, all as required.

PUD 81 requires for screening for multifamily Development Area B: "All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% may be allowed on enclosure doors. Separation between Development Area C and Development Area B may be provided using either a wood screening fence and (sic) wrought iron fence with masonry columns. The limits and configuration of screening will be determined at detailed site plan submittal.

....

Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council[.]"

PUD 81 requires for screening for Development Area D: "The east boundary of Development Area D will be screened from the adjoining residential district with a 8' wood offset screening fence, as shown herein, provided the city council may require modification at the time of Detailed Site Plan review screening fence shall conforming (sic) to Zoning Code Section 11-8-10. The fence shall be allowed to stop at the southwest corner of the Fire station property located immediately south of 121st Street.

The PUD shall meet the requirements of the City of Bixby Zoning code in all other manners.

Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council."

The plans, at diagram # 7 on SP1.10, provide certain information on proposed vehicle gates. These should be found satisfactory to the Fire Marshal.

The masonry columns, per the PUD Text, are not clearly shown on the wrought / ornamental iron fence elevation / profile view detail diagrams on drawings SP1.11.

As noted elsewhere in this report, to avoid suppressing the chances of commercial/retail development on commercial Development Area (DA) C / proposed Lot 4, Block 1, "Chateau Villas," Staff recommends the Applicant consider constructing the minimum 125' of 6'-high masonry wall along the northerly end of DA D along with the development of the multifamily DA B, starting where feasible at the drainage channel and stopping at the southwest corner of the Fire Station # 2 property, and closing the intervening fence gap (if any) with the 8'-high wood fence that continues southeasterly.

PUD 68 provided that the wood fences shall be constructed with all braces and supports on the interior. Per PUD 81, this should be done for this project as well. The recommendations call for clarification on this point.

Per the "Final As Approved" version of the PUD 68 Detailed Site Plan (BSP 2010-01), the screening fence along the westerly side of the drainage channel included approximately 138' of overlap, west of and paralleling a line extending northerly from the north end of the 386'-long property boundary. On the west side of the channel / PUD 68 Development Area D, this fence was 8' in height and was to be located at or near the top of the west bank of the channel. Similarly, all of the landscaping trees were to be planted on the west side of the channel at or near the top of the bank.

The equivalent section of fence in this site plan is proposed to be a 6'-high "Combination Wood and Ornamental Iron Fence." For the sake of screening, Staff recommends this be changed to an 8'-high wood screening fence located at or near the top of the channel bank: Fence along west side of drainage channel starting at the East Line of Government Lot 4 (NW/4 of the NW/4) of this Section and extending northwesterly, west of and parallel to the S 19° 52' E 946.20' call along westerly line of *Houser Addition*, to a point which is due west of a point on the westerly line of *Houser Addition*, said point being 138' from the East Line of Government Lot 4 (NW/4 of the NW/4) of this Section.

The screened dumpster area locations are identified on the site plans, and their locations appear appropriate. Per the elevations / profile view detail diagrams on drawing SP1.10, they will be 8' in height and be composed of 1" X 6" wood siding hung on 6" X 6" wood posts and gates secured by 6" [diameter] X 10'-high concrete-filled pipe bollards. The diagram demonstrates compliance with the 95% opacity requirement of PUD 81.

Other than as outlined above and in the recommendations below, all other fence plans appear to be substantially consistent with the PUD Text and the representation of fences on the PUD site plan, and appear to be in order.

Landscape Plan. PUD 81 requires compliance with the landscaping standards of the Zoning Code and provides the following descriptions and special standards for landscaping:

"The 13 (sic) buildings will create three separate "environments" for the residents. One "environment" will focus around the existing pond and the remaining buildings will be divided between two Center-Green "environments" that contain large, unobstructed parks space with berms and heavy landscaping.

...

The Community will be completely interconnected with sidewalks that link all buildings as well as a hike-bike path surrounding the pond and the perimeter of the entire property. The design for the community's initial development presently includes beautiful landscape throughout with full landscape beds that include Over-story, Evergreen & Ornamental Trees; Evergreen and Deciduous Scrubs; Tall Grasses, Ground Cover and Colorful Perennials and Annual Flower Beds in fronts of all buildings and along thoroughfares, Reading Benches along sidewalks in Center Green and along pond with Lighting, a Grilling Cabana with Table Seating, Pond Views with Water Feature...."

Specific to DA B:

"Minimum internal landscaped space: 30%
Landscaping space is noted on Exhibit "B" as lawn area. These areas will contain sod, plants and trees.

The PUD shall meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code in all other manners.

Landscape screening / buffering along the East and South boundaries shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council[.]"

Specific to DA D:

"The PUD shall meet the requirements of the City of Bixby Zoning code in all other manners.
Landscape screening / buffering along the East boundary shall be at least as good, if not superior to that conditionally approved for the former "North Bixby Commerce Park" development, as will be determined by the City Council."

The landscaping trees proposed along the west side of the drainage channel appear to exceed those shown on the plans for "North Bixby Commerce Park," and they appear to be located on/along the high bank. As this PUD boundary is critical from a screening/buffering standpoint, Staff recommends no fewer trees here than were represented on Exhibit B1. As recommended, there are now proposed to be approximately 91 trees proposed in DA D, which

is more than as represented on the PUD site plan Exhibit B1 (approximately 73 using one accounting method).

As it pertains to the description, "two Center-Green "environments" that contain large, unobstructed parks space with berms and heavy landscaping," the two areas corresponding to those indicated in the PUD site plan do not appear to reflect "berms," and "heavy landscaping" is questionable as the northern location appears to be smaller and contain fewer landscaping trees and/or shrubs (approximately 57 versus 45 using one accounting method). The southerly one appears to have roughly the same number of trees and/or shrubs.

As it pertains to the description, "full landscape beds that include Over-story, Evergreen & Ornamental Trees; Evergreen and Deciduous Scrubs; Tall Grasses, Ground Cover and Colorful Perennials and Annual Flower Beds in fronts of all buildings and along thoroughfares, Reading Benches along sidewalks in Center Green and along pond with Lighting, a Grilling Cabana with Table Seating," several of the described elements are not reflected on the landscape plan or any other plan drawing (benches, table seating, planting beds along "thoroughfares," and any others not now shown). Furthermore, the entire site now appears to propose fewer trees than were represented on PUD 81 Exhibit B1 (roughly 300 versus roughly 284; 300 reported on landscape plan). Staff recommends that the plans be revised to represent all specified design elements and not fewer than the total number of trees as represented on Exhibit B1. The Applicant should also advise their accounting method used to report 300 trees or increase to 300 if not now represented.

The "Landscape Requirements" summary reports the 30% landscaped lot area standard required by PUD 81. If the cited 704,593.6 square feet [proposed Lot 3, Block 1, "Chateau Villas" lot area] is correct, 30% would be 211,378 square feet cited. Per the landscape plan, 258,253 square feet will be impervious, which appears to comply with this PUD 81 standard.

The proposed landscaping is compared to the Zoning Code and PUD 81 as follows:

1. 15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1): Standard is not less than 15% of the Street Yard area shall be landscaped. The Street Yard is the Zoning setback along an abutting street. The multifamily DA B / proposed Lot 3, Block 1, "Chateau Villas" presently has no street frontage, but this may change per other recommendations for the Preliminary and Final Plats and this PUD Detailed Site Plan. **Compliance with this standard will be determined upon receipt of revised plans.**
2. Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7): Standard is minimum Landscaped Area strip width shall be 7.5', 10', or 15' along abutting street rights-of-way. The multifamily DA B / proposed Lot 3, Block 1, "Chateau Villas" presently has no street frontage, but this may change per other recommendations for the Preliminary and Final Plats and this PUD Detailed Site Plan. **Compliance with this standard will be determined upon receipt of revised plans.**
3. 10' Buffer Strip Standard (Section 11-12-3.A.3): Standard requires a minimum 10' landscaped strip between a parking area and an R Residential Zoning District. As

there are no R Districts abutting multifamily DA B / proposed Lot 3, Block 1, "Chateau Villas", **this standard is met.**

4. Building Line Setback Tree Requirements (Section 11-12-3.A.4): Standard is one (1) tree per 1,000 square feet of building line setback area. The "Landscape Requirements" summary includes 30' and 25' setbacks along the east side, but there is a 75' setback from the easterly line of DA D shared with *Houser Addition*. The 75' setback will likely encompass the 10' setback between DAs B and D. The PUD 81-specific setbacks to 4-story portions of buildings are not recognized as building setbacks as per the intent of this Code provision. The west propertyline does have tree requirements, which will also include those common with Reserve Area 'A' of *121st Center*. Other similar errors are likely; the Applicant should review, make all corrections, and double check for accuracy prior to resubmission. Street frontage and the existence, configuration, and ultimate size of a Reserve Area corresponding to Development Area D are likely to change per other recommendations for the Preliminary and Final Plats and this PUD Detailed Site Plan. Thus, **compliance with this standard will be determined upon receipt of revised plans.**
5. Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2): Standard is no parking space shall be located more than 50' or 75' from a Landscaped Area, which Landscaped Area must contain at least one (1) or two (2) trees. For a lot of this size, the standard calls for a maximum of 75' spacing, with two (2) trees required within the Landscaped Area. Based on provided dimensions and relative distances between site features, it appears **this standard is met.**
6. Street Yard Tree Requirements (Section 11-12-3.C.1.a): Standard is one (1) tree per 1,000 square feet of Street Yard. The Street Yard is the Zoning setback along an abutting street. The multifamily DA B / proposed Lot 3, Block 1, "Chateau Villas" presently has no street frontage, but this may change per other recommendations for the Preliminary and Final Plats and this PUD Detailed Site Plan. **Compliance with this standard will be determined upon receipt of revised plans.**
7. Tree to Parking Space Ratio Standard (Section 11-12-3.C.2): Standard is one (1) tree per 10 parking spaces. The number of parking spaces cited is incorrect. Until the total minimum number of Street Yard and setback trees are calculated and compared to the total number proposed for the site, **Compliance with this standard cannot be determined; compliance will be determined upon receipt of revised plans.**
8. Parking Areas within 25' of Right-of-Way (Section 11-12-3.C.5.a): Standard would be met upon and as a part of compliance with the tree standard per Section 11-12-3.C.1.a.
9. Irrigation Standards (Section 11-12-3.D.2): Zoning Code Section 11-12-4.A.7 requires the submission of plans for irrigation. Note # 4 (and perhaps others) on the landscape plan indicates a plan to have a plan for irrigation, and that drawing L3.00 will include a "description" of the system. An irrigation plan was not found. Drawing L3.00 was not included, so it cannot be determine if it is the required irrigation plan. **This standard is not met.**
10. Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.): The reported heights and calipers of the proposed trees, tree planting diagram(s),

planting instructions, the notes on the drawings, and other information indicate compliance with other miscellaneous standards, with the following exceptions:

a. Please resolve text/linework congestion along 121st St. S., around southwest corner of multifamily DA B, and elsewhere as needed/appropriate.
b. Changes required on the site plan, as represented on the landscape plan, should also be made here.
c. The "Landscape Requirements" summary is inconsistent with the interpretations rendered in this analysis, and should be reconciled therewith or removed. If retained, it should be bifurcated into DAs B and D or proposed Lot 3 and the Reserve Area corresponding to DA D, if not coterminous with DA D.
d. Planting instructions, as customary and required per Section 11-12-4.A.5, appear on L3.00. Materials note # 11 discusses "existing irrigation system/controllers" and "existing irrigation heads." Please confirm these notes are for this and not another project, and make any adjustments necessary.
e. General Note # 5 may refer to a different project. Please update to speak more generally to utilities and utility easements or discuss. This note also appears on L2.00 series drawings.
f. Please represent, dimension, and label all U/Es and other easements.
g. Tree species list: Recognizing individual trees are represented in specific locations by tree type category and total number of trees are provided, please add numbers of each tree species or otherwise each tree type category.
h. Tree Type Legend: "Understory Trees" is at variance with "Overstory Trees" in tree species list.
i. Symbols customarily representative of existing trees indicated along the west side of the south line of proposed Lot 3, Block 1, "Chateau Villas." Some may also be located along the east end of the south line. Please advise / represent if / which trees / what kinds may be located within the subject property.
j. "Lawn" term used on earlier site plan was imprecise, and has since been removed. Please restore and define "lawn" on the plan or use more precise terminology such as "sod," "proposed grass," or otherwise as appropriate.
k. Development Area A label removed from this version. Please restore all DA labels.
l. 45'-wide Drainage Easement indicated by linework along the east side of the subject property, but the label was removed with this version. Please restore and avoid conflicts with tree symbols and other features.
m. Number of dwelling units appears to sum to 371. Please reconcile appropriately.
n. "South Perimeter (Street Yard)" dimension label should be located appropriately in respect to south perimeter.
o. "South Perimeter (Street Yard)" and similar dimension labels should not include "(Street Yard)." See analysis for terminology and interpretation.
p. "South Perimeter (Street Yard)" and similar dimension labels appear to have a rendering issue resulting in rectangular symbols. Please resolve appropriately.
q. It appears several leaderlines are indicated which, on other drawings, are used to indicate dimensions. Please restore dimensions or remove leaderlines.
r. Linetypes appear to have lost differentiation with this version. Please identify all represented linetypes in a Legend or in situ.

s. Landscape Plan: Please restore perimeter dimensions.

Until the above are resolved, **this standard is not met.**

11. Lot Percentage Landscape Standard (Section 11-7I-5.F; PUDs only): Standard applies to commercial, office, and industrial lots. Development is a Use Unit 8 multifamily development. See discussion on PUD 81-specific standards elsewhere herein. **This standard is not applicable.**

Exterior Materials and Colors. Appearance and height information is provided on the elevations drawings SP1.10, SP1.11, SP1.13, A1.42, A2.05, A2.06, A2.15, A2.26, A2.27, A2.35, A2.36, A2.45, A2.55, A2.56, A2.66, A2.67 (hereinafter, individually or together, sometimes "Elevations Drawings" or similar).

PUD 81 provides for "Building Façades" for multifamily DA B: "Not less than 40% of all buildings facades within Development Area B, on average, shall be constructed of masonry (including stone, "concrete stone masonry material" (a.k.a. "manufactured stone" / "synthetic stone"), "brick veneer masonry" and stucco) and not less than 60% of all buildings within Development Area B, on average, shall be constructed with masonry alternatives (including only fiber cement cladding), which percentages may exclude negligible amounts of trim, such as pre-finished metal accents from the ground at the building to the top floor top plate. Provided no building shall have less than 25% masonry, as used herein. Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review."

Per the elevations drawings, the multifamily buildings will primarily consist of (1) siding (60%) and (2) masonry (40%) of proportions 6% brick, 9% stone, and 25% stucco. Per the project totals summary on the elevations drawings, the entire project proposes 40% masonry, which meets the 40% minimum masonry required by PUD 81. The plans indicate less brick/stone masonry and more stucco masonry than the version received in August:

1. Building A contains substantially less brick/stone masonry (30% → 23%)
2. Building B contains substantially less brick/stone masonry (30% → 18%)
3. Buildings C contains substantially less brick/stone masonry (30% → 7%)
4. Garage buildings contain substantially less brick/stone masonry (specifics not available)

Buildings D ("carriage homes") will contain the same proportions of stone and stucco masonry.

By comparing the 4-story segments of Building A to the 4-story conceptual elevations on Exhibit J of PUD 81, it appears that there is now less brick/stone masonry than represented in the PUD.

The "Construction Methods" diagrams on the elevations drawings demonstrate the siding will equal the "fiber cement cladding" as per the terminology used in PUD 81.

Per the elevations drawings, no building will have less than 25% masonry, as required.

89

The Development Standards for DA B of PUD 81 provides, in relevant part, "Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review." Per the elevations drawings, none of the required façades meet the 75% standard, which was included in the PUD as recommended by Staff to honor the spirit and intent of the 75% masonry standard of the original PUD. The façades to which the 75% standard appears to apply include, and are proposed as follows (here and elsewhere in this analysis, ~~strikeout text~~ indicates statistics proposed with August version, and **bold, blue text** indicates current proposal):

1. The western end of Building A faces Memorial Dr. directly, but only proposes ~~26% masonry (16% brick/stone and 10% stucco)~~ **34% masonry (2% stone and 32% stucco).**
2. The northern end of Building A faces 121st St. S. directly, but only proposes 34% masonry (23% ~~brick/~~stone and 11% stucco).
3. The northern end of Building B faces 121st St. S. directly, but only proposes ~~26% masonry (16% brick/stone and 10% stucco)~~ **34% masonry (2% stone and 32% stucco).**
4. The westerly façades of Building A arguably all face Memorial Dr. directly, but propose:
   a. Segment A: ~~46% masonry (29% brick/stone and 17% stucco)~~ **53% masonry (36% brick/stone and 17% stucco).**
   b. Segment B (clubhouse): ~~33% masonry (16% brick/stone and 17% stucco)~~ **42% masonry (20% brick/stone and 22% stucco).**
   c. Segment C: 52% masonry (30% brick/stone and 22% stucco).
   d. Segment D: ~~42% masonry (23% brick/stone and 19% stucco)~~ **43% masonry (25% brick/stone and 18% stucco).**
5. The westerly façades of the westernmost two (2) Building(s) C arguably face Memorial Dr. directly, but each proposes ~~30% masonry (20% brick/stone and 10% stucco)~~ **32% masonry (3% stone and 29% stucco).**
6. The northern façade of the northernmost Building [D] ("Carriage Home") arguably faces 121st St. S. directly, but proposes 25% masonry (25% ~~brick/~~stone).

The subject property is within the Corridor Appearance District, which, as of 2013, has a masonry and/or approved masonry alternatives requirement for all building elevations facing a Public street. Building A is partially within the Corridor Appearance District but, as noted above, the westerly façades of Building A would have less than 50% masonry, the balance to be a cementitious fiber product which has not previously been recognized as an approved masonry alternative under the Corridor Appearance District. The Corridor Appearance District requires 100% masonry or approved masonry alternatives. Even if the concerned façades of Building A are increased to at least 75% masonry, this standard would not be met but for the specific provisions of PUD 81. The final exterior materials treatment of Building A and all buildings is subject to City Council consideration per the intent of the Council approval provisions of PUD 81.

Furthermore, although it was not ultimately made a Condition of Approval of PUD 81 Major Amendment # 1, Staff would encourage the *Houser Addition-* / east-facing façades of the

90

Buildings [D] / "Carriage Homes" and the east-facing end of Building B to increase masonry content in respect for the need to buffer from the single-family neighborhood. The Buildings [D] / "Carriage Homes" only propose 36% masonry (12% brick/stone and 24% stucco), and the east end of Building B only proposes ~~26% masonry (16% brick/stone and 10% stucco)~~ 33% masonry (4% stone and 29% stucco).

Staff recommends that the specific cementitious fiber product(s) planned should be specified on the plan drawings. These site plans are to be the 100%-ready-to-build plan set. The specific product type cannot be determined from composition specified.

The "Construction Methods" diagrams on the elevations drawings show that the stucco will be a 3-coat system applied to a "self-furring lath." See plans for details.

Color information has now been provided on new A2.00-series elevations drawings, and is open for City Council consideration per the intent of the Council approval provisions of PUD 81.

While rooves will primarily be flat with some parapets, "V"-shaped rooflines of undisclosed pitch are indicated on the northern end of Building A and east end of Building B. These rooflines should be clarified, but may not be expected or found in character with the surrounding context. This is subject to City Council consideration per the intent of the Council approval provisions of PUD 81.

The locations of six (6) garage buildings are indicated on the site plan, and their elevations / profiles are detailed on drawing SP1.10. They appear to be lap-siding buildings with some stone [veneer] and a shed roof of composition shingle with a 1.5/12 pitch. As buildings, they are subject to the 40% project average minimum masonry standard of Development Area B of PUD 81. Compared to the August version, all of the [brick] and some of the stone appears to have been removed. Since the original plans claimed 40% project total masonry and the garages contain only 16% masonry, which was reduced from the previous version, the Applicant should double check and confirm the claimed 40% project total masonry is still maintained.

The locations of two (2) "Grilling Cabana" structures are indicated on the site plan, in the greenspaces between groups of apartment buildings. Their elevations / profiles are detailed on drawing SP1.11, which shows them to be covered shelters with built-in gas grills, each composed of "stone veneer," "brick veneer," "stucco veneer," with "cut stone" and "EIFS" trim, and a "standing seam metal" shed roof. They do not appear to be visible from public streets, and not particularly visible from *Houser Addition*. The plans appear to be in order and do not conflict with PUD 81.

<u>Outdoor Lighting</u>. The Lighting Plan consists of "Photometric Plan" drawing E0.01.

PUD 81 provides for lighting:

91

"All pole mounted and building mounted lighting shall be oriented to minimize light leaving the development. All lights shall be designed or have the ability to control the light pattern to minimize the light leaving the site at the boundary of the development. The mounting height of

each fixture light shall not exceed 30' as measured from the pavement to the light fixture. A maximum light level of .00 foot candles shall be obtained at the Eastern boundary of Development Area D. A photometric study will be provided to verify the .00 foot candle measurement at the property line. All lights shall face down and away from the boundary of the development."

The photometric plan does not demonstrate that the footcandle effects of the proposed lighting will be reduced to 0.0 at the easterly boundary of DA D, shared with an existing single-family dwellings in *Houser Addition*. Plans must be revised as necessary to achieve and demonstrate compliance, including compliance with the PUD requirements and Zoning Code restrictions on lighting used to illuminate off-street parking areas.

Although not indicated, streetlights will likely be required at the Memorial Dr. and 121st St. S. entrances to the development. Streetlights / pole-mounted lights will likely be necessary to illuminate the private street / drive entrances to the multifamily development area / proposed Lot 3, Block 1, "Chateau Villas." Finally, [pedestrian] asphalt paths and sidewalks around the existing stormwater retention pond (along the back sides of the businesses in *121st Center*), sidewalks around the perimeters (including behind garage buildings), sidewalks around the greenspaces between buildings, and building entrances may all need lighting. The Applicant should add locations and full specifications for all proposed outdoor lighting as required by the site plan application and as necessary for a full review of a PUD Detailed Site Plan.

The photometric plan indicates light output between Segments A, B, and C of Building A, but these areas are understood to be part of the Building A complex. This should be resolved.

Signage. Signage information is provided by the representation of such information on site plan A0.01 and drawings SP1.10, SP1.14, SP1.12, and A1.16 (submitted August 21, 2015).

PUD 81 provides for signs in Development Area B:

"Signs shall be limited to the following:

- Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed, or 50 square feet, whichever is less. Wall signs shall be limited to the clubhouse and / or office building. Apartment buildings shall be permitted two (2) address signs per building, limited to four (4) square feet per each such sign.
- No roof or projecting signs shall be permitted.
- Directional signage limited to 6 square feet of display surface area per side and customary parking and driveway signage will be permitted subject to Detailed Site Plan approval."

PUD 81 provides for signs in Development Area A:

"Signs shall be limited to the following:

- One double sided project identification ground sign not exceeding 25' in height shall be permitted along Memorial Drive, provided it does not exceed 175 square feet of display surface area per side. Signage for both Development Areas A and B shall be allowed on this sign.

- One double sided ground sign not exceeding 20' in height shall be permitted for each lot along Memorial Drive, provided it does not exceed 100 square feet of display surface area per side.
- Wall signs shall be limited to 2 square feet per linear foot of building wall to which the signs are affixed.
- No roof or projecting signs shall be permitted."

The site plan indicates the location of one (1) "Proposed Development Sign" at the southeast corner of the intersection of Memorial Dr. and the main entrance private street / drive, in the same general location as represented on the PUD 81 site plan, and one (1) "Proposed Future Monument [Sign]" element in front of Building A near the entrance to Development Area B / proposed Lot 3, Block 1, "Chateau Villas."

Per the "Proposed Development Sign" detail diagram on Drawing SP1.10, this sign will comply with the signage provisions of PUD 81 for Development Area A. The sign appears to be 9' 11" in height and composed of stucco with a cast stone base (which resembles brick), a stone veneer columnar accent, copy reading "CHATEAU VILLAS" against a tile background, and cast stone cap and lintel.

Regarding the one (1) "Proposed Future Monument [Sign]" element in front of Building A near the entrance to Development Area B / proposed Lot 3, Block 1, "Chateau Villas," the signage provisions for DA B do not provide an exemption from the requirement to have arterial street frontage in order to have a ground sign here. If proposed Lot 3, Block 1, "Chateau Villas" is not reconfigured pursuant to recommendations for the Preliminary and Final Plat and this PUD Detailed Site Plan, a PUD Amendment would be required to allow the apparent ground sign. Details for same (height, width, display surface area, composition, and appearance) have not been provided. If it is not now planned, as suggested by "future" qualifier, it should be removed.

The Applicant has stated that there will be no signage for the 121st St. S. entrance as part of this site plan submittal, and that future such signage will likely placed at the 121st St. S. entrance when Development Area "C" develops due to potential re-alignment of that drive / private street "83rd E. Ave."

Per drawing A1.16, the front elevation for the clubhouse segment of Building A reflects "Club Signage," but dimensions are not provided. It is, rather, intended as a placeholder for a future sign design. No other wall signs are indicated.

"Directional," "parking," and "driveway" signage does not appear to be indicated. The same should be provided as a part of the site plan per the PUD Text quoted above. Some such information was found on A1.13, but not all. The ones represented appear to be in order.

Signs reserving the ADA accessible parking spaces and directional signage painted to the pavement of the driveways (not visible from adjoining public streets) should conform to applicable standards or are otherwise exempt per Federal standards.

93

Staff Recommendation. The Detailed Site Plan adequately demonstrates compliance with the Zoning Code and PUD 81 and is in order for approval, subject to the following corrections, modifications, and Conditions of Approval:

General

1. The multifamily Development Area B / proposed Lot 3, Block 1, "Chateau Villas" is partially within the 100-year (1% Annual Chance) Regulatory Floodplain. To fully comply with applicable regulations, the floodplain and drainage improvements must be completed, the developer must secure FEMA approval of a LOMR upon completion of these improvements, the 100-year Floodplain must be entirely contained within a Reserve Area, and the Applicant must request and be approved for a Partial Modification/Waiver of SRs Section § 12-3-2.O to allow the platting of a Reserve Area in the 100-year Floodplain.
2. Easterly "Future 1-Story Office / Retail" building may not meet 10' setback from easterly line of Development Area A / proposed Lot 2, Block 1, "Chateau Villas" per PUD 81. The parking lots shown may not meet parking lot setbacks from a Residential Development Area / proposed Lot 3, Block 1, "Chateau Villas." Other problems of this nature may exist. Speculative commercial buildings, parking lots, etc. within Development Area A / proposed Lots 1 and 2, Block 1, "Chateau Villas," should be removed if not proposed at this time. Staff has not reviewed the commercial development areas as a part of this site plan application. If proposed, the Site Plan needs to be updated to include building elevations and all necessary details for such commercial buildings. Some of the specificity has been removed with this current version. However, continued representation continues the concerns raised by this item. Please remove completely or address as per this item.
3. Please update site plan to reflect Reserve Area corresponding to DA D as per recommendations in the Staff Report for the Preliminary and Final Plat of "Chateau Villas."
4. Subject to compliance with all Fire Marshal and City Engineer recommendations and requirements.
5. Project Data Form: Reports clubhouse at 7,000 (same as Exhibit B of PUD 81), but building elevations indicate roughly 3,300 : 6,402 square feet.
   RESPONSE: Site plan compliance confirmed with all Fire Marshal and City Engineer recommendations and requirements per memo's attached. Reference related plat comment responses.
   A floor plan diagram will help illustrate the math. The number of floors within Building A Segment B occupied by the clubhouse was not clear, leading to the range estimate.
6. Please add all existing and proposed U/Es and other easements (e.g. M.A.E.) within and along the perimeters of the subject property, identify as to type, and dimension.
7. Per related recommendations for the Preliminary and Final Plats, the private street / drive connecting to Memorial Dr. may be reconfigured for the purpose of achieving minimum public street frontage for proposed Lot 3, Block 1, "Chateau Villas." Please reconcile site plans with any changes on the plat.
8. All changes necessary for the plat of "Chateau Villas," to the extent relevant for this PUD Detailed Site Plan, should also be made here.

94

9. Site Plan: A certain linetype is used apparently to indicate DA boundary lines. However, DA Boundary lines are coterminous with proposed propertylines per the draft plat of "Chateau Villas." Since propertylines are more important, please replace with same (propertyline linetype is of same design but heavier weight).
10. Site Plan: Please represent and provide survey data for proposed propertyline common to proposed Lots 1 and 2 per the draft plat of "Chateau Villas." Survey data (509.72' call) added but does not match plat.
11. Site Plan: Please clarify extents and/or confirm accuracy of leaderlines for 10' BLDG Setback Line along the east side of proposed Lot 4.
    RESPONSE: Tag refers to the 10'-0" building offset setback boundary from lot line (which is 45'-0" from NE property line of proposed lot 4). Leader line is accurate and offset setback boundary applies to West, South and East property lines of proposed Lot 4.
    Acknowledged. 10' B/L may move depending on ultimate configuration of DA D, required to become a Reserve Area per the Conditions of Approval of the Preliminary Plat. See related items.
12. Please dimension garage buildings along south line of proposed Lot 3 and increase setback to 17.5', corresponding with the 17.5'-wide Perimeter U/E to be platted. Civil engineering construction plans indicate an 8" sanitary sewerline within 17.5'-wide U/E shown on plat along south line here.
13. Garages along south line should be relocated out of U/Es.
14. Consider a 20' setback for garages along the south line, to provide at least a 2.5' buffer area, or the amount necessary to protect the integrity of the foundation and supporting wall, in the event of excavation of the 17.5'-wide U/E up to its interior edge.
15. 26'-wide "Private Street...Asphalt" linework originally projected from the southeast corner northerly into the drainage channel area, but the linework has been clarified as recommended. However, the 26' drive width dimension needs to be relocated appropriately.
16. Please clarify "BMP" as used in the pond area in the southwest corner of proposed Lot 3, Block 1, "Chateau Villas." Please add to legend or spell out in situ.
17. Please dimension the width of the proposed pedestrian bridge over the canal.
18. Please represent setbacks (and/or dimensions of encroachment) from both corners of the existing ministorage building.
19. Note pertaining to potential realignment of drive connecting to 121st St. S.: Please clarify with additional statement to the effect that drive will be constructed at the time of the development of proposed Lot 3, Block 1, "Chateau Villas."
20. Please add to Legend or label in situ unidentified symbols and linework at the northeast corner of proposed Lot 4, Block 1, "Chateau Villas." Some appear to be identified. Please identify the two (2) linetypes roughly perpendicular to easterly plat boundary and 'dot-dot-dash' linetype along the channel.
21. Please identify feature (likely U/E per Preliminary Plat) with dashed linetype near DAs A and B common line.
22. Accessible Parking...Diagram: Line Type Legend: Please confirm intent to specify elevators within Buildings C.
23. R107 and R133 on previous site plan would appear to be survey data references. Please identify survey data to which these correspond.

24. Please restore R133 or explain.
25. New linetype added around "83rd E. Ave." entrance street/drive, which appears to correspond to the MAE and U/E shown on the Preliminary Plat of "Chateau Villas." Please identify linework and add missing survey data.
26. 10' Building Setback Line added along west side of Reserve Area 'A' of *121st Center*. Does not appear to correspond to plat of *121st Center* or Preliminary Plat of "Chateau Villas." Please remove or advise.
27. Linetype added within Memorial Dr. R/W with leaderline pointing to north side of ministorage driveway connection. Please identify in Legend or in situ, if pertinent to this Site Plan, or remove.
28. "U.E." notation with leaderline pointing to "17.5" [foot] width notation with leaderline – 2 instances found along westerly PUD boundary. Southernmost actually points to another note altogether. Consider notation consolidation.
29. Survey data widths and other dimensions inconsistently include apostrophe (') used for designating feet. Please resolve.
30. Leaderline points to MAE / "U.E." 45' dimension corresponding to that part shown on the Preliminary Plat as affecting proposed Lot 1, Block 1, "Chateau Villas." That part affecting Lot 2 not indicated. Please resolve and consider annotating efficiently.
31. Consider reconciling "U.E." and "U/E" as used variously throughout.
32. Linetype designating propertyline separating DA D from DAs B and C, required to be a Reserve Area per the Conditions of Approval of the Preliminary Plat, should be bolded as per the Legend and as used elsewhere throughout.
33. General Notes: # 3 is blank. Please complete or remove if not intended.
34. Please correct Location Map as follows:
    a. *Southern Memorial Acres No. 2 Corrected* (typos)
    b. *The Boardwalk on Memorial* (mislabeled)
    c. East 131st Street South (typo)
    d. *Bixby Landing Second* may be added if/as desired.
35. Please submit complete, corrected copies of the Detailed Site Plan incorporating all of the corrections, modifications, and conditions of approval as follows: Two (2) full-size hard copies, one (1) 11" X 17" hard copy, and one (1) electronic copy (PDF preferred).
36. Minor changes in the placement / locating individual trees or parking spaces, or other such minor site details, are approved as a part of this Detailed Site Plan, subject to administrative review and approval by the City Planner. The City Planner shall determine that the same are minor in scope and that such changes are an alternative means for compliance and do not compromise the original intent, purposes, and standards underlying the original placement as approved on this Detailed Site Plan, as amended. An appeal from the City Planner's determination that a change is not sufficiently minor in scope shall be made to the Board of Adjustment in accordance with Zoning Code Section 11-4-2.
37. Any recommendations in the analysis inadvertently omitted from this itemized list are included as if fully set forth here.

Access and Internal Circulation

96

38. The proposed new and any modifications to existing driveway/street intersections on 121st St. S. require City Engineer curb cut approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii.
39. The proposed new and any modifications to existing driveway/street intersections on Memorial Dr. requires City Engineer curb cut approval, ODOT driveway permit approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii.
40. Internal private streets / drives require Fire Marshal's approval in terms of locations, widths, and curb return radii.
41. PUD 81 describes internal accessways as private streets and/or drives. This was pursuant to a review comment that called for clarification, which was ultimately resolved by using this more flexible terminology, allowing the decision on private access format to be resolved at a later date. As per other recommendations in analyses of the Preliminary and Final Plats and PUD Detailed Site Plan, some of the shared entrances may be or become private streets. However, internal parking lot drive aisles are not likely to be "streets" as they are presently termed. If so, the plat would need to dedicate them as such and provide names for each. If otherwise, they should be retitled as "drives," "driveways," "drive lanes," "drive aisles," or similarly as appropriate.
42. Parking areas and/or driveway paving may encroach on the 17.5'-wide Perimeter U/E along the south side of the multifamily DA B and/or the 17.5'-wide Perimeter U/E recommended to be alternatively-placed outside and along the west side of DA D and/or any U/Es which may result upon consultation with franchise utility companies and/or any other easements of record which are not yet represented on the plats or site plans. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval.
43. Please clarify design of sidewalk as it approaches/crosses the 121st St. S. bridge over the Fry Creek Ditch # 1 tributary.
    RESPONSE: The 5'-0" wide sidewalk will cross the 121st St. S. bridge between back of curb and existing guard rail. See site plan for further clarification.
    No curb exists. Please clarify 5' is available between paving edge and [existing] guardrail.
44. Curb return radii missing throughout – please add. A data table may be used to avoid text/feature congestion.

Parking & Loading Standards

45. Project Data Form: Parking: Zoning Code Section 11-9-8.D requires 1.5 parking spaces for efficiency ("studio") apartment units. Please correct ratio and product.
46. The Project Data Form table on the site plan drawing provides that 599 parking spaces are required and 616 provided. However, the table reports a 1 parking space per efficiency ("studio") apartment unit ratio, when Zoning Code Section 11-9-8.D requires 1.5 spaces. Please correct ratio.
47. Notwithstanding the 3-lot parking lot strip south of Building 6 (which is missing a citation), the number of open-air parking spaces cited within each individual parking

lot strip total 511 parking spaces. The 514 cited in in the table likely include the following which were mislabeled:

- The parking lot strip along the south line citing 17 has 18 spaces.
- The parking lot strip near the water feature pond citing 5 spaces has 6.
- The parking lot strip in front of Building B citing 17 spaces has 18.

Please correct all these instances.

48. The parking table cites 616 parking spaces, but the number of attached garage units (66) was in error. There appear to be a total of 82 attached garage units (18 space discrepancy believed to be 2 Buildings D in southeast corner). Staff counted a grand total of 632 parking spaces. The 18 attached garage units appears to account for the grand total discrepancy as well. Please correct all citation errors and double check again for accuracy.
49. The plans indicate that regular handicapped-accessible spaces will not comply with Bixby Zoning Code standards (see Figure 3 in Section 11-10-4.C). Reconfiguration to meet standards, reconfiguration to "Universal" design (which is not subject to the City of Bixby standard), or a PUD Amendment would appear necessary.
50. During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.).

Screening/Fencing

51. The elevations / profile view / details of proposed vehicle gates, provided as diagram # 7 on SP1.10, must be found satisfactory to the Fire Marshal.
52. The masonry columns, per the PUD Text, are not shown on the wrought / ornamental iron fence elevation / profile view detail diagrams on drawings SP1.11. Masonry Column diagram added, but is not integrated/associated with wrought / ornamental iron fence detail diagram.
53. To avoid suppressing the chances of commercial/retail development on commercial Development Area (DA) C / proposed Lot 4, Block 1, "Chateau Villas," Staff recommends the Applicant consider constructing the minimum 125' of 6'-high masonry wall along the northerly end of DA D along with the development of the multifamily DA B, starting where feasible at the drainage channel and stopping at the southwest corner of the Fire Station # 2 property, and closing the intervening fence gap (if any) with the 8'-high wood fence that continues southeasterly. This should be represented on the site plan and notes should provide that it will be constructed at the time of development of proposed Lot 3, Block 1, "Chateau Villas."
    RESPONSE: The Applicant would request that the construction of the above referenced wall be deferred until Development Area C is submitted for Detailed Site Plan
    Staff's recommendation has not changed. You will need to address this specifically at the PC and CC meetings and explain reasoning.
54. SP1.10 or SP1.11: Please add masonry wall elevation for northerly portion of Development Area D, as per other recommendations in this report.
55. PUD 68 provided that the wood fences shall be constructed with all braces and supports on the interior. Per PUD 81, this should be done for this project as well.

Please provide appropriate notation. Detail diagrams ('sheets'?) not numbered on SP1.11. Found notation on 6' and 8' wood fence section diagrams. Appearance of combination wrought / ornamental and wood fence section is not clear. Bracing elements, if/as possible, should also have notation similar to the other two.

56. Please add the 8'-high wood screening fence along the west side of the channel / PUD 68 Development Area D as recommended in the screening section of this report.
RESPONSE: The Applicant would request that the 8'-high wood screening fence (currently shown on the East side of the channel) remain and that the applicant work with the adjacent home owners to use this screening fence as a replacement to their current wood / chain link fence. A screening fence on this side of the channel, closer to the single family properties, will provide greater privacy as it will cut off the view angle to the adjacent DA B. There is currently a 6'-0" Combination Wood and Ornamental Iron Fence on the West boundary of DA
Response acknowledged. Staff's recommendation for overlapping fence sections has not changed.
57. Site Plan: Please correct typo in "Combination Wood and Ornamental Iron Fence" in Line Type Legend. Please search and correct any other similar instances.
58. Drawing SP1.11: Pedestrian gate detail diagram appears to be specific to pool. Please provide detail diagram for pedestrian gates used elsewhere in the development found on SP1.11. One of pool notes removed, but others remain.
59. The new single gate apparently retains 6' width notation of double-gate detail diagram. Please correct this and any other such errors.
60. Please provide offset dimensions of proposed easterly and southerly PUD boundary fences/walls.

Landscape Plan

61. As it pertains to the description, "two Center-Green "environments" that contain large, unobstructed parks space with berms and heavy landscaping," the two areas corresponding to those indicated in the PUD site plan do not appear to reflect "berms," and "heavy landscaping" is questionable as the northern location appears to be smaller and contain fewer landscaping trees and/or shrubs (approximately 57 versus ~~35~~ 45 using one accounting method). Staff recommends that the plans be revised to represent all specified design elements.
62. As it pertains to the description, "full landscape beds that include Over-story, Evergreen & Ornamental Trees; Evergreen and Deciduous Scrubs; Tall Grasses, Ground Cover and Colorful Perennials and Annual Flower Beds in fronts of all buildings and along thoroughfares, Reading Benches along sidewalks in Center Green and along pond with Lighting, a Grilling Cabana with Table Seating," other than landscaping trees, none of the described elements appear to be reflected on the landscape plan or any other plan drawing. Furthermore, the entire site now appears to propose fewer trees than were represented on PUD 81 Exhibit B1 (roughly 300 versus roughly ~~200~~ 284; ~~198~~ 300 reported on landscape plan). Staff recommends that the plans be revised to represent all specified design elements and not fewer than the total number of trees as represented on Exhibit B1.

RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code. Further detailing of all design elements will be represented during final development plan.

This is the final development plan. More elements are represented on L2.00 series drawings. Please identify balance of items specified in PUD (benches, table seating, planting beds along "thoroughfares," and any others not now shown). Please advise accounting method used to report 300 trees or increase to 300 if not now represented.

63. Please resolve the 15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1) matter as described in the Landscape Plan analysis above.
64. Please resolve the Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7) matter as described in the Landscape Plan analysis above.
65. Please resolve the Building Line Setback Tree Requirements (Section 11-12-3.A.4) matter as described in the Landscape Plan analysis above.
66. Please resolve the Street Yard Tree Requirements (Section 11-12-3.C.1.a) matter as described in the Landscape Plan analysis above.
67. Please resolve the Tree to Parking Space Ratio Standard (Section 11-12-3.C.2) matter as described in the Landscape Plan analysis above.
68. Please resolve the Irrigation Standards (Section 11-12-3.D.2) matter as described in the Landscape Plan analysis above.
69. Please resolve the Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.) matter as described in the Landscape Plan analysis above.

Exterior Materials and Colors

70. Staff recommends that the specific cementitious fiber product(s) planned should be specified on the plan drawings.
71. The Development Standards for DA B of PUD 81 provides, in relevant part, "Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review." Per the elevations drawings, none of the required façades meet the 75% standard, which was included in the PUD as recommended by Staff to honor the spirit and intent of the 75% masonry standard of the original PUD. Please revise appropriately.

    RESPONSE: As stated in the Applicant's responses to Staff comments on the PUD on this item, we request that, as stated above, the facades be determined by the City Council at Detailed Site Plan review. The Applicant feels that the apartment buildings are of a distance from the both Memorial Dr. and 121st Street that additional masonry would not be discernable from traffic on these streets. Development of DA A and DA C will further screen the apartment buildings.

    The 75% is a PUD requirement.
72. Although it was not ultimately made a Condition of Approval of PUD 81 Major Amendment # 1, Staff would encourage the *Houser Addition-* / east-facing façades of the Buildings [D] / "Carriage Homes" and the east-facing end of Building B to increase masonry content in respect for the need to buffer from the single-family

100

neighborhood. The Buildings [D] / "Carriage Homes" only propose 36% masonry (12% brick/stone and 24% stucco), and the east end of Building B only proposes 33% masonry (4% stone and 29% stucco). Item is subject to City Council consideration per the intent of the Council approval provisions of PUD 81.

RESPONSE: In conjunction with the response to Item #75, there will be limited visibility of the 2-story carriage homes from the adjacent homes in the House Addition. Masonry finishes are generally located on the bottom stories of buildings and will not be visible to the adjacent homes.

Staff's recommendation has not changed.

73. Please clarify the "V"-shaped rooflines on the northern end of Building A and eastern end of Building B. These rooflines may not be expected or found in character with the surrounding context. Item is subject to City Council consideration per the intent of the Council approval provisions of PUD 81.
74. The locations of six (6) garage buildings are indicated on the site plan, and their elevations / profiles are detailed on drawing SP1.10. They appear to be lap-siding buildings with some stone [veneer] and a shed roof of composition shingle with a 1.5/12 pitch. As buildings, they are subject to the 40% project average minimum masonry standard of Development Area B of PUD 81. Since the August version, all of the [brick] and some of the stone appears to have been removed. In the colored version on SP1.13, the note still reflects "brick." Please correct appropriately. Since the original plans claimed 40% project total masonry and the garages contain only 16% masonry, which was reduced from the previous version, please double check and confirm the claimed 40% project total masonry is still maintained.
75. Color information has now been provided on new A2.00-series elevations drawings. Item open for City Council consideration per the intent of the Council approval provisions of PUD 81.
76. Elevations drawings appear to be incomplete (e.g. missing information on windows, doors, trim, roof details, etc.). Some information added (codes for windows without a code key, pitch and composition of "V"-shaped rooflines, possibly other minor element(s)), but not as this item expects. Elevations drawings are to be 100%-ready-to-build plans.
77. Elevations drawings: Project Totals: Please clarify line items such as "Approved Masonry Alternatives."
78. SP1.10: Building Totals: Please correct typo in term "Alternative[s]." Please search all drawings and correct all errors.
79. SP1.10: Filltypes for stone and stucco appear to be mismatched in legend.
80. A2.15: Key Plan for Building A Segment C points to Segment D. Please double-check all for accuracy.
81. A2.05: The westerly façade of Building A Segment A evidently has less brick and stone masonry but more is now claimed (~~46% masonry (29% brick/stone and 17% stucco)~~ → **53% masonry [36% brick/stone and 17% stucco]**). Please correct or advise.

Outdoor Lighting

82. Lighting Plan: Does not demonstrate compliance with the 0.0 footcandle requirement of PUD 81 pertaining to residential areas. Please revise appropriately.

101

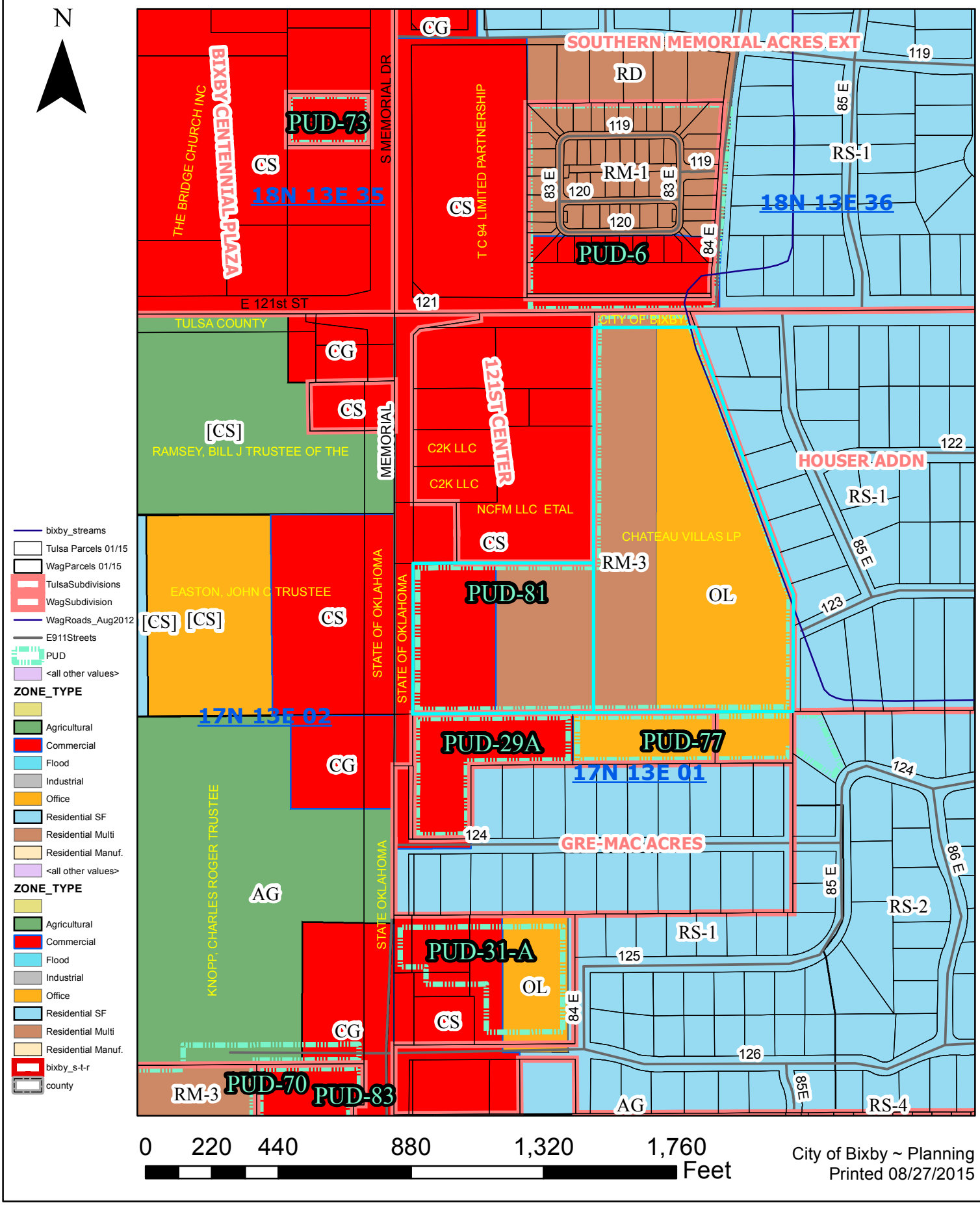
83. Lighting Plan: Streetlights will likely be required at the Memorial Dr. and 121st St. S. entrances to the development. Streetlights / pole-mounted lights will likely be necessary to illuminate the private street / drive entrances to the multifamily development area / proposed Lot 3, Block 1, "Chateau Villas." Finally, [pedestrian] asphalt paths and sidewalks around the existing stormwater retention pond (along the back sides of the businesses in *121st Center*), sidewalks around the perimeters (including behind garage buildings), sidewalks around the greenspaces between buildings, and building entrances may all need lighting. Please add locations and full specifications for all proposed outdoor lighting as required by the site plan application and as necessary for a full review of a PUD Detailed Site Plan.
84. Photometric plan indicates light output between Segments A, B, and C of Building A, but these areas are understood to be part of the Building A complex. This should be resolved.
85. Please discuss where photometric plan shows all four (4) light fixture types will be mounted no higher than 30' as per the PUD standard.

Signage

86. Regarding the one (1) "Proposed Future Monument [Sign]" element in front of Building A near the entrance to Development Area B / proposed Lot 3, Block 1, "Chateau Villas," the signage provisions for DA B do not provide an exemption from the requirement to have arterial street frontage in order to have a ground sign here. If proposed Lot 3, Block 1, "Chateau Villas" is not reconfigured pursuant to recommendations for the Preliminary and Final Plat and this PUD Detailed Site Plan, a PUD Amendment would be required to allow the apparent ground sign. If it is not now planned, as suggested by "future" qualifier, it should be removed.
87. Please provide the missing details (height, width, display surface area, composition, and appearance) of the missing of the "Proposed Future Monument [Sign]" at the entrance to the multifamily development area. If it is not now planned, as suggested by "future" qualifier, it should be removed.
88. "Directional," "parking," and "driveway" signage does not appear to be indicated. The same should be provided as a part of the site plan per the PUD Text quoted in the signage analysis above. Some found on A1.13, but not all.

102

Preliminary Plat & Final Plat – "Chateau Villas" – Cedar Creek Consulting (PUD 81) & BSP 2015-06 – "Chateau Villas" – Cedar Creek Consulting (PUD 81)



City of Bixby ~ Planning
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NSPJ
ARCHITECTS PA

October 30, 2015

Mr. Erik Enyart, AICP, City Planner
City of Bixby, PO Box 70
Bixby, OK 74008

RE: Staff Reports for Preliminary Platt & Final Plat and Detail Site Plan Submittal of "Chateau Villas" (PUD 81).

Mr. Enyart,

We are in receipt of the Staff Report and Recommendations dated September 18, 2015 for the above referenced project.

We are in general acceptance of the majority of the Staff Recommendations, see responses below:

General

1. The multifamily Development Area B / proposed Lot 3, Block 1, "Chateau Villas" is partially within the 100-year (1% Annual Chance) Regulatory Floodplain. To fully comply with applicable regulations, the floodplain and drainage improvements must be completed, the developer must secure FEMA approval of a LOMR upon completion of these improvements, the 100-year Floodplain must be entirely contained within a Reserve Area, and the Applicant must request and be approved for a Partial Modification/Waiver of SRs Section § 12-3-2.O to allow the platting of a Reserve Area in the 100-year Floodplain. *RESPONSE:* We request that these items run concurrent with construction of the project. To insure this is done, we are OK that a Certificate of Occupancy will not be released until all conditions of this item are met.
2. Per the Tulsa County Assessor's parcel records, there would be two (2) different owners of the land to be platted as "Chateau Villas": Chateau Villas, LP and NCFM, LLC et al. The latter owns Reserve Area 'A' of *121st Center*. In order to make modifications to this Reserve, Chateau Villas, LP must acquire full title to the property, or Chateau Villas, LP (or another entity controlled by the developer) must acquire a partial interest adequate to allow the modifications. *RESPONSE:* Reserve Area 'A' of 121st Center is no longer included in this site plan application.
3. The Site Plan proposes constructing parts of the pool, spa, and patio on existing Reserve Area 'A' of *121st Center*. The Reserve is not within PUD 81 and is not presently entitled for multifamily use, and cannot support part of the multifamily complex in its present state. As previously discussed with the Applicant, a PUD Major Amendment to annex the Reserve to the PUD may be sought at the time the Applicant is in title to the property or has the legal right to make permanent zoning changes to the property. Alternatively, the site plan may be modified to remove these multifamily land use elements from the Reserve area. Pedestrian pathways serve the multifamily and commercial Development Areas and so should be interpreted as being allowable use elements in CS zoning. RESPONSE: Reserve Area 'A' of 121st Center is no longer included in this site plan application.
4. Per the recorded plat of *121st Center*, Reserve Area 'A' was dedicated as "a perpetual easement" and the DoD/RCs of that plat contain specific ownership, use, and performance provisions which may conflict with present plans for modifications to the existing stormwater retention pond. These dedications and/or restrictions may be released upon the successful

104

approval and recording of a new plat, such as "Chateau Villas" or, prior to or upon the successful recording of the Final Plat of "Chateau Villas," it may be necessary to vacate or partially vacate the concerned part of the underlying plat of *121st Center* to completely extinguish these elements. *RESPONSE: Reserve Area 'A' of 121st Center is no longer included in this site plan application.*

5. Easterly "Future 1-Story Office / Retail" building may not meet 10' setback from easterly line of Development Area A / proposed Lot 2, Block 1, "Chateau Villas" per PUD 81. The parking lots shown may not meet parking lot setbacks from a Residential Development Area / proposed Lot 3, Block 1, "Chateau Villas." Other problems of this nature may exist. Speculative commercial buildings, parking lots, etc. within Development Area A / proposed Lots 1 and 2, Block 1, "Chateau Villas," should be removed if not proposed at this time. Staff has not reviewed the commercial development areas as a part of this site plan application. If proposed, the Site Plan needs to be updated to include building elevations and all necessary details for such commercial buildings. *RESPONSE: Line weights of speculative buildings have been reduced to a light gray. Information and tags pertaining to these future buildings have been removed and these buildings should not be considered part of the detailed site plan application.*
6. Please update site plan to reflect Reserve Area corresponding to DA D as per recommendations in the Staff Report for the Preliminary and Final Plat of "Chateau Villas." *RESPONSE: Refer to item 71.*
7. Subject to compliance with all Fire Marshal and City Engineer recommendations and requirements. *RESPONSE: Site plan compliance confirmed with all Fire Marshal and City Engineer recommendations and requirements per memo's attached. Reference related plat comment responses.*
8. Project Data Form: Reports apartment unit count at 382, when PUD 81 restricts to 375. *RESPONSE: Current unit count is 375 per PUD 81. See Project Data Form on Site Plan.*
9. Project Data Form: Reports clubhouse at 7,000 (same as Exhibit B of PUD 81), but building elevations indicate roughly 3,300 : 6,402 square feet. *RESONSE: We are not sure where on the elevations the 3,300 SF is referencing, but the floor plan area of the Clubhouse will remain at approximately 7,000 SF.*
10. Please add all existing and proposed U/Es and other easements (e.g. M.A.E.) within and along the perimeters of the subject property. *RESPONSE: Acknowledged. See site plan for easements.*
11. Per related recommendations for the Preliminary and Final Plats, the private street / drive connecting to Memorial Dr. may be reconfigured for the purpose of achieving minimum public street frontage for proposed Lot 3, Block 1, "Chateau Villas." Please reconcile site plans with any changes on the plat. *RESPONSE: See responses to Plat comments of same item.*
12. The private streets / drives connecting to Memorial Dr. and/or 121st St. S., if to be streets, the private street names should be added to the site plans. *RESPONSE: See responses to Plat comments of same item. See site plan for named streets/drives.*
13. All changes necessary for the plat of "Chateau Villas," to the extent relevant for this PUD Detailed Site Plan, should also be made here. *RESPONSE: Acknowledged.*
14. Site Plan: A certain linetype is used apparently to indicate DA boundary lines. However, DA Boundary lines are coterminous with proposed propertylines per the draft plat of "Chateau Villas." Since propertylines are more important, please replace with same. *RESPONSE: DA Boundary lines coterminous with proposed property lines have been replaced with property line type. See site plan.*

105

15. Site Plan: Please represent and provide survey data for proposed propertyline common to proposed Lots 1 and 2 per the draft plat of "Chateau Villas." *RESPONSE: Acknowledged. See site plan.*
16. Site Plan: Please clarify extents and/or confirm accuracy of leaderlines for 10' BLDG Setback Line along the east side of proposed Lot 4. *RESPONSE: Tag refers to the 10'-0" building offset setback boundary from lot line (which is 45'-0" from NE property line of proposed lot 4). Leader line is accurate and offset setback boundary applies to West, South and East property lines of proposed Lot 4.*
17. Please dimension garage buildings along south line of proposed Lot 3 and increase setback to 17.5', corresponding with the 17.5'-wide Perimeter U/E to be platted. *RESPONSE: As stated on the Plat comments, the Applicant requests a Waiver of the 17.5' Perimeter U/E as all services in DoD "A" are private.*
18. Consider increasing the setback of the garage buildings along the south side to provide an adequate buffer area to protect the integrity of the foundation and supporting wall, in the event of excavation of the 17.5'-wide U/E up to its interior edge. *RESPONSE: Same as stated on Item #17.*
19. 26'-wide "Private Street...Asphalt" linework projects from the southeast corner northerly into the drainage channel area. Please clarify linework. See leaderlines. *RESPONSE: Lines have been identified or removed. See site plan.*
20. Please clarify "BMP" as used in the pond area in the southwest corner of proposed Lot 3, Block 1,"Chateau Villas." *RESPONSE: BMP, an abbreviation for "Best Management Practices", refers to proposed retention pond as a means of retaining stormwater. See site plan.*
21. Please clarify "BMP" note with leaderlines indicating whether note refers to ovular polygon or whirlpool-like symbol in its center (fountain?). *RESPONSE: Acknowledged. See site plan*
22. Please identify whirlpool-like symbol in pond area. *RESPONSE: See site plan, the intent is for this symbol to represent an aeration fountain water feature visible from adjacent street. Size and placement TBD.*
23. Please dimension the width of the proposed canal and two (2) bridges over canal. *RESPONSE: Width and length of canal and bridge are dimensioned. Applicant's current proposal only includes one bridge. See site plan.*
24. 225.00' dimension along the west line of proposed Lot 4, Block 1, "Chateau Villas" is inconsistent with 224.84' dimension on the draft plat. Please reconcile. *RESPONSE: Acknowledged. See site plan for revision.*
25. 225.00 / 224.84' dimension placement is in conflict with 325.01' dimension. Relocation for clarity recommended. *RESPONSE: Acknowledged. Larger survey dimensions will typically refer to overall dimensions of DA property lines (and property lines where they intersect- per item #14). Leaders have been placed for clarity. See site plan.*
26. 130.06' dimension placement is in conflict with 386.00' dimension along the south end of the easterly propertyline. Relocation for clarity recommended. *RESPONSE: Acknowledged. Larger survey dimensions will typically refer to overall dimensions of DA property lines (and property lines where they intersect- per item #14). Leaders have been placed for clarity, please see site plan.*
27. 130.06' dimension along the south end of the easterly propertyline: Please use leaderlines or other methods to indicate extent of feature dimensioned. *RESPONSE: Acknowledged. See item #25.*
28. 255.94' dimension placement is in conflict with 386.00' dimension along the south end of the easterly propertyline. Relocation for clarity recommended. *RESPONSE: Acknowledged. See item #25.*

106

29. Please resolve text/linework congestion at 386.00' dimension along the south end of the easterly propertyline. *RESPONSE: Acknowledged. See item #25.*
30. Linetype **represented** west of and parallel to 325.01' dimension. Please identify if relevant to site design or remove. *REPSONSE: This is the existing asphalt drive for the Atlas General Building. See comment #40.*
31. Northernmost angle/bearing attending linetype represented west of and parallel to 325.01' dimension is in conflict with angle/bearing represented to the south and with plat. Please reconcile or remove. *RESPONSE: Acknowledged. Linetype was removed.*
32. "Road Width" label along 121st St. S. does not include dimension. Roadway appears to widen toward the west. Please represent roadway widths at the northeast and northwest corners of proposed Lot 4, Block 1, "Chateau Villas" as required by site plan application. *RESPONSE: Acknowledged. See site plan for dimensions.*
33. Please add dimensions to pool and spa features,or provide a detail diagram on an appropriate drawing. *RESPONSE: Acknowledged. See 3/SP1.11 for pool and spa diagram.*
34. Certain symbols resembling universal symbol for handicapped-accessible parking spaces appear inverted. *RESPONSE: Acknowledged. Symbols have been revised. See site plan.*
35. Please clarify note at northeast corner of proposed Lot 4, Block 1, "Chateau Villas" as "Existing Concrete Storm Water Drainage Structure," along with whether it will remain or be replaced. *RESPONSE: Acknowledged. See site plan.*
36. Please add two (2) foot elevation contours per the site plan application. The same should be adequately muted to avoid text/linework congestion. *RESPONSE: Acknowledged. See site plan for (2) foot elevation contours.*
37. Please represent setbacks (and/or dimensions of encroachment) from both corners of the nearest three (3) existing ministorage buildings. *RESPONSE: Acknowledged. See site plan.*
38. Linework along the propertyline common to Reserve Area 'A' and Lots 3 and 4 of *121st Center* should be completed and identified, if relevant, or removed. *RESPONSE: All questionable linework has been removed or completed. See site plan*
39. Note pertaining to potential realignment of drive connecting to 121st St. S.: Please clarify with additional statement to the effect that drive will be constructed at the time of the development of proposed Lot 3, Block 1, "Chateau Villas." *RESPONSE: Acknowledged. See site plan.*
40. Please update site plan to reflect existing parking lot, fences, and other improvements within and along the north side of Reserve Area 'A' attending the *Atlas General Contractors* business on the adjacent lot and note any changes proposed. *RESPONSE: Acknowledged. See site plan. No changes will be made to Reserve Area 'A'.*
41. Please complete representation and label easterly existing concrete drive connection to 121st St. S. and note any changes proposed. *RESPONSE: Linework has been completed. See site plan for note.*
42. Please add to Legend or label in situ unidentified symbols and linework at the northeast corner of proposed Lot 4, Block 1, "Chateau Villas." *RESPONSE: Acknowledged. See site plan.*
43. Please relocate appropriately and clarify or otherwise remove "Asphalt" label in place of easterly existing concrete drive connection to 121st St. S. *REPSONSE: Acknowledged. See site plan.*
44. Shoreline / existing water surface edge linetype appears to be represented but is not identified. If represented, existing water surface elevation should be labeled. *RESPONSE: Acknowledged. See site plan.*
45. Site Plan: Please identify or explain triangular symbols within and approaching apartment buildings. *RESPONSE: Triangular symbols outside of Building A represent entry approach*

to tuck-under vehicular garages on grade. Triangular symbols within Building A represent extents of each garage.

46. Please add missing building footprint dimensions to an appropriate drawing (maximum lengths/depths only is acceptable). *RESPONSE: See site plan for Accessible Parking and Building Footprint Diagram.*

47. Please submit complete, corrected copies of the Detailed Site Plan incorporating all of the corrections, modifications, and conditions of approval as follows: Two (2) full-size hard copies, one (1) 11" X 17" hard copy, and one (1) electronic copy (PDF preferred). *RESPONSE: Acknowledged.*

48. Minor changes in the placement / locating individual trees or parking spaces, or other such minor site details, are approved as a part of this Detailed Site Plan, subject to administrative review and approval by the City Planner. The City Planner shall determine that the same are minor in scope and that such changes are an alternative means for compliance and do not compromise the original intent, purposes, and standards underlying the original placement as approved on this Detailed Site Plan, as amended. An appeal from the City Planner's determination that a change is not sufficiently minor in scope shall be made to the Board of Adjustment in accordance with Zoning Code Section 11-4-2. *RESPONSE: Acknowledged.*

Access and Internal Circulation

49. The proposed new and any modifications to existing driveway/street intersections on 121st St. S. require City Engineer curb cut approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii. *RESPONSE: Acknowledged.*

50. The proposed new and any modifications to existing driveway/street intersections on Memorial Dr. requires City Engineer curb cut approval, ODOT driveway permit approval, and the Fire Marshal's approval in terms of locations, spacing, widths, and curb return radii. *RESPONSE: Acknowledged.*

51. Internal private streets / drives require Fire Marshal's approval in terms of locations, widths, and curb return radii. *RESPONSE: Acknowledged.*

52. PUD 81 describes internal accessways as private streets and/or drives. This was pursuant to a review comment that called for clarification, which was ultimately resolved by using this more flexible terminology, allowing the decision on private access format to be resolved at a later date. As per other recommendations in analyses of the Preliminary and Final Plats and PUD Detailed Site Plan, some of the gated entrances may be to become private streets. However, internal parking lot drive aisles are not likely to be streets as they are presently configured. If so, the plat would need to dedicate rights-of-way and provide names for each. If otherwise, they should be retitled as "drives," "driveways," "drive lanes," "drive aisles," or similarly as appropriate. *RESPONSE: See responses to Plat comments of same item.*

53. For a Use Unit 8 multifamily development, Zoning Code Section 11-9-8 D requires 1.5 parking spaces per efficiency or 1 bedroom dwelling unit and 2 per 2 or more bedroom dwelling unit. The Project Data Form table on the site plan drawing reports the apartment unit count at 382, when PUD 81 restricts to 375. Further, floor plans have not been provided to allow for positive accounting. Therefore, the minimum parking spaces required cannot be determined and the requirements claimed in the Project Data Form table cannot be verified. *RESPONSE: The Applicant requests a variance on the parking requirement for Studio units to 1.0 per bedroom.*

106

The National Multi Family Housing Council (HMHC) has written reports analyzing the true parking requirements for multi-family projects. Their most current report has the following analysis on parking needs:

NSPJ
ARCHITECTS PA

Motor Vehicles Owned by Apartment Residents (average number per occupied apartment)	
U.S.	1.0
Northeast	0.7
Midwest	1.1
South	1.2
West	1.2
Central City	0.9
Suburban Ring	1.2
High Rise (4+ stories)	0.6
Low Rise/Garden (1-3 stories)	1.2
Public Transportation	
Is nearby	1.0
Is used	0.5
Is not used	1.1
Is not nearby	1.2
Bedrooms	
efficiency/one	0.8
two	1.2
three	1.2
Monthly Rent	
less than $700	1.0
$700+	1.2

The currently proposed 375 Units are parked in the following manner:

Studio – 1.0 per unit
1BR – 1.5 per unit (per ordinance)

109

2BR – 2.0 per unit (per ordinance)
3BR – 2.0 per unit (per ordinance)

Furthermore, a more accurate representation of parking needs analyzes total bedrooms. With the proposed 375 Units, there are 57-Studio, 189-1BR, 105-2BR & 24-3BR for a total of 528 bedrooms. The proposed parking provided is 616 stalls (88 stall difference for guest parking).

54. The Project Data Form table on the site plan drawing provides that 613 parking spaces are required and 616 provided. However, the table reports a 1 parking space per efficiency ("studio") apartment unit ratio, when Zoning Code Section 11-9-8.D requires 1.5 spaces. If the total number of parking spaces cited is accurate, the site would appear to not meet the minimum parking standards of the Zoning Code. Secondly, it is not clear if the reported numbers of parking include those represented in commercial DA A / proposed Lots 1 and 2, Block 2, "Chateau Villas." Finally, in the first parking lot encountered, south of Building A Segment A, nine (9) spaces are cited but only eight (8) counted. For these reasons, and as the design may change for any number of reasons, Staff has not attempted to account for all parking spaces claimed at this time. The Applicant should make any adjustments necessary and update parking statistics accordingly, make corrections to total parking numbers cited, and double-check for accuracy, and then Staff will review and advise if parking is still out of order. *Response: Please see response to Item #53. Additionally, no parking was used in DA A / proposed Lots 1 and 2, Block 2, "Chateau Villas". Number in Building A, Segment A was mis-represented and was corrected. The total parking of 616 provided has been verified.*

55. Zoning Code Section 11-10-2.H provides a "minimum plus 15%" maximum parking number cap, to prevent excessive parking that results in pressure to reduce greenspaces on the development site. Because minimum parking spaces required cannot be determined, the maximum cannot either. *Response: Please see response to Item #53. The total parking of 616 provided has been verified, and satisfies the requisite minimum number of spaces.*

56. As the total number of parking spaces cannot be determined, Staff cannot verify whether the number of handicapped-accessible parking spaces proposed meets the minimum number required by ADA standards (Table 208.2 Parking Spaces / IBC Table 1106.1 Accessible Parking Spaces) and Zoning Code Section 11-10-4.D Table 2. The Applicant should make any adjustments required. *RESPONSE: Acknowledged. See items #53 and #54. 20 spaces are provided, 12.32 are required. (2% of total spaces per ADA standards Table 208.2 and IBC Table 1106.1). With the exception of Type "D" Buildings (carriage homes), all buildings have at minimum (2) accessible spaces adjacent accessible entries on the first floor.*

57. ADA guidelines require one (1) van-accessible design for the handicapped-accessible space, for up to seven (7) accessible spaces (reference New ADAAG Section 208.2.4, DOJ Section 4.1.2(5)b, and IBC/ANSI Section 1106.5). The Site Plan does not indicate any van-accessible designs. RESPONSE: *Acknowledged, see site plan. 4 van-accessible spaces were provided. (3.33 required per 2009 IBC 1106.5).*

58. The Site Plan does *not* provide any dimensions for regular- or van-accessible spaces, access aisles, or accessible routes to the entrances, and does not provide information indicating signage to be used to reserve the accessible spaces. The Applicant should make use of a regular- and/or van-accessible handicapped-accessible parking space/access aisle/accessible route detail diagrams as needed to demonstrate compliance with applicable standards, accessible aisle, allowing for passenger-side convenience. RESPONSE: See southwest corner of site plan for typical stall dimensions, as well as 1/SP1.12 for detail diagram.

110

59. During the design of the ADA parking features, the designer should consult with the Building Inspector to confirm the plans will comply with ADA standards (locations, proximity to primary entrance, maximum slopes, transition areas, level landing areas, pavement coloring, etc.). *RESPONSE: Acknowledged.*

60. The individual parking space dimensions have not been provided. Several of the parking lots include overall dimensions of parking strips and drive aisles. Separating the drive aisles, the difference mathematically suggests (typically) 18'-deep parking stalls. However, all dimensions need to be provided and must demonstrate compliance with standards for the same Zoning Code Section 11-10-4. *RESPONSE: Acknowledged. See Southeast corner of Lot 3/ DA "B" on site plan for typical parking stall dimensions.*

61. Parking areas and/or driveway paving may encroach on the 17.5'-wide Perimeter U/E along the south side of the multifamily DA B and/or the 17.5'-wide Perimeter U/E recommended to be alternatively-placed outside and along the west side of DA D and/or any U/Es which may result upon consultation with franchise utility companies and/or any other easements of record which are not yet represented on the plats or site plans. Paving and site improvements on public Utility Easements is subject to City Engineer and Public Works Director approval. *RESPONSE: In current proposal, parking areas do not encroach 17.5'-wide Perimeter U/E, but garages do. See response to comment #61.*

62. Sidewalks internal to the multifamily development are indicated but not labeled as such or consistently dimensioned as to width. To avoid unnecessary congestion, a few indicated sidewalks may be labeled along with "typical," and a note may be added specifying that all sidewalks are _____' in width unless otherwise labeled. *RESPONSE: Acknowledged. See site plan for typical sidewalk tags and General Notes items #1 & #2.*

63. The sidewalk along the east side of the street/drive connection to 121st St. S. does not appear to connect to the sidewalk internal to the fence. Please address appropriately. If a connection is not planned, please advise, and in that case, a pedestrian crossing may be in order. *RESPONSE: Acknowledged. See site plan for pedestrian crossing.*

64. Please clarify design of sidewalk as it approaches/crosses the 121st St. S. bridge over the Fry Creek Ditch # 1 tributary. *RESPONSE: The 5'-0" wide sidewalk will cross the 121st St. S. bridge between back of curb and existing guard rail.* See site plan for further clarification.

65. Drawing "Exhibit - B" appears to be a leftover title from the PUD 81 Major Amendment # 1. Please consider retitling appropriately. *RESPONSE: Acknowledged. Drawing was retitled.*

66. Any recommendations in the analysis inadvertently omitted from this itemized list are included as if fully set forth here. *RESPONSE: Acknowledged.*

Parking & Loading Standards

67. Project Data Form: Parking: Please label column heads such as "Units," "Ratio," "Min. Required," "Provided," or otherwise as appropriate. *RESPONSE: Acknowledged. See Data Form.*

68. Project Data Form: Parking: Zoning Code Section 11-9-8.D requires 1.5 parking spaces for efficiency ("studio") apartment units. Please correct ratio and product. *Response: Please see response to Item #53. The total parking of 616 provided has been verified.*

Screening/Fencing

69. The plans do not appear to provide elevations / profile view / details of proposed vehicle gates. These should be provided as required by the site plan application and must be found satisfactory to the Fire Marshal. *RESPONSE: Acknowledged. See 7/SP1.10.*

111

70. The masonry columns, per the PUD Text, are not shown on the wrought / ornamental iron fence elevation / profile view detail diagrams on drawings SP1.11. *RESPONSE: Acknowledged. See 2/SP1.11.*

71. To avoid suppressing the chances of commercial/retail development on commercial Development Area (DA) C / proposed Lot 4, Block 1, "Chateau Villas," Staff recommends the Applicant consider constructing the minimum 125' of 6'-high masonry wall along the northerly end of DA D along with the development of the multifamily DA B, stopping at the southwest corner of the Fire Station # 2 property, and closing the intervening fence gap with the 8'-high wood fence. This should be represented on the site plan and notes should provide that it will be constructed at the time of development of proposed Lot 3, Block 1, "Chateau Villas." *RESPONSE: The Applicant would request that the construction of the above referenced wall be deferred until Development Area C is submitted for Detailed Site Plan*

72. SP1.10 or SP1.11: Please add masonry wall elevation for northerly portion of Development Area D, as per other recommendations in this report. *RESPONSE: See item #71.*

73. PUD 68 provided that the wood fences shall be constructed with all braces and supports on the interior. Per PUD 81, this should be done for this project as well. Please provide appropriate notation. *RESPONSE: Acknowledged. See notes on sheet 2/ SP1.11.*

74. 8'-high wood fence appears to cross drainage channel where it exits proposed Lot 3, Block 1, "Chateau Villas." Please confirm intent to cross channel with wood fence and whether such design is acceptable from an engineering/drainage/floodplain standpoint. See related recommendations for overlapping fence sections as per the Conditionally Approved PUD Detailed Site Plan for "North Bixby Commerce Park." *RESPONSE: Acknowledged. 8'-high wood fence will no longer cross drainage channel as previously designed. Applicant's intent as part of current proposal shows the 8'-high wood fence terminating at the property line at south east corner of Development area "B".*

75. Please add the 8'-high wood screening fence along the west side of the channel / PUD 68 Development Area D as recommended in the screening section of this report. *RESPONSE: The Applicant would request that the 8'-high wood screening fence (currently shown on the East side of the channel) remain and that the applicant work with the adjacent home owners to use this screening fence as a replacement to their current wood / chain link fence. A screening fence on this side of the channel, closer to the single family properties, will provide greater privacy as it will cut off the view angle to the adjacent DA B. There is currently a 6'-0" Combination Wood and Ornamental Iron Fence on the West boundary of DA*

76. The diagram does not clearly specify the material to be used for the gates for the dumpster enclosures, such as is necessary to demonstrate compliance with the opacity requirement of PUD 81. *RESPONSE: Acknowledged. See 2/SP1.10.*

77. Site Plan: Please correct typo in "Combination Wood and Ornamental Iron Fence" in Legend. Please search and correct any other similar instances. *RESPONSE: Acknowledged. Typos have been corrected.*

78. Drawing SP1.11: Pedestrian gate detail diagram appears to be specific to pool. Please provide detail diagram for pedestrian gates used elsewhere in the development. *RESPONSE: Acknowledged. See 2/SP1.11 for single ornamental iron fence gate. This pedestrian gate will be the similar within and outside of the pool areas on the site. The only notable difference will be panic hardware, card reading equipment and latch type. All gates outside of pool area will be equipped with a typical latch per manufacturer* [key card access option pool owner]

112

79. Wood fence symbol used along north side of pond feature in southwest corner of proposed Lot 3, Block 1, "Chateau Villas." This changed from the site plan included in PUD 81 Major

Amendment # 1. Please confirm wood fence intended and clarify with label used in situ, which is at variance. *RESPONSE: Acknowledged. The line type was changed to depict a 6'-0" Combination Wood and Ornamental Iron Fence. See site plan.*

80. Please update site plan to reflect existing fence along the north side of Reserve Area 'A' attending the *Floorhaus Flooring America / Carpet Center* business on the adjacent lot and note any changes proposed. *RESPONSE: Acknowledged. See site plan. No changes will be made to Reserve Area 'A'.*

81. "Automatic vehicle gate" labels do not appear to indicate the actual gates. If inappropriate for representation at this scale, please provide a detail diagram on an appropriate site plan drawing. *RESPONSE: Acknowledged. See site plan for actual gates. See 7/SP1.10 for Automatic Vehicle Gate Detail.*

82. Please provide offset dimensions of proposed fences/walls. *RESPONSE: All fences on site perimeters will be 2'-0" off property line unless noted otherwise. The cable rail fence along boardwalk fronting pond will be 1'-0" off property line. See site plan for atypical offset dimensions.*

Landscape Plan

83. The landscaping trees proposed along the west side of the drainage channel in DA D are now fewer than as represented on the PUD site plan Exhibit B1 (approximately 73 versus 42 using one accounting method). As this PUD boundary is critical from a screening/buffering standpoint, Staff recommends no fewer trees here than were represented on Exhibit B1. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code.*

84. As it pertains to the description, "two Center-Green "environments" that contain large, unobstructed parks space with berms and heavy landscaping," the two areas corresponding to those indicated in the PUD site plan do not appear to reflect "berms," and "heavy landscaping" is questionable as the northern location appears to be smaller and contain fewer landscaping trees and/or shrubs (approximately 57 versus 35 using one accounting method). Staff recommends that the plans be revised to represent all specified design elements. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code. Further detailing of all design elements will be represented during final development plan.*

85. As it pertains to the description, "full landscape beds that include Over-story, Evergreen & Ornamental Trees; Evergreen and Deciduous Scrubs; Tall Grasses, Ground Cover and Colorful Perennials and Annual Flower Beds in fronts of all buildings and along thoroughfares, Reading Benches along sidewalks in Center Green and along pond with Lighting, a Grilling Cabana with Table Seating," other than landscaping trees, none of the described elements appear to be reflected on the landscape plan or any other plan drawing. Furthermore, the entire site now appears to propose fewer trees than were represented on PUD 81 Exhibit B1 (roughly 300 versus roughly 200; 198 reported on landscape plan). Staff recommends that the plans be revised to represent all specified design elements and not fewer than the total number of trees as represented on Exhibit B1. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code. Further detailing of all design elements will be represented during final development plan.*

86. The "Landscape Requirements" summary reports a 15% landscaped lot area standard, when PUD 81 requires 30%. The 15% standard cited should be corrected. If the cited 710,977 square feet [proposed Lot 3, Block 1, "Chateau Villas" lot area] is correct, 30% would be 213,293.1 square feet. Per the landscape plan, 332,357 square feet will be

impervious, which appears to comply with this PUD 81 standard. *RESPONSE: The 15% cited requirement for landscaped lot area will be revised to 30% per the PUD 81 requirements.*

87. Please resolve the 15% Street Yard Minimum Landscaped Area Standards (Section 11-12-3.A.1) matter as described in the Landscape Plan analysis above. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code.*

88. Please resolve the Minimum Width Landscaped Area Strip Standards (Section 11-12-3.A.2 and 11-12-3.A.7) matter as described in the Landscape Plan analysis above. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code.*

89. Please resolve the Building Line Setback Tree Requirements (Section 11-12-3.A.4) matter as described in the Landscape Plan analysis above. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code.*

90. Please resolve the Maximum Distance Parking Space to Landscaped Area Standard (Sections 11-12-3.B.1 and 11-12-3.B.2) matter as described in the Landscape Plan analysis above. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code.*

91. Please resolve the Street Yard Tree Requirements (Section 11-12-3.C.1.a) matter as described in the Landscape Plan analysis above. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code.*

92. Please resolve the Tree to Parking Space Ratio Standard (Section 11-12-3.C.2) matter as described in the Landscape Plan analysis above. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code.*

93. Please resolve the Irrigation Standards (Section 11-12-3.D.2) matter as described in the Landscape Plan analysis above. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code. Referenced sheet L3.00 will be included and contains performance specifications for the irrigation system which is to be design-build.*

94. Please resolve the Miscellaneous Standards (Sections 11-12-4.A.5, 11-12-3.C.7, 11-12-3.D, etc.) matter as described in the Landscape Plan analysis above. *RESPONSE: The landscape plan will, at a minimum, meet the requirements of Chapter 12 Landscape Requirements of the City of Bixby Zoning code and other miscellaneous comments.*

Exterior Materials and Colors

95. Elevations drawings: Building Totals: Please clarify that "Board & Batt / Lap Siding" and "Alternative[s] (Siding)" equals "fiber cement cladding" as per the terminology used in PUD 81. *RESPONSE: Acknowledged. It is the applicant's intent to further describe "fiber cement cladding" as written in PUD 81 text as "Board & Batt" or "Lap Siding" on elevation drawings.*

96. Staff recommends that the formulation of the specific cementitious fiber product(s) planned should also specified on the plan drawings (e.g. including or not including "fly ash"). Further, Staff recommends that the Architect provide specific construction methods to be used for "stucco" and cementitious fiber materials pursuant to previous recommendations and discussions concerning these materials, their formulations, and applications. *RESPONSE: Acknowledged. See elevation drawings.*

114

97. Elevations drawings: Project Totals: Please break down the 40% masonry into specific categories of masonry. *RESPONSE: Acknowledged. See elevation drawings.*

98. The Development Standards for DA B of PUD 81 provides, in relevant part, "Building facades directly facing Memorial Dr. and 121st St. shall have 75% masonry, as used herein, and facades shall be determined by the City Council at Detailed Site Plan review." *RESPONSE: As stated in the Applicant's responses to Staff comments on the PUD on this item, we request that, as stated above, the facades be determined by the City Council at Detailed Site Plan review. The Applicant feels that the apartment buildings are of a distance from the both Memorial Dr. and 121st Street that additional masonry would not be discernable from traffic on these streets. Development of DA A and DA C will further screen the apartment buildings.*

99. Although it was not ultimately made a Condition of Approval of PUD 81 Major Amendment # 1, Staff would encourage the *Houser Addition-* / east-facing façades of the Buildings [D] / "Carriage Homes" and the east-facing end of Building B to increase masonry content in respect for the need to buffer from the single-family neighborhood. The Buildings [D] / "Carriage Homes" only propose 36% masonry (12% brick/stone and 24% "stucco"), and the east end of Building B only proposes 26% masonry (16% brick/stone and 10% "stucco"). Item is subject to City Council consideration per the intent of the Council approval provisions of PUD 81. *: RESPONSE: In conjunction with the response to Item #75, there will be limited visibility of the 2-story carriage homes from the adjacent homes in the House Addition. Masonry finishes are generally located on the bottom stories of buildings and will not be visible to the adjacent homes.*

100. Please clarify the "V"-shaped rooflines on the northern end of Building A and south end of Building B. These rooflines may not be expected or found in character with the surrounding context. Item is subject to City Council consideration per the intent of the Council approval provisions of PUD 81. *RESPONSE: Acknowledged.*

101. The locations of six (6) garage buildings are indicated on the site plan, and their elevations / profiles are detailed on drawing SP1.10. They appear to be lap-siding buildings with some brick/stone [veneer] and a shed roof of unknown material or pitch. The exterior materials are not provided. A note provides, "All materials to match arch." As buildings, they are subject to the 40% project average minimum masonry standard of Development Area B of PUD 81. The missing information needs to be provided and the Applicant should confirm that the 40% project average minimum masonry standard is met with same included. *RESPONSE: Acknowledged. The percentages have been re-calculated to maintain 40% project average with garages included. See elevation drawings and sheet SP1.10.*

102. Color information was not provided on elevations drawings and should be considered a required element of this PUD Detailed Site Plan, allowing for City Council consideration per the intent of the Council approval provisions of PUD 81. Please provide. Item open for City Council consideration per the intent of the Council approval provisions of PUD 81. *RESPONSE: Acknowledged. See colored elevation drawings.*

103. Elevations drawings appear to be incomplete (e.g. missing information on windows, doors, trim, roof details, etc.). *RESPONSE: Acknowledged. See colored elevation drawings for revised elevations.*

104. Elevations drawings: Building totals: Please clarify that percentages include both stone and brick. *RESPONSE: Stone, Brick, Stucco percentages have been separated for each building elevation, building totals and project totals. "Masonry" as it appears in each breakdown represents the sum of Stone, Brick and Stucco. "Alternative (Siding)" represents the sum of "Board and Batt" (Manufactured Cement Fiber Based Vertical Board and Batt Siding) and "Lap Siding" (Manufactured Cement Fiber Horizontal Siding).*

115

105. Elevations drawings: Project Totals: Please clarify line items such as "Approved Masonry Alternatives." *RESPONSE: See response to item #104.*

106. Elevations drawings: Building Totals: Please correct typos in term "Alternative[s]." *RESPONSE: Acknowledged. Typos have been corrected. See elevation drawings.*

107. Please provide specific construction methods to be used for stucco and cementitious fiber materials pursuant to previous recommendations and discussions concerning these materials, their formulations, and applications. *RESPONSE: Acknowledged. See elevation drawings for "Construction Methods for Cement Fiber Based Materials".*

108. Elevations drawings: Project Totals: Please correct typos in term "Alternative[s]." *RESPONSE: Acknowledged. Typos have been corrected. See elevation drawings.*

109. Drawing SP1.10: Detail diagram appears to represent "trellis" structures as indicated on the site plan, but named "pool cabana" on detail diagram. Please reconcile. *RESPONSE: Acknowledged. See drawings cited, all further references will read "(Pool) Trellis Structures".*

110. Building(s) E: Please advise if there is a Building "D," and where same might be located. "D" is otherwise missing in sequence. If skipped, consider relabeling buildings "E" as "D." *RESPONSE: Acknowledged. See elevation drawings, all references to building "E" have been relabeled building "D".*

111. Elevations drawing A1.42: Represent façades of "Carriage Homes," which appear to correspond to Building(s) [D] on the site plan. Please reconcile. *RESPONSE: Acknowledged. The term "Carriage Homes" will always refer to Building(s) type "D".*

Outdoor Lighting

112. Lighting Plan: Does not demonstrate compliance with the 0.0 footcandle requirement of PUD 81 pertaining to residential areas. Please revise appropriately. *RESPONSE:* Adjustments have been made so that there are 0 footcandles at the residential property lines.

113. Lighting Plan: Streetlights will likely be required at the Memorial Dr. and 121st St. S. entrances to the development. Streetlights / pole-mounted lights will likely be necessary to illuminate the private street / drive entrances to the multifamily development area / proposed Lot 3, Block 1, "Chateau Villas." Finally, [pedestrian] asphalt paths and sidewalks around the existing stormwater retention pond (along the back sides of the businesses in *121st Center*), sidewalks around the perimeters (including behind garage buildings), sidewalks around the greenspaces between buildings, and building entrances may all need lighting. Please add locations and full specifications for all proposed outdoor lighting as required by the site plan application and as necessary for a full review of a PUD Detailed Site Plan. *RESPONSE:* Lighting has been added to the entrance drives and pedestrian lighting has been added around the detention structure.

114. Photometric plan indicates light output between Segments A, B, and C of Building A, but these areas are understood to be part of the Building A complex. This should be resolved. *RESPONSE:* This has been resolved.

115. Please discuss where photometric plan shows all four (4) light fixture types will be mounted no higher than 30' as per the PUD standard. *RESPONSE:* The schedule notes the pole height to be 25 ft.

Signage

116. "Entry Monument" detail diagram on SP1.10 does not match label or symbols used for either the "Signage" at the entrance to the multifamily development area or the "Proposed Development Monument Sign" at the Memorial Dr. entrance to the entire development.

116

Please reconcile as appropriate. *RESPONSE: Acknowledged. Signage at the project entry accessed by Memorial Drive is relabeled "Proposed Development Sign". Signage at the entrance to the multifamily development area is labeled "Proposed Future Monument" (Proposed monument is formally removed from this site plan application, proposed monument location will remain on site plan but potential monument construction will be deferred until future commercial development is underway). See site plan and SP1.10 for elevations.*

117. If the "Entry Monument" is intended for the one (1) "signage" element in front of Building A near the entrance to Development Area B / proposed Lot 3, Block 1, "Chateau Villas," the signage provisions for DA B do not provide an exemption from the requirement to have arterial street frontage in order to have a ground sign here. If proposed Lot 3, Block 1, "Chateau Villas" is not reconfigured pursuant to recommendations for the Preliminary and Final Plat and this PUD Detailed Site Plan, a PUD Amendment would be required to allow the apparent ground sign. *RESPONSE: See responses to Plat comments of same item.*

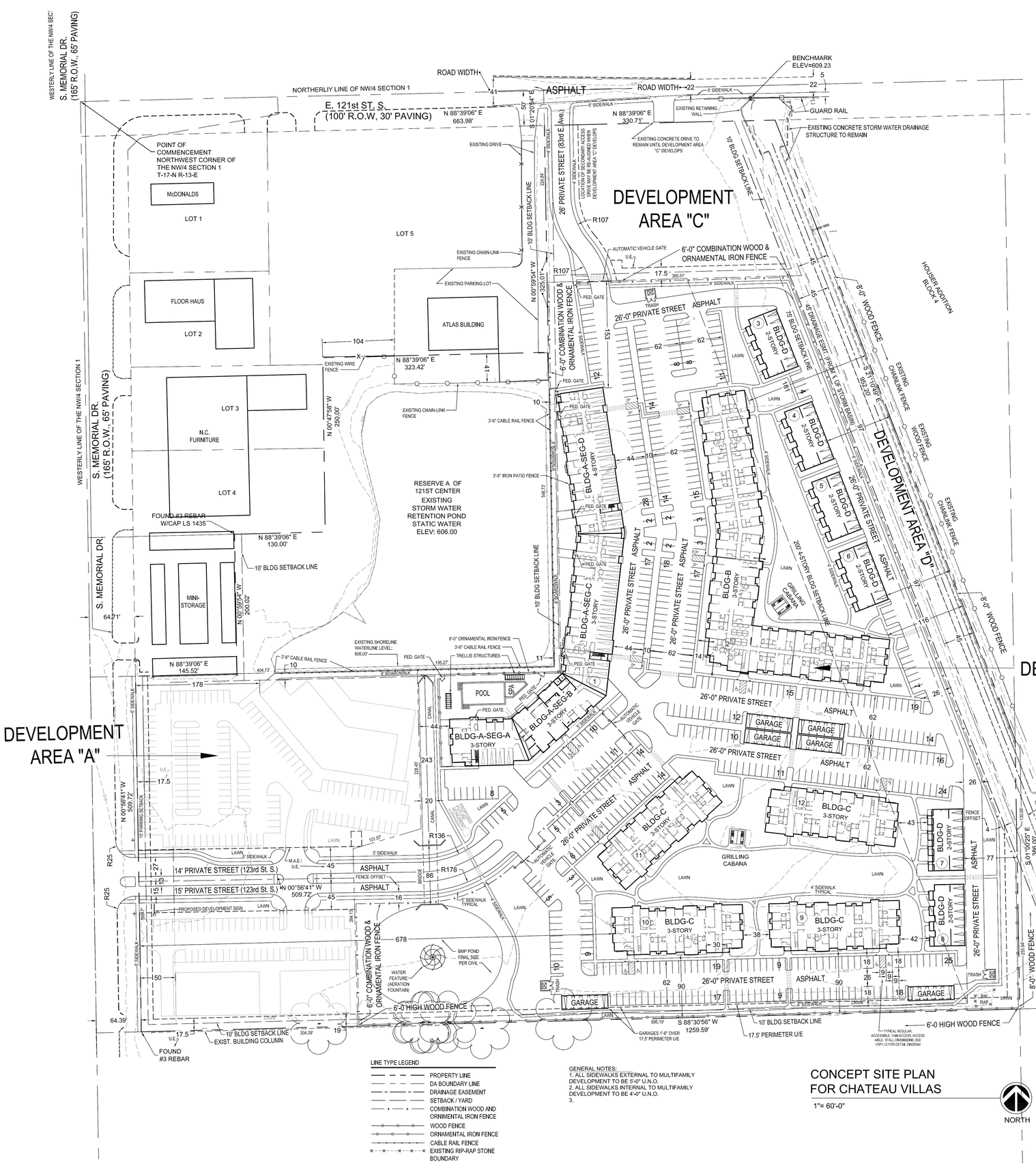
118. Please provide the missing details (height, width, display surface area, composition, and appearance) of the missing of the two (2) types of signs indicated on the site plan: the "Signage" at the entrance to the multifamily development area or the "Proposed Development Monument Sign" at the Memorial Dr. entrance to the entire development. *RESPONSE: See response to comment #116 and 1/SP1.10*

119. Please advise if there will be signage for the 121st St. S. entrance to either or both of the multifamily development area or the entire development. *RESPONSE: There will be no signage for the 121st St. S. entrance as part of this site plan submittal. Future signage will likely placed at the 121st St. S. entrance when Development Area "C" develops due to potential re-alignment of this drive (83rd E. Ave.). See site plan.*

120. Per drawing A1.16, the front elevation for the clubhouse segment of Building A reflects "Club Signage," but dimensions are not provided. If intended as a placeholder for a future sign design, it should be so noted. *RESPONSE: Acknowledged. See 6/SP1.10.*

121. "Directional," "parking," and "driveway" signage does not appear to be indicated. The same should be provided as a part of the site plan per the PUD Text quoted in the signage analysis above. *RESPONSE: Acknowledged. See drawing SP1.13.*

117



LINE TYPE LEGEND

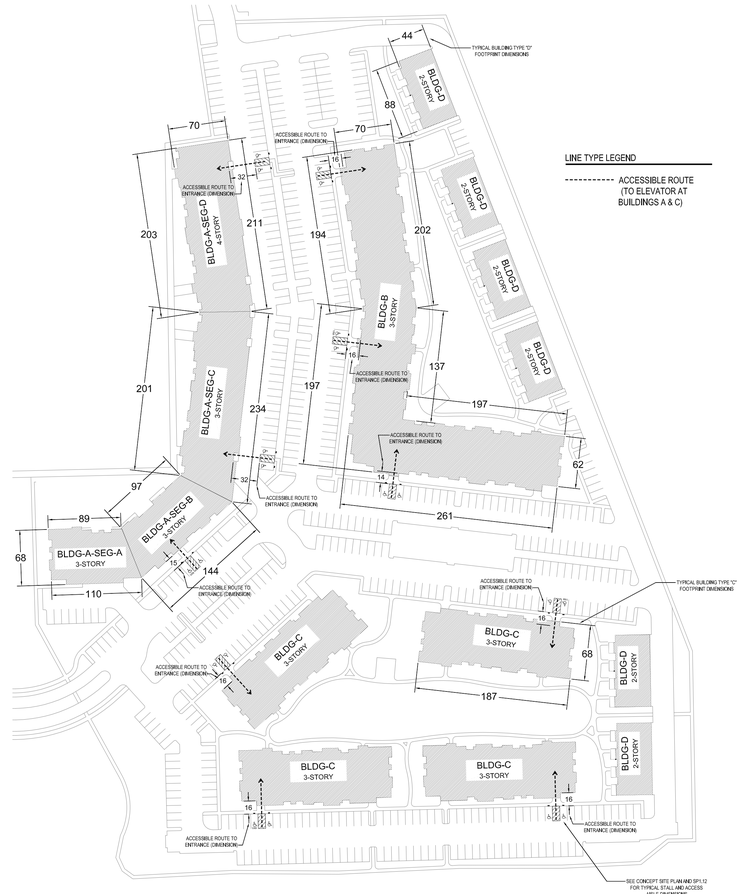
- PROPERTY LINE
- DA BOUNDARY LINE
- DRAINAGE EASEMENT
- SETBACK / YARD
- COMBINATION WOOD AND ORNIMENTAL IRON FENCE
- WOOD FENCE
- ORNAMENTAL IRON FENCE
- CABLE RAIL FENCE
- EXISTING RIP-RAP STONE BOUNDARY

GENERAL NOTES:
1. ALL SIDEWALKS EXTERNAL TO MULTIFAMILY DEVELOPMENT TO BE 5'-0" U.N.O.
2. ALL SIDEWALKS INTERNAL TO MULTIFAMILY DEVELOPMENT TO BE 4'-0" U.N.O.
3.

CONCEPT SITE PLAN FOR CHATEAU VILLAS

1"= 60'-0"

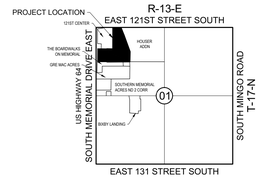
NORTH



ACCESSIBLE PARKING AND BUILDING FOOTPRINT DIAGRAM FOR CHATEAU VILLAS

1"= 75'-0"

NORTH



LOCATION MAP

SCALE: 1"=2000'

PROJECT DATA FORM

PROJECT:	CHATEAU VILLAS APARTMENTS	DATE:	21-Aug-15
CITY:	BIXBY	STATE:	OKLAHOMA
CLUBHOUSE:	TO BE DETERMINED	SIZE:	7,000 GSF
SPECIAL INST.:	LOT AREA: 709,114 S.F.		16.28

UNIT MIX: **UNIT TYPES:**

BLDG. TYPE/NO:		S1	A1	A2	A3	A4	A5	A6	B1	B1-ALT	PH	CA	TOTAL:
A-1	1	0	11	2	3	0	4	5	4	1	0	0	30
A-2	1	5	2	0	8	0	0	0	12	3	0	0	30
A-3	1	7	20	0	8	0	0	0	3	4	1	0	43
B-1	2	6	19	2	0	0	0	0	3	0	0	0	30
B-2	2	9	9	0	6	3	0	0	12	0	0	0	39
B-3	2	6	9	6	0	0	0	0	14	0	0	0	35
C	9	6	14	4	0	0	0	0	12	0	0	0	36
C	10	6	14	4	0	0	0	0	12	0	0	0	36
C	11	6	14	4	0	0	0	0	12	0	0	0	36
C	12	6	14	4	0	0	0	0	12	0	0	0	36
D	3	0	0	0	0	0	0	0	0	0	0	4	4
D	4	0	0	0	0	0	0	0	0	0	0	4	4
D	5	0	0	0	0	0	0	0	0	0	0	4	4
D	6	0	0	0	0	0	0	0	0	0	0	4	4
D	7	0	0	0	0	0	0	0	0	0	0	4	4
D	8	0	0	0	0	0	0	0	0	0	0	4	4
TOTALS:		**57**	**126**	**26**	**25**	**3**	**4**	**5**	**96**	**8**	**1**	**24**	**375**
DENSITY RATIO:		**23.03**	**UNITS/AC**										

PARKING	UNITS	RATIO	REQUIRED		PROVIDED
Studio Count:	57	1	57		
1BR Unit Count:	189	1.5	284	OPEN PARKING:	514
2BR Unit Count:	105	2	210	DETACHED GARAGE:	36
3BR Unit Count:	24	2	48	ATTACHED GARAGE:	66
	TOTAL(MIN.) REQ'D:		**599**	**TOTAL PROVIDED:**	**616**

NOT FOR CONSTRUCTION

NSPJ
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F. 913.831.1563
NSPJARCH.COM
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
A0.01

GENERAL NOTES:

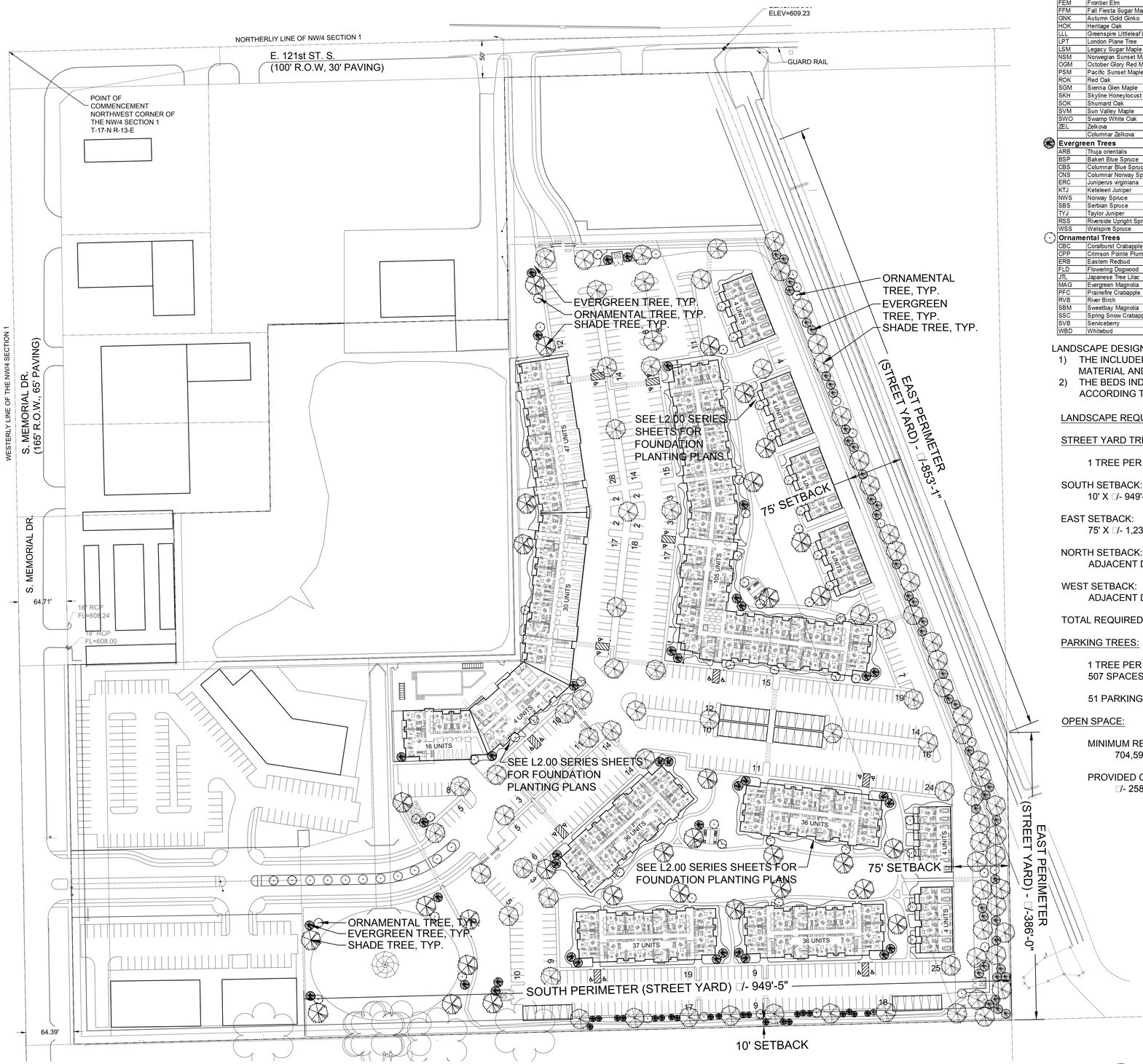
1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.



TREE PLANTING PLAN
SCALE 1"=60'-0"
0 60' 120' 180'
NORTH

See L2.00 series sheets for Shrub Plans

	Common Name	Botanical Name	Size	Notes
	Columnar Trees			
ARM	Armstrong Maple	Acer rubrum 'Armstrong'	2" Cal. & 8' Ht.	B&B
CHB	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2" Cal. & 8' Ht.	B&B
COM	Acer saccharum 'Endowment'	Columnar Sugar Maple	2" Cal. & 8' Ht.	B&B
HOK	Quercus macdanielli 'Clemons'	Heritage Oak	2" Cal. & 8' Ht.	B&B
RPO	Quercus robur x bicolor 'Long'	Columnar Regal Prince Oak	2" Cal. & 8' Ht.	B&B
	Shade Trees			
ABM	Autumn Blaze Maple	Acer x fermoni 'Autumn Blaze'	2" Cal. & 8' Ht.	B&B
AFM	Autumn Fantasy Maple	Acer x fermoni 'Autumn Fantasy'	2" Cal. & 8' Ht.	B&B
APA	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	2" Cal. & 8' Ht.	B&B
BCY	Common Baldcypress	Taxodium distichum	2" Cal. & 8' Ht.	B&B
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	2" Cal. & 8' Ht.	B&B
CQM	Crimson Queen Red Maple	Acer platanoides 'Crimson Queen'	2" Cal. & 8' Ht.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal. & 8' Ht.	B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2" Cal. & 8' Ht.	B&B
GNK	Autumn Gold Ginko	Ginko biloba 'Autumn Gold'	2" Cal. & 8' Ht.	B&B
HOK	Heritage Oak	Quercus macdanielli 'Clemons'	2" Cal. & 8' Ht.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal. & 8' Ht.	B&B
LPT	London Plane Tree	P. x acerifolia 'Bloodgood'	2" Cal. & 8' Ht.	B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2" Cal. & 8' Ht.	B&B
NSM	Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	2" Cal. & 8' Ht.	B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2" Cal. & 8' Ht.	B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2" Cal. & 8' Ht.	B&B
ROK	Red Oak	Quercus rubra	2" Cal. & 8' Ht.	B&B
SGM	Sienna Glen Maple	Acer x fermoni 'Sienna'	2" Cal. & 8' Ht.	B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2" Cal. & 8' Ht.	B&B
SOK	Shumard Oak	Quercus shumardii	2" Cal. & 8' Ht.	B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	2" Cal. & 8' Ht.	B&B
SWO	Swamp White Oak	Quercus bicolor	2" Cal. & 8' Ht.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2" Cal. & 8' Ht.	B&B
	Columnar Zelkova	Zelkova serrata 'Musashino'	2" Cal. & 8' Ht.	B&B
	Evergreen Trees			
ARB	Thuja orientalis	Oriental Arborvite	5' Ht.	B&B
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	5' Ht.	B&B
CBS	Columnar Blue Spruce	Picea pungens 'Blue Totum'	5' Ht.	B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	5' Ht.	B&B
ERC	Juniperus virginiana	Red Cedar	5' Ht.	B&B
KTJ	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	5' Ht.	B&B
NWS	Norway Spruce	Picea abies	5' Ht.	B&B
SBS	Serbian Spruce	Picea omorika	5' Ht.	B&B
TYJ	Taylor Juniper	Taylor Upright Juniper	5' Ht.	B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	5' Ht.	B&B
WSS	Wellspire Spruce	Picea mariana 'Wellspire'	5' Ht.	B&B
	Ornamental Trees			
CBC	Coralburst Crabapple	Malus 'Coralburst'	1" Cal. & 6' Ht.	B&B
CPP	Crimson Pointe Plum	Prunus x cerasifera 'Cripolzam'	1" Cal. & 6' Ht.	B&B
ERB	Eastern Redbud	Cercis Canadensis	1" Cal. & 6' Ht.	B&B
FLD	Flowering Dogwood	Cornus Florida	1" Cal. & 6' Ht.	B&B
JTL	Japanese Tree Lilac	Syringia reticulata	1" Cal. & 6' Ht.	B&B
MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	1" Cal. & 6' Ht.	B&B
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	1" Cal. & 6' Ht.	B&B
RVB	River Birch	Betula Nigra	1" Cal. & 6' Ht.	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	1" Cal. & 6' Ht.	B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1" Cal. & 6' Ht.	B&B
SVB	Serviceberry	Amelanchier canadensis	1" Cal. & 6' Ht.	B&B
WBD	Whitebud	Cersis Canadensis 'White Bud'	1" Cal. & 6' Ht.	B&B

LANDSCAPE DESIGN NOTES:
1) THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
2) THE BEDS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS AND REVISIONS.

LANDSCAPE REQUIREMENTS (11-12-3):

STREET YARD TREES - DEVELOPMENT AREA B:

1 TREE PER 1,000 SF OF STREET YARD

SOUTH SETBACK:
10' X ±- 949'-5" = 9,494 SF = 1 TREE PER 1,000 SF = 10 TREES

EAST SETBACK:
75' X ±- 1,239'-1" = 92,931 SF 1 TREE PER 1,000 SF = 93 TREES

NORTH SETBACK::
ADJACENT DEVELOPMENT AREA C - N/A

WEST SETBACK:
ADJACENT DEVELOPMENT AREA A - N/A

TOTAL REQUIRED PERIMETER YARD TREES = 110 TREES

PARKING TREES:

1 TREE PER 10 PARKING SPACES
507 SPACES PROVIDED

51 PARKING TREES REQUIRED

OPEN SPACE:

MINIMUM REQUIRED OPEN SPACE:
704,593.6 SF X 30± REQ. OPEN = 211,378 SF

PROVIDED OPEN SPACE:
±- 258,253.0 SF OPEN SPACE

TREE TYPE LEGEND:

116 SHADE / UNDERSTORY TREE
106 EVERGREEN TREE
78 ORNAMENTAL TREE
300 TOTAL TREES SHOWN

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

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3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM

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A MIXED USE DEVELOPMENT FOR:
CHATEAU VILLAS
SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG
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- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
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REVISIONS

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564315
DRAWN BY:
TWH
SHEET NO.
L1.00

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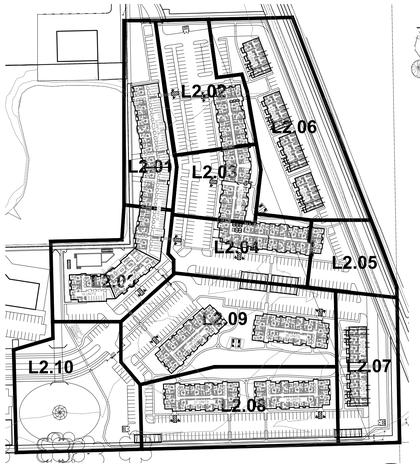

KEY PLAN

NTS

NORTH

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   - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

PLANT LIST

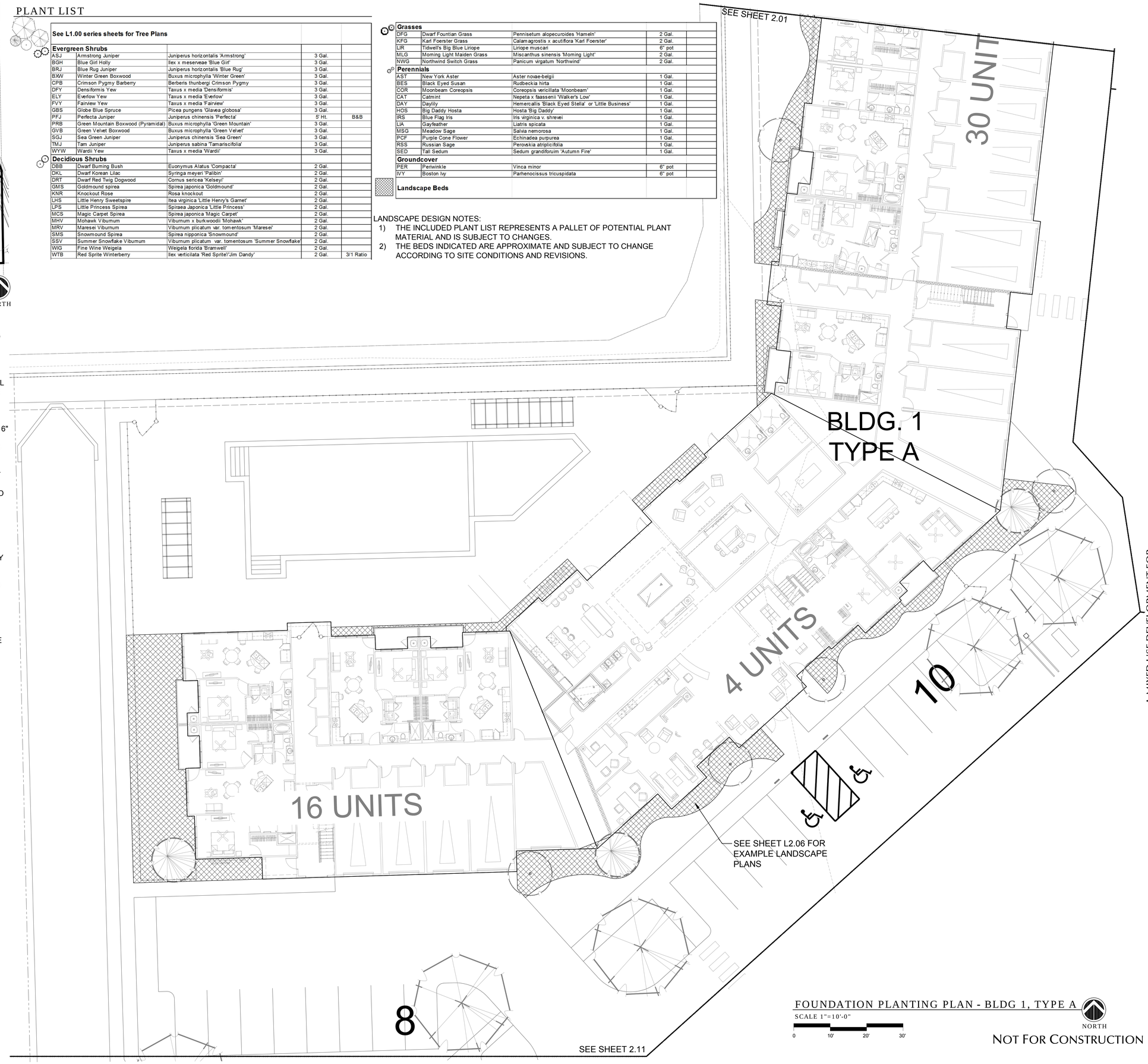
See L1.00 series sheets for Tree Plans

Evergreen Shrubs				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	3 Gal.	
BGH	Blue Girl Holly	Ilex x meserveae 'Blue Girl'	3 Gal.	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	3 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	3 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergi 'Crimson Pygmy	3 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	3 Gal.	
ELY	Everlow Yew	Taxus x media 'Everlow'	3 Gal.	
FVY	Fairview Yew	Taxus x media 'Fairview'	3 Gal.	
GBS	Globe Blue Spruce	Picea pungens 'Glavea globosa'	3 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	3 Gal.	
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	3 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green"	3 Gal.	
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	3 Gal.	
WYW	Wardii Yew	Taxus x media 'Wardii'	3 Gal.	
Decidious Shrubs				
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.	
MRV	Maresei Viburnum	Viburnum plicatum var. tomentosum 'Maresei'	2 Gal.	
SMS	Snowmound Spirea	Spirea nipponica 'Snowmound'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum var. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.	
WTB	Red Sprite Winterberry	Ilex verticilata 'Red Sprite'/'Jim Dandy'	2 Gal.	3/1 Ratio

Grasses				
DFG	Dwarf Fountian Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	2 Gal.	
Perennials				
AST	New York Aster	Aster novae-belgii	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
COR	Moonbeam Coreopsis	Coreopsis vericillata 'Moonbeam'	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
DAY	Daylily	Hemercallis 'Black Eyed Stella' or 'Little Business"	1 Gal.	
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.	
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.	
LIA	Gayfeather	Liatris spicata	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	
PCF	Purple Cone Flower	Echinadea purpurea	1 Gal.	
RSS	Russian Sage	Perovskia atriplicifolia	1 Gal.	
SED	Tall Sedum	Sedum grandiforuim 'Autumn Fire'	1 Gal.	
Groundcover				
PER	Periwinkle	Vinca minor	6" pot	
IVY	Boston Ivy	Parthenocissus tricuspidata	6" pot	
	Landscape Beds			

LANDSCAPE DESIGN NOTES:

1) THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
2) THE BEDS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS AND REVISIONS.



FOUNDATION PLANTING PLAN - BLDG 1, TYPE A

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

NOT FOR CONSTRUCTION

NSPJ
ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

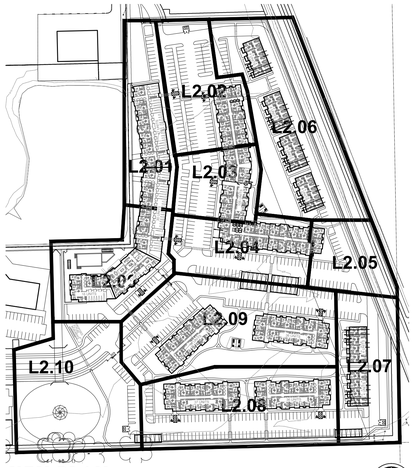
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
L2.00



KEY PLAN

NTS

NORTH

PLANT LIST

See L1.00 series sheets for Tree Plans				
Evergreen Shrubs				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	3 Gal.	
BGH	Blue Girl Holly	Ilex x meserveae 'Blue Girl'	3 Gal.	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	3 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	3 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergii Crimson Pygmy	3 Gal.	
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GBS	Globe Blue Spruce	Picea pungens 'Glavea globosa'	3 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	3 Gal.	
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LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
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WTB	Red Sprite Winterberry	Ilex verticilata 'Red Sprite'/'Jim Dandy'	2 Gal.	3/1 Ratio
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KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	2 Gal.	
Perennials				
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BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
COR	Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'	1 Gal.	
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DAY	Daylily	Hemercallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.	
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.	
LIA	Gayfeather	Liatris spicata	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	
PCF	Purple Cone Flower	Echinadea purpurea	1 Gal.	
RSS	Russian Sage	Perovskia atriplicifolia	1 Gal.	
SED	Tall Sedum	Sedum grandiforuim 'Autumn Fire'	1 Gal.	
Groundcover				
PER	Periwinkle	Vinca minor	6" pot	
IVY	Boston Ivy	Parhenocissus tricuspidata	6" pot	
Landscape Beds				

LANDSCAPE DESIGN NOTES:

1) THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
2) THE BEDS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS AND REVISIONS.

GENERAL NOTES:

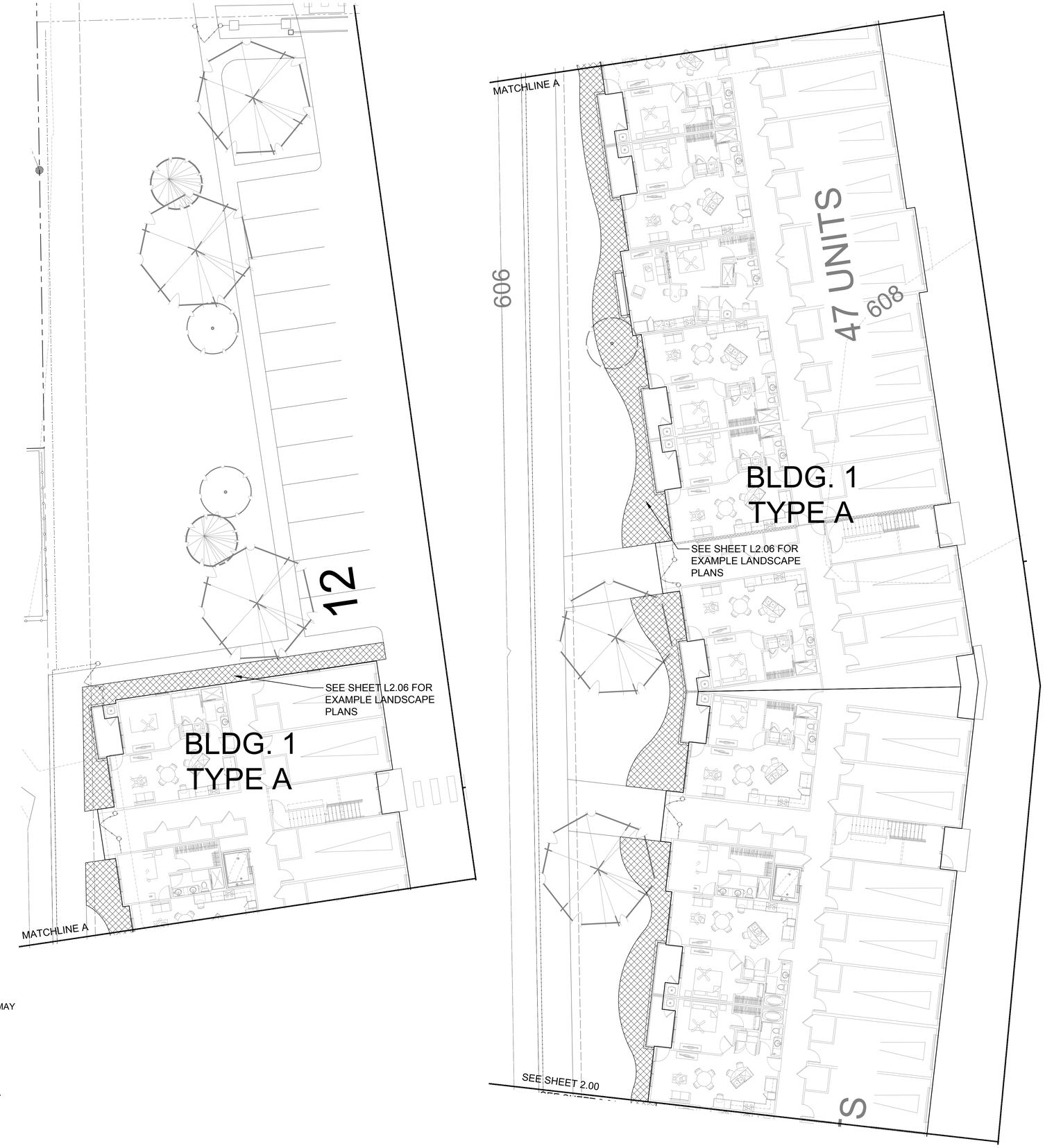
1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.



FOUNDATION PLANTING PLAN - BLDG 1, TYPE A (CONT'D)

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

NOT FOR CONSTRUCTION

NSPJ ARCHITECTS, Inc.
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
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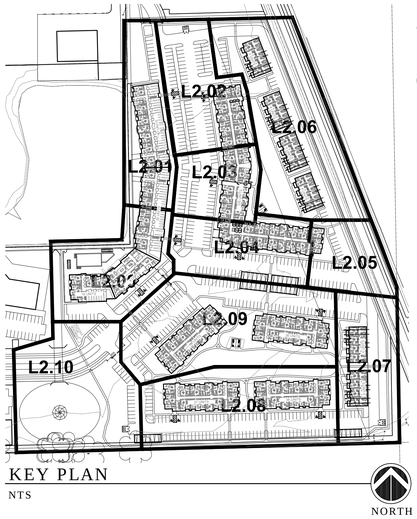
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
L2.01



KEY PLAN

NTS

NORTH

PLANT LIST

LANDSCAPE DESIGN NOTES:

1) THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
2) THE BEDS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS AND REVISIONS.

GENERAL NOTES:

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2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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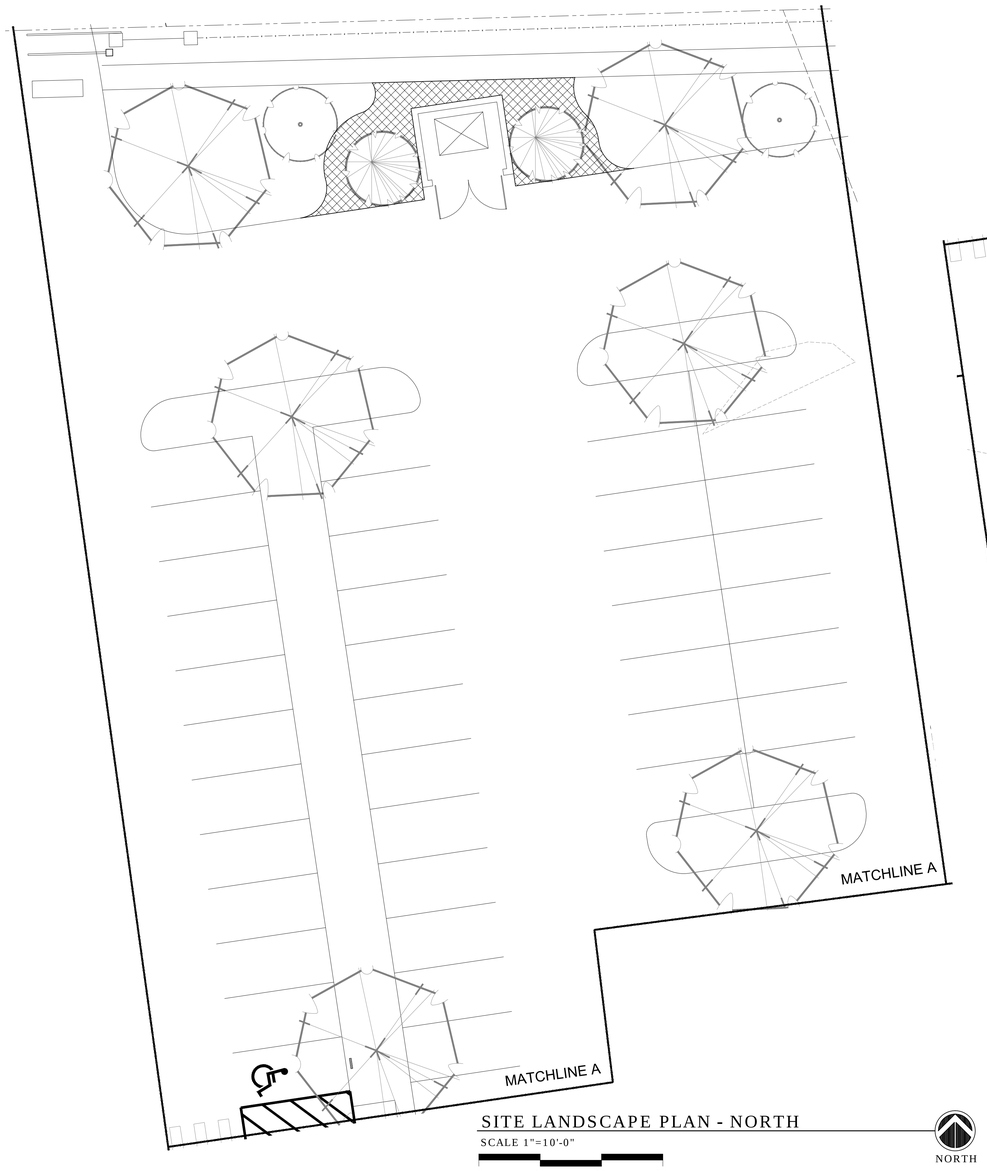
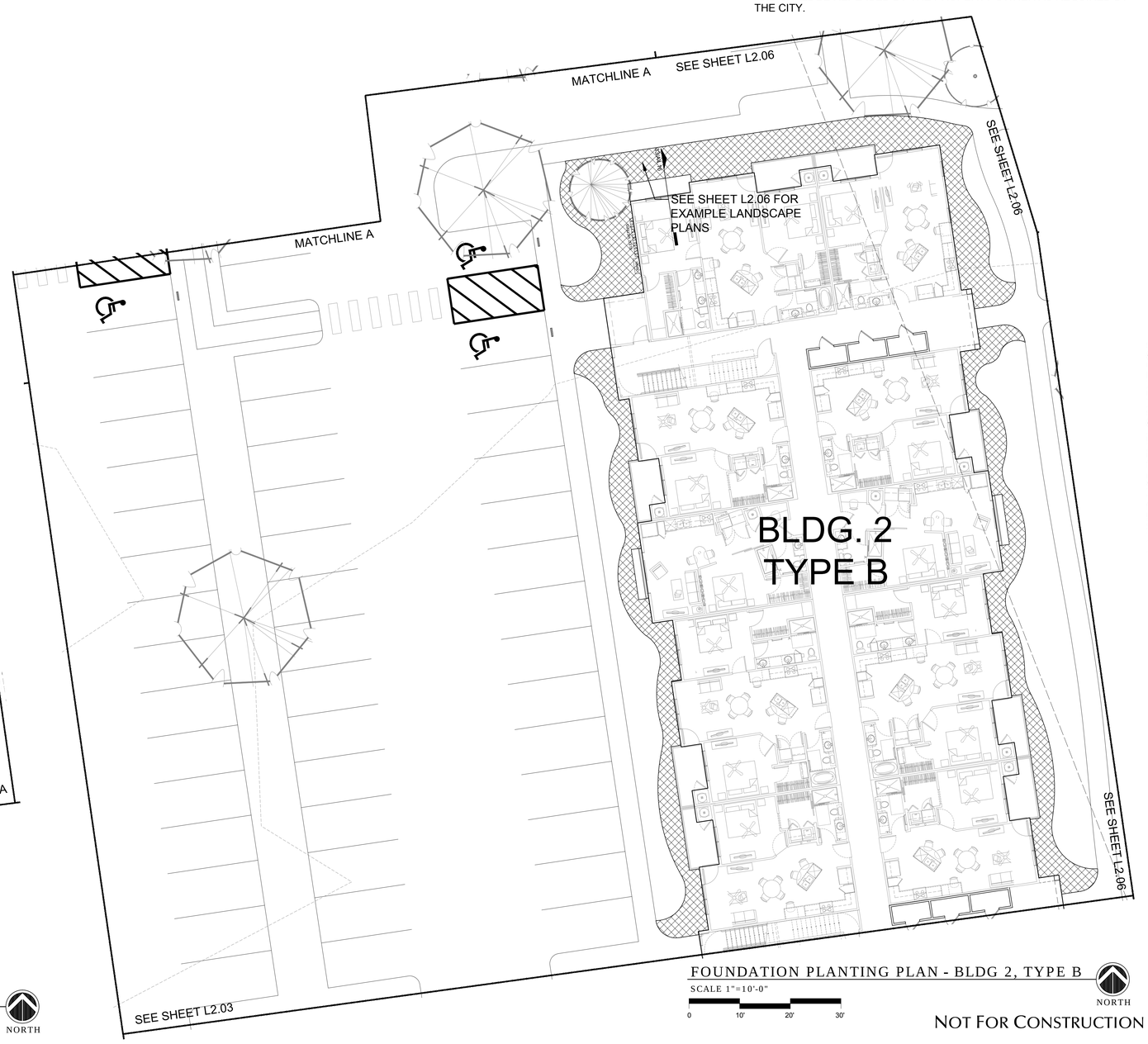


SITE LANDSCAPE PLAN - NORTH

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH



FOUNDATION PLANTING PLAN - BLDG 2, TYPE B

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

NOT FOR CONSTRUCTION

NSPJ
ARCHITECTS, Inc.
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIORS
ENERGY SERVICES
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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
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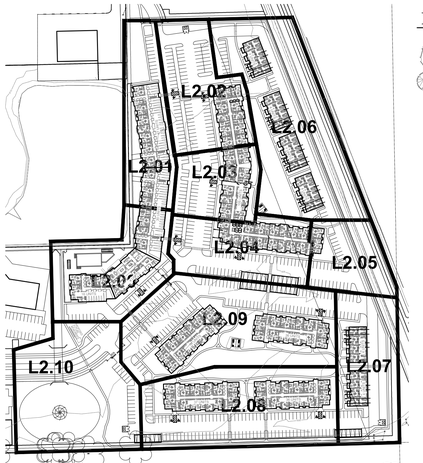
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
L2.02



KEY PLAN

NTS

NORTH

PLANT LIST

See L1.00 series sheets for Tree Plans				
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BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	3 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	3 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergi Crimson Pygmy	3 Gal.	
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SED	Tall Sedum	Sedum grandiforuim 'Autumn Fire'	1 Gal.	
Groundcover				
PER	Periwinkle	Vinca minor	6" pot	
IVY	Boston Ivy	Parhenocissus tricuspidata	6" pot	
	Landscape Beds			

LANDSCAPE DESIGN NOTES:

1) THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
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   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
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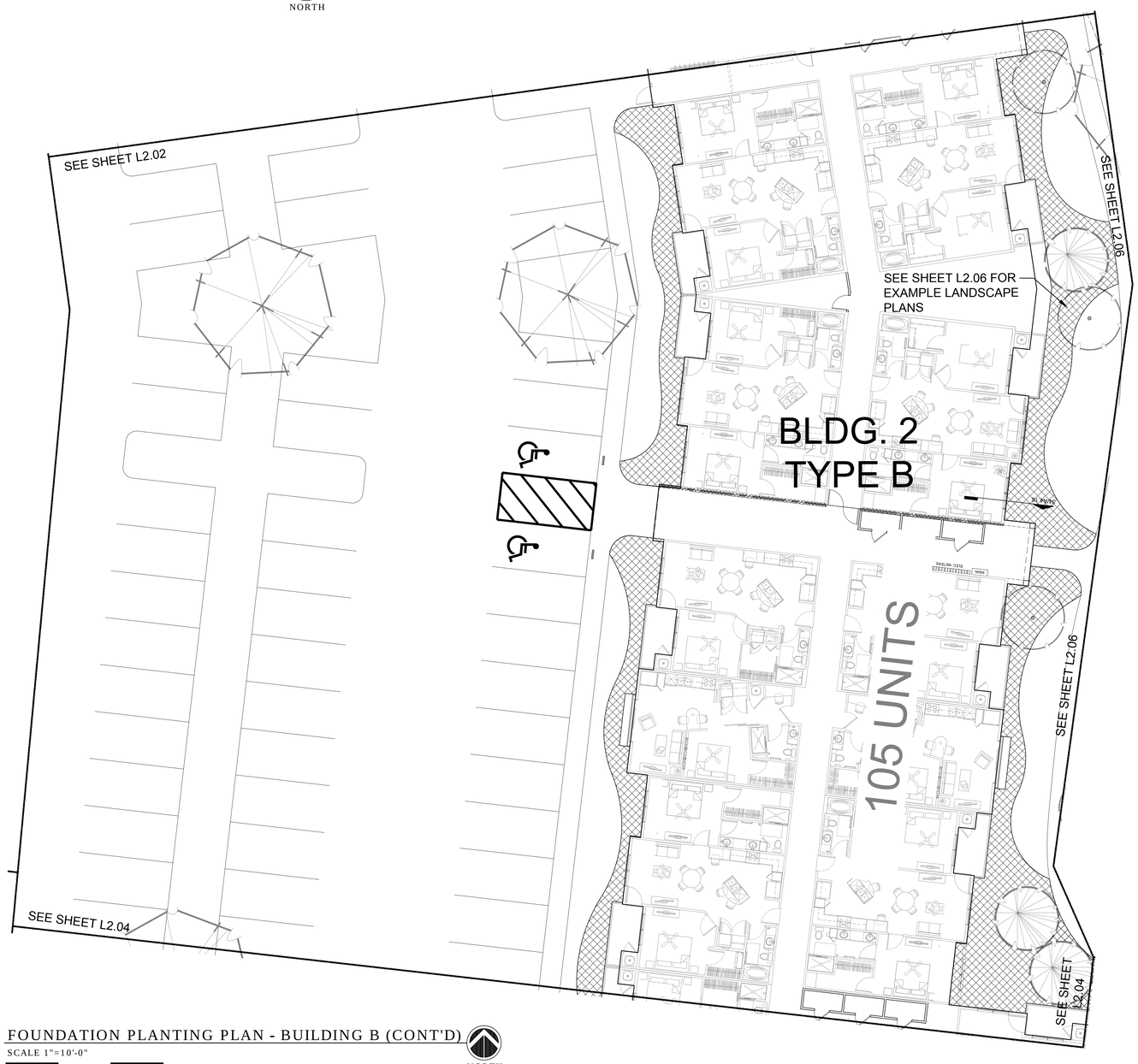

FOUNDATION PLANTING PLAN - BUILDING B (CONT'D)

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

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REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
L2.03

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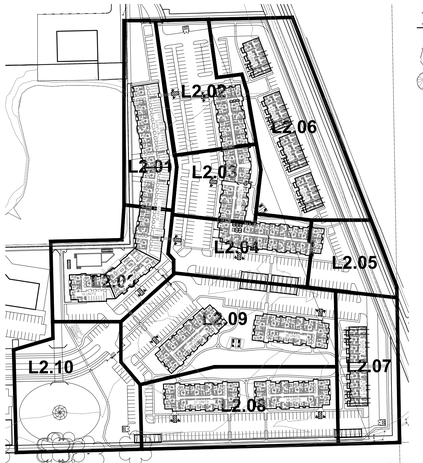

KEY PLAN

NTS

NORTH

PLANT LIST

See L1.00 series sheets for Tree Plans				
Evergreen Shrubs				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	3 Gal.	
BGH	Blue Girl Holly	Ilex x meserveae 'Blue Girl'	3 Gal.	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	3 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	3 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergi Crimson Pygmy	3 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	3 Gal.	
ELY	Everlow Yew	Taxus x media 'Everlow'	3 Gal.	
FVY	Fairview Yew	Taxus x media 'Fairview'	3 Gal.	
GBS	Globe Blue Spruce	Picea pungens 'Glavea globosa'	3 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	3 Gal.	
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	3 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 Gal.	
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	3 Gal.	
WYW	Wardii Yew	Taxus x media 'Wardii'	3 Gal.	
Decidious Shrubs				
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.	
MRV	Maresei Viburnum	Viburnum plicatum var. tomentosum 'Maresei'	2 Gal.	
SMS	Snowmound Spirea	Spirea nipponica 'Snowmound'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum var. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.	
WTB	Red Sprite Winterberry	Ilex verticilata 'Red Sprite'/'Jim Dandy'	2 Gal.	3/1 Ratio

Grasses				
DFG	Dwarf Fountian Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	2 Gal.	
Perennials				
AST	New York Aster	Aster novae-belgii	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
COR	Moonbeam Coreopsis	Coreopsis vericillata 'Moonbeam'	1 Gal.	
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LIA	Gayfeather	Liatris spicata	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	
PCF	Purple Cone Flower	Echinadea purpurea	1 Gal.	
RSS	Russian Sage	Perovskia atriplicifolia	1 Gal.	
SED	Tall Sedum	Sedum grandiforuim 'Autumn Fire'	1 Gal.	
Groundcover				
PER	Periwinkle	Vinca minor	6" pot	
IVY	Boston Ivy	Parhenocissus tricuspidata	6" pot	
	Landscape Beds			

LANDSCAPE DESIGN NOTES:

1) THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
2) THE BEDS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS AND REVISIONS.

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   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
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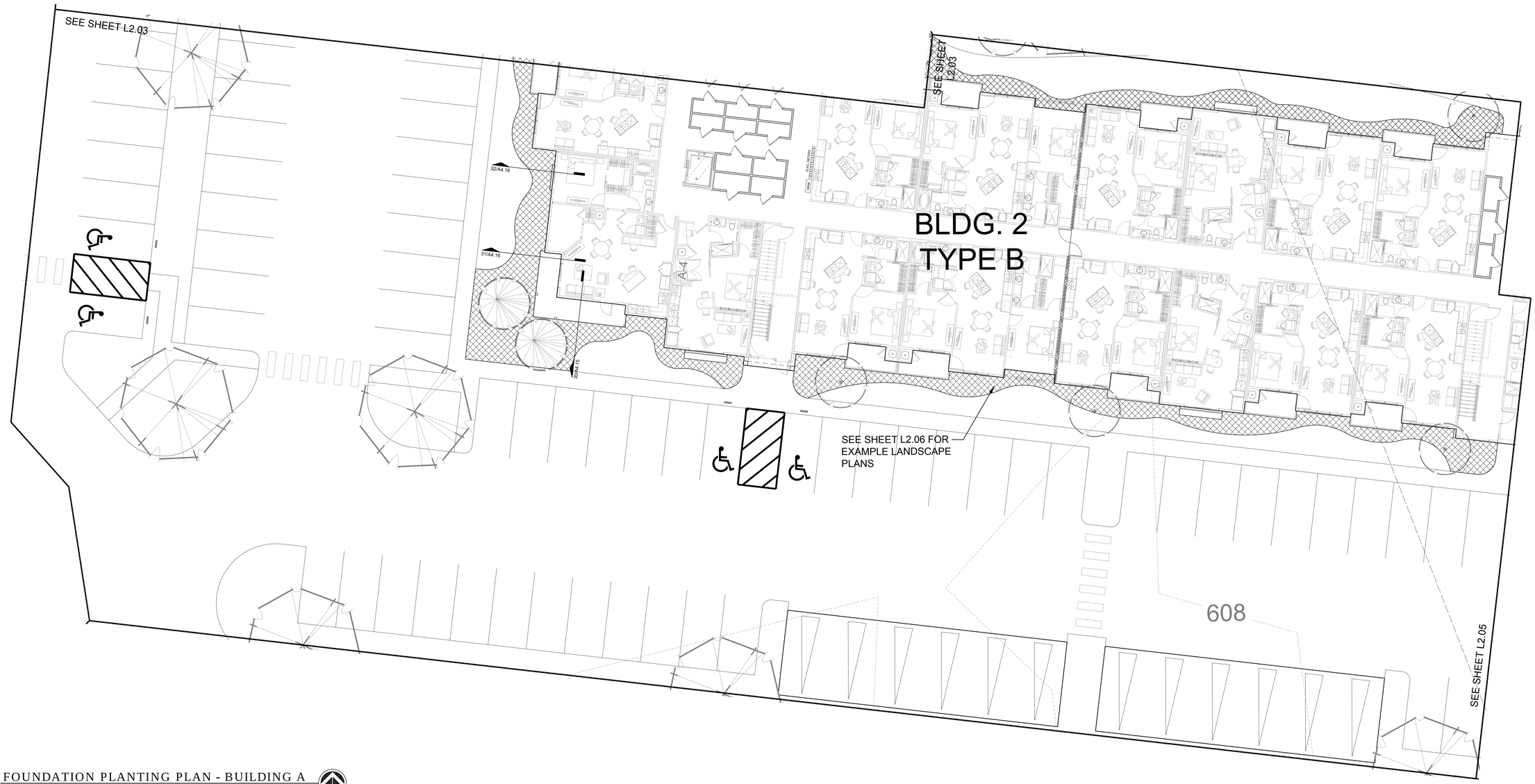

FOUNDATION PLANTING PLAN - BUILDING A

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

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SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

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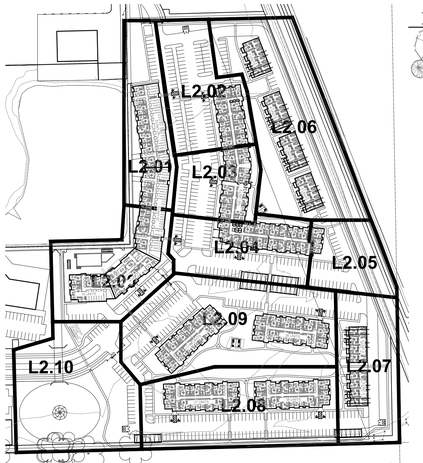

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NTS

NORTH

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Landscape Beds				

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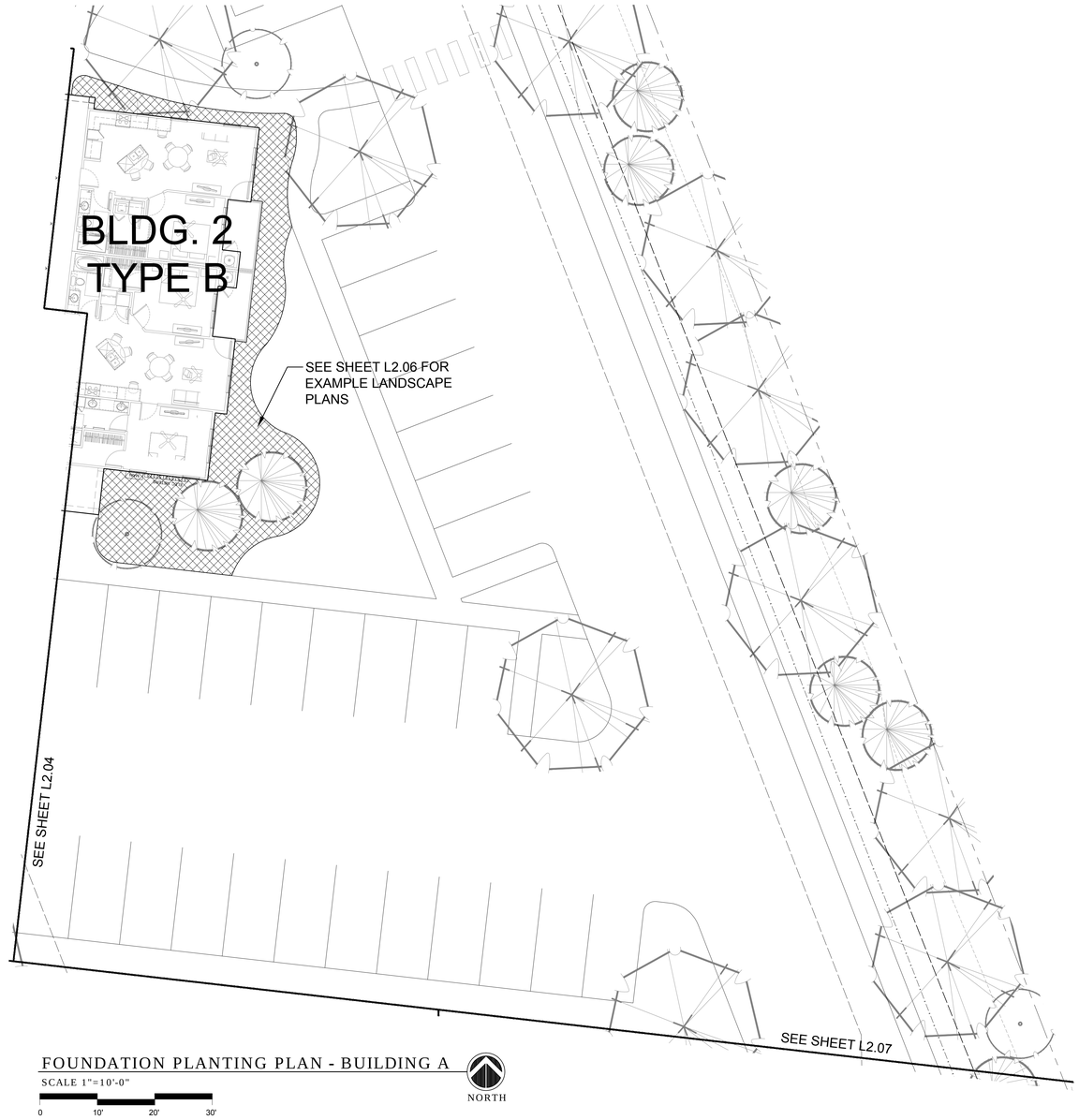

FOUNDATION PLANTING PLAN - BUILDING A

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0 10' 20' 30'

NORTH

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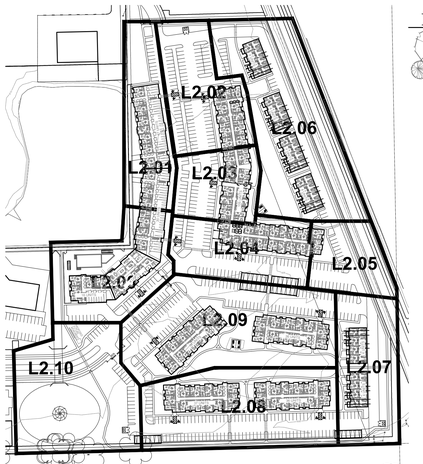

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GENERAL NOTES (CONT'D):

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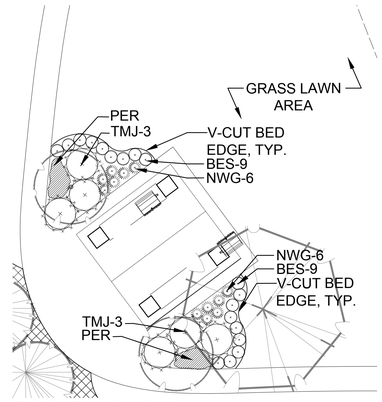
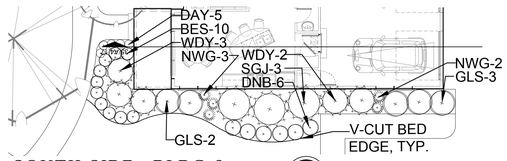


PLANTING PLAN - NORTH GRILLING AREA

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

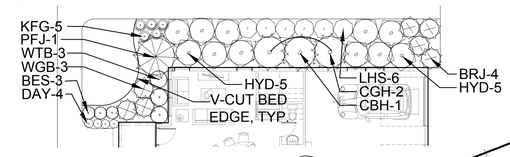


SOUTH SIDE - BLDG 6

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

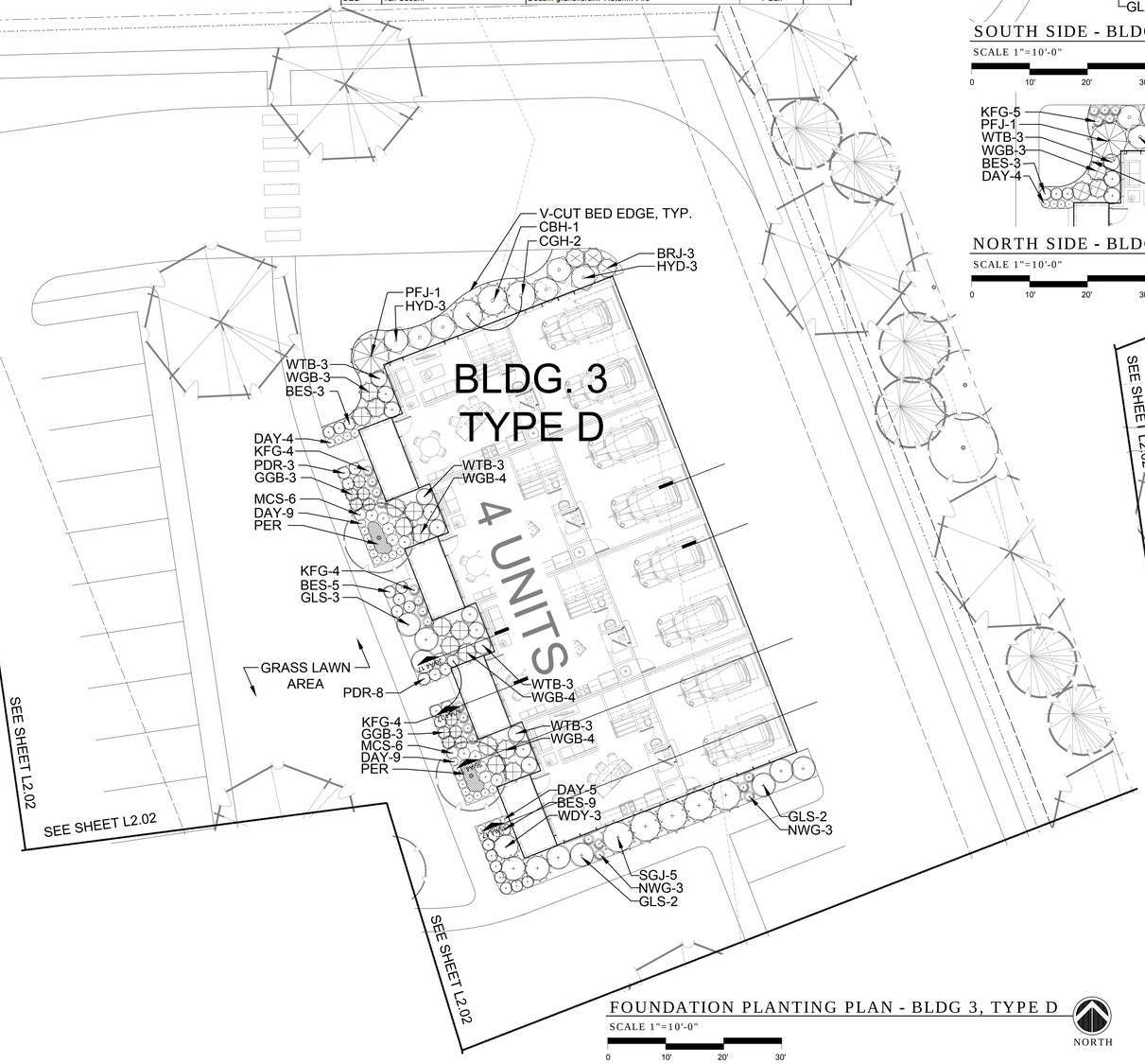


NORTH SIDE - BLDGS 5 & 6

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

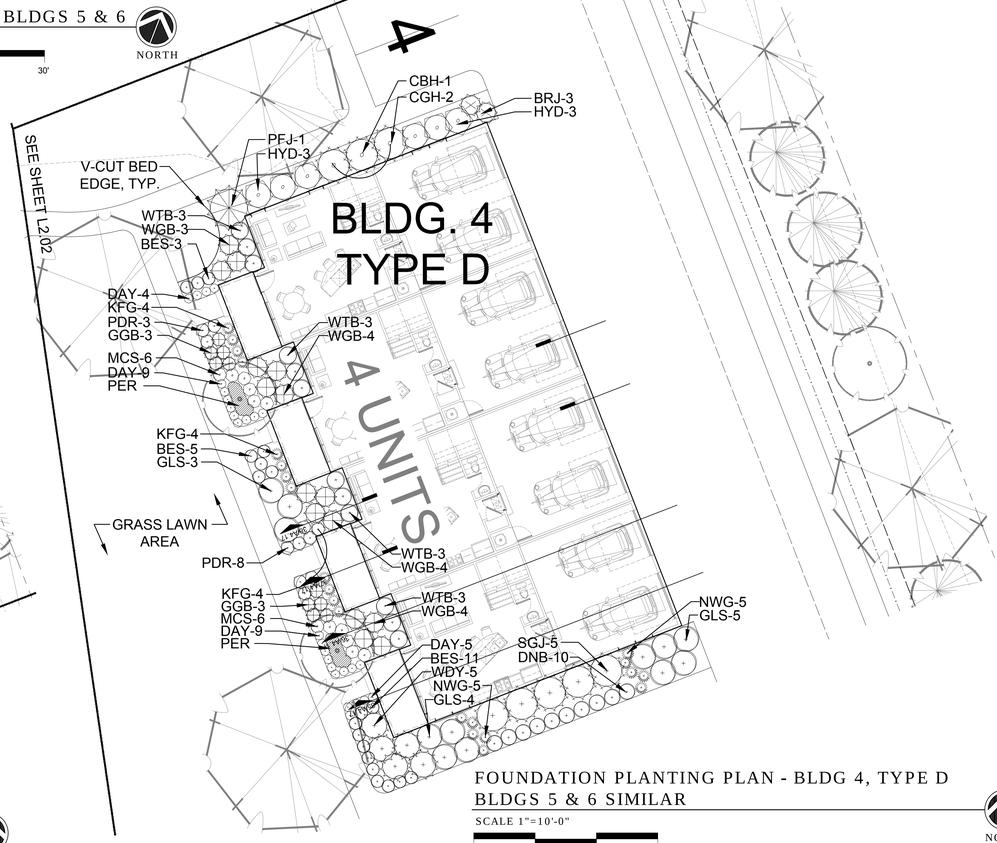


FOUNDATION PLANTING PLAN - BLDG 3, TYPE D

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH



FOUNDATION PLANTING PLAN - BLDG 4, TYPE D
BLDGS 5 & 6 SIMILAR

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

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NSPJ ARCHITECTS

3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

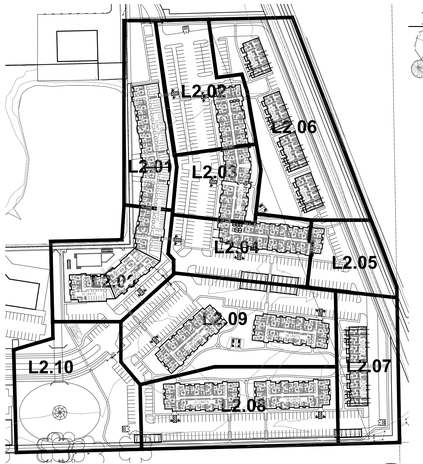
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
L2.06



KEY PLAN

NTS

NORTH

PLANT LIST

See L1.00 series sheets for Tree Plans

Evergreen Shrubs				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	3 Gal.	
BGH	Blue Girl Holly	Ilex x meserveae 'Blue Girl'	3 Gal.	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	3 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	3 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergi 'Crimson Pygmy	3 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	3 Gal.	
ELY	Everlow Yew	Taxus x media 'Everlow'	3 Gal.	
FVY	Fairview Yew	Taxus x media 'Fairview'	3 Gal.	
GBS	Globe Blue Spruce	Picea pungens 'Glavea globosa'	3 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	3 Gal.	
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	3 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 Gal.	
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	3 Gal.	
WYW	Wardii Yew	Taxus x media 'Wardii'	3 Gal.	
Decidious Shrubs				
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.	
MRV	Maresei Viburnum	Viburnum plicatum var. tomentosum 'Maresei'	2 Gal.	
SMS	Snowmound Spirea	Spirea nipponica 'Snowmound'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum var. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.	
WTB	Red Sprite Winterberry	Ilex verticilata 'Red Sprite'/'Jim Dandy'	2 Gal.	3/1 Ratio

Grasses				
DFG	Dwarf Fountian Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	2 Gal.	
Perennials				
AST	New York Aster	Aster novae-belgii	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
COR	Moonbeam Coreopsis	Coreopsis vericillata 'Moonbeam'	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
DAY	Dayilily	Hemercallis 'Black Eyed Stella' or 'Little Business"	1 Gal.	
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.	
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.	
LIA	Gayfeather	Liatris spicata	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	
PCF	Purple Cone Flower	Echinadea purpurea	1 Gal.	
RSS	Russian Sage	Perovskia atriplicifolia	1 Gal.	
SED	Tall Sedum	Sedum grandiforuim 'Autumn Fire'	1 Gal.	
Groundcover				
PER	Periwinkle	Vinca minor	6" pot	
IVY	Boston Ivy	Parthenocissus tricuspidata	6" pot	
	Landscape Beds			

LANDSCAPE DESIGN NOTES:

1) THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
2) THE BEDS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS AND REVISIONS.

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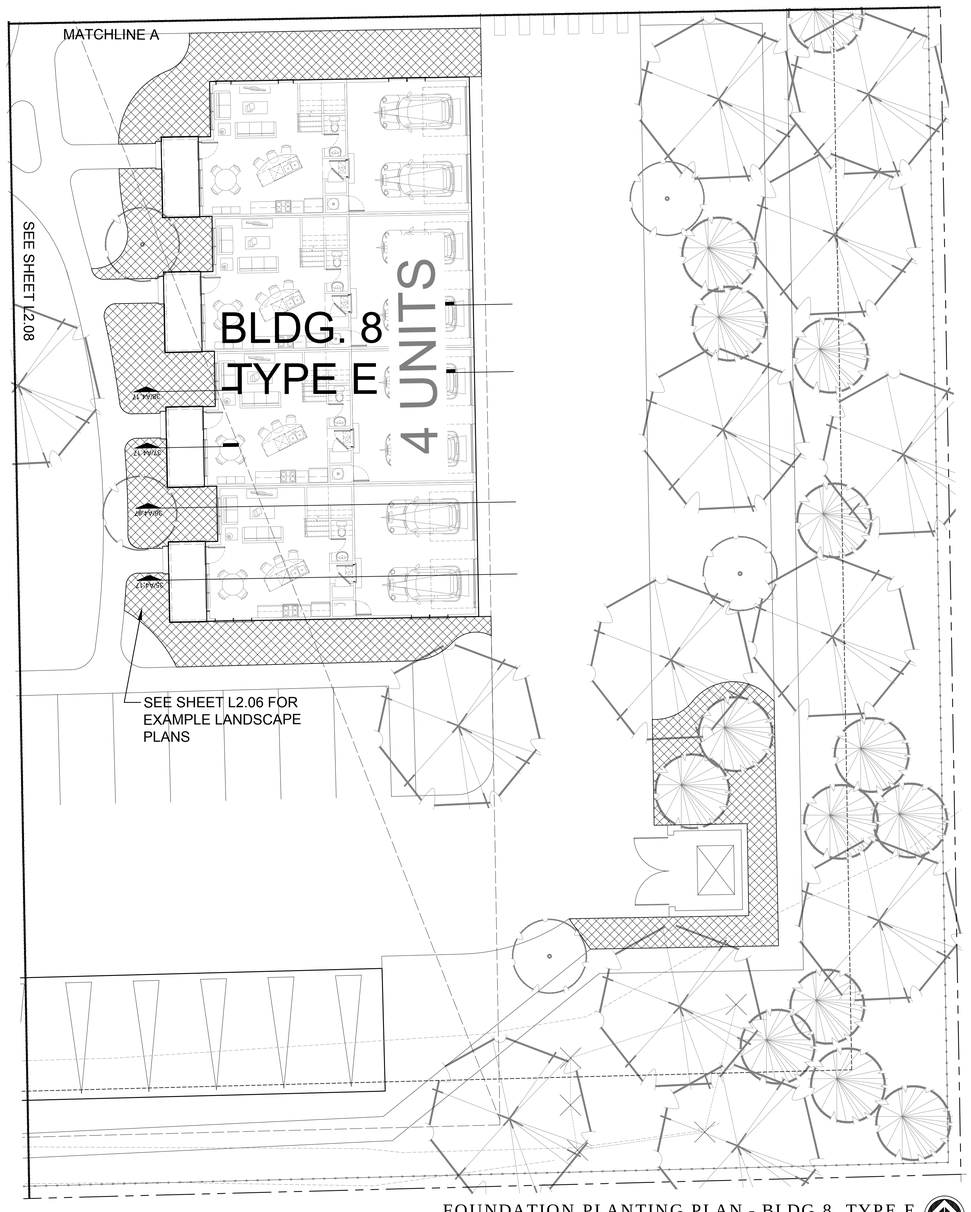
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

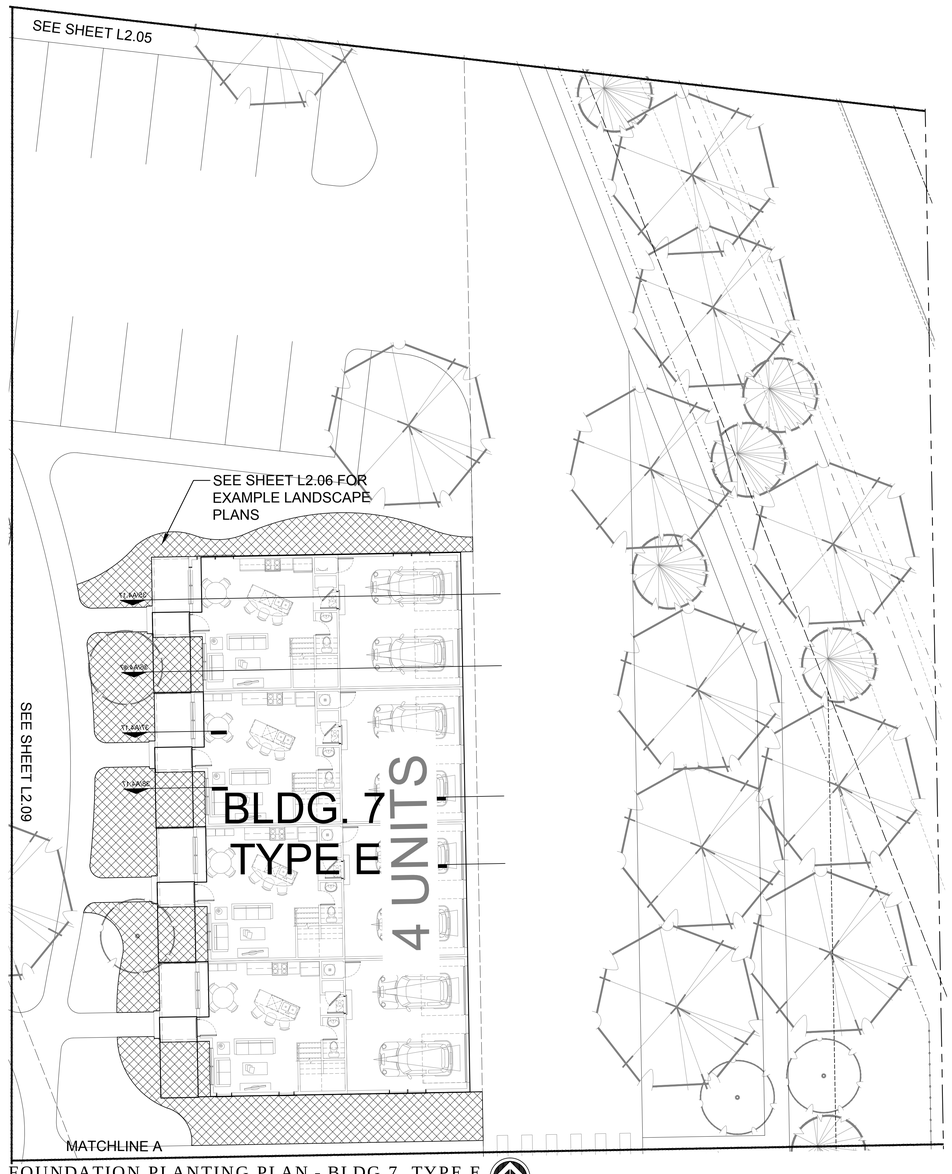


FOUNDATION PLANTING PLAN - BLDG 8, TYPE E

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH



FOUNDATION PLANTING PLAN - BLDG 7, TYPE E

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

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CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

DRAWING RELEASE LOG

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- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
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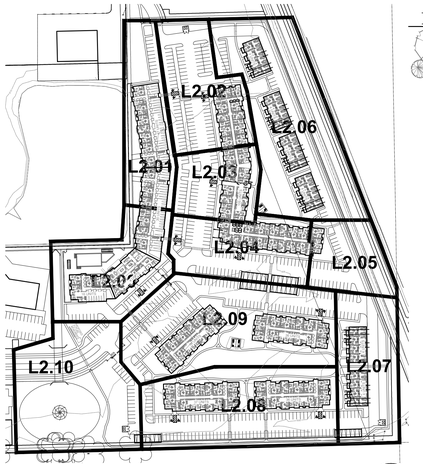
REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
L2.07

NOT FOR CONSTRUCTION



KEY PLAN

NTS

NORTH

PLANT LIST

See L1.00 series sheets for Tree Plans				
Evergreen Shrubs				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	3 Gal.	
BGH	Blue Girl Holly	Ilex x meserveae 'Blue Girl'	3 Gal.	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	3 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	3 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergi 'Crimson Pygmy	3 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	3 Gal.	
ELY	Everlow Yew	Taxus x media 'Everlow'	3 Gal.	
FVY	Fairview Yew	Taxus x media 'Fairview'	3 Gal.	
GBS	Globe Blue Spruce	Picea pungens 'Glavea globosa'	3 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	3 Gal.	
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	3 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 Gal.	
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	3 Gal.	
WYW	Wardii Yew	Taxus x media 'Wardii'	3 Gal.	
Decidious Shrubs				
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.	
MRV	Maresei Viburnum	Viburnum plicatum var. tomentosum 'Maresei'	2 Gal.	
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KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	2 Gal.	
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BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
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HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.	
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.	
LIA	Gayfeather	Liatris spicata	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	
PCF	Purple Cone Flower	Echinadea purpurea	1 Gal.	
RSS	Russian Sage	Perovskia atriplicifolia	1 Gal.	
SED	Tall Sedum	Sedum grandiforuim 'Autumn Fire'	1 Gal.	
Groundcover				
PER	Periwinkle	Vinca minor	6" pot	
IVY	Boston Ivy	Parthenocissus tricuspidata	6" pot	
	Landscape Beds			

LANDSCAPE DESIGN NOTES:

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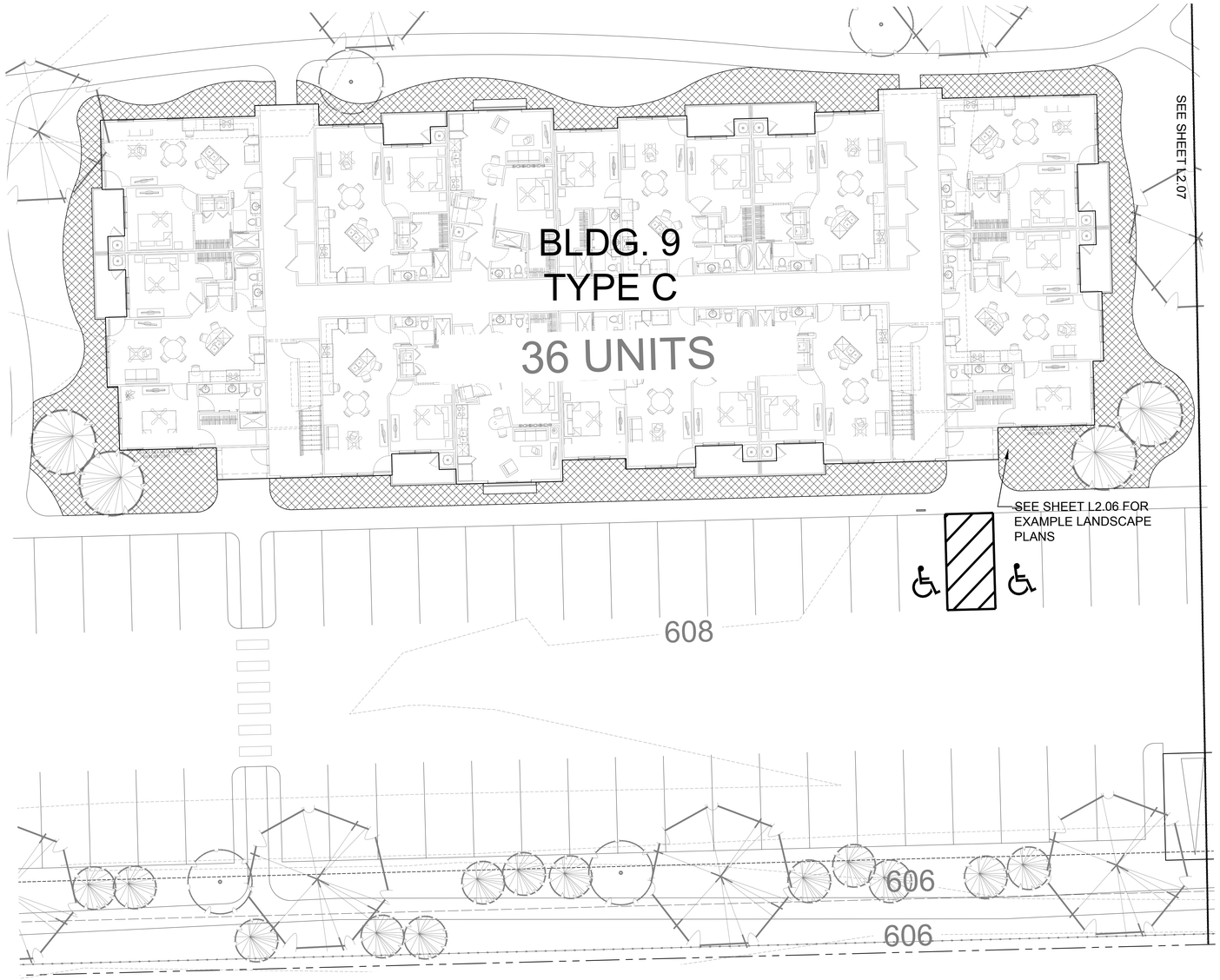

FOUNDATION PLANTING PLAN - BLDG 9, TYPE C
BLDG 10 MIRROR OF BLDG 9

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

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REVISIONS

DATE
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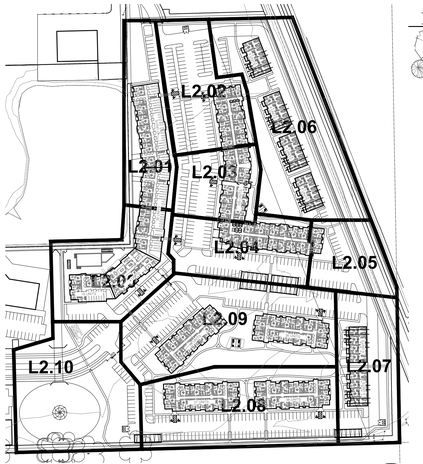
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
L2.08



KEY PLAN

NTS

NORTH

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   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

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4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

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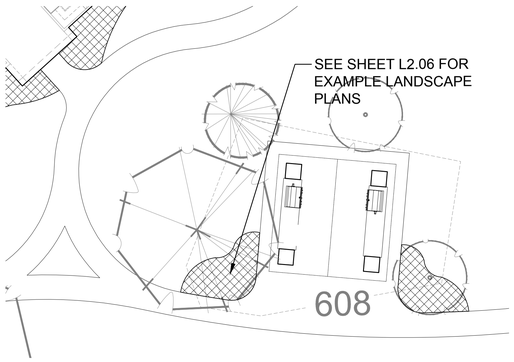
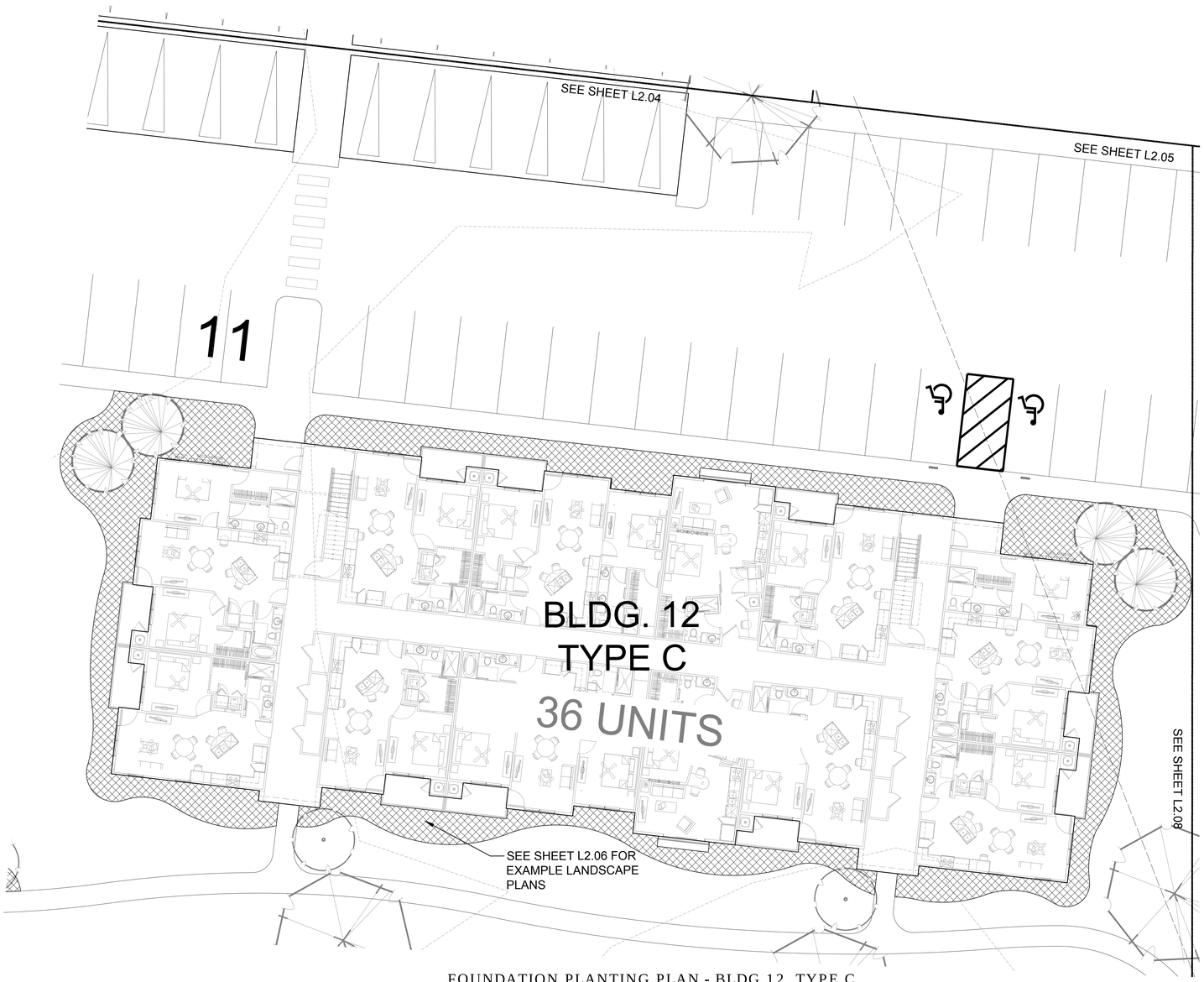


PLANTING PLAN - SOUTH GRILLING AREA

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH



FOUNDATION PLANTING PLAN - BLDG 12, TYPE C
BLDG 11 SIMILAR

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
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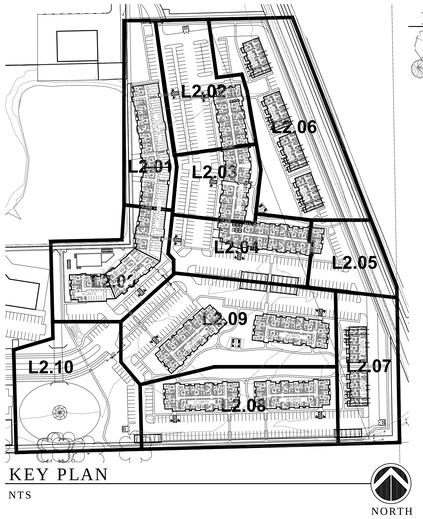
REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
L2.09



KEY PLAN

NTS

NORTH

PLANT LIST

See L1.00 series sheets for Tree Plans

Evergreen Shrubs				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	3 Gal.	
BGH	Blue Girl Holly	Ilex x meserveae 'Blue Girl'	3 Gal.	
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	3 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	3 Gal.	
CPB	Crimson Pygmy Barberry	Berberis thunbergi 'Crimson Pygmy	3 Gal.	
DFY	Densiformis Yew	Taxus x media 'Densiformis'	3 Gal.	
ELY	Everlow Yew	Taxus x media 'Everlow'	3 Gal.	
FVY	Fairview Yew	Taxus x media 'Fairview'	3 Gal.	
GBS	Globe Blue Spruce	Picea pungens 'Glavea globosa'	3 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	3 Gal.	
GVB	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	3 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green"	3 Gal.	
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	3 Gal.	
WYW	Wardii Yew	Taxus x media 'Wardii'	3 Gal.	
Decidious Shrubs				
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelseyi'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess"	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.	
MRV	Maresei Viburnum	Viburnum plicatum var. tomentosum 'Maresei'	2 Gal.	
SMS	Snowmound Spirea	Spirea nipponica 'Snowmound"	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum var. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Fine Wine Weigela	Weigela florida 'Bramwell"	2 Gal.	
WTB	Red Sprite Winterberry	Ilex verticilata 'Red Sprite'/'Jim Dandy'	2 Gal.	3/1 Ratio

Grasses				
DFG	Dwarf Fountian Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	2 Gal.	
Perennials				
AST	New York Aster	Aster novae-belgii	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
COR	Moonbeam Coreopsis	Coreopsis vericillata 'Moonbeam'	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
DAY	Dayilily	Hemercallis 'Black Eyed Stella' or 'Little Business"	1 Gal.	
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.	
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.	
LIA	Gayfeather	Liatris spicata	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	
PCF	Purple Cone Flower	Echinadea purpurea	1 Gal.	
RSS	Russian Sage	Perovskia atriplicifolia	1 Gal.	
SED	Tall Sedum	Sedum grandiforuim 'Autumn Fire'	1 Gal.	
Groundcover				
PER	Periwinkle	Vinca minor	6" pot	
IVY	Boston Ivy	Parthenocissus tricuspidata	6" pot	
	Landscape Beds			

LANDSCAPE DESIGN NOTES:

1) THE INCLUDED PLANT LIST REPRESENTS A PALLET OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.
2) THE BEDS INDICATED ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS AND REVISIONS.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

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PLANTING PLAN - ENTRY DRIVE

SCALE 1"=10'-0"

0 10' 20' 30'

NORTH

A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

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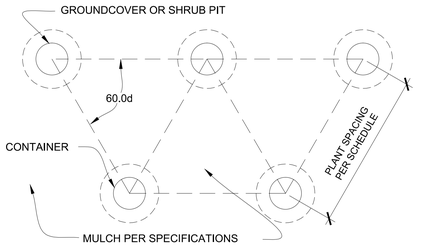
DRAWN BY:
TWH
SHEET NO.
L2.10

NOT FOR CONSTRUCTION

Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07

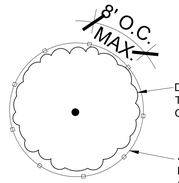


NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.

2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

PLANT SPACING DETAIL 7 L3

NOT TO SCALE

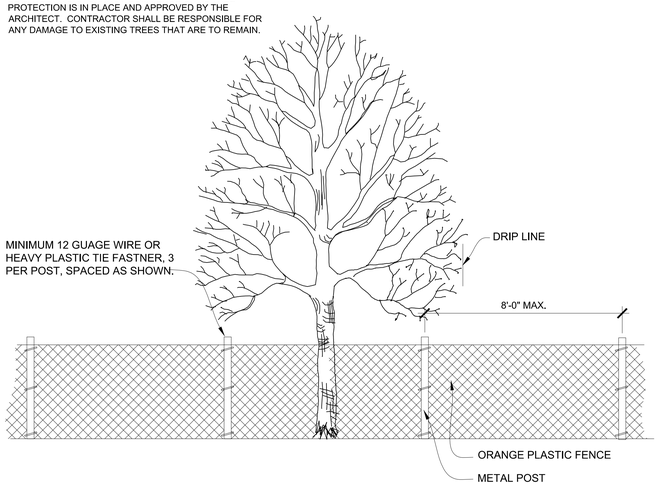


DRIP LINE OF EXISTING TREE OR EXISTING TREE GROUPING.

4' HT. ORANGE PLASTIC FENCE W/ METAL POSTS (8' O.C.) AT DRIP LINE OF OUTERMOST BRANCHES.

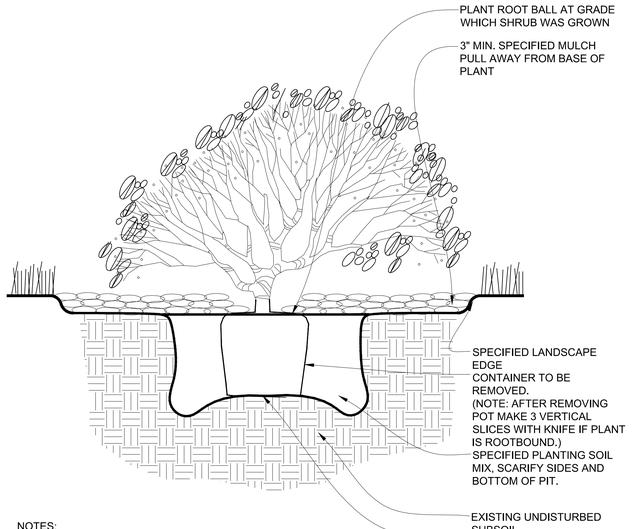
PLAN

NOTE:
PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.



TREE PRESERVATION DETAIL 4 L3

NOT TO SCALE



NOTES:
1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

SHRUB PLANTING DETAIL 2 L3

NOT TO SCALE

GENERAL NOTES:

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4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.

5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.

6. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.

7. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.

9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

10. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE.

11. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

MATERIALS:

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

2. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.

3. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.

4. STEEL EDGING SHALL BE 3/16" x 4" RYERSON STEEL EDGING OR EQUAL.

5. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TYE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.

6. SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULTIFLORUM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 10% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.

7. SEED MIXTURE SHALL BE TURF TYPE TALL FESCUE 75%, PERENNIAL RYE 20%, BLUEGRASS 5%. APPLICATION RATE: 12LBS./1000 SF.

   A. FESCUE - PROVIDE A 3 WAY BLEND FROM THE FOLLOWING 5 VARIETIES: REBEL JR. TALL FESCUE, BAR LEXUS TALL FESCUE, APACHE II TALL FESCUE, BONANZA II TALL FESCUE, MILLENNIUM TALL FESCUE
   B. PERENNIAL RYEGRASS - OMNI RYEGRASS
   C. KENTUCKY BLUE GRASS - PROVIDE A 2 WAY BLEND FROM THE FOLLOWING 3 VARIETIES: NUGLADE BLUEGRASS, RAVEN KENTUCKY BLUEGRASS, NOTTINGHAM KENTUCKY BLUEGRASS

8. STEPPING STONES SHALL BE BLACK HILLS FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL, 24-36" MIN. SIZE, 2-3" THICK.

9. ROCK BEDS SHALL BE 40% MERIMAC GRAVEL, 3-5" SIZE, & 60% CAULKS CANYON ROCK COBBLES, 9-18" SIZE BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC 4 BE 4" MIN. DEPTH.

10. BOULDERS SHALL BE SELECTED BY OWNER'S REPRESENTATIVE. 24-48" VARYING SIZE, COLOR SIMILAR TO GRAVEL.

11. PROVIDE 100% COVERAGE, AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR FOR ALL NEW PLANTING BEDS. TIE INTO EXISTING IRRIGATION SYSTEM/CONTROLLER WHERE POSSIBLE. prior to installation, provide plan showing all irrigation materials including all equipment sizes and details to landscape architect for approval. ADJUST EXISTING IRRIGATION HEADS AS NECESSARY TO PROVIDE 100% COVERAGE IN ALL PLANT BEDS.

INSTALLATION:

1. ALL PLANTING BEDS SHALL BE AMENDED WITH 1 CUBIC YARD OF COTTON BOL COMPOST PER 1000 SQUARE FEET, TILL COTTON BOL INTO SOIL TO A 6" DEPTH. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.

2. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.

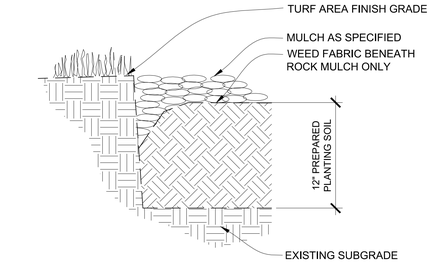
3. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH, ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.

4. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.

5. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.

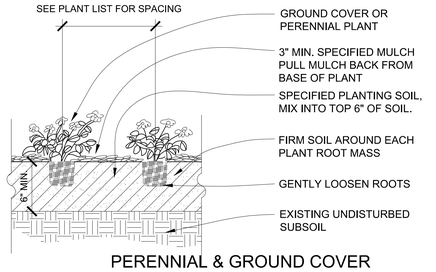
6. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

7. SEED: ALL SEED SHALL BE FURNISHED IN SEALED STANDARD CONTAINERS. SEED THAT HAS BECOME WET, MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTABLE.



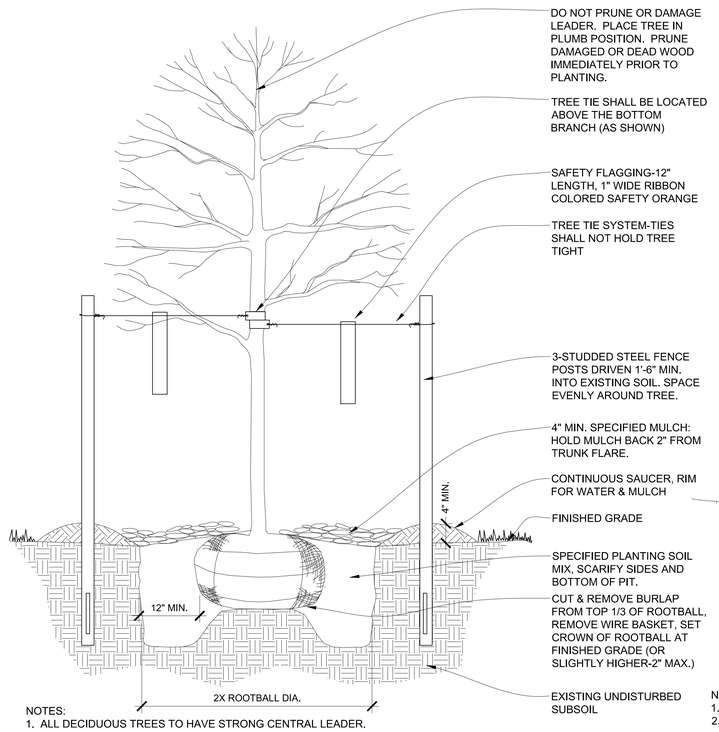
V-CUT EDGING DETAIL 6 L3

NOT TO SCALE



PERENNIAL & GROUND COVER PLANTING DETAIL 5 L3

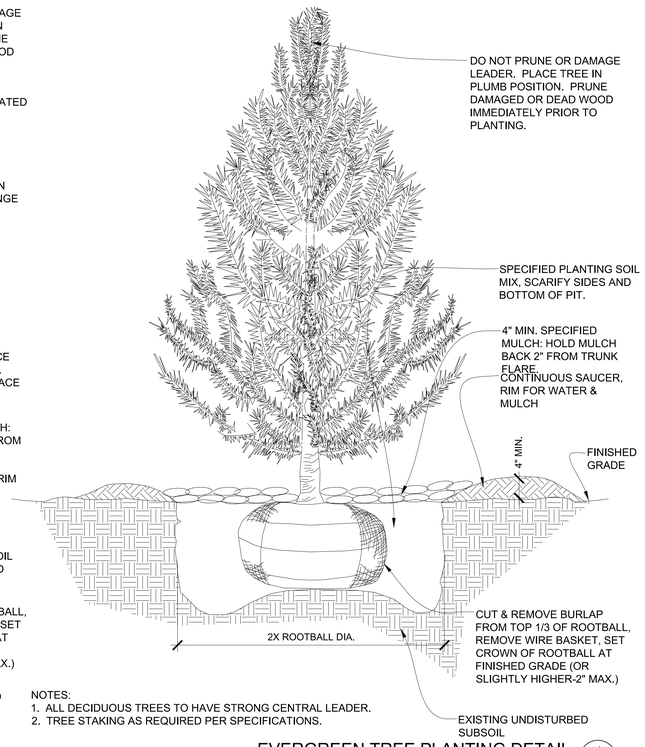
NOT TO SCALE



NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

DECIDUOUS TREE PLANTING DETAIL 3 L3

NOT TO SCALE



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EVERGREEN TREE PLANTING DETAIL 1 L3

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NOT FOR CONSTRUCTION

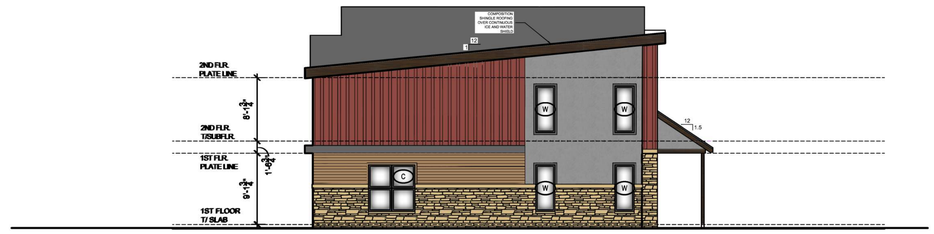
L3.00

CARRIAGE HOMES-BLDG "D"

REAR ELEVATION

1/8" = 1'-0"

STONE:	124 S.F.	12%
STUCCO:	248 S.F.	24%
BOARD & BATT / LAP SIDING:	677 S.F.	64%
MASONRY:		***36%***
ALTERNATIVE (SIDING):		***64%***



CARRIAGE HOMES-BLDG "D"

LEFT ELEVATION

1/8" = 1'-0"

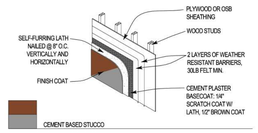
STONE:	186 S.F.	25%
BOARD & BATT / LAP SIDING:	567 S.F.	75%
MASONRY:		***25%***
ALTERNATIVE (SIDING):		***75%***

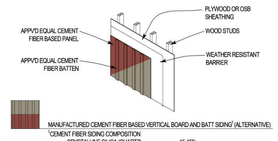
BUILDING "D" TOTALS:

STONE:	863 S.F.	23%
STUCCO:	585 S.F.	16%
(ALT) BOARD & BATT / LAP SIDING[1]:	2252 S.F.	57%
MASONRY:	***39%***	
ALTERNATIVE (SIDING):	***61%***	

PROJECT TOTALS:

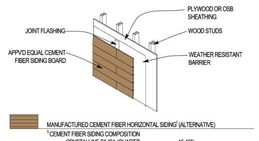
BRICK:	9,775 S.F.	6%
STONE:	14,715 S.F	9%
STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING:	93,926 S.F.	60%
MASONRY:	***40%***	
ALTERNATIVE (SIDING):	***60%***	





[1]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



[1]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS

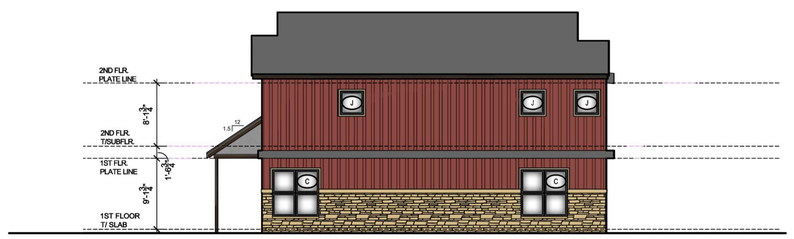
BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED

CARRIAGE HOMES-BLDG "D"

FRONT ELEVATION

1/8" = 1'-0"

STONE:	350 S.F.	30%
STUCCO:	337 S.F.	29%
BOARD & BATT / LAP SIDING:	479 S.F.	41%
MASONRY:		***59%***
ALTERNATIVE (SIDING):		***41%***



CARRIAGE HOMES-BLDG "D"

RIGHT ELEVATION

1/8" = 1'-0"

STONE:	193 S.F.	27%
BOARD & BATT / LAP SIDING:	529 S.F.	73%
MASONRY:		***27%***
ALTERNATIVE (SIDING):		***73%***

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

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- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

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11/3/2015
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SHEET NO.

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A1.42

BUILDING TYPE "A"
NORTH ELEVATION

1/8" = 1'-0"

BRICK	308 S.F.	14%
STONE:	270 S.F.	22%
STUCCO:	646 S.F.	17%
BOARD & BATT / LAP SIDING:	988 S.F.	47%
MASONRY:		***53%***
ALTERNATIVE (SIDING):		***47%***

BUILDING TYPE "A"
WEST END ELEV.

1/8" = 1'-0"

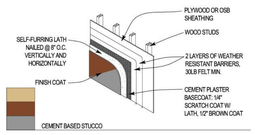
STONE:	258 S.F.	16%
STUCCO:	183 S.F.	9%
BOARD & BATT / LAP SIDING:	1212 S.F.	75%
MASONRY:		***25%***
ALTERNATIVE (SIDING):		***75%***

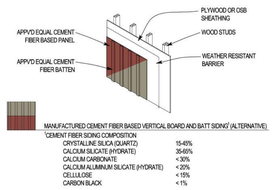
BUILDING "A" TOTALS:

BRICK:	2921 S.F.	8%
STONE:	5448 S.F.	15%
STUCCO:	7268 S.F.	20%
(ALT) BOARD & BATT / LAP SIDING[1]:	19,885 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

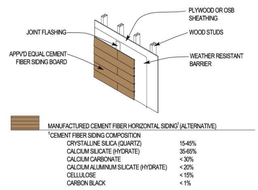
BRICK:	9,775 S.F.	6%
STONE:	14,715 S.F.	9%
STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***40%***
ALTERNATIVE (SIDING):		***60%***





[2]CEMENT FIBER SIDING COMPOSITION

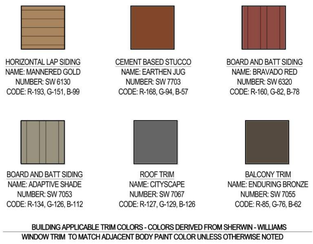
CRYSTALLINE SILICA (QUARTZ)	15-40%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



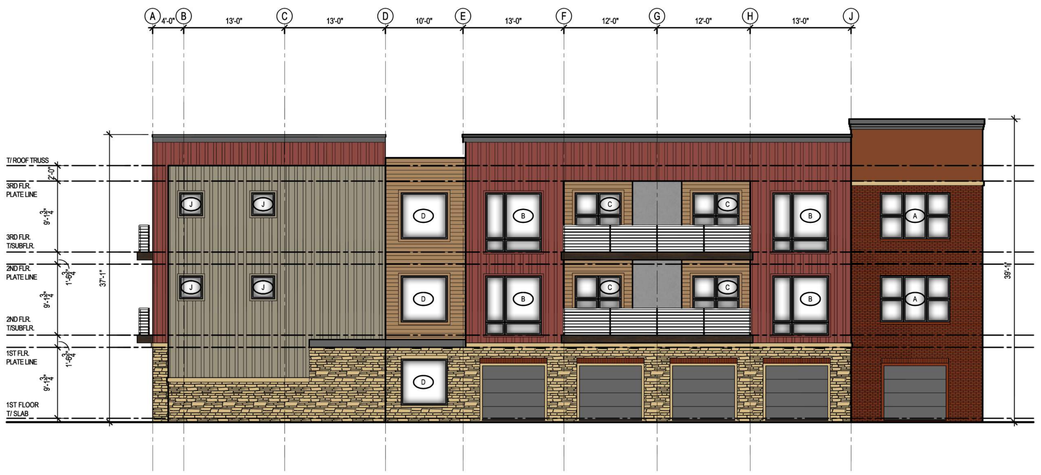
[2]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-40%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS



BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED



BUILDING TYPE "A"
SOUTH ELEVATION

1/8" = 1'-0"

BRICK	355 S.F.	13%
STONE:	464 S.F.	17%
STUCCO:	188 S.F.	7%
BOARD & BATT / LAP SIDING:	1653 S.F.	63%
MASONRY:		***37%***
ALTERNATIVE (SIDING):		***63%***

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BIXBY, OKLAHOMA

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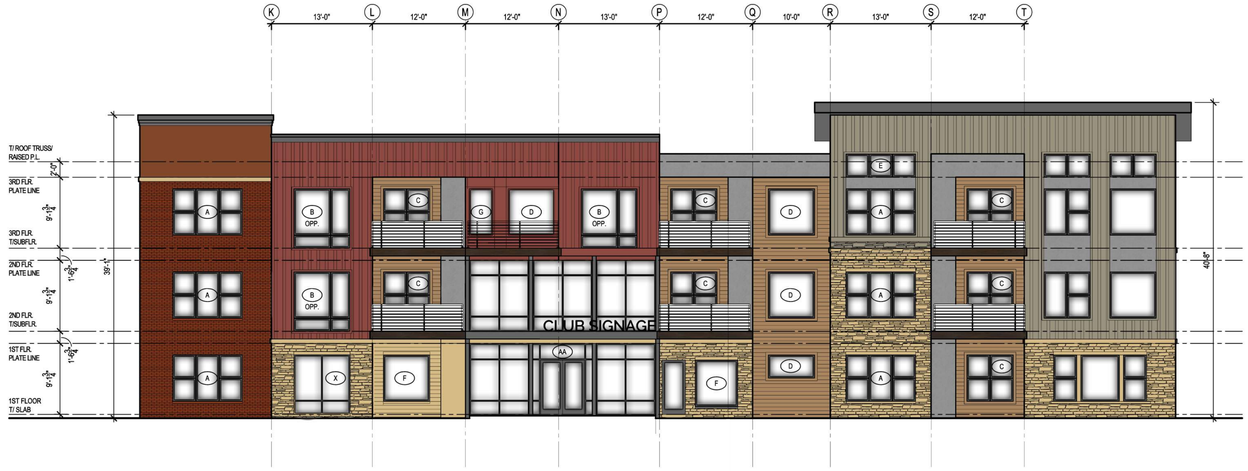


BUILDING TYPE "A"
SE-CLUB ELEV.
1/8" = 1'-0"

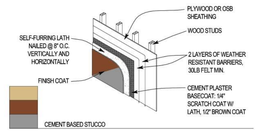
BRICK	355 S.F.	10%
STONE:	545 S.F.	16%
STUCCO:	617 S.F.	19%
BOARD & BATT / LAP SIDING:	1821 S.F.	55%
MASONRY:		***45%***
ALTERNATIVE (SIDING):		***55%***

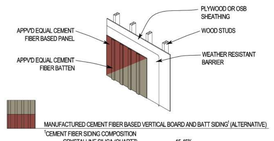
BUILDING "A" TOTALS:

BRICK:	2921 S.F.	8%
STONE:	5448 S.F.	15%
STUCCO:	7268 S.F.	20%
(ALT) BOARD & BATT / LAP SIDING[1]:	19,885 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

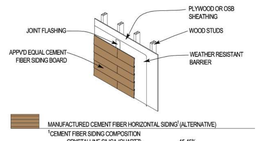
BRICK:	9,775 S.F.	6%
STONE:	14,715 S.F.	9%
STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***40%***
ALTERNATIVE (SIDING):		***60%***





[1]CEMENT FIBER SIDING COMPOSITION

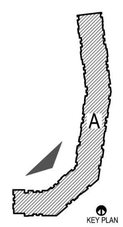
CRYSTALINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



[1]CEMENT FIBER SIDING COMPOSITION

CRYSTALINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS



BUILDING TYPE "A"
NW-CLUB ELEV.
1/8" = 1'-0"

STONE:	442 S.F.	20%
STUCCO:	459 S.F.	22%
BOARD & BATT / LAP SIDING:	1253 S.F.	58%
MASONRY:		***42%***
ALTERNATIVE (SIDING):		***58%***

BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED

A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st
STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

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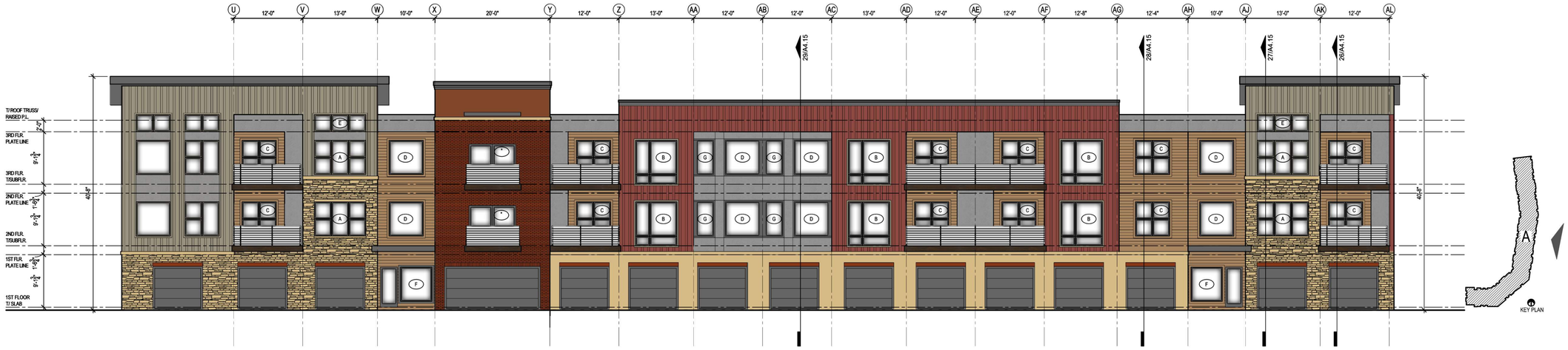


BUILDING TYPE "A"
EAST ELEVATION

1/8" = 1'-0"

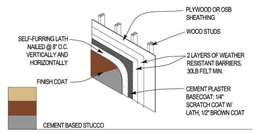
BRICK	380 S.F.	8%
STONE:	593 S.F.	12%
STUCCO:	1402 S.F.	30%
BOARD & BATT / LAP SIDING:	2362 S.F.	50%
MASONRY:		***50%***
ALTERNATIVE (SIDING):		***50%***

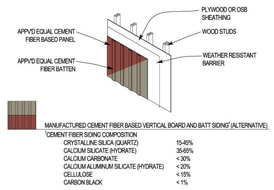
BUILDING "A" TOTALS:

BRICK:	2921 S.F.	8%
STONE:	5448 S.F.	15%
STUCCO:	7268 S.F.	20%
(ALT) BOARD & BATT / LAP SIDING[1]:	19,885 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

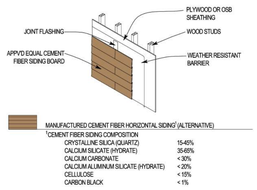
BRICK:	9,775 S.F.	6%
STONE:	14,715 S.F.	9%
STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***40%***
ALTERNATIVE (SIDING):		***60%***





[2]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



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CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

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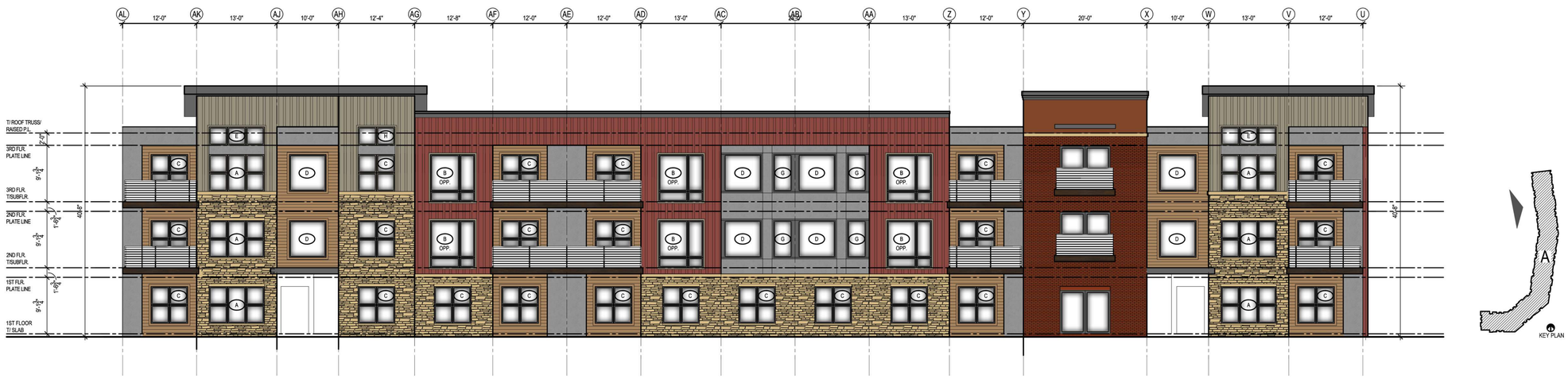
CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS



BUILDING TYPE "A"
WEST ELEVATION

1/8" = 1'-0"

BRICK	448 S.F.	10%
STONE:	1014 S.F.	20%
STUCCO:	1008 S.F.	22%
BOARD & BATT / LAP SIDING:	2204 S.F.	48%
MASONRY:		***54%***
ALTERNATIVE (SIDING):		***46%***

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SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
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BUILDING TYPE "A"
EAST ELEVATION

1/8" = 1'-0"

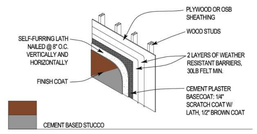
BRICK	513 S.F.	9%
STONE:	407 S.F.	15%
STUCCO:	1367 S.F.	16%
BOARD & BATT / LAP SIDING:	3407 S.F.	60%
MASONRY:		***40%***
ALTERNATIVE (SIDING):		***60%***

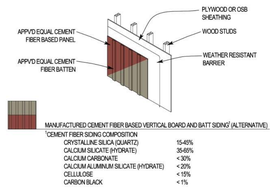
BUILDING "A" TOTALS:

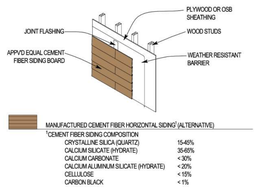
BRICK:	2921 S.F.	8%
STONE:	5448 S.F.	15%
STUCCO:	7268 S.F.	20%
(ALT) BOARD & BATT / LAP SIDING[1]:	19,885 S.F.	57%
MASONRY:		***43%***
ALTERNATIVE (SIDING):		***57%***

PROJECT TOTALS:

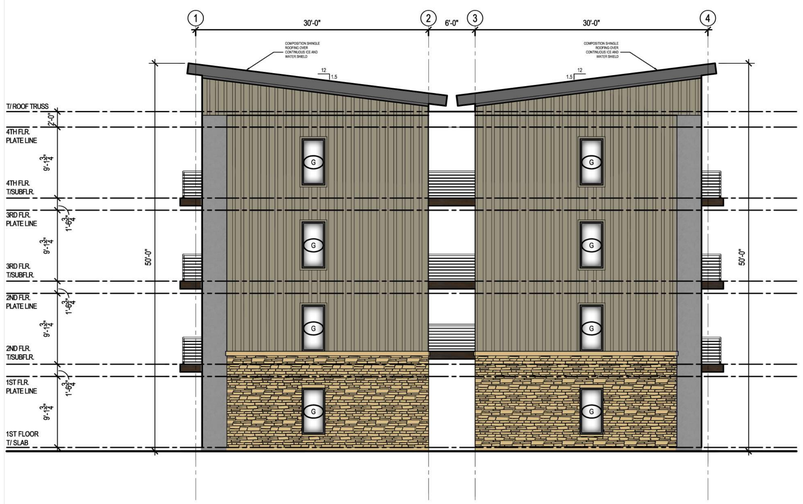
BRICK:	9,775 S.F.	6%
STONE:	14,715 S.F.	9%
STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***40%***
ALTERNATIVE (SIDING):		***60%***

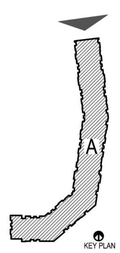






CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS

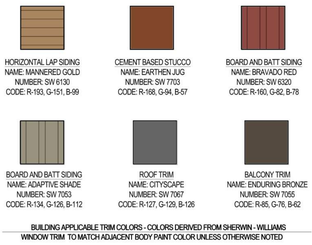




BUILDING TYPE "A"
NORTH END ELEV.

1/8" = 1'-0"

STONE:	578 S.F.	23%
STUCCO:	271 S.F.	11%
BOARD & BATT / LAP SIDING:	1648 S.F.	66%
MASONRY:		***34%***
ALTERNATIVE (SIDING):		***66%***



BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED

A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st
STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

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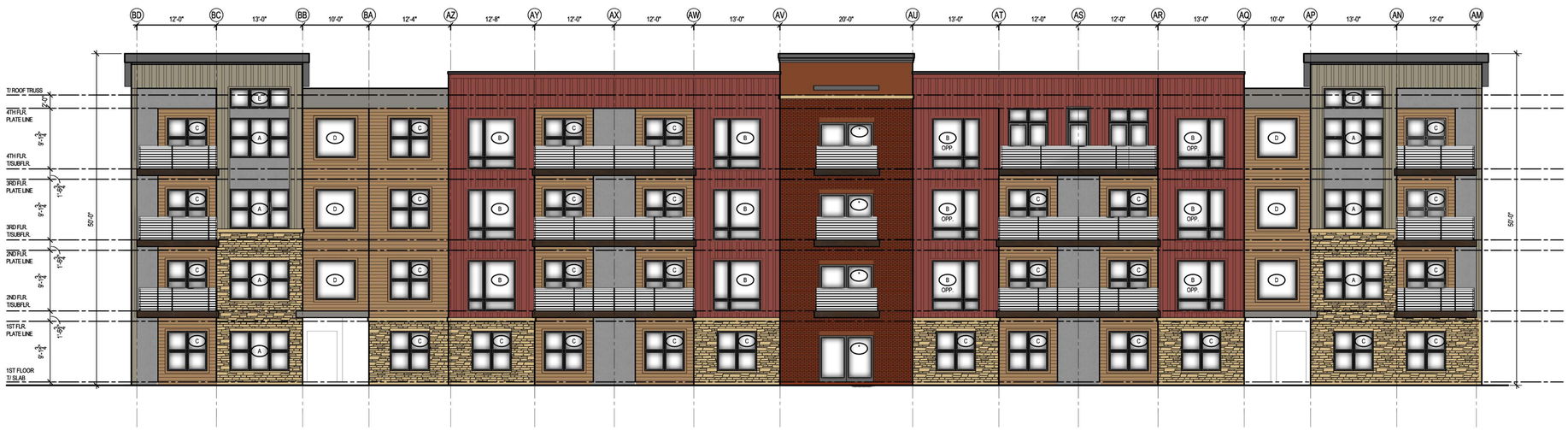
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

REVISIONS

DATE
11/3/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
A2.26

NOT FOR CONSTRUCTION

PENTHOUSE FACADE MAY NEED TO BE ADJUSTED

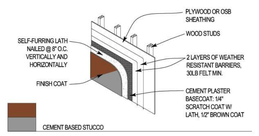


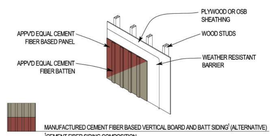
BUILDING TYPE "A"
WEST ELEVATION

1/8" = 1'-0"

BRICK	562 S.F.	10%	
STONE:	877 S.F.	15%	
STUCCO:	1083 S.F.	18%	
BOARD & BATT / LAP SIDING:	3380 S.F.	57%	
MASONRY:		***43%***	
ALTERNATIVE (SIDING):		***57%***	

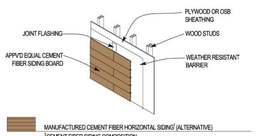
BUILDING "A" TOTALS:			PROJECT TOTALS:		
BRICK:	2921 S.F.	8%	BRICK:	9,775 S.F.	6%
STONE:	5448 S.F.	15%	STONE:	14,715 S.F.	9%
STUCCO:	7268 S.F.	20%	STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	19,885 S.F.	57%	(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***43%***	***MASONRY:***		***40%***
ALTERNATIVE (SIDING):		***57%***	***ALTERNATIVE (SIDING):***		***60%***





[1]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



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CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS

HORIZONTAL LAP SIDING
NAME: MANNERED GOLD
NUMBER: SW 6130
CODE: R-193, G-151, B-99

CEMENT BASED STUCCO
NAME: EARTHEN JUG
NUMBER: SW 7703
CODE: R-168, G-94, B-57

BOARD AND BATT SIDING
NAME: BRAVADO RED
NUMBER: SW 6320
CODE: R-160, G-82, B-78

CEMENT BASED STUCCO
COLOR TO MATCH STONE

BOARD AND BATT SIDING
NAME: ADAPTIVE SHADE
NUMBER: SW 7053
CODE: R-134, G-126, B-112

ROOF TRIM
NAME: CITYSCAPE
NUMBER: SW 7067
CODE: R-127, G-129, B-126

BALCONY TRIM
NAME: ENDURING BRONZE
NUMBER: SW 7055
CODE: R-85, G-76, B-62

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A MIXED USE DEVELOPMENT FOR:
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SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

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SHEET NO.
A2.27

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BUILDING TYPE "B"

SOUTH ELEVATION

1/8" = 1'-0"

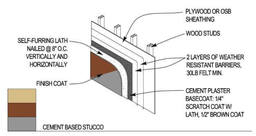
BRICK	886 S.F.	13%
STONE:	754 S.F.	11%
STUCCO:	1960 S.F.	28%
BOARD & BATT / LAP SIDING:	3231 S.F.	48%
MASONRY:		***52%***
ALTERNATIVE (SIDING):		***48%***

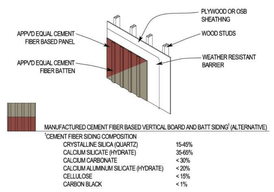
BUILDING "B" TOTALS:

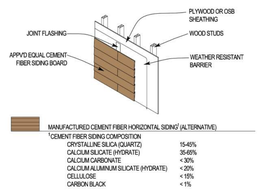
BRICK:	3286 S.F.	10%
STONE:	2599 S.F.	8%
STUCCO:	10440 S.F.	30%
(ALT) BOARD & BATT / LAP SIDING[1]:	17981 S.F.	52%
MASONRY:		***48%***
ALTERNATIVE (SIDING):		***52%***

PROJECT TOTALS:

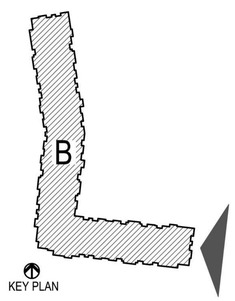
BRICK:	9,775 S.F.	6%
STONE:	14,715 S.F.	9%
STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***40%***
ALTERNATIVE (SIDING):		***60%***







CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS



BUILDING TYPE "B"

SOUTH-EAST ELEVATION

1/8" = 1'-0"

STONE:	59 S.F.	4%
STUCCO:	569 S.F.	29%
BOARD & BATT / LAP SIDING:	1247 S.F.	67%
MASONRY:		***33%***
ALTERNATIVE (SIDING):		***67%***

BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

BIXBY, OKLAHOMA

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11/3/2015
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564315
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SHEET NO.
A2.35

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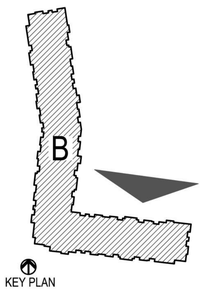


KEY PLAN

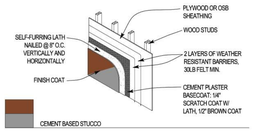
BUILDING TYPE "B"
NORTH ELEVATION

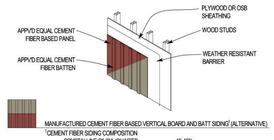
1/8" = 1'-0"

BRICK	443 S.F.	9%
STONE:	404 S.F.	8%
STUCCO:	1630 S.F.	32%
BOARD & BATT / LAP SIDING:	2602 S.F.	51%
MASONRY:		***49%***
ALTERNATIVE (SIDING):		***51%***

BUILDING "B" TOTALS:		
BRICK:	3286 S.F.	10%
STONE:	2599 S.F.	8%
STUCCO:	10440 S.F.	30%
(ALT) BOARD & BATT / LAP SIDING[1]:	17981 S.F.	52%
MASONRY:		***48%***
ALTERNATIVE (SIDING):		***52%***

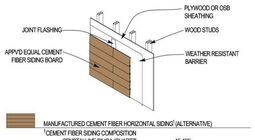
PROJECT TOTALS:		
BRICK:	9,775 S.F.	6%
STONE:	14,715 S.F.	9%
STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***40%***
ALTERNATIVE (SIDING):		***60%***





[1]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



[1]CEMENT FIBER SIDING COMPOSITION

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CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS

HORIZONTAL LAP SIDING
NAME: MANNERED GOLD
NUMBER: SW 6130
CODE: R-193, G-151, B-99

CEMENT BASED STUCCO
NAME: EARTHEN JUG
NUMBER: SW 7703
CODE: R-168, G-94, B-57

BOARD AND BATT SIDING
NAME: BRAVADO RED
NUMBER: SW 6320
CODE: R-160, G-82, B-78

CEMENT BASED STUCCO
COLOR TO MATCH STONE

BOARD AND BATT SIDING
NAME: ADAPTIVE SHADE
NUMBER: SW 7053
CODE: R-134, G-126, B-112

ROOF TRIM
NAME: CITYSCAPE
NUMBER: SW 7067
CODE: R-127, G-129, B-126

BALCONY TRIM
NAME: ENDURING BRONZE
NUMBER: SW 7055
CODE: R-85, G-76, B-62

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A MIXED USE DEVELOPMENT FOR:
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SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

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564315
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SHEET NO.
A2.36

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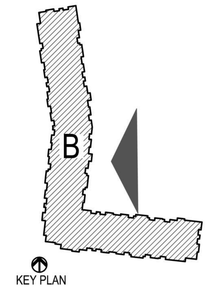
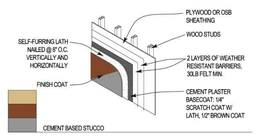


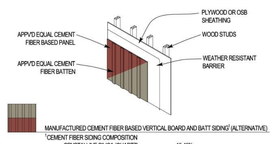
BUILDING TYPE "B"
EAST ELEVATION

1/8" = 1'-0"

BRICK	443 S.F.	14%
STONE:	203 S.F.	6%
STUCCO:	1195 S.F.	37%
BOARD & BATT / LAP SIDING:	1400 S.F.	43%
MASONRY:		***57%***
ALTERNATIVE (SIDING):		***43%***

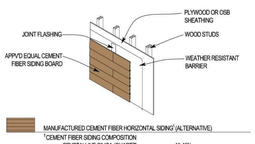
BUILDING "B" TOTALS:			PROJECT TOTALS:		
BRICK:	3286 S.F.	10%	BRICK:	9,775 S.F.	6%
STONE:	2599 S.F.	8%	STONE:	14,715 S.F.	9%
STUCCO:	10440 S.F.	30%	STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	17981 S.F.	52%	(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***48%***	***MASONRY:***		***40%***
ALTERNATIVE (SIDING):		***52%***	***ALTERNATIVE (SIDING):***		***60%***





[1]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



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NUMBER: SW 6320
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COLOR TO MATCH STONE

BOARD AND BATT SIDING
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CODE: R-134, G-126, B-112

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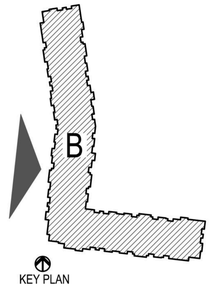

BUILDING TYPE "B"
WEST ELEVATION

1/8" = 1'-0"

BRICK	628 S.F.	12%
STONE:	654 S.F.	13%
STUCCO:	1660 S.F.	32%
BOARD & BATT / LAP SIDING:	2212 S.F.	43%
MASONRY:		***57%***
ALTERNATIVE (SIDING):		***43%***

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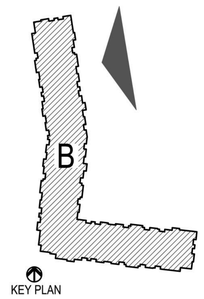
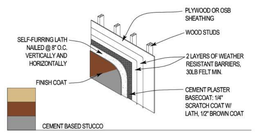


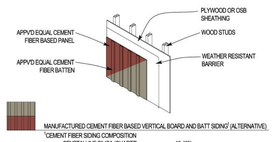
BUILDING TYPE "B"
EAST ELEVATION

1/8" = 1'-0"

BRICK	443 S.F.	9%
STONE:	203 S.F.	5%
STUCCO:	1450 S.F.	28%
BOARD & BATT / LAP SIDING:	2924 S.F.	58%
MASONRY:		***42%***
ALTERNATIVE (SIDING):		***58%***

BUILDING "B" TOTALS:			PROJECT TOTALS:		
BRICK:	3286 S.F.	10%	BRICK:	9,775 S.F.	6%
STONE:	2599 S.F.	8%	STONE:	14,715 S.F.	9%
STUCCO:	10440 S.F.	30%	STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	17981 S.F.	52%	(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***48%***	***MASONRY:***		***40%***
ALTERNATIVE (SIDING):		***52%***	***ALTERNATIVE (SIDING):***		***60%***

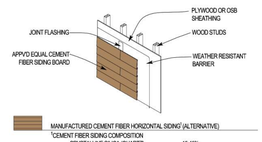




MANUFACTURED CEMENT FIBER BASED VERTICAL BOARD AND BATT SIDING[1] (ALTERNATIVE)

"CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

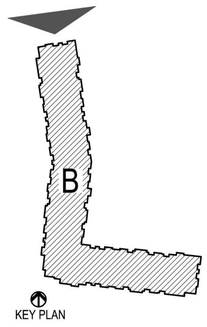


MANUFACTURED CEMENT FIBER HORIZONTAL SIDING[1] (ALTERNATIVE)

"CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS



BUILDING TYPE "B"
NORTH ELEVATION

1/8" = 1'-0"

STONE:	35 S.F.	2%
STUCCO:	575 S.F.	32%
BOARD & BATT / LAP SIDING:	1215 S.F.	66%
MASONRY:		***34%***
ALTERNATIVE (SIDING):		***66%***

CEMENT BASED STUCCO
COLOR TO MATCH STONE

HORIZONTAL LAP SIDING
NAME: MANNERED GOLD
NUMBER: SW 6130
CODE: R-193, G-151, B-99

BOARD AND BATT SIDING
NAME: ADAPTIVE SHADE
NUMBER: SW 7053
CODE: R-134, G-126, B-112

CEMENT BASED STUCCO
NAME: EARTHEN JUG
NUMBER: SW 7703
CODE: R-168, G-94, B-57

ROOF TRIM
NAME: CITYSCAPE
NUMBER: SW 7067
CODE: R-127, G-129, B-126

BOARD AND BATT SIDING
NAME: BRAVADO RED
NUMBER: SW 6320
CODE: R-160, G-82, B-78

BALCONY TRIM
NAME: ENDURING BRONZE
NUMBER: SW 7055
CODE: R-85, G-76, B-62

BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

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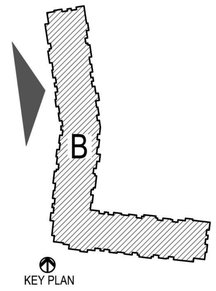
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

REVISIONS

DATE
11/3/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
A2.55

NOT FOR CONSTRUCTION



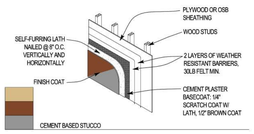
KEY PLAN

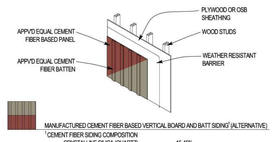
BUILDING TYPE "B"
WEST ELEVATION

1/8" = 1'-0"

BRICK	443 S.F.	8%	
STONE:	287 S.F.	5%	
STUCCO:	1401 S.F.	27%	
BOARD & BATT / LAP SIDING:	3150 S.F.	60%	
MASONRY:		***40%***	
ALTERNATIVE (SIDING):		***60%***	

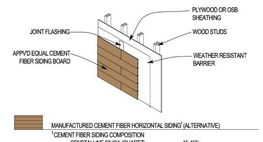
BUILDING "B" TOTALS:			PROJECT TOTALS:		
BRICK:	3286 S.F.	10%	BRICK:	9,775 S.F.	6%
STONE:	2599 S.F.	8%	STONE:	14,715 S.F.	9%
STUCCO:	10440 S.F.	30%	STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	17981 S.F.	52%	(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***48%***	***MASONRY:***		***40%***
ALTERNATIVE (SIDING):		***52%***	***ALTERNATIVE (SIDING):***		***60%***





[1] CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



[1] CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS

CEMENT BASED STUCCO
COLOR TO MATCH STONE

HORIZONTAL LAP SIDING
NAME: MANNERED GOLD
NUMBER: SW 6130
CODE: R-193, G-151, B-99

CEMENT BASED STUCCO
NAME: EARTHEN JUG
NUMBER: SW 7703
CODE: R-168, G-94, B-57

BOARD AND BATT SIDING
NAME: BRAVADO RED
NUMBER: SW 6320
CODE: R-160, G-82, B-78

BOARD AND BATT SIDING
NAME: ADAPTIVE SHADE
NUMBER: SW 7053
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ROOF TRIM
NAME: CITYSCAPE
NUMBER: SW 7067
CODE: R-127, G-129, B-126

BALCONY TRIM
NAME: ENDURING BRONZE
NUMBER: SW 7055
CODE: R-85, G-76, B-62

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WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED

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REVISIONS

DATE
11/3/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
A2.56

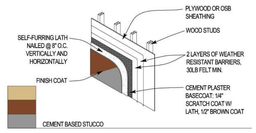
NOT FOR CONSTRUCTION

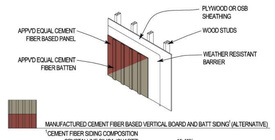
BUILDING TYPE "C"
FRONT ELEVATION

1/8" = 1'-0"

BRICK	443 S.F.	9%
STUCCO:	1418 S.F.	28%
BOARD & BATT / LAP SIDING:	3130 S.F.	63%
MASONRY:		***41%***
ALTERNATIVE (SIDING):		***59%***

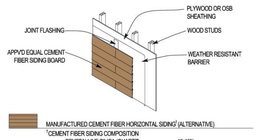
BUILDING "C" TOTALS:			PROJECT TOTALS:		
BRICK:	892 S.F.	6%	BRICK:	9,775 S.F.	6%
STONE:	209 S.F.	1%	STONE:	14,715 S.F.	9%
STUCCO:	3808 S.F.	28%	STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	9194 S.F.	65%	(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***35%***	***MASONRY:***		***40%***
ALTERNATIVE (SIDING):		***65%***	***ALTERNATIVE (SIDING):***		***60%***





[1]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

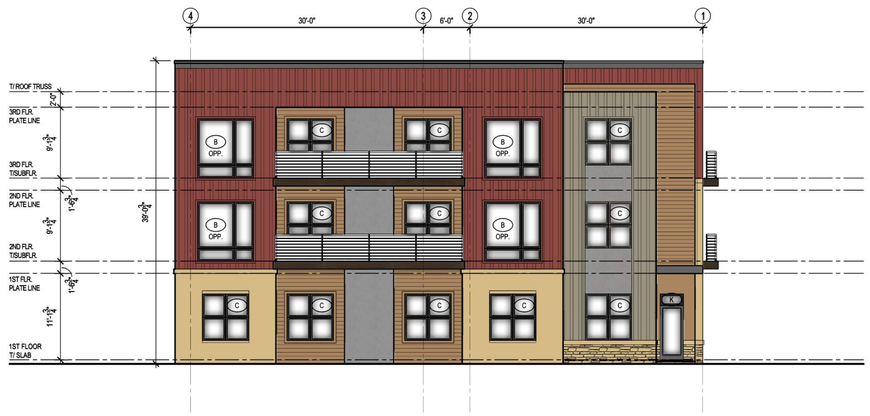


[1]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS

BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED



BUILDING TYPE "C"
RIGHT ELEVATION

1/8" = 1'-0"

STONE:	47 S.F.	3%
STUCCO:	531 S.F.	29%
BOARD & BATT / LAP SIDING:	1232 S.F.	68%
MASONRY:		***32%***
ALTERNATIVE (SIDING):		***68%***

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PREPARED FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE

A MIXED USE DEVELOPMENT FOR:

BIXBY, OKLAHOMA

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REVISIONS

DATE
11/3/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
A2.66

NOT FOR CONSTRUCTION

BUILDING TYPE "C"

REAR ELEVATION

1/8" = 1'-0"

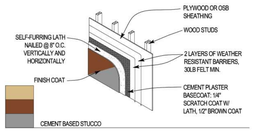
BRICK	449 S.F.	8%
STONE:	115 S.F.	2%
STUCCO:	1328 S.F.	24%
BOARD & BATT / LAP SIDING:	3600 S.F.	66%
MASONRY:		***34%***
ALTERNATIVE (SIDING):		***66%***

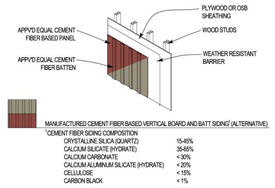
BUILDING "C" TOTALS:

BRICK:	892 S.F.	6%
STONE:	209 S.F.	1%
STUCCO:	3808 S.F.	28%
(ALT) BOARD & BATT / LAP SIDING[1]:	9194 S.F.	65%
MASONRY:		***35%***
ALTERNATIVE (SIDING):		***65%***

PROJECT TOTALS:

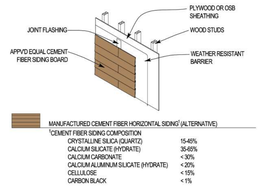
BRICK:	9,775 S.F.	6%
STONE:	14,715 S.F.	9%
STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***40%***
ALTERNATIVE (SIDING):		***60%***





"CEMENT FIBER SIDING COMPOSITION"

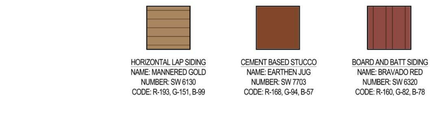
CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



"CEMENT FIBER SIDING COMPOSITION"

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS



BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED

BUILDING TYPE "C"

LEFT ELEVATION

1/8" = 1'-0"

STONE:	47 S.F.	3%
STUCCO:	531 S.F.	29%
BOARD & BATT / LAP SIDING:	1232 S.F.	68%
MASONRY:		***32%***
ALTERNATIVE (SIDING):		***68%***

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SHEET NO.
A2.67

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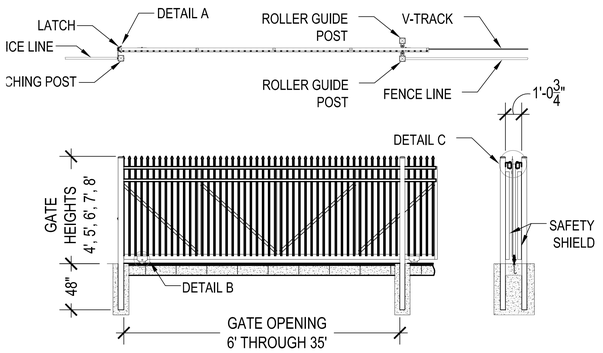
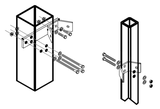


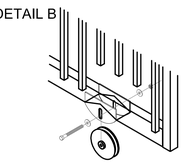
AUTOMATIC VEHICLE GATE DETAIL — 7 / SP1.10
1/4" = 1'-0"

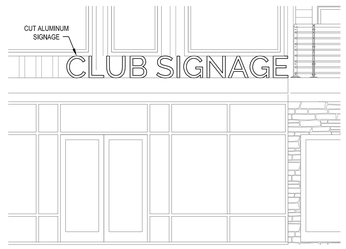
DETAIL C

DETAIL A



DETAIL B

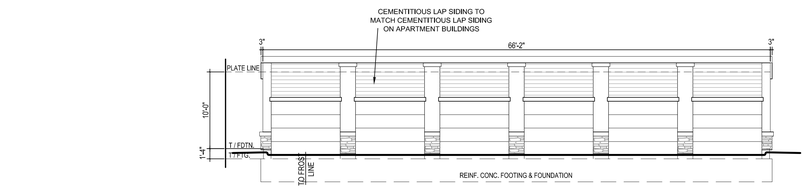




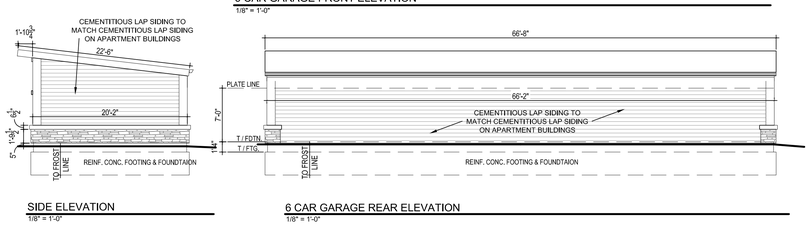
CLUB SIGNAGE (PLACEHOLDER) — 6 / SP1.10
1/4" = 1'-0"

GARAGE TOTALS:

STUCCO: 79 S.F.	7%
STONE: 109 S.F.	9%
SIDING: 962 S.F.	84%
MASONRY:	16%
ALTERNATVE:	84%



6 CAR GARAGE FRONT ELEVATION
1/8" = 1'-0"

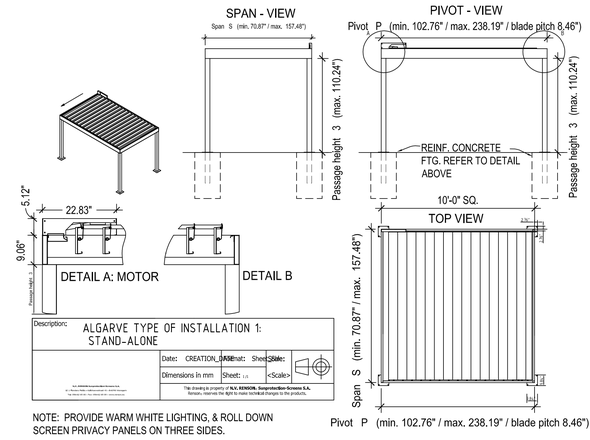


SIDE ELEVATION
1/8" = 1'-0"

6 CAR GARAGE REAR ELEVATION
1/8" = 1'-0"

6 CAR GARAGE — 4 / SP1.10
1/8" = 1'-0"

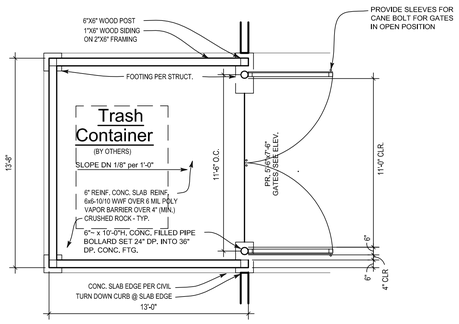
FOOTING DETAIL
1/2" = 1'-0"



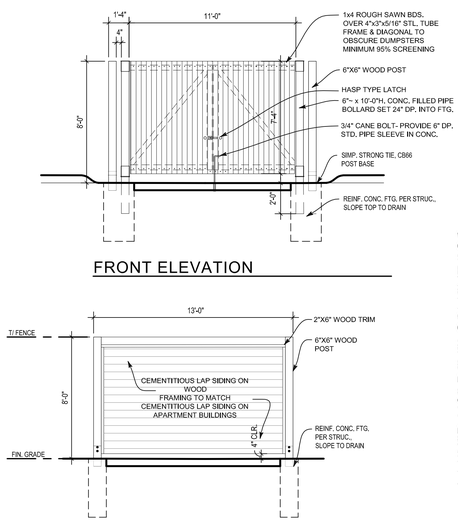
NOTE: PROVIDE WARM WHITE LIGHTING, & ROLL DOWN SCREEN PRIVACY PANELS ON THREE SIDES.

Pivot P (min. 102.76" / max. 238.19" / blade pitch 8.46")

POOL TRELLIS STRUCTURES — 3 / SP1.10
1/4" = 1'-0"



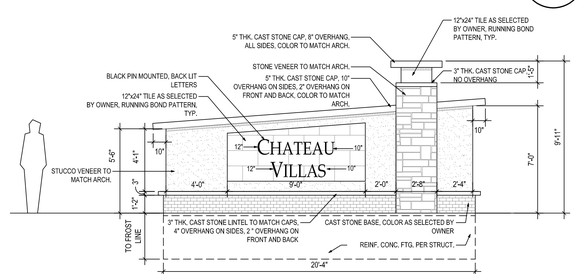
PLAN



FRONT ELEVATION

SIDE ELEVATION

TRASH ENCLOSURE — 2 / SP1.10
1/4" = 1'-0"



FRONT ELEVATION

PROPOSED DEVELOPMENT SIGN — 1 / SP1.10
1/4" = 1'-0"

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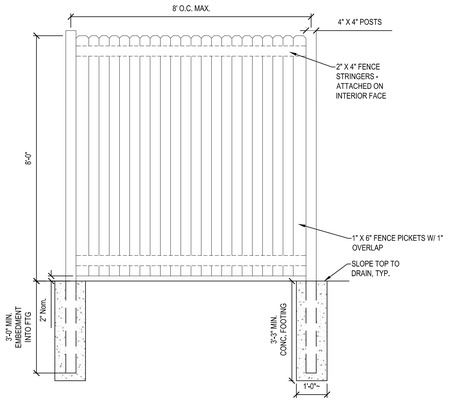
A MIXED USE DEVELOPMENT FOR:
CHATEAU VILLAS
SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG
- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

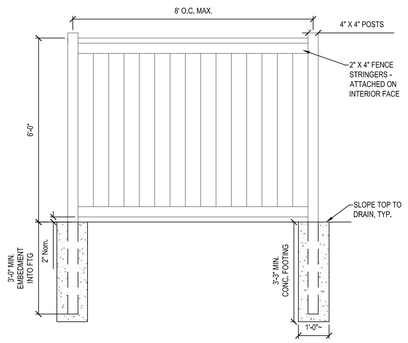
REVISIONS

DATE
11/03/2015
JOB NO.
564315
DRAWN BY:
TWH
SHEET NO.
SP1.10

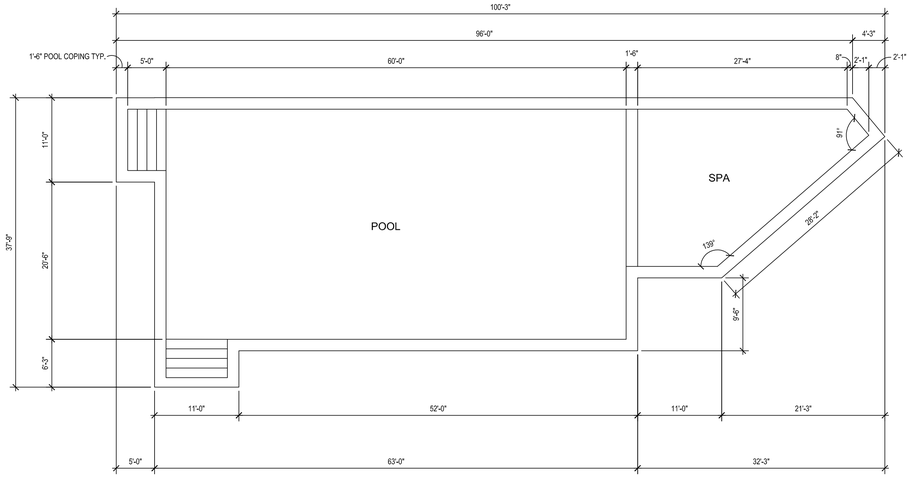
NOT FOR CONSTRUCTION



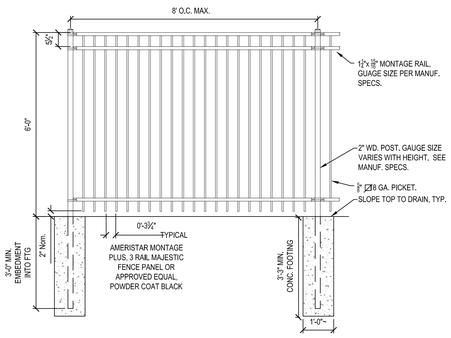
8'-0" WOOD FENCE



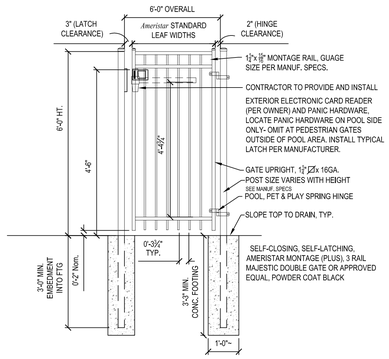
6'-0" WOOD FENCE



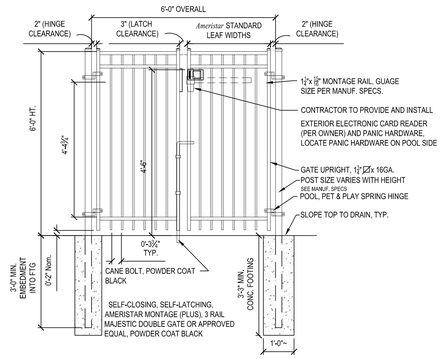
POOL / SPA
1/8" = 1'-0"
3
SP1.11



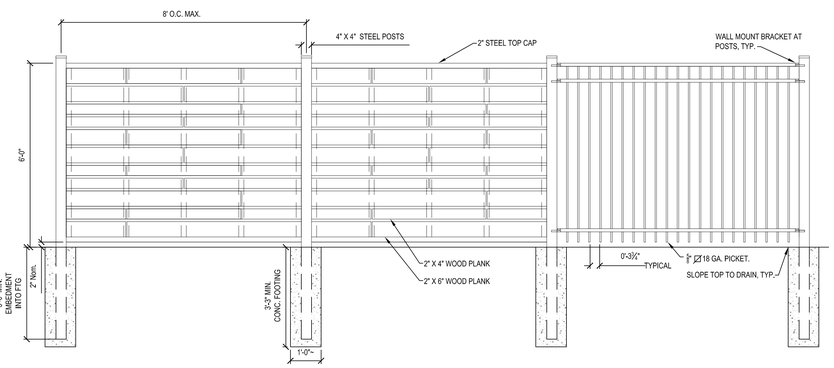
6'-0" ORNAMENTAL IRON FENCE



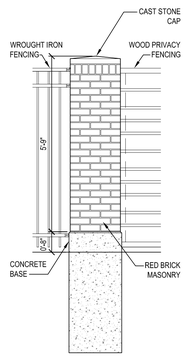
6'-0" ORNAMENTAL IRON FENCE GATE - SINGLE



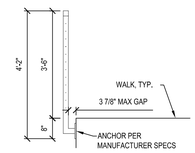
6'-0" ORNAMENTAL IRON FENCE GATE - DOUBLE



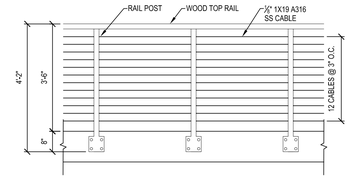
6'-0" COMBINATION WOOD & ORNAMENTAL IRON FENCE



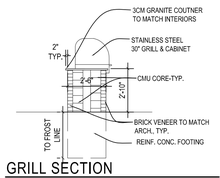
MASONRY COLUMN



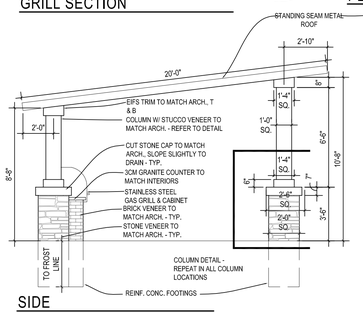
3'-6" CABLE RAIL SECTION



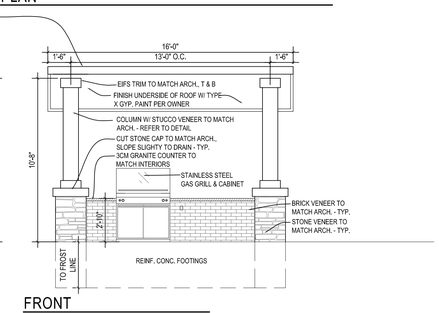
3'-6" CABLE RAIL FENCE



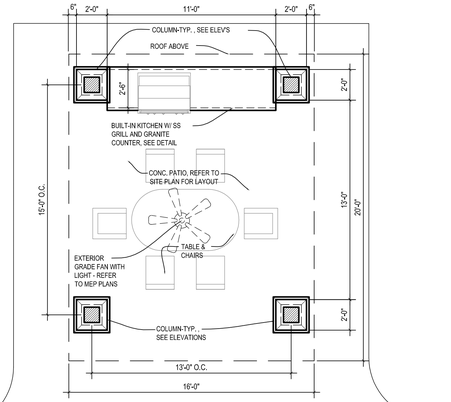
GRILL SECTION



SIDE



FRONT



PLAN

FENCE ELEVATIONS
1/2" = 1'-0"
2
SP1.11

OPEN SPACE ROOF COVERED GRILLING CABANA
1/4" = 1'-0"
1
SP1.11

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A MIXED USE DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

DRAWING RELEASE LOG

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- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL
- 10.16.2015 - PRICING SET
- 11.03.2015 - DETAILED SITE PLAN RE-SUBMITTAL

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DATE
11/03/2015
JOB NO.
564315
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SHEET NO.

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SP1.11

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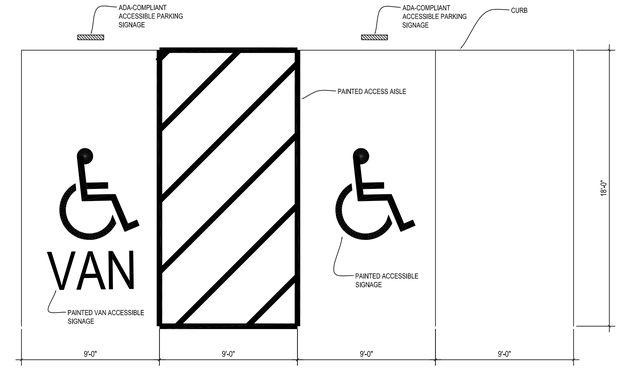

TYPICAL PARKING STALL, ACCESSIBLE/ACCESSIBLE VAN PARKING STALL, AND ACCESSIBLE AISLE DIAGRAM

1/4" = 1'-0"

1
SP1.12

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SHEET NO.
SP1.12

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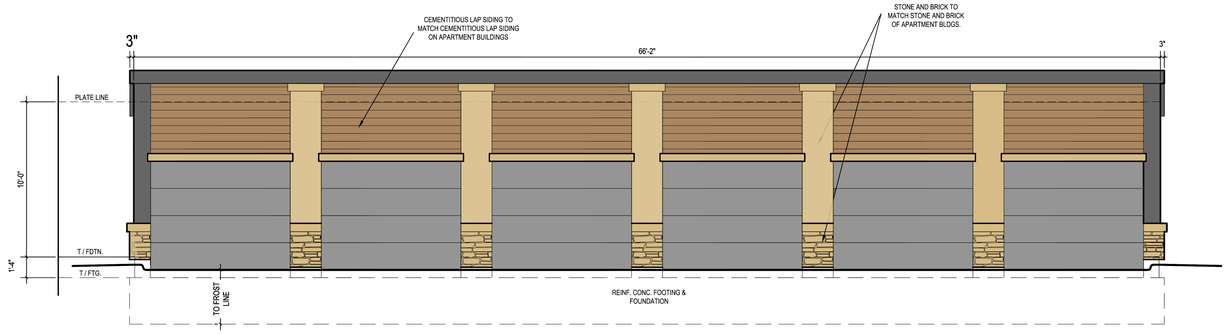
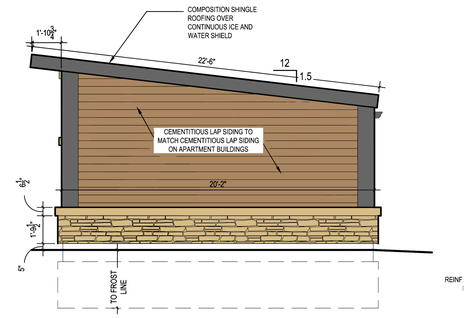


6 CAR GARAGE FRONT ELEVATION

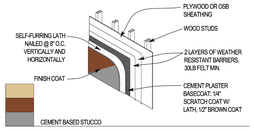
1/4" = 1'-0"

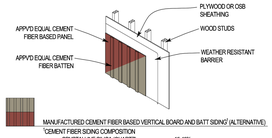


SIDE ELEVATION

1/4" = 1'-0"

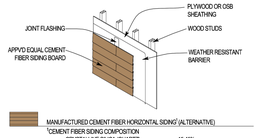
GARAGE TOTALS:			PROJECT TOTALS:		
BRICK:	0 S.F.	0%	BRICK:	9,775 S.F.	6%
STONE:	109 S.F.	9%	STONE:	14,715 S.F.	9%
STUCCO:	79 S.F.	7%	STUCCO:	36,924 S.F.	25%
(ALT) BOARD & BATT / LAP SIDING[1]:	962 S.F.	84%	(ALT) BOARD & BATT / LAP SIDING[1]:	93,926 S.F.	60%
MASONRY:		***16%***	***MASONRY:***		***40%***
ALTERNATIVE (SIDING):		***84%***	***ALTERNATIVE (SIDING):***		***60%***





[2]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
CALCIUM SILICATE (HYDRATE)	35-65%
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%



[2]CEMENT FIBER SIDING COMPOSITION

CRYSTALLINE SILICA (QUARTZ)	15-45%
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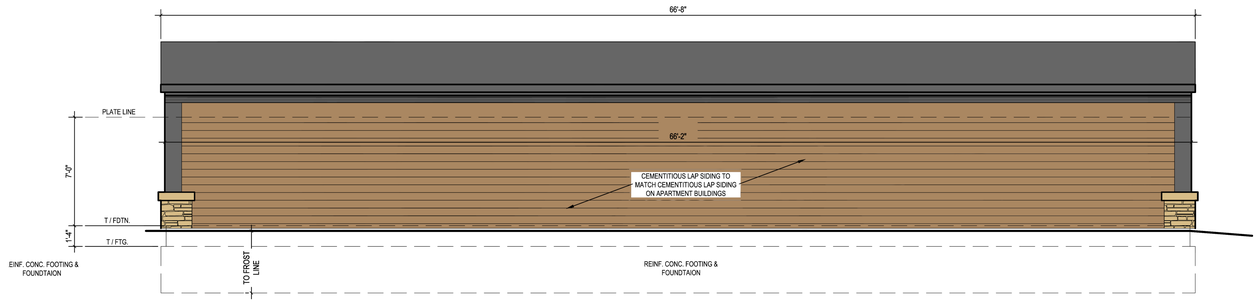
CALCIUM CARBONATE	< 30%
CALCIUM ALUMINUM SILICATE (HYDRATE)	< 20%
CELLULOSE	< 15%
CARBON BLACK	< 1%

CONSTRUCTION METHODS FOR CEMENT-FIBER BASED MATERIALS



6 CAR GARAGE REAR ELEVATION

1/4" = 1'-0"

HORIZONTAL LAP SIDING
NAME: MANNERED GOLD
NUMBER: SW 6130
CODE: R-153, G-151, B-99

CEMENT BASED STUCCO
NAME: EARTHEN JUG
NUMBER: SW 7703
CODE: R-169, G-94, B-57

BOARD AND BATT SIDING
NAME: BRAVADO RED
NUMBER: SW 6320
CODE: R-160, G-82, B-78

CEMENT BASED STUCCO
COLOR TO MATCH STONE

BOARD AND BATT SIDING
NAME: ADAPTIVE SHADE
NUMBER: SW 7053
CODE: R-134, G-126, B-112

ROOF TRIM
NAME: CITYSCAPE
NUMBER: SW 7067
CODE: R-127, G-129, B-126

BALCONY TRIM
NAME: ENDURING BRONZE
NUMBER: SW 7055
CODE: R-85, G-76, B-62

BUILDING APPLICABLE TRIM COLORS - COLORS DERIVED FROM SHERWIN - WILLIAMS
WINDOW TRIM TO MATCH ADJACENT BODY PAINT COLOR UNLESS OTHERWISE NOTED

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REVISIONS

DATE
11/3/2015
JOB NO.
564315
DRAWN BY:
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SHEET NO.

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SP1.13

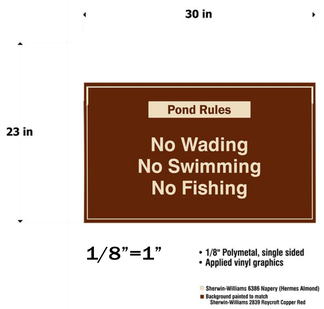
Pool Warning sign
to be visible inside pool or spa

Bi-lingual translation, if necessary, to be determined

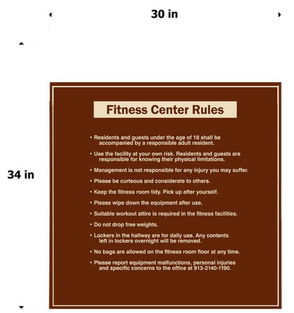
- 1/8" Polymetal, single sided
- Applied vinyl graphics

- Sherwin-Williams 6386 Napery (Hermes Almond)
- Background painted to match Sherwin-Williams 2839 Roycroft Copper Red

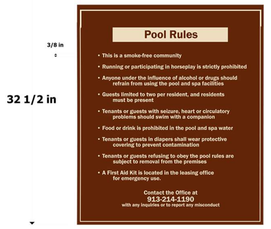
Pond Rules sign



Fitness Center Rules sign



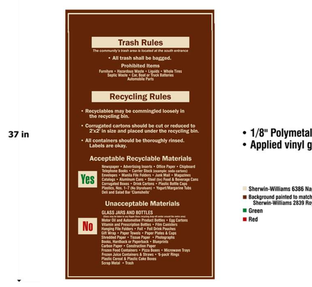
Pool Rules sign



- 1/8" Polymetal, single sided
- Applied vinyl graphics

- Sherwin-Williams 6386 Napery (Hermes Almond)
- Background painted to match Sherwin-Williams 2839 Roycroft Copper Red

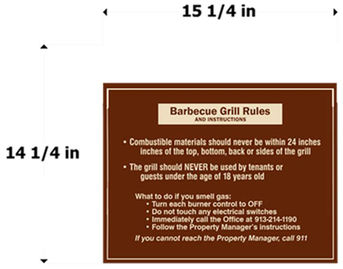
Trash & Recycling Rules sign



- 1/8" Polymetal, single sided
- Applied vinyl graphics

- Sherwin-Williams 6386 Napery (Hermes Almond)
- Background painted to match Sherwin-Williams 2839 Roycroft Copper Red
- Green
- Red

Covered Grill Rules sign



- 1/8" Polymetal, single sided
- Applied vinyl graphics

- Sherwin-Williams 6386 Napery (Hermes Almond)
- Background painted to match Sherwin-Williams 2839 Roycroft Copper Red

Parking signs single sided

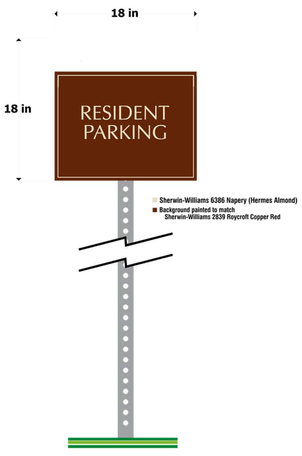
3mm Polymetal, with 2"x2" square galvanized posts

1/8”=1”

Parking signs single sided

3mm Polymetal, with 2"x2" square galvanized posts

1/8”=1”



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REVISIONS

DATE
10/13/2015
JOB NO.
564315
DRAWN BY:
RJA
SHEET NO.
SP1.14

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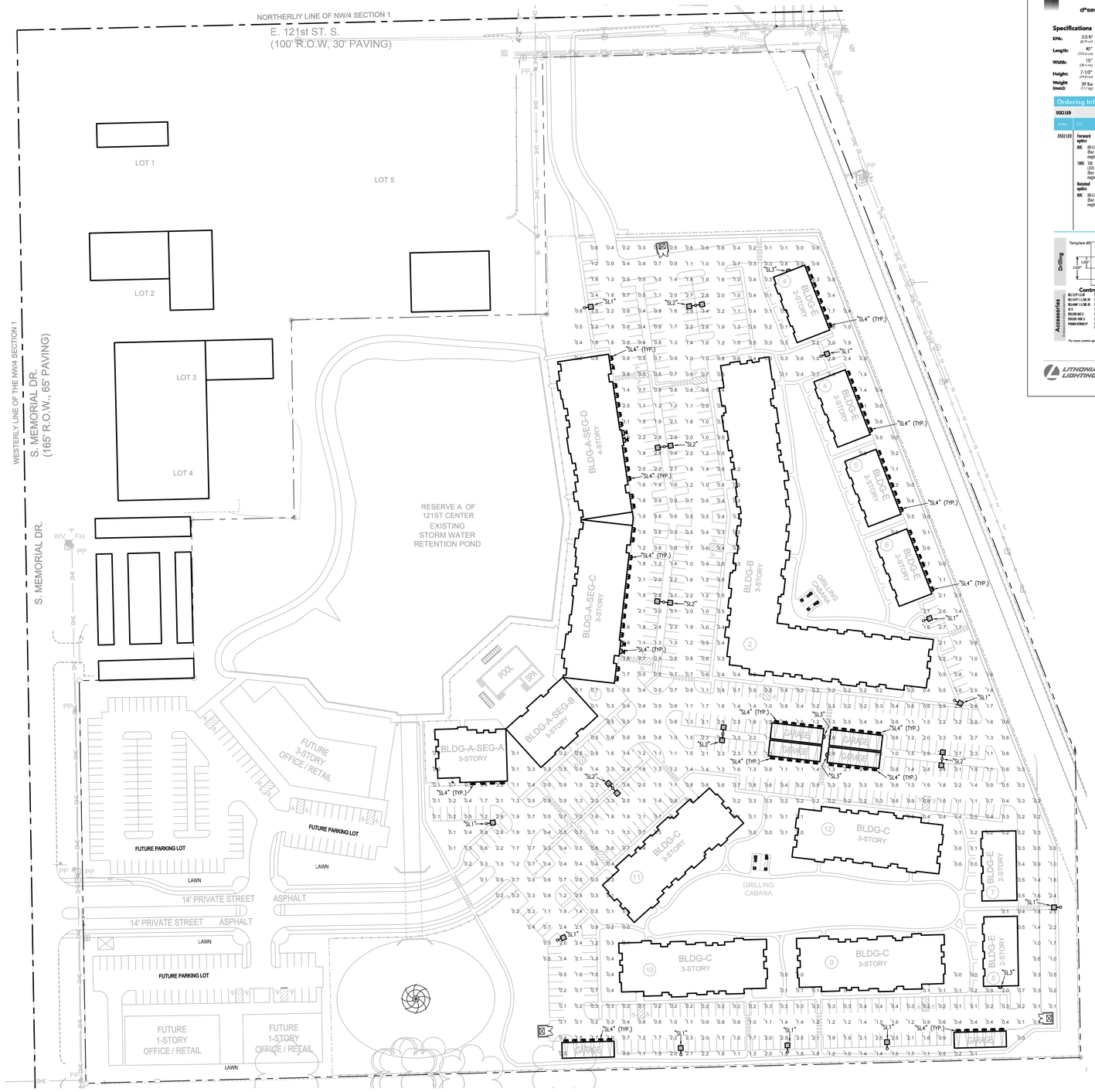

1 PHOTOMETRIC PLAN

1"=60'-0"

NORTH

D-Series Size 2
LED Area Luminaire

DESIGNLIGHTS CONSORTIUM

Catalog Number

Notes

Type "SL1" & "SL2"

d*series

Specifications

EPA: 2.0 ft² (0.19 m²)
Length: 45" (114.4 cm)
Width: 15" (38.1 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 39 lbs (17.7 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED											
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish
DSX2 LED	Forward optics 80C 80 LEDs (Four engines) 100C 100 LEDs (Four engines) Rotated optics 80C 80 LEDs (Four engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)*	30K 3000K 40K 4000K 50K 5000K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium BLC Backlight Control T4W Type IV Wide TFTM Forward Throw Medium TVS Type V Very Short TVSS Type V Very Short Square TVS Type V Short TVM Type V Medium TVW Type V Wide	MVOLT* 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket Shipped separately* SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor	Shipped installed PER NEMA® twist-lock receptacle only (no controls)* DMG 0-10V dimming driver (no controls)* DCR Dimmable and controllable via PLC4i® (no controls)* DS Dual switching** PBR Motion sensor, 15-30' mounting height** BL30 Bi-level switched dimming, 30% ** BL50 Bi-level switched dimming, 50% ** Shipped installed WS House-side shield * WTB Utility terminal block* SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* TLS Tool-less entry "triple" latch* L90 Left-rotated optics* R90 Right-rotated optics*	DDBTD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Textured sandstone DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Drilling

Template 40

Top of Pole

3.66" (93 mm)

5.00" (127 mm)

0.562" (14.3 mm)

0.902" (22.9 mm)

BOLT PATTERN

Bolt Circle Diameter | Number of Bolts | Slot Length | Slot Width
BBW16RS | Single unit | 7 at 180° | 0.75" (19 mm) | 1.75" (44.5 mm)
BBW16RS | 4 at 90° | 0.75" (19 mm) | 1.75" (44.5 mm)

Example: DSX 5W BBW16RS DDBXD

BOLT shares a unique drilling pattern with the AERO™ family. Specify this drilling pattern when specifying poles, per the table below.

BBW16RS | Single unit | 7 at 180° | BBW24RS | 3 at 90° *
BBW24RS | 4 at 90° * | BBW24RS | 4 at 90° *
BBW48RS | 4 at 90° * | BBW24RS | 3 at 120° **

Example: DSX 7B BT BBW48RS DDBXD

Visit Lithonia Lighting's POLES STARPAGE to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.35" O.D. minimum.
**For round pole mounting (RPA) only.

Accessories

Controls & Shields

DLL127F 1.5 JU | Photocell - SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU | Photocell - SSL twist-lock (347V) *
DLL480F 1.5 CUL JU | Photocell - SSL twist-lock (480V) *
Shorting cap *
DSHS SVF | House-side shield for SF/DF LEDs
DSHS SVK | House-side shield for 10F LEDs
PUMHA-DDBXD-FP | Square and round pole universal mounting bracket (specify finish)

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D. | Shipping Weight | Shipping Data
2-3/8" | AST20-190 | AST20-280 | N/A | 8/4 | 8/4 | 8/4
2-7/8" | AST29-190 | AST29-280 | N/A | AST29-280 | AST29-380 | AST29-480
4" | AST39-190 | AST39-280 | AST39-380 | AST39-380 | AST39-480 | AST39-480

NOTES
1 Available with 80 LEDs (80C option) only.
2 Not available with 530mA (350 or 525mA for shortest lead times. Consult factory for 350mA (2A), and 1000K (1Kh) lead times.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240, 277, 347 or 480V for specific voltage (347V and 480V for 4-STORY only (SF, DF options).
4 Not available with BL30, BL50, DS, or PBR. N/A 347V or 480V.
5 Not available with PBR, DS, DCR, BL30 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 With T2S option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PBR. N/A 347V or 480V.
7 Not available with SPUMBA or RPUMBA (with PER option. Ordered and shipped as separate line item from Acuity Brands Controls. For 1000mA, 5WA or 6WA PER, must order DLL127F 1.5 CUL JU Photocell - SSL twist-lock (120-277V) or the nearest/A is wired after the luminaire manufactured.
8 Available with BL30 & BL50 only.
9 Available with 530mA, 700mA and 1000mA drive current. Not available with 1000mA and 525mA or 350mA.
10 Requires an additional switched line.
11 Specify the Designlights Consortium® (DLC) 4.0 qualified configuration when ordering. Not available with DCR, DS, TLS or WTB.
12 Dimming driver standard. MVOLT only. Not available with DCR or WTB.
13 Also available as a separate accessory; see Accessories Information.
14 WTB not available with BL30, BL50, DS, or PBR. N/A 347V or 480V.
15 Not available with SF, DF, WTB, TLS, L90 or R90 voltage options. Double fuse (DF) requires 208, 240 or 480 voltage option.
16 With T2S option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PBR. N/A 347V or 480V.
17 Not available with SPUMBA or RPUMBA (with PER option. Ordered and shipped as separate line item from Acuity Brands Controls. For 1000mA, 5WA or 6WA PER, must order DLL127F 1.5 CUL JU Photocell - SSL twist-lock (120-277V) or the nearest/A is wired after the luminaire manufactured.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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WSQ LED
Architectural Wall Sconce

DESIGNLIGHTS CONSORTIUM

Catalog Number

Notes

Type "SL3"

Specifications

Luminaire

Height: 7-1/4" (18.4 cm)
Width: 16-3/4" (41.3 cm)
Depth: 9-1/8" (23.2 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)

For 3/4" NPT, side-entry conduit

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSQ LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DDBTXD

WSQ LED									
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options		Finish (required)
WSQ LED	1 One engine (5511LMs) 2 Two engines (10 LEDs)	700 mA options: 10A700/40K 4000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT* 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	Shipped included (blank) Surface mount Shipped separately* WBW Surface-mounted back box WTS Uplift 3 degrees	Shipped installed PE Photoelectric cell, button type ** SF Single fuse (120, 277, 347V) * DF Double fuse (208, 240, 480V) * DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup * WGU Wet location door for up orientation PIR Motion/ambient light sensor * Shipped separately VG Vertical guard WG Wire guard	DDBTD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

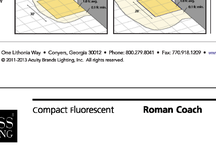
The emergency battery backup (ELCW option) is integral to the luminaire – no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features are unparalleled in the industry. (ELCW not available with WTS option.)

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum at the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277V for specific voltage (347V and 480V ordered per PFE option) or Ilumig DX (SF or DF).
2 May also be ordered separately as an accessory. Ex: WSQBWV DDBXD U. Must specify finish.
3 Must be ordered with fixture; cannot be field installed.
4 Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Not available with 40K option. Not available with motion/ambient light sensor (PIR).
6 Integral battery pack is rated for -20° to 60°C operating temperature. Includes 5-year limited battery warranty. (5-year warranty).
7 Specifies the Design Lights LEDS C SSCP (photocell included); see Motion Sensor Guide for additional ordering information.
Not available with "PER" option (button type photocell). Dimming driver standard. Not available with WLL, WL or WH.

LITHONIA LIGHTING

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PROGRESS LIGHTING

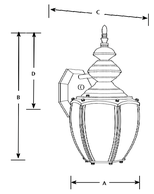
Compact Fluorescent | **Roman Coach** | **Outdoor**

Type "SL4"

	-09	-20	-31
P5770	☐	☐	☐

Finish

Catalog No.	Brushed Nickel	Antique Bronze	Textured Black	Lamping	Dimensions (Inches) A	B	C	D
P5770	-09	-20	-31	1-26w GU-24	7	15-3/8	7-1/4	6-7/8



Specifications:

General
- Etched seeded glass curved panels
- Acorn style
- Aluminum construction
- Plated Brushed Nickel (-09) finish
- Painted Antique Bronze (-20), Textured Black (-31) finishes
- Lamp replacement through bottom opening
- Companion Chain hung lantern, Close-to-ceiling, Post top lantern, Wall lantern, fixtures are available

Mounting
- Wall mount
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included

Electrical
- GU24 base
- Pre-wired

Labeling
- cCSAus Wet location listed

Progress Lighting
701 Millennium Blvd.
Greenville, South Carolina
29607

www.progresslighting.com

Rev. 08/13

LIGHT FIXTURE SCHEDULE

MARK	MANUFACT.	MODEL NUMBER	MOUNTING RECESS.	MOUNTING SURF.	MOUNTING WALL	FINISH	LAMPS INCAND.	LAMPS FLUOR.	LAMPS LED	LAMPS HID	LAMPS CODE	LAMPS QUAN.	REMARKS
SL1	LITHONIA	DSX2 LED 80C 1000 3000K T2M 120 RPA DDBXD		POLE		DARK BRONZE			X		275W	1	2, 3, 4, 5
SL2	LITHONIA	(2)DSX2 LED 80C 1000 3000K T3M 120 RPA DDBXD		POLE		DARK BRONZE			X		275W	2	1, 3, 4, 5
SL3	LITHONIA	WSQLED1 10A700/35K/SR2			X	DARK BRONZE			X		24W	1	5, 6
SL4	PROGRESS	P5770-31EB			X	BLACK		X			26W	1	5, 6

REMARKS:
1 - PROVIDE WITH (2) HEADS AT 180° FROM EACH OTHER.
2 - PROVIDE WITH (1) HEAD.
3 - MOUNT ON 25' RSS POLE, WITH HANDHOLE AND BASE COVER.
4 - PROVIDE SCREW-IN BASE FOR 80 MPH WIND RATING, 1.3 GUST FACTOR.
5 - 120 V.
6 - MOUNT AT 8 FT AFG.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Site Light	1.0 fc	4.0 fc	0.0 fc	N/A	N/A	0.3:1

NSPJ ARCHITECTS PA
ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIORS ENERGY SERVICES
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NSPJARCH.COM
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REGISTERED PROFESSIONAL ENGINEER
RICHARD R. BEARDMORE
21880
OKLAHOMA
8-20-15

DEVELOPMENT FOR:

CHATEAU VILLAS

SOUTHEAST OF INTERSECTION OF 121st STREET SOUTH AND MEMORIAL DRIVE
BIXBY, OKLAHOMA

A MIXED USE DEVELOPMENT

DRAWING RELEASE LOG

- 06.19.2015 - DRAWING RELEASE
- 08.04.2015 - DRAWING RELEASE
- 08.05.2015 - PUD SUBMITTAL
- 08.13.2015 - DRAWING RELEASE
- 08.21.2015 - DETAILED SITE PLAN SUBMITTAL

REVISIONS

NOT FOR CONSTRUCTION

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LSA PROJECT NO. 1504040

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