



City of Bixby Planning Commission Meeting Agenda

Chairman Jason Mohler
Vice Chair Josh Nave
Commissioner Tom Holland
Commissioner Lance Whisman
Commissioner Eric Covey

Monday, April 20, 2026

6:00 PM

Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

- 1) Consider and approve the minutes from the Planning Commission Meeting held on March 24, 2026.

Public Hearing

- 1) Discussion, consideration, and possible recommendation to the Bixby City Council on Special Use Permit (Case No. BXSUP-26.02), a request to allow the continued operation of a Memory Care Facility (Use Unit 8) in the Office Light (OL) zoning district, associated with a change in ownership.
- 2) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Final Plat for Legends Reserve (Case No. BXPT-25.02 FP), a residential subdivision consisting of twenty-eight (28) lots within three (3) blocks, including four (4) reserve areas, on approximately eight and fifty-seven hundredths (8.57) acres, located near the northwest corner of South Mingo Road and East 111th Street South, Bixby, Oklahoma.
- 3) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Final Plat for Reserve at 151 (Case No. BXPT-25.12 FP), a mixed-use development consisting of three (3) lots within three (3) blocks, on approximately 1.799± acres, located on the north side of East 151st Street South at

the northeast corner of East 151st Street South and North Riverview Drive, within the City of Bixby, Tulsa County, Oklahoma.

- 4) Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of a Preliminary Plat for Tall Grass Creek (Case No. BXPT-26.02), a residential subdivision consisting of three hundred fifty-four (354) lots within fourteen (14) blocks and one (1) reserve area on approximately 120.21 acres, located approximately one-quarter (1/4) mile west of South Yale Avenue on the south side of East 151st Street South, Bixby, Oklahoma.
- 5) Discussion, consideration, and possible recommendation to the Bixby City Council for approval of Rezone Case No. BXZO-26.03, a request to rezone approximately 12.008 acres from Agriculture (AG) to Commercial Shopping (CS), located at the northeast corner of South Memorial Drive and East 131st Street South, Bixby, Oklahoma.
- 6) Discussion, consideration, and possible recommendation to the Bixby City Council for approval of a Preliminary Plat for a Grocery Store (Case No. BXPT-26.04), a commercial subdivision consisting of one (1) lot within one (1) block on approximately 12.008 acres, located at the northeast corner of South Memorial Drive and East 131st Street South, Bixby, Oklahoma.

New Business

Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board on April 17, 2026, at or before 6:00 p.m., at City Hall, 111 N. Cabaniss Ave., Bixby, Oklahoma.

Respectfully Submitted

Gladys Gill
Assistant Planner

For Special Accommodations

Individuals requiring special accommodations to participate in this meeting must contact Shannon Duran, City Clerk, at 111 N. Cabaniss Avenue, Bixby, Oklahoma, 918-366-4430, or via email at SDuran@bixbyok.gov, at least 48 hours before the meeting. TDD users must contact Oklahoma Relay at 1-800-722-0353, and voice calls should be made to 1-800-522-8506 to facilitate communication between hearing telephone users and TDD users.

Please Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, “disturb, interfere or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

Planning Commission Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008
March 24, 2026 at 6:00 PM

Call to Order

Chairman Jason Mohler called the meeting to order at 6:00 p.m.

Roll Call

Roll call was conducted by staff. Commissioners present were:

Chairman Jason Mohler
Vice Chairman Josh Nave
Commissioner Tom Holland
Commissioner Eric Covey.

Commissioner Lance Whisman was absent.

A quorum was declared.

Consent Agenda

Consider and approve the minutes from the Planning Commission Meeting held on January 20, 2026.

Consider and approve the minutes from the Planning Commission Special Meeting held on March 9, 2026.

The Consent Agenda consisted of the following items:

1. Approval of the minutes from the Planning Commission meeting held on January 20, 2026.
2. Approval of the minutes from the Planning Commission Special Meeting held on March 9, 2026.

A motion was made to approve the Consent Agenda in its entirety. The motion was seconded and approved by a vote of 3-0-1, with Vice Chair Nave abstaining.

Public Hearing

Discussion, consideration, and possible recommendation to the Bixby City Council on Rezone Case No. BXZO-26.01, a request to rezone approximately 69 acres located north of U.S. Highway 64 and west of South Mingo Road (near 16600 South Mingo Road) from Agriculture (AG) to Residential Single-Family (RS-3).

A public hearing was held to consider a request to rezone approximately 69 acres located north of U.S. Highway 64 and west of South Mingo Road (near 16600 South Mingo Road) from Agriculture (AG) to Residential Single-Family (RS-3).

Staff presented the report, noting the request was being considered concurrently with a Planned Unit Development (PUD) and is associated with the proposed Pecan Grove subdivision consisting of approximately 215 lots. Staff explained that the proposed RS-3 zoning is consistent with surrounding development patterns and that the PUD reduces the allowable density below what would otherwise be permitted by right. Staff also discussed prior Planning Commission action recommending approval of a Comprehensive Plan amendment for the property and outlined key infrastructure considerations, including drainage and sanitary sewer capacity, which would be addressed during subsequent platting and engineering review.

The Commission discussed infrastructure concerns, including drainage, floodplain impacts, and sewer capacity, as well as the appropriateness of residential development in this location. The applicant and engineer addressed questions regarding floodplain mitigation, drainage design, and coordination with the City's master drainage plan. Additional discussion included development standards, access, and long-term zoning implications.

No members of the public formally spoke during the hearing, though a nearby resident asked a question about drainage impacts, which the applicant's engineer addressed.

A motion was made to recommend approval of Rezone Case No. BXZO-26.01 to the City Council, with consideration of comments regarding potential trail connectivity. The motion was seconded and approved by a vote of 4-0.

Discussion, consideration, and possible recommendation to the Bixby City Council regarding approval of Planned Unit Development Case No. BXPUD-26.01, a request to establish a Planned Unit Development (PUD) for approximately 69 acres located north of U.S. Highway 64 and west of South Mingo Road (near 16600 South Mingo Road).

The Commission considered a request to establish a Planned Unit Development (PUD) for the same approximately 69-acre property.

As the staff report had been previously presented, no additional staff presentation was provided. Discussion focused on development standards within the PUD, including masonry requirements and building materials. The applicant agreed to include a restriction prohibiting vinyl siding.

A motion was made to recommend approval of PUD Case No. BXPUD-26.01 to the City Council, including staff conditions and the added provision prohibiting vinyl siding. The motion was seconded and approved by a vote of 4-0.

New Business

No new business was discussed.

Adjournment

With no further business, the meeting was adjourned at 6:50 pm.



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: April 20, 2026

NAME: Iris Memory Care

CASE(S): **SPECIFIC USE PERMIT (SUP) | BXSUP-26.02**

LOCATION: 9494 E 101st Street South, Bixby, Oklahoma

EXISTING ZONING: OL – Office Light within PUD-45

PROPOSED ZONING: SUP for Use Unit 8 (*Multi-Family Dwelling & Similar Uses*)

STR: Section 25, Township 18N, Range 13E

APPLICANT: David Krukiel

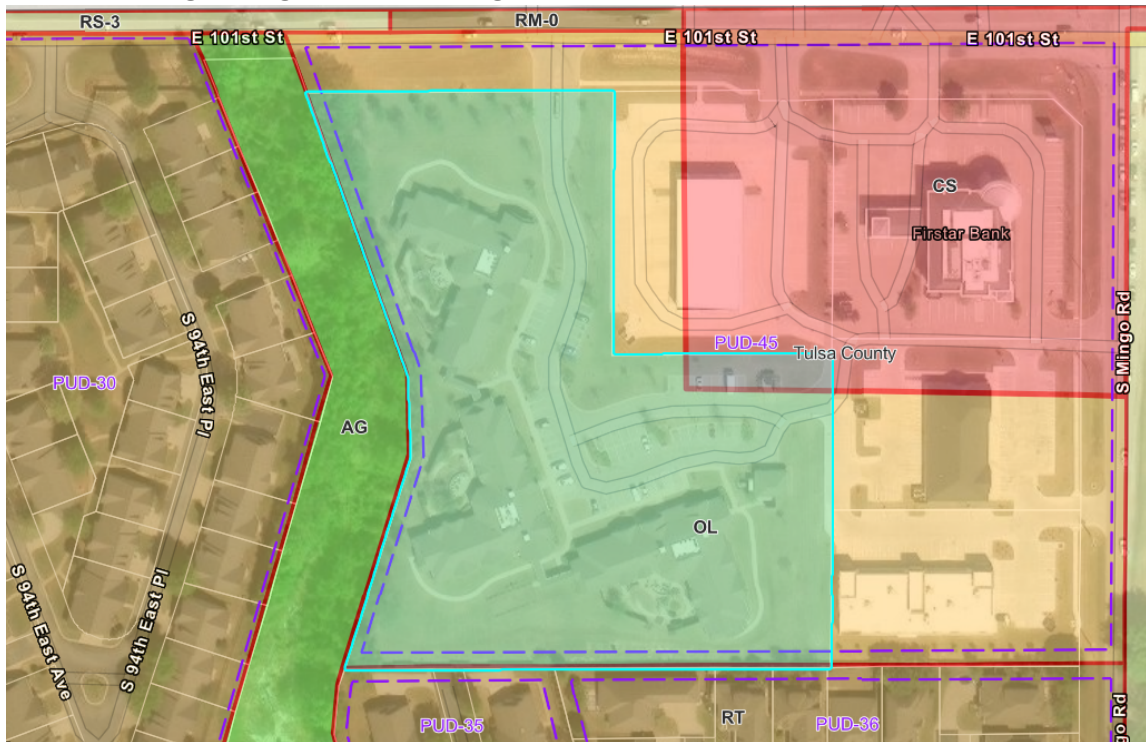
REQUEST: The applicant is requesting approval of a Specific Use Permit (SUP) to allow for the operation of a Memory Care Facility, classified under Use Unit 8 (Nursing Homes and Similar Care Facilities), within the OL (Office Light) zoning district and PUD-45.

While the facility is currently operating at this location, a Specific Use Permit is required because the use is not permitted by right within the OL district. This request is being initiated due to a change in ownership and does not involve any expansion or change to the existing use, but instead serves to bring the property into compliance with the City of Bixby Zoning Code and allow for the continued operation of the facility.

SURROUNDING ZONING AND LAND USE:

- North: Tulsa City Limits with Residential Single-Family
- South: (RT) Residential Triplex with PUD-35: SPICEWOOD POND & PUD-36: SPICEWOOD VILLAS
- East: (CS) Commercial Shopping and (OL) Office Light with PUD-45: FIRST NATIONAL, JAKE’S FIREWORKS, and two office buildings.
- West: (AG) Agriculture and (RD) Residential Duplex with PUD-30: SPICEWOOD PARK

Figure 1: Existing zoning for surrounding areas.



ZONING ANALYSIS:

While the Bixby Zoning Code does not specifically define “Memory Care Facility,” the proposed use is most consistent with Use Unit 8 (Nursing Homes and Similar Care Facilities) because it provides 24-hour supervised residential care.

The proposed use is compatible with surrounding development patterns, particularly within an office and institutional context. Memory care facilities typically operate with minimal external impacts, including:

- Limited traffic generation compared to commercial uses
- Low noise levels
- Residential-style building design

These factors typically reduce potential impacts on adjacent properties.

ZONING ANALYSIS CONTINUED:

The site is located within PUD-45, and the proposed use must be evaluated for consistency with the PUD's intent. Staff finds that the requested use aligns with the broader intent of allowing office and quasi-institutional uses within the development.

PUBLIC INPUT:

After the public notice and publications on March 26, 2026, staff received inquiries from nearby residents requesting clarification regarding the proposed Specific Use Permit. Staff explained that the SUP request does not introduce a new or different use, but rather formalizes the existing use classification under the Zoning Code.

STAFF COMMENTS:

Staff has reviewed the proposed SUP for Use Unit 8 – Nursing Homes and Similar Care Facilities and finds that it meets the applicable approval criteria in the City of Bixby Zoning Code.

Staff recommends **APPROVAL** of Specific Use Permit Case No. BXSUP-26.02, subject to the following conditions:

1. The use shall be limited to a Memory Care Facility consistent with Use Unit 8.
2. The site shall comply with all applicable provisions of the Bixby Zoning Code and PUD-45.
3. Any future expansion or significant modification to the use shall require additional review and approval.

FIGURES:

Figure 1: Existing Zoning

Iris Memory Care





STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: April 20, 2026

NAME: Legends Reserve

CASE(S): **FINAL PLAT** | BXPT-25.02 FP

LOCATION: Northwest corner of E. 111th Street S. and S. Mingo Road

EXISTING ZONING: (RS-3) Residential Single-Family and (CS) Commercial Shopping with BXPUD-24.09

PROPOSED ZONING: N/A

STR: Section 25, Township 18N, Range 13E

APPLICANT: DH & RB Properties, LLC

REQUEST:

The applicant is requesting approval of the Final Plat for Legends Reserve, a private, gated single-family residential subdivision. The proposed development includes 27 lots arranged across three blocks, along with four designated reserve areas, encompassing approximately 8.57 acres.

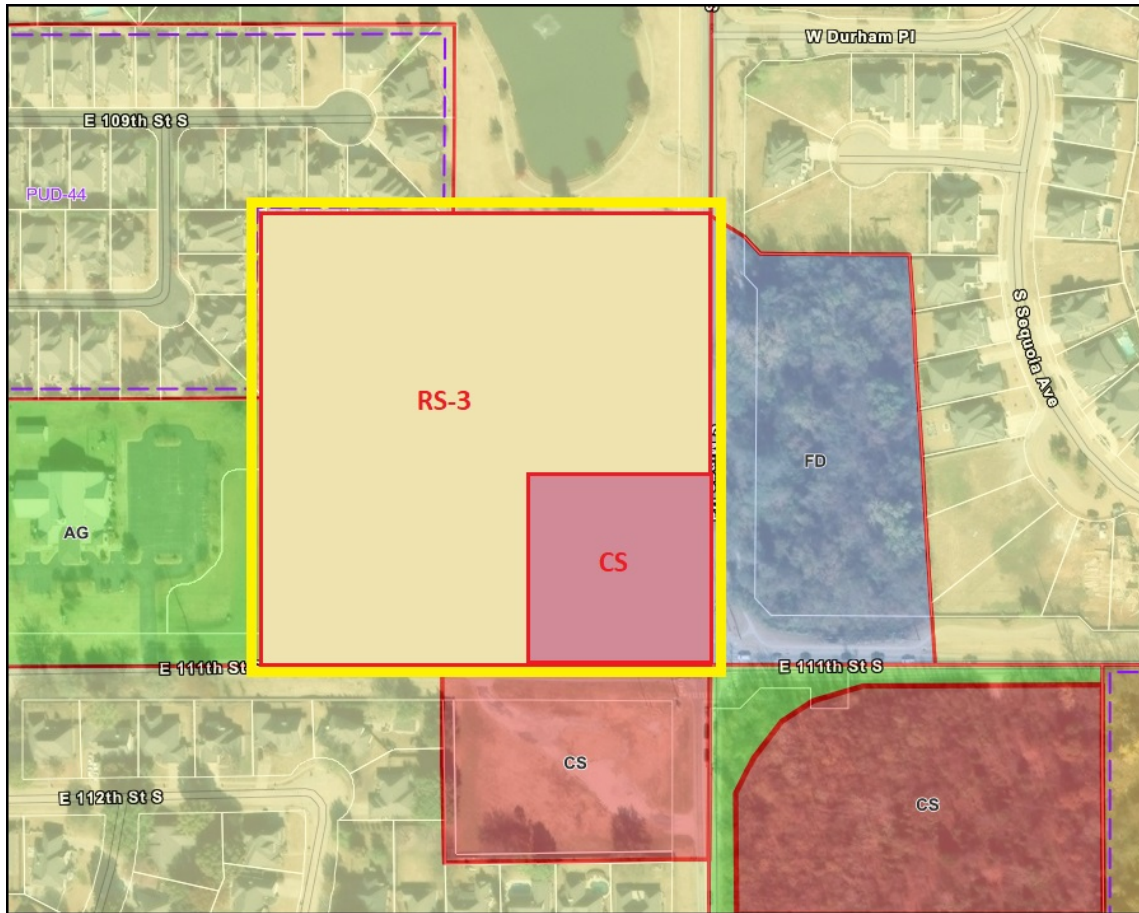
Site Stats:

Acres: 8.57 +/-	Min. Lot Width: 60 ft.	Avg. Lot Size: 7,500 sq. ft.	Min. Dwelling Size: 2,200 sq. ft.
Number of Lots: 27	Number of Blocks: 3	Reserve Areas: 4	

Abutting Zoning; Use:

- North: (RS-3) Residential Single-Family: The Legends
- East: South Mingo Road and Berwick South Flood District (Broken Arrow)
- South: East 111th Street South, (CS) Commercial Shopping and (RS-2) Residential Single Family: Country Crossing
- West: (AG) Agriculture: Trinity Presbyterian Church and (RS-4) Residential Single Family (PUD-44): Village At The Legends

Figure 1: City of Bixby Zoning Map



Utilities:

Legends Reserve will be served by public water and sanitary sewer from the City of Bixby, with 8-inch lines looping through the site and connecting to existing mains. All installations must meet City and ODEQ standards. Stormwater will be managed by a wet detention pond within Reserve B, to be maintained by the HOA. Other utilities, including gas, electric, and communications, will be installed underground within utility easements. A 17.5-foot perimeter utility easement is provided, and no permanent structures are permitted within the easement. See the utility release letters attached.

Engineering Review Comments: No comments were received at the time of writing this report.

Public Comments: Plats are not subject to public advertising, and no public comments were received at the time of writing this report.

Staff Comments:

The proposed Final Plat for Legends Reserve complies with the RS-3 zoning district and the development standards established in PUD BXPUD-24.09. The layout includes adequate utility easements, a designated stormwater detention area, and appropriate building setback lines, all in accordance with the City’s Subdivision Regulations and Engineering Design Standards.

Staff has no objection to the approval of Final Plat BXPT-25.02 FP for Legends Reserve.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: 1. Final Plat with Deed of Dedication

Subdivision Statistics

SUBDIVISION CONTAINS TWENTY-EIGHT (28) LOTS IN THREE (3) BLOCKS AND FOUR (4) RESERVE AREAS.

GROSS SUBDIVISION AREA: 373,218.69 SF / 8.57 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Benchmark

ADS STATION 509 - 5/8" REBAR WITH ALUMINUM CAP
N: 429293.418, E: 2594905.585, ELEV.: 627.84' NAVD88

Addresses

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

Legend

B/L - BUILDING SETBACK LINE
IPF - IRON PIN FOUND
IPS - IRON PIN SET
L.N.A. - LIMITS OF NO ACCESS
OD/E - OVERLAND DRAINAGE EASEMENT
U/E - UTILITY EASEMENT

Owner / Developer

DH & RB PROPERTIES
219 NORTH ARMSTRONG
BIXBY, OKLAHOMA 74008
PHONE: (918) 955-1555
DAN HOLCOMB

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

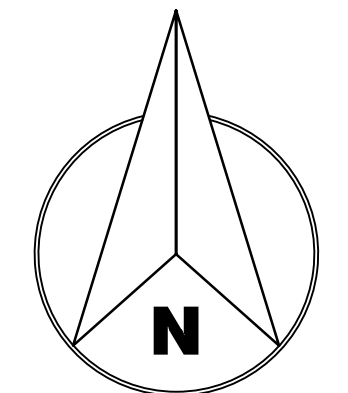
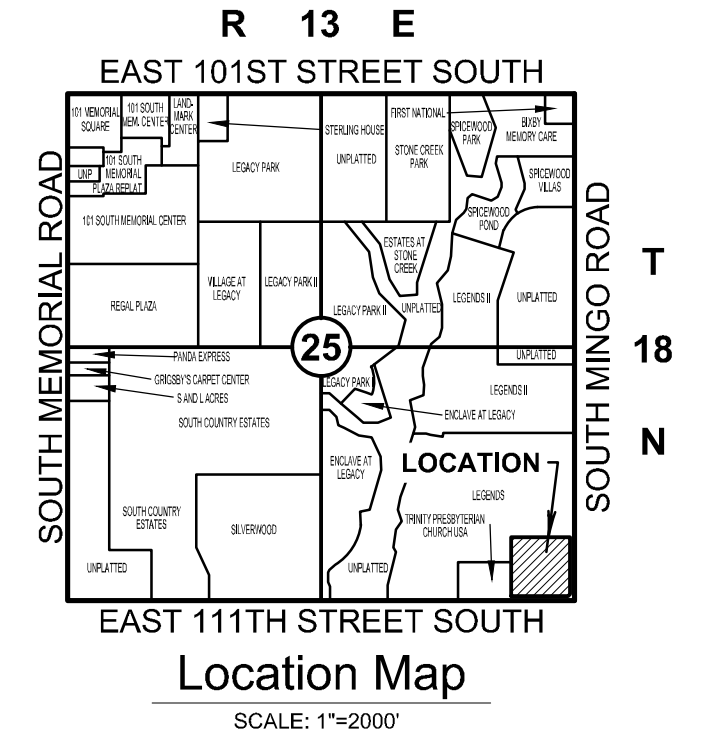
Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LN
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2026

BXPUD-24.09

Legends Reserve

A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.



Scale: 1" = 50'

**DRAFT
FINAL PLAT #1**

**FINAL PLAT
CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the City Council of the City of Bixby on _____, 2026.

on _____

MAYOR - VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER - CITY CLERK

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2026.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY _____

COUNTY TREASURER STAMP

Lot Area & Address Table

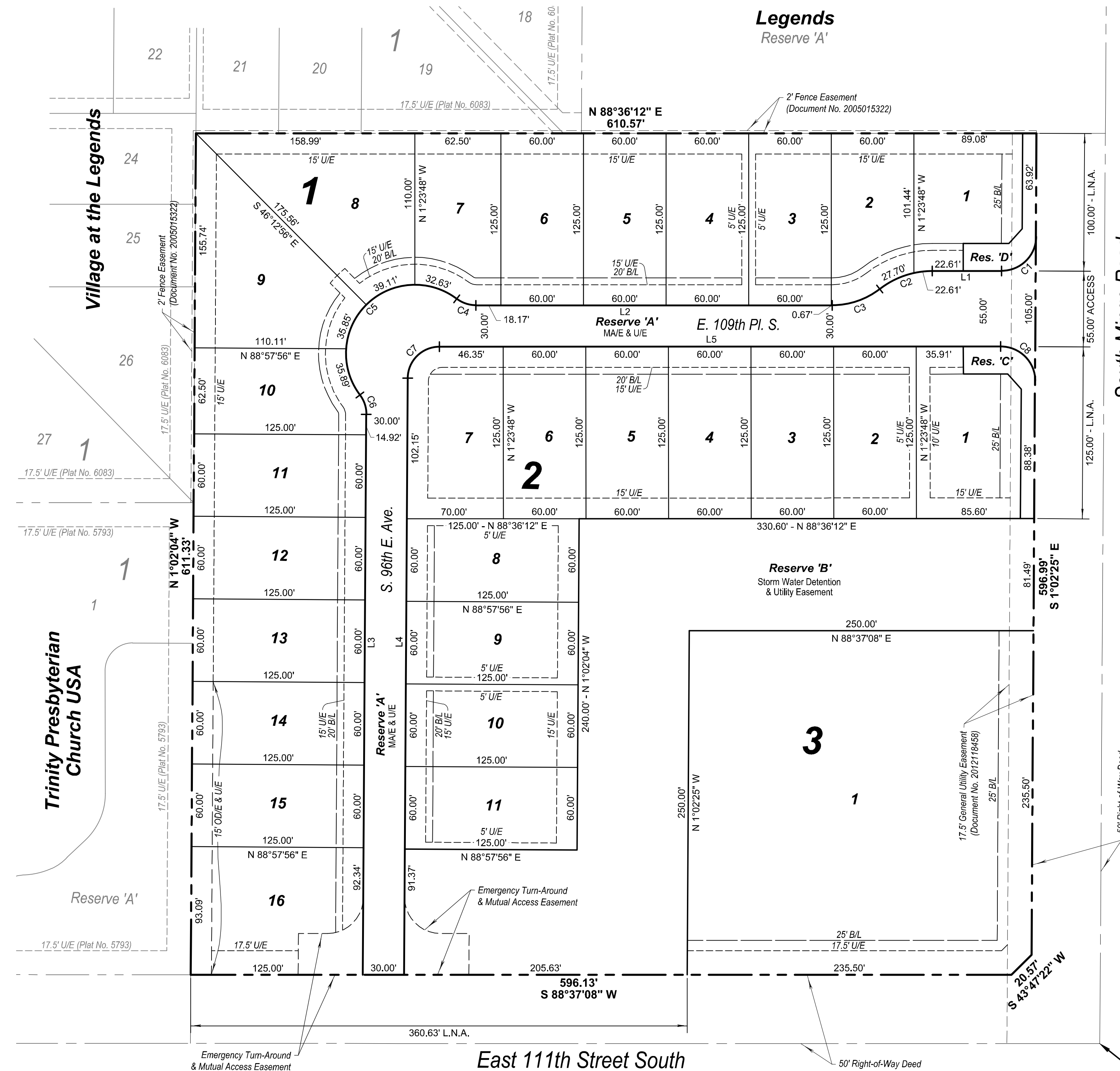
BLOCK	LOT	STREET ADDRESS	LOT AREA (SF)
1	1	XXXXXX	7,633.16
	2		6,901.49
	3		7,500.00
	4		7,500.00
	5		7,500.00
	6		7,500.00
	7		7,435.35
	8		11,741.54
	9		11,383.24
	10		7,386.63
	11		7,500.00
	12		7,500.00
	13		7,500.00
	14		7,500.00
	15		7,500.00
	16		10,036.49
2	1		9,499.44
	2		7,500.00
	3		7,500.00
	4		7,500.00
	5		7,500.00
	6		7,500.00
	7		8,588.75
	8		7,500.00
	9		7,500.00
	10		7,500.00
	11		7,500.00
RES	A		36,041.61
	B		56,942.58
	C		1,111.92
	D		1,118.06

Line Table

LINE	BEARING	DISTANCE
L1	N 88°36'12" E	50.31'
L2	N 88°36'12" E	258.84'
L3	N 01°02'04" W	407.25'
L4	S 01°02'04" E	433.51'
L5	S 88°36'12" W	407.54'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.11'	25.00'	89°38'37.00"	N 43°46'53" E	35.25'
C2	41.11'	62.00'	37°59'18.17"	S 69°36'33" W	40.36'
C3	37.13'	56.00'	37°59'18.17"	N 69°36'33" E	36.45'
C4	15.01'	23.00'	37°23'24.02"	S 72°42'06" E	14.74'
C5	143.48'	50.00'	184°25'04.05"	S 43°47'04" W	99.08'
C6	15.01'	23.00'	37°23'24.02"	N 19°43'46" W	14.74'
C7	35.98'	23.00'	89°38'16.00"	S 43°47'04" W	32.42'
C8	39.43'	25.00'	90°21'23.00"	N 46°13'07" W	35.47'



LEGENDS RESERVE

PLANNED UNIT DEVELOPMENT: BXPUD-24.09 ("PUD")

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

DH & RB PROPERTIES, LLC, 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 LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 25; THENCE SOUTH 88°37'08" WEST ALONG THE SOUTH LINE THEREOF 64.50 FEET; THENCE NORTH 01°02'16" WEST AND PARALLEL WITH THE EAST LINE THEREOF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 11th STREET AND THE POINT OF BEGINNING; THENCE SOUTH 88°37'08" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF E. 11th ST. S.A DISTANCE OF 596.13 FEET TO THE SOUTHEAST CORNER OF RESERVE 'A', TRINITY PRESBYTERIAN CHURCH USA, PLAT NO. 5793; THENCE NORTH 01°02'04" WEST ALONG THE EAST LINE THEREOF 611.33 FEET TO THE SOUTHWEST CORNER OF LOT 21, BLOCK 1, VILLAGE AT THE LEGENDS, PLAT NO. 6083; THENCE NORTH 88°36'12" EAST ALONG THE SOUTH LINE THEREOF AND ALONG THE SOUTH LINE OF RESERVE "A", LEGENDS, PLAT NO. 6082 A DISTANCE OF 610.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MINGO ROAD; THENCE SOUTH 01°02'16" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE 596.99 FEET; THENCE SOUTH 43°47'22" WEST ALONG THE RIGHT-OF-WAY LINE 20.57 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 373,226.7 SQ. FEET OR 8.57 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83)

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

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 PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT", AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "LEGENDS RESERVE", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER "LEGENDS RESERVE" OR THE "SUBDIVISION").

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT 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, EXCEPT FOR OVERHEAD SHALL BE ALLOWED ALONG THE EAST AND SOUTH PERIMETER OF THE SUBDIVISION. 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. 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.
- 2. 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.

- 3. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

- 4. ONG'S EASEMENT(S) RECORDED IN BOOK _____ PAGE _____ REMAIN IN FULL FORCE AND EFFECT. ONG'S EASEMENT(S) PRE-DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF ONG'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT ONG'S PRIOR WRITTEN CONSENT.

- 5. 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 'B' (HEREINAFTER REFERRED TO AS THE "OVERLAND DRAINAGE EASEMENT AREAS") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER 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 IV) 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.

- 4. IN THE EVENT THE 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 STORM WATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION.

- 5. IN THE EVENT THE 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 BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS.

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

F. STORM WATER DETENTION

- 1. THE OWNER/DEVELOPER DOES HEREBY GRANT TO THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, A PERPETUAL STORM WATER DETENTION EASEMENT ON, OVER AND ACROSS RESERVE 'B' FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS, RESERVE AREAS AND PRIVATE STREETS WITHIN THE SUBDIVISION, AND FROM AREAS OF HIGHER ELEVATION OUTSIDE THE SUBDIVISION.

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

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

- a. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.
- b. THE STORM WATER DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

- 4. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORM WATER DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE STORM WATER DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE ASSOCIATION.

- 5. IN THE EVENT THE 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 BE LIMITED TO ITS PRO RATA SHARE OF THE COSTS.

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

G. 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.

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT. THE L.N.A. 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 L.N.A. ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA.

I. 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.

J. RESERVE 'A'

RESERVE 'A' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF LEGENDS RESERVE.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE

APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE LEGENDS RESERVE HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE LEGENDS RESERVE DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

K. RESERVE 'B'

THE USE OF RESERVE 'A' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, OPEN SPACE, SIDEWALKS, JOGGING TRAILS, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

L. RESERVE 'C' AND 'D'

THE USE OF RESERVE 'C' AND 'D' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES, AND SUBDIVISION IDENTIFICATION SIGNS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION IV, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

M. LOT SALES

NO LOT CREATED BY THIS PLAT SHALL BE SOLD, TRANSFERRED OR OTHERWISE RELINQUISHED BY THE OWNER/DEVELOPER UNTIL THE INFRASTRUCTURE AND DEVELOPMENT REQUIREMENTS LISTED AND DESCRIBED IN THIS SECTION I HAVE BEEN COMPLETED.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, LEGENDS RESERVE WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS BXPUD-24.09) AS PROVIDED WITHIN THE PROVISIONS OF THE BIXBY ZONING CODE PERTAINING TO PLANNED UNIT DEVELOPMENTS (PUDS), AND

WHEREAS, BXPUD-24.09 WAS AFFIRMATIVELY RECOMMENDED BY THE BIXBY PLANNING COMMISSION ON JANUARY 21, 2025 AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, ON JANUARY 27, 2025 WITH THE IMPLEMENTING ORDINANCE NO. 2493 BEING ADOPTED AND PUBLISHED ON JANUARY 27, 2025, 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.

DEVELOPMENT AREA A - COMMERCIAL

NET LOT AREA: 62,396 SF (1.43 AC)

PERMITTED USES:

- USE UNIT 1: AREAWIDE USES
- USE UNIT 4: PUBLIC PROTECTION AND UTILITY FACILITIES
- USE UNIT 5: COMMUNITY SERVICES AND SIMILAR USES
- USE UNIT 10: OFF STREET PARKING AREAS
- USE UNIT 11: OFFICES AND STUDIOS
- USE UNIT 12. ENTERTAINMENT ESTABLISHMENTS AND EATING ESTABLISHMENTS OTHER THAN DRIVE-INS
- USE UNIT 13: CONVENIENCE GOODS AND SERVICES
- USE UNIT 14: SHOPPING GOODS AND SERVICES
- USE UNIT 19: HOTEL, MOTEL, AND RECREATION FACILITIES
- USE UNIT 4.4.60: OFF-STREET PARKING: PERSONAL VEHICLE STORAGE

EXCLUDED USES:

- MEDICAL MARIJUANA DISPENSARIES WITHIN USE UNIT 13
- ALL USES CLASSIFIED AS SEXUALLY ORIENTED BUSINESS (AS DEFINED BY ZONING CODE SECTION 11-7D-6)

MAXIMUM FLOOR AREA RATIO: 0.75

MAXIMUM FLOOR AREA: 46,797 SF

MAXIMUM BUILDING HEIGHT: 2 STORIES OR 40 FEET

MINIMUM ARTERIAL STREET FRONTAGE (PUD): 150 FEET

MINIMUM BUILDING SETBACKS:

FROM ARTERIAL STREET RIGHT-OF-WAY (PUD): 25 FEET
FROM ABUTTING RESIDENTIAL DISTRICT (PUD): 10 FEET

DEVELOPMENT AREA B - RESIDENTIAL

NET LOT AREA: 310,913 SF (7.14 AC)

PERMITTED USES:

- USE UNIT 1: AREAWIDE USES
- USE UNIT 5: COMMON AREA FACILITIES (I.E. COMMUNITY PARK, PLAYGROUND, ETC.)
- USE UNIT 6: SINGLE-FAMILY DWELLINGS

MAXIMUM NUMBER OF DWELLING UNITS: 27

MINIMUM LOT WIDTH: 60

MINIMUM LOT AREA: 7,500 SF

MINIMUM LAND AREA PER DWELLING UNIT: 8,400 SF

MAXIMUM BUILDING HEIGHT: 2 STORIES OR 35 FEET

**DRAFT
FINAL PLAT #1**

MINIMUM BUILDING SETBACKS:	
FROM ARTERIAL STREET RIGHT-OF-WAY:	25 FEET
FRONT YARD FROM PRIVATE STREET RESERVE AREA:	20 FEET
REAR YARD:	20 FEET
INTERIOR SIDE YARD:	5 FEET
SIDE YARD ABUTTING A PRIVATE STREET RESERVE AREA:	5 FEET
MINIMUM DWELLING SIZE:	2,200 SF

GENERAL PROVISIONS

LANDSCAPING & SCREENING:
 ALONG THE WESTERN AND NORTHERN BOUNDARIES OF DEVELOPMENT AREA A, WHERE ABUTTING RESIDENTIAL LOTS, AN 8-FOOT, MASONRY SCREENING FENCE WILL BE PLACED ON THE ZONING LINE BETWEEN COMMERCIAL AND RESIDENTIAL IN COMPLIANCE WITH THE BIXBY ZONING CODE.

RESIDENTIAL BUILDING MATERIALS:
 THE EXTERIOR WALLS OF THE FIRST FLOOR (UP TO THE TOP OF THE FIRST-FLOOR PLATE LINE) OF A DWELLING SHALL BE 100% MASONRY OR STONE, PROVIDED THAT THE AREA OF ALL WINDOWS, DOORS, OTHER OPENINGS, AND COVERED PORCHES LOCATED ON SAID EXTERIOR WALLS SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS. ALLOWED EXTERIOR MATERIALS INCLUDE BRICK, ROCK, STUCCO, AND STONE.

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 LEGENDS RESERVE 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.

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 JANUARY 27, 2025.

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 LEGENDS RESERVE (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 LEGENDS RESERVE.

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 EXPENSES RELATED TO THE 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 LEGENDS RESERVE, BLOCKS 7-9 AND THE BYLAWS OF THE ASSOCIATION, AND IN LATER DEVELOPED LOTS IN THE PUD, THESE IMPROVEMENT AND MAINTENANCE EXPENSES SHALL BE SHARED IN THE FUTURE ON A PRORATA BASIS WITH OTHER LATER DEVELOPED LOTS IN THE PUD AS THEY ARE PLATTED AND CONVEYED.

D. LIMITATION ON ASSESSMENTS

NOTWITHSTANDING THE FOREGOING, THE EXPENSES BORNE BY EACH LOT SHALL BE NO GREATER THAN OTHER PLATTED SUBDIVISIONS IN THE TULSA SMSA (STANDARD METROPOLITAN STATISTICAL AREA) WITH SIMILAR COMMON AREAS AND AMENITIES ("NORMAL DUES"), UNTIL THE MAJORITY OF LOTS IN THE PUD ARE SOLD, ANY ADDITIONAL EXPENSES INCURRED BEYOND THE TOTAL OF THE NORMAL DUES FROM SOLD LOTS WILL BE BORNE BY THE DEVELOPER, DURING SUCH TIME AS THE DEVELOPER IS STILL CONTRIBUTING TO THE MAINTENANCE EXPENSES, THEY SHALL HAVE THE RIGHT TO PROVIDE FOR THE ONGOING MAINTENANCE.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION, IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II., IT SHALL BE LAWFUL FOR THE CITY OF BIXBY, ANY OWNER OF A LOT OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION III, HOMEOWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW, IS HEREBY WAIVED.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BIXBY, STATE OF OKLAHOMA, OR ITS SUCCESSORS. THE COVENANTS WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS AND APPROVAL BY THE CITY OF BIXBY, STATE OF OKLAHOMA. THE COVENANTS WITHIN SECTION III, PROPERTY OWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, DH & RB PROPERTIES, LLC., AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.

DH & RB PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
 DAN HOLCOMB, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS.
 COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED DAN HOLCOMB, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS OPERATING MANAGER OF DH & RB PROPERTIES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "LEGENDS RESERVE", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

 ANDY FRITZ
 LICENSED PROFESSIONAL LAND SURVEYOR
 OKLAHOMA NO. 1694



STATE OF OKLAHOMA)
) SS.
 COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2026, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

 JENNIFER FRITZ



MY COMMISSION EXPIRES: 6/23/2026
 MY COMMISSION NUMBER: 14005589

**DRAFT
 FINAL PLAT #1**



March 31, 2026

Legends Reserve–Bixby, OK

To whom it may concern,

This is a Plat Release letter stating that AT&T agrees to the Final Plat for Legends Reserve, as is. AT&T intends to place fiber facilities and when a list is available, we will serve all known addresses, as listed in the final plat. Plat affords AT&T adequate Utility Easements (U/E's) to serve those customers. AT&T agrees to the release of the Draft Final Plat #1 Legends Reserve (Date: March 2, 2026).

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 or 811 at a minimum of forty-eight (48) hours in advance for an approximate location of our facilities. AT&T will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, AT&T is not responsible for any damage to any structures or landscaping on or in the utility easement

If you have any questions, please feel free to give me a call or email.

Thank you,
Brett Ashlock
Senior Specialist OSP Design Engineer
918-779-9299 | ba3242@att.com

AT&T Engineering
509 S Detroit, 9th Floor
Tulsa, OK. 74106





Telephone • High Speed Internet • Long Distance • Wireless

Ryan,

BTC Broadband has received the final Plat for Legends Reserve and meets our approval with the easements that are proposed.

Sincerely,

Richard Gann
OSP Engineer
BTC Broadband

Bringing **broadband** to Life™

11134 S. Memorial • Bixby, OK 74008 • 918.366.8000 • www.btcbbroadband.com



November 6, 2025

Engineered By Design, PLLC
10700 Myers Ln,
Choctaw, OK 73020

Attn: Matthw Fortkamp

RE: Legends Reserve

Cox Communications has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Legends Reserve satisfies the requirements of Cox Communications for the designated use of the property as can be determined presently. Currently, Cox Communications does not have any objections on approving the final plat.

Prior to beginning any digging and/ or trenching activities, please call OKIE-ONE 1-800-522-6543 for exact location of our facilities. Cost to repair ANY Cox Communications facility damage caused during construction of this project will be the responsibility of the damaging party. If any future repairs are necessary, Cox Communications is not responsible for any damages to any structures placed on or in the utility easements.

If you have any questions or concerns, please feel free to contact our office at (918) 894-1737 or email TULROW@cox.com.

Sincerely,

Ashlyee Daugherty

Ashlyee Daugherty
Cox Communications
Land Use Agent
918-894-1737
TULROW@cox.com



**Oklahoma
Natural Gas**

A Division of ONE Gas

5848 E 15th St

Tulsa, OK 74114

918-831-8371 oklahomanaturalgas.com

November 14, 2025

Engineered By Design, PLLC
10700 Myers Lane
Choctaw, Oklahoma 73020

RE: Legends Reserve

Letter of No Objection

Dear Engineered By Design,

Oklahoma Natural Gas Company, a division of ONE Gas, Inc. ("ONG") has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Legends Reserve satisfy the requirements of Oklahoma Natural Gas for the designated use of the property as can be determined presently. Additionally, the Deed of Dedication contains the requested language to our satisfaction. Please be advised that ONG has underground/aboveground facilities in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate.

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of forty-eight (48) hours for approximate location of our facilities. ONG will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, ONG is not responsible for any damage to any structures or landscaping on or in the utility easement.

Sincerely,

A handwritten signature in black ink, appearing to read "Chandler Eidson".

Chandler Eidson
Manager of Engineering



An **AEP** Company

BOUNDLESS ENERGY™

Public Service Company
of Oklahoma
P.O. Box 201
Tulsa, OK. 74102 – 0201
www.aep.com

March 27, 2026

SE ¼ of SE ¼ T18N R13E SEC25
CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

Subject: **Legends Reserve**

AEP/Public Service Company of Oklahoma agrees to the release of the Draft Final Plat #1 **Legends Reserve (Date: March 2, 2026)**. The easements presently indicated on the plat of the subdivision named above satisfy the requirements of Public Service Company of Oklahoma for the designated use of the property as far as is know at this date.

Also, the Deed of Dedication (Date: **March 2, 2026**) contains the requested language to our satisfaction.

Further, this concurrence is not to be construed as to preempt the grant of any additional easements necessary to provide service to the property at some future date.

Sincerely,

Lara Bruce

Public Service Company of Oklahoma



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: April 20, 2026

NAME: Reserve at 151

CASE(S): **FINAL PLAT | BXPT-25.12 FP**

LOCATION: Located on the north side of East 151st Street South, between North Montgomery Avenue and North Riverview Drive.

EXISTING ZONING: Commercial Shopping (CS) and Residential Multi-Family (RM-3), within BXPUD-21.15

PROPOSED ZONING: No change proposed

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

APPLICANT: Tanner Consulting, LLC

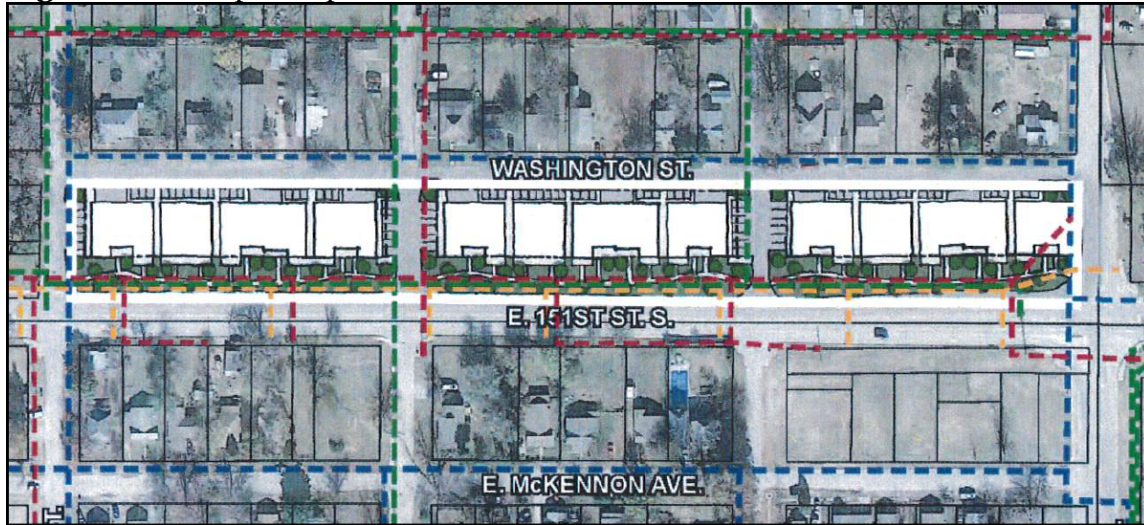
REQUEST: Approval of a Final Plat (BXPT-25.12 FP) for Reserve at 151, consistent with the development standards and layout approved under BXPUD-21.15 and the City of Bixby Subdivision Regulations.

BACKGROUND: The subject property is governed by BXPUD-21.15 (The Flats @ 151), approved by the Bixby City Council on January 24, 2022, establishing a mixed-use development with Commercial Shopping (CS) and Residential Multi-Family (RM-3) zoning. The PUD outlines development standards, permitted uses, access configuration, and infrastructure requirements.

The applicant has submitted a Final Plat for Reserve at 151, which is a replat of portions of Blocks 1, 2, and 3 of Privett Addition. The plat implements the previously approved PUD and does not propose any changes to zoning, land use, or development standards.

Streets and utilities serving the subdivision have already been constructed. The plat does not include additional easements or right-of-way dedications, as no new public infrastructure is proposed within the boundaries of the plat.

Figure 1: Development per PUD



SURROUNDING ZONING AND LAND USE:

- North:** (RS-3) Residential Single-Family: PRIVETT ADDN
- South:** (RS-3) Residential Single-Family: MIDLAND ADDN
- East:** (AG) Agriculture
- West:** (RS-3) Residential Single-Family: PRIVETT ADDN; (IM) Industrial Medium; (CH) Commerical High

Figure 2: Existing zoning for surrounding areas.



PLAT DETAILS

- **Gross Subdivision Area:** 1.799 acres
- **Lots:** Three (3) lots in three (3) blocks
- **Access:**
 - East 151st Street South
 - East Washington Street
 - North Montgomery Street
 - North Stanley Street
 - North Parker Street
 - North Riverview Road (Drive)
- **Utilities:** Public water, sanitary sewer, and storm sewer infrastructure are existing and in place.
- **Dedications:** Includes a Deed of Dedication and Restrictive Covenants consistent with BXPUD-21.15. No additional easements or right-of-way dedications are proposed with this plat.

TECHNICAL ADVISORY COMMITTEE (TAC) COMMENTS:

At the December TAC meeting, the applicant was asked about the encroachment on the Tulsa County ROW, the addition of a fire hydrant at Stanley and Washington, and the one-way streets proposed on Stanley and Parker. The other utilities had no noteworthy comments for the applicant.

ENGINEERING COMMENTS: The Engineering Department has reviewed the Final Plat for Reserve at 151. These comments are technical in nature and can be addressed through coordination with Engineering, Fire, and Police prior to plat recording or issuance of building permits. See attached.

STAFF COMMENTS:

Staff finds the proposed Final Plat is consistent with BXPUD-21.15 and reflects the approved development framework, including the mixed-use layout, access configuration, and subdivision design.

Per Title 12 of the Bixby Subdivision Regulations, final plat approval requires that all public improvements be either completed and accepted by the City Council, or secured through approved financial guarantees. In this case, the required public improvements (streets and utilities) have been constructed. Final plat approval is therefore contingent upon formal acceptance of these improvements by the City Council, or provision of any required security for outstanding items, if applicable.

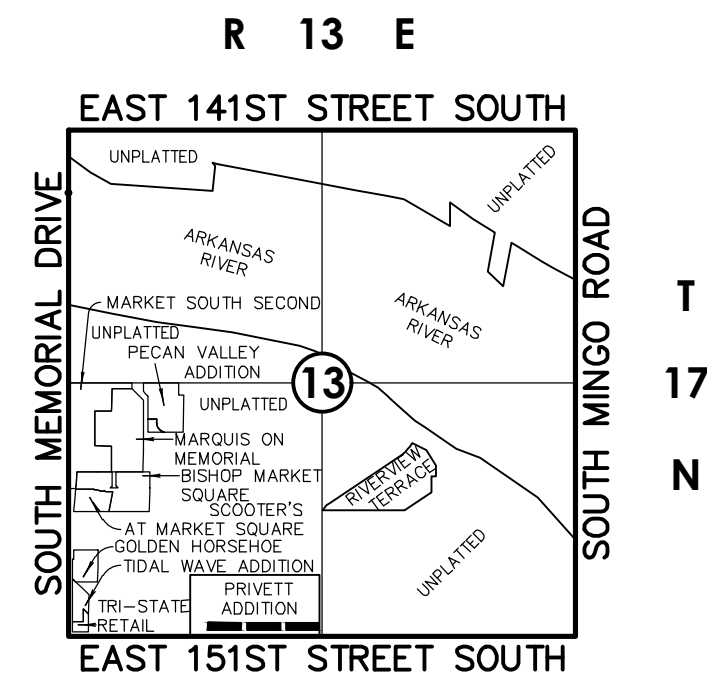
Staff recommends **approval** of Final Plat BXPT-25.12 for *Reserve at 151*

FIGURES:

- Figure 1: Development Areas per PUD
- Figure 2: Existing Zoning

ATTACHMENTS:

- Attachment 1: Final Plat for Reserve at 151
- Attachment 2: Engineering Comments dated December 8, 2025



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
THREE (3) LOTS
IN THREE (3) BLOCKS
GROSS SUBDIVISION AREA: 1.799 ACRES

OWNER/DEVELOPER:
The Reserve at 151 PL
CONTACT: SEAN DAVIS
EMAIL: SEAN@VERTEXDEVELOPS.COM
14601 E. 88th Pl. N., Ste. 305
Owasso, Oklahoma 74055
Phone: (918) 527-8773

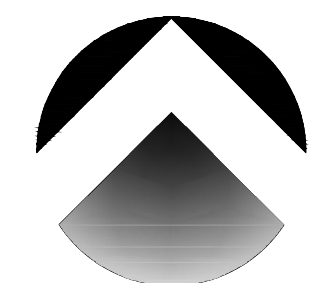
Preliminary/Conditional Final Plat

BXPUD-21.15

Reserve at 151

A REPLAT OF PARTS OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129) A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

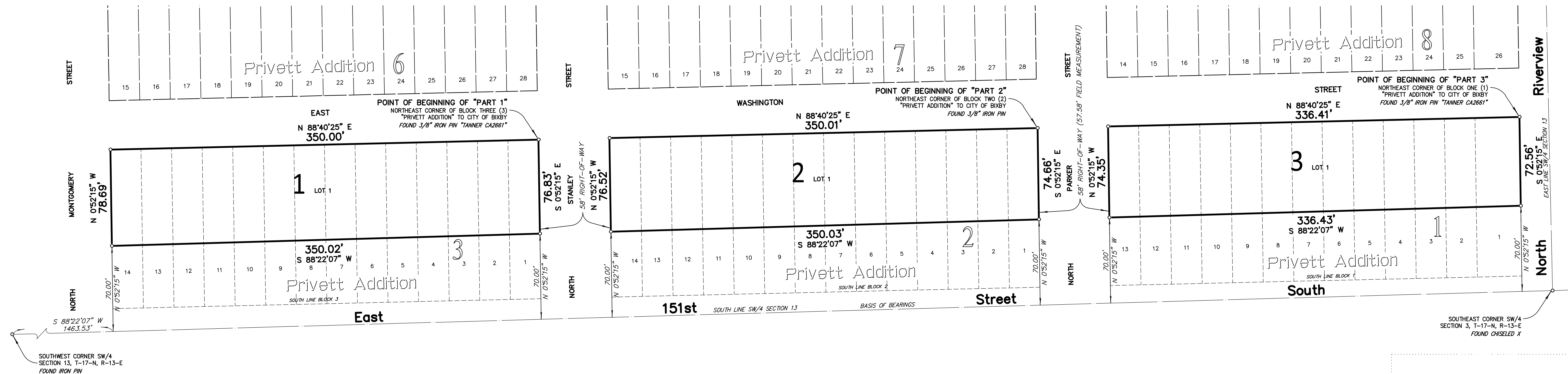
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



NORTH
Scale: 1"= 40'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
FM	FIELD MEASURE
GOV/T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT



- Notes:**
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) FOUND CHISELED X AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
 - (B) FOUND IRON PIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
 THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°27'07" WEST.
 - ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 - ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 151ST STREET SOUTH, EAST WASHINGTON STREET, NORTH MONTGOMERY STREET, NORTH STANLEY STREET, NORTH PARKER STREET, AND NORTH RIVERVIEW ROAD (ALSO KNOWN AS NORTH RIVERVIEW DRIVE), ALL BEING PUBLIC STREETS.
 - ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED IN THE CITY OF BIXBY.

DATE OF PREPARATION: November 4, 2025

FINAL PLAT CERTIFICATE OF APPROVAL

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

on _____
MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager or City Clerk.

CITY MANAGER-CITY CLERK

Preliminary/Conditional Final Plat

BXPUD-21.15

Reserve at 151

A REPLAT OF PARTS OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129) A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

SOONER DEVELOPMENT GROUP _____, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" OR "DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND IN THREE (3) PARTS THAT IS A PART OF BLOCKS ONE (1), TWO (2), AND THREE (3), "PRIVETT ADDITION" TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 0129), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 1, FOR A DISTANCE OF 72.56 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 336.43 FEET TO A POINT ON THE WEST LINE OF BLOCK 1; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 74.35 FEET TO THE NORTHWEST CORNER OF BLOCK 1; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 1, FOR A DISTANCE OF 336.41 FEET TO THE POINT OF BEGINNING OF PART 1;

SAID PART CONTAINING 24,710 SQUARE FEET OR 0.567 ACRES;

PART 2 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 2, FOR A DISTANCE OF 74.66 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 350.03 FEET TO A POINT ON THE WEST LINE OF BLOCK 2; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 76.52 FEET TO THE NORTHWEST CORNER OF BLOCK 2; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 2, FOR A DISTANCE OF 350.01 FEET TO THE POINT OF BEGINNING OF PART 2;

SAID PART CONTAINING 26,457 SQUARE FEET OR 0.607 ACRES.

PART 3 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 0°52'15" EAST AND ALONG THE EAST LINE OF BLOCK 3, FOR A DISTANCE OF 76.83 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 151ST STREET SOUTH; THENCE SOUTH 88°22'07" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 350.02 FEET TO A POINT ON THE WEST LINE OF BLOCK 3; THENCE NORTH 0°52'15" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 78.69 FEET TO THE NORTHWEST CORNER OF BLOCK 3; THENCE NORTH 88°40'25" EAST AND ALONG THE NORTH LINE OF BLOCK 3, FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING OF PART 3;

SAID PART CONTAINING 27,216 SQUARE FEET OR 0.625 ACRES;

TOGETHER, ALL 3 PARTS CONTAIN 78,383 SQUARE FEET OR 1.799 ACRES.

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

- (A) CHISELED X FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;
(B) IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°22'07" WEST.

DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, DEDICATED, AND SUBDIVIDED INTO THREE (3) LOTS IN THREE (3) BLOCKS AND HAS DESIGNATED THE SAME AS "RESERVE AT 151", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION").

SECTION I - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PART OF A PLANNED UNIT DEVELOPMENT (PUD) NO. BXPUD-25.15 ("RESERVE AT 151") AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. BXPUD-25.15 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON JANUARY 18, 2022, AND APPROVED BY THE BIXBY CITY COUNCIL ON JANUARY 24, 2022, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 2385) APPROVED JANUARY 24, 2022 WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY UPON ITS PASSAGE, AND

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

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

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

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. BXPUD-25.15, AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF BXPUD-25.15 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE AS SUCH PROVISIONS EXISTED ON DECEMBER 7, 2021 (DATE OF PUD APPLICATION).

B. DEVELOPMENT STANDARDS

Table with 3 columns: Category, Value 1, Value 2. Rows: GROSS LAND AREA (178,604 SF, 4.100 AC), NET LAND AREA (78,383 SF, 1.799 AC)

PERMITTED USES: ALL USES PERMITTED BY RIGHT WITHIN THE RM-3 AND CS DISTRICTS (EXCEPT AS SPECIFIED BELOW); DRY CLEANING/LAUNDRY WITHIN USE UNIT 15; AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES. VERTICALLY-MIXED USE BUILDINGS ARE SPECIFICALLY PERMITTED. EXCLUDED USES: ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6), MEGA EVENTS, RESIDENTIAL TREATMENT CENTERS, AND TRANSITIONAL LIVING CENTERS WITHIN USE UNIT 5, AND MEDICAL MARIJUANA DISPENSARIES WITHIN USE UNIT 13.

Table with 2 columns: Category, Value. Rows: MAXIMUM FLOOR AREA RATIO (N/A), MAXIMUM NONRESIDENTIAL BUILDING FLOOR AREA (9,266 SF), MAXIMUM NUMBER OF DWELLING UNITS (88), MINIMUM LOT WIDTH (20 FT), MINIMUM LOT SIZE (1,450 SF), MINIMUM LAND AREA PER DWELLING UNIT (2,015 SF *), MAXIMUM BUILDING HEIGHT (3 STORIES AND 48 FT **)

OFF-STREET PARKING:

MINIMUM ONE (1) ENCLOSED OR UNENCLOSED OFF-STREET PARKING SPACE REQUIRED PER DWELLING UNIT AND 1 PER 300 SF NONRESIDENTIAL BUILDING FLOOR AREA (ANY OCCUPANCY). NO MAXIMUM PARKING LIMITATION.

MINIMUM LIVABILITY SPACE: N/A ***

MINIMUM YARD SETBACKS:

Table with 2 columns: Location, Distance. Rows: FRONT YARD (0 FT), REAR YARD (0 FT), SIDE YARD (INTERIOR) (0 FT), SIDE YARD ABUTTING A STREET (0 FT)

OTHER DEVELOPMENT STANDARDS AND BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE CH DISTRICT

* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-7I-5.A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.

** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

*** LIVABILITY SPACE IS SATISFIED BY THE LARGE STREET LAWN ALONG 151ST ST. S., THE "POCKET PARK" TO BE CONSTRUCTED IN N. PARKER ST., PATIOS, BALCONIES, AND ADDITIONAL LANDSCAPED OPEN SPACE WITHIN AND ADJOINING THE SITE.

† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.

C. ACCESS AND CIRCULATION

THE SITE HAS FRONTAGE ALONG EAST 151ST STREET SOUTH BUT IS DESIGNED TO HAVE PRIMARY ACCESS FROM THE REAR VIA EAST WASHINGTON STREET. AS A PART OF THE APPROVED PROPOSAL AND AGREEMENT, THE DEVELOPER WILL DESIGN AND BUILD PAVING, STORM SEWER, AND DRAINAGE IMPROVEMENTS TO EAST WASHINGTON STREET. TO FACILITATE COMMERCIAL VIABILITY FOR THE BUSINESSES TO BE LOCATED IN THE BUILDING ENDCAPS, ACCESS FROM EAST 151ST STREET SOUTH WILL BE AFFORDED VIA NORTH MONTGOMERY STREET, NORTH STANLEY STREET, AND NORTH PARKER STREET, ALL OF WHICH WILL REMAIN OPEN. PARKING WILL BE CONSTRUCTED WITHIN THE RIGHTS-OF-WAYS OF THESE STREETS SIMILAR TO STOREFRONT PARKING IN DOWNTOWN BIXBY, AND PARTIALLY WITHIN THE EAST WASHINGTON STREET RIGHT-OF-WAY. NO PARKING IS PLANNED ALONG NORTH RIVERVIEW ROAD. BY THIS PUD, REQUIRED OFF-STREET PARKING SHALL BE PERMITTED WITHIN THE RIGHTS-OF-WAY AS SHOWN ON EXHIBIT B, AND PARKING LOT SETBACKS AND LANDSCAPED STRIPS ARE THUS NOT APPLICABLE. IT IS ANTICIPATED THAT STREET IMPROVEMENTS WILL BE NECESSARY WHILE CONSTRUCTING PARKING ALONG THE INTERNAL STREETS.

NEW SIDEWALKS ARE PLANNED ALONG NORTH MONTGOMERY STREET, NORTH STANLEY STREET, NORTH PARKER STREET, AND NORTH RIVERVIEW ROAD, AS SHOWN ON EXHIBIT B. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER.

D. SIGNS

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

E. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BIXBY PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BIXBY SHALL BE A BENEFICIARY THEREOF.

SITE DEVELOPMENT, INCLUDING LAYOUT, PARKING, AND BUILDING FAÇADES, SHALL SUBSTANTIALLY CONFORM TO THE SITE PLAN AND BUILDING ELEVATIONS INCLUDED WITHIN THE APPROVED PROPOSAL, OR ANY DESIGN MODIFICATIONS AS MAY BE PERMITTED BY THE CITY OF BIXBY.

BALCONIES, BUILDING-MOUNTED LIGHTING, EAVES, SIGNAGE, AND OTHER ARCHITECTURAL PROJECTIONS SHALL BE PERMITTED TO OVERHANG THE RIGHTS-OF-WAY, AND PATIOS AND SIMILAR ARCHITECTURAL PROJECTS, LIGHTING, LANDSCAPING, IRRIGATION, AND SIMILAR IMPROVEMENTS SHALL BE PERMITTED TO ENCR OACH THE RIGHTS-OF-WAY, SUBJECT TO A LICENSE AGREEMENT IF AND AS MAY BE REQUIRED BY THE CITY OF BIXBY. DUE TO THE URBAN AESTHETIC DESIRED, TREES, SHRUBS, AND/OR GROUNDCOVER PLANTINGS SHALL BE PERMITTED WITHIN PLANTERS AND POTS, ONSITE AND WITHIN ADJACENT RIGHTS-OF-WAY, IN LIEU OF LANDSCAPING TREES AND LANDSCAPED STRIPS AS OTHERWISE REQUIRED BY THE ZONING CODE.

F. CITY DEPARTMENT REQUIREMENTS

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

3. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I PLANNED UNIT DEVELOPMENT RESTRICTIONS RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD-25.15 BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD-25.15 UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ___ DAY OF _____, 2026.

THE RESERVE AT 151 LP, AN OKLAHOMA LIMITED PARTNERSHIP

BY: 18 NORTH, LLC, A NEW YORK LIMITED LIABILITY COMPANY

BY: BEN FRIEDLAND, ITS MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

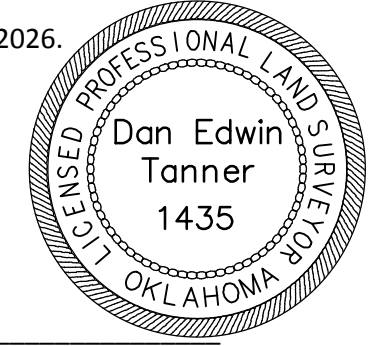
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 2026, PERSONALLY APPEARED BEN FRIEDLAND, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING DEED OF DEDICATION AND RESTRICTIVE COVENANTS AS MANAGER OF 18 NORTH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF THE RESERVE AT 151 LP, AN OKLAHOMA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY AND SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "RESERVE AT 151", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

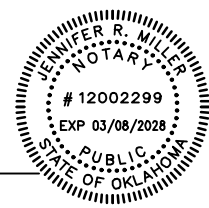
WITNESS MY HAND AND SEAL THIS DAY OF _____, 2026.



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

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE DAY OF _____, 2026, PERSONALLY APPEARED TO ME DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.



03/08/2028
MY COMMISSION EXPIRES NOTARY PUBLIC



**Oklahoma
Natural Gas®**

A Division of ONE Gas

5848 E 15th St

Tulsa, OK 74114

918-831-8371 oklahomanaturalgas.com

January 20, 2026

Tanner Consulting LLC
5323 South Lewis Ave
Tulsa, OK 74105-6539

RE: Reserve at 151

Letter of No Objection

Dear Tanner Consulting LLC,

Oklahoma Natural Gas Company, a division of ONE Gas, Inc. (“ONG”) has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Reserve at 151 satisfy the requirements of Oklahoma Natural Gas for the designated use of the property as can be determined presently. Additionally, the Deed of Dedication contains the requested language to our satisfaction. Please be advised that ONG has underground/aboveground facilities in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate.

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of forty-eight (48) hours for approximate location of our facilities. ONG will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, ONG is not responsible for any damage to any structures or landscaping on or in the utility easement.

Sincerely,

A handwritten signature in blue ink that reads "Chandler Eidson".

Chandler Eidson
Manager of Engineering

OGE Energy Corp.

P.O. Box 321
Oklahoma City, OK 73101-0321
405.553.3000
oge.com



1/14/2026

Subject: Reserve at 151 Plat Release

To Whom it May Concern:

OGE approves the final plat for Reserve at 151, additionally OGE will need to establish utility easement before construction starts. Let me know if you need additional information.

Regards,

Keith Melson
Project Manager



2301 S 24th St W
Muskogee, OK 74401

Office: 918-684-4647
Mobile: 918-290-1368
melsondk@oge.com



Telephone • High Speed Internet • Long Distance • Wireless

Eric,

BTC Broadband has reviewed the Final Plat for Reserve at 151 and it meets our approval for construction knowing that we will be in the Right of Way in the South shown on the map.

Sincerely,
Richard Gann
OSP Engineer
BTC Broadband

Bringing **broadband** to Life™

11134 S. Memorial • Bixby, OK 74008 • 918.366.8000 • www.btcbbroadband.com



November 11, 2025

Tanner Consulting LLC
5323 South Lewis Ave.
Tulsa, OK 74105

Attn: Erik Enyart

RE: Reserve at 151

To Whom It May Concern:

Cox Communications has no objection to the release of the above-mentioned plat. The easements presently indicated on the plat of Reserve at 151 satisfy the requirements of Cox Communications for the designated use of the property as can be determined presently. Currently, Cox Communications does not have any objections on approving the final plat.

Prior to beginning any digging and/ or trenching activities, please call OKIE-ONE 1-800-522-6543 for exact location of our facilities. Cost to repair ANY Cox Communications facility damage caused during construction of this project will be the responsibility of the damaging party. If any future repairs are necessary, Cox Communications is not responsible for any damages to any structures placed on or in the utility easements.

If you have any question or concerns, please feel free to contact our office at (918) 286-4686 or email TULROW@cox.com.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Hughes", written over a light blue horizontal line.

Angela Hughes
Cox Communications
Land Use Agent
11811 E. 51st St.
(918) 286-4686
TULROW@cox.com



STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: April 20, 2026

NAME: Tall Grass Creek previously known as South Yale Meadows

CASE(S): **PRELIMINARY PLAT** | BXPT-26.02

LOCATION: East 151st Street, 1/4 mile west of South Yale Avenue

EXISTING ZONING: Commercial Shopping (CS) and Residential Single-Family (RS-3) within BXPUD-22.01

PROPOSED ZONING: No change proposed

STR: Section 21, Township 17N, Range 13E

APPLICANT: Cordell Bugg

REQUEST: The applicant requested approval of a Preliminary Plat for Tall Grass Creek (Case No. BXPT-26.02), a residential subdivision with commercial components, submitted as a resubmittal of previously approved Preliminary Plat BXPT-22.04 (South Yale Meadows).

BACKGROUND: The proposed development consists of a single-family residential subdivision zoned RS-3, along with a commercial component zoned CS located along East 151st Street. The resubmittal includes updates to the plat and supporting documentation to address prior staff and engineering comments, refine development standards, and ensure alignment with current City requirements.

The subject property was originally approved under Rezone Case No. BXZO-22.01, Planned Unit Development Case No. BXPUD-22.01, and Preliminary Plat Case No. BXPT-22.04. The initial proposal established a mixed-use development consistent with the City of Bixby Comprehensive Plan Future Land Use Map, which was amended in October 2021 to support this development pattern. Since that time, the applicant has rebranded the project as *Tall Grass Creek* and is now submitting an updated Preliminary Plat for review and consideration.

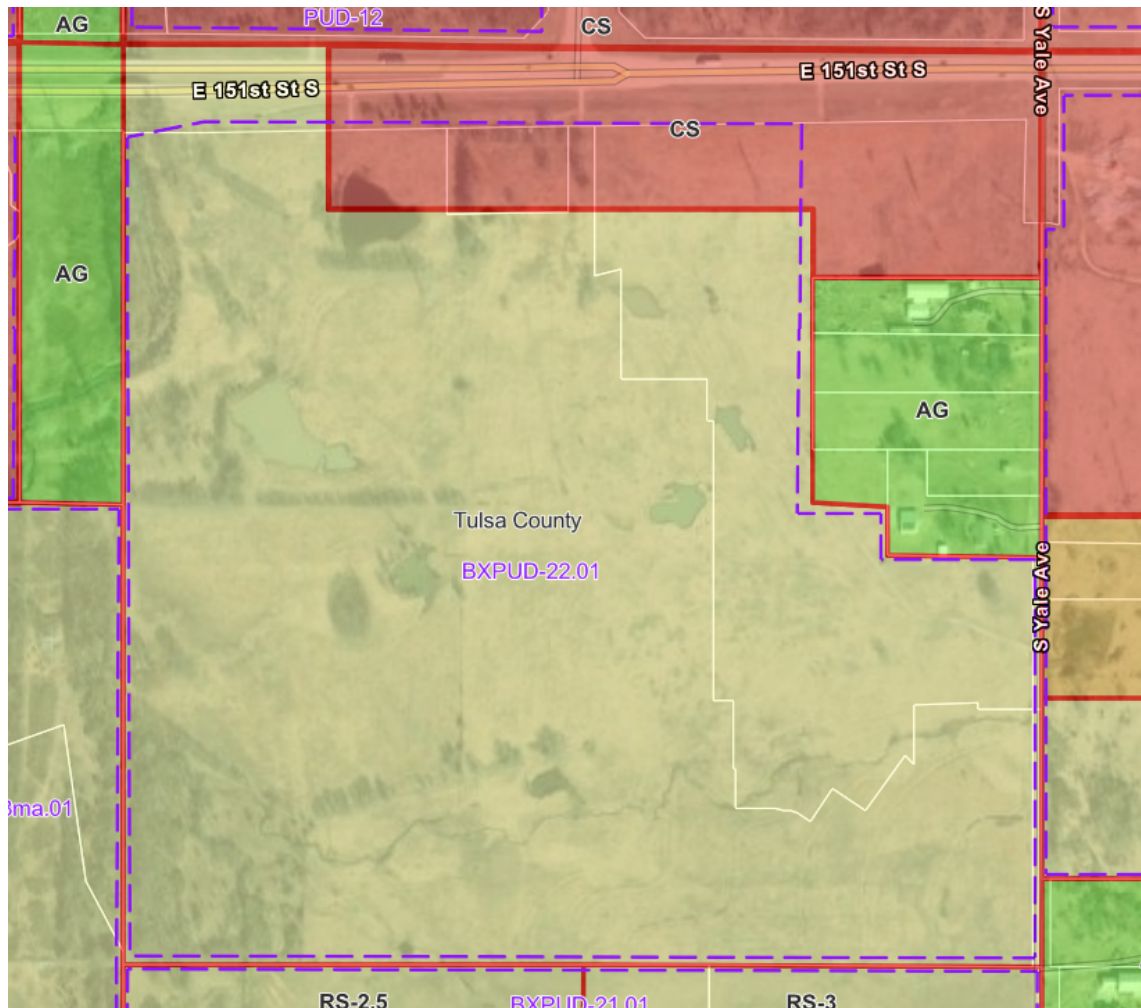
Figure 1: Development per PUD



SURROUNDING ZONING AND LAND USE:

- North:** (CS) Commercial Shopping: PUD-12 and E. 151st Street South ODOT Right-of-Way
- South:** (RS-2.5) Residential Single-Family, (RS-3) Residential Single-Family within PUD BXPUD-21.01: Deer Valley
- East:** (OM) Office Medium, (CG) Commercial General, (RE) Residential Single-Family, (RM-3) Residential Multi-Family, all within PUD BXPUD-18.11.
- West:** (AG) Agriculture: Vacant, (RS-2.5) Residential Single-Family within PUD BXPUD-24.08 MA.01: Bixby Meadows II

Figure 2: Existing zoning for surrounding areas.



STAFF COMMENTS:

Staff finds the proposed Preliminary Plat for Tall Grass Creek meets the PUD and zoning standards for residential development.

Staff recommends approval of the Preliminary Plat BXPT-26.02, subject to the following conditions:

- Continue to coordinate with Public Works and Engineering to address their comments.
- All TAC and Engineering comments shall be addressed to the satisfaction of staff prior to scheduling for City Council consideration or approval of a Final Plat.

FIGURES:

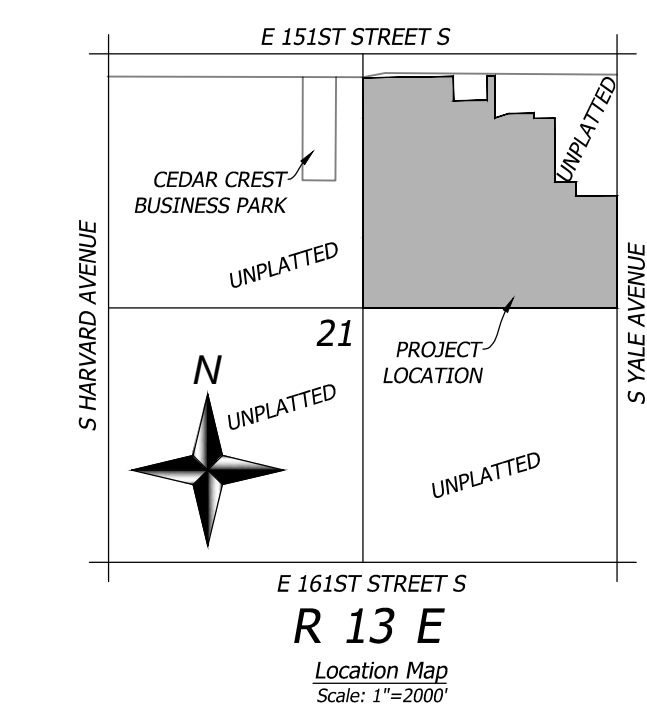
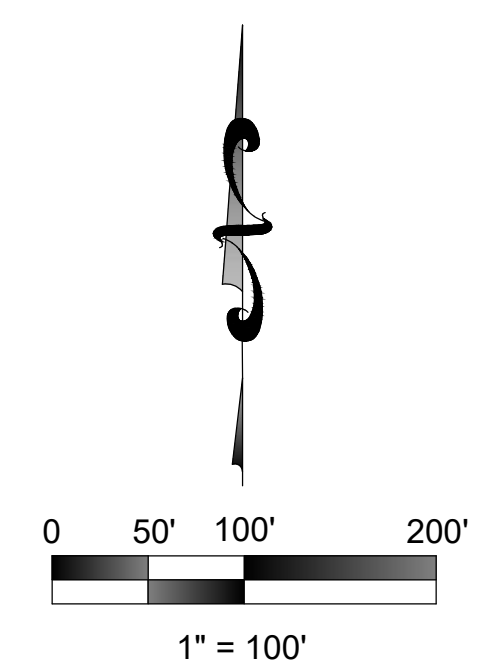
- Figure 1: Development Areas per PUD
- Figure 2: Existing Zoning
- Figure 3: Previous Preliminary Plat showing transmission lines

ATTACHMENTS:

- Attachment 1: Preliminary Plat for Tall Grass Creek
- Attachment 2: Engineering Comments dated April 6, 2026

TALL GRASS CREEK

A Subdivision of the Northeast Quarter (NE/4), Section Twenty-one (21), Township Seventeen (17) North
Range Thirteen (13) East of the Indian Meridian, TULSA County, Oklahoma



6 SUBDIVISION CONTAINS
THREE HUNDRED FIFTY-FOUR (354) LOTS IN FOURTEEN (14) BLOCKS WITH ONE (1) RESERVE AREA.
GROSS SUBDIVISION AREA: 120.21 ACRES

6 OWNER
NAME: K&S DEVELOPMENT
CONTACT: CORDELL BUGG
ADDRESS: 12150 EAST 96th STREET NORTH, SUITE 200,
OWASSO, OKLAHOMA 74055
PHONE: 918.376.6534

6 ENGINEER
COMPANY: CEDAR CREEK CONSULTING, INC
NAME: LANCE MILLS, PE
ADDRESS: 11912 N. PENNSYLVANIA AVENUE, SUITE D4,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.778.3385

6 SURVEYOR
COMPANY: GOLDEN LAND SURVEYING
NAME: TROY DEE
ADDRESS: 4131 N.W. 122nd STREET, SUITE 100,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.849.6010

- 6 NOTES**
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. ALL MONUMENTS SET ARE CAPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263".
 3. THE BASIS OF BEARING SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) MAG NAIL
(B) 3/8" IRON PIN
- THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 89°11'51" WEST.
4. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH YALE AVENUE AND EAST 151st STREET SOUTH.

6 LEGEND

Plan Boundary Line
Lot Line (This Plat)
Easement (This Plat)
Building Limit Line (This Plat)
Existing Lot Line
Existing Easement
PHASE LINE
U/E - Utility Easement
BL - Building Limit Line
R/W - Right of Way
I.M. - Indian Meridian

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd Street, Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 29637 Exp. Date 06/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

PRELIMINARY PLAT

BXPUD-22.01

TALL GRASS CREEK

A Subdivision of the Northeast Quarter (NE/4), Section Twenty-one (21), Township Seventeen (17) North Range Thirteen (13) East of the Indian Meridian, TULSA County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

THAT K & S DEVELOPMENT, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Meridian (1.M.), according to the U.S. Government Survey, thereof, Tulsa County, State of Oklahoma, being more particularly described as follows:

- Beginning at the SE corner of said NE/4; Thence S89°11'51"W along the South line of said NE/4 a distance of 2651.15 feet to the SW corner of said NE/4; Thence N01°05'31"E along the West line of said NE/4 a distance of 2381.17 feet to the present highway right of way; Thence along a curve to the right having a radius of 23066.31 feet and a chord bearing of N87°50'44"E and a chord length of 238.26 feet for an arc distance of 238.26 feet; Thence N88°08'29"E along said present right of way line a distance of 699.11 feet; Thence S01°09'14"E a distance of 250.00 feet; Thence N88°00'00"E a distance of 350.00 feet; Thence N01°09'14"W a distance of 250.00 feet to said present highway right of way line; Thence N88°00'00"E along said right of way line a distance of 80.01 feet; Thence S01°09'14"E a distance of 433.26 feet; Thence N71°20'23"E a distance of 150.40 feet; Thence N88°49'39"E a distance of 258.91 feet; Thence S01°10'21"E a distance of 51.56 feet; Thence N88°49'39"E a distance of 216.10 feet; Thence S01°09'14"E a distance of 657.69 feet; Thence N89°11'39"E a distance of 219.35 feet; Thence S00°49'18"E a distance of 142.82 feet; Thence N88°21'45"E a distance of 443.97 feet to a point on the East line of said NE/4; Thence S01°10'21"E a distance of 1179.02 feet to the Point of Beginning.

Containing 5,236.479 Sq. Ft. or 120.21 Acres, more or less.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (301), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(A) MAG NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 21;

(B) 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 21;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 89° 11' 51" WEST.

..., HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO LOTS, BLOCKS RESERVE AREAS, AND STREETS, AND HAS DESIGNATED THE SAME AS "TALL GRASS CREEK"; A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I STREETS AND GENERAL UTILITY EASEMENTS

A. STREETS AND GENERAL UTILITY EASEMENTS

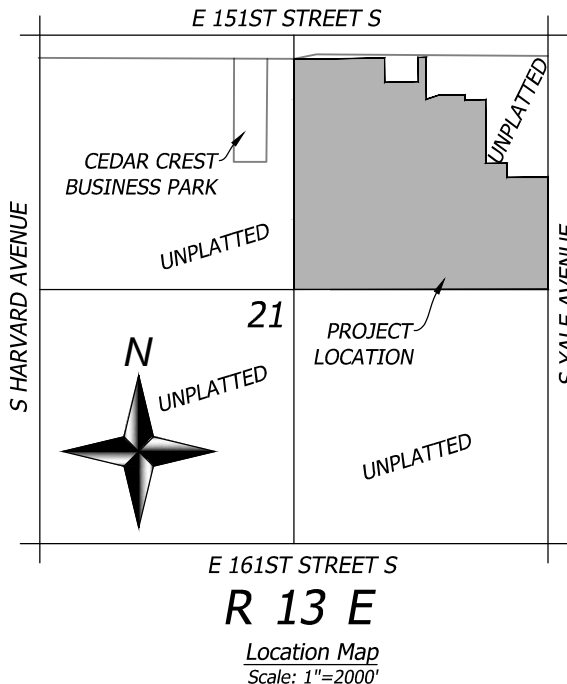
THE OWNER/DEVELOPER HEREBY GRANTS, DONATES, CONVEYS, AND DEDICATES TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT, EXCEPTING THE PRIVATE STREETS WITHIN RESERVE AREA, AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UTL" OR "UTILITY EASEMENT"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

B. UNDERGROUND SERVICE

- 1. OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE RIGHTS-OF-WAY OF SOUTH YALE AVENUE AND EAST 151ST STREET SOUTH AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AND RESERVE AREAS FOR PRIVATE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
2. UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER AND GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT DEED OF DEDICATION FOR THE PURPOSE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE, TERMINATING AT THE PLANE FORMED BY THE EXTERIOR BUILDING WALL.
3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF EACH LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITY SERVICE FACILITIES LOCATED ON SUCH OWNERS LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF THEIR SERVICE FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNERS AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, AND PUBLIC STORM SEWER FACILITIES LOCATED ON THEIR LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAINS, PUBLIC SANITARY SEWER FACILITIES, OR PUBLIC STORM SEWER FACILITIES. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, OR PUBLIC STORM SEWER FACILITY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH SUCH MAINS OR FACILITIES, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OR RESERVE AREA OWNER FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, PUBLIC SANITARY SEWER FACILITY, OR PUBLIC STORM SEWER FACILITY, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS, STORM SEWER INLETS, AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR RESERVE AREA OR, AT ITS ELECTION, OKMULGEE COUNTY RURAL WATER DISTRICT #6 OR THE CITY OF BIXBY, OKLAHOMA, OR THEIR RESPECTIVE SUCCESSORS, MAY MAKE SUCH ADJUSTMENT AT SUCH OWNER'S EXPENSE.
2. OKMULGEE COUNTY RURAL WATER DISTRICT #6, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, AND THE CITY OF BIXBY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC SANITARY SEWER FACILITIES AND PUBLIC STORM SEWER FACILITIES, BUT THE OWNER OF EACH LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNERS AGENTS OR CONTRACTORS.
3. OKMULGEE COUNTY RURAL WATER DISTRICT #6 AND THE CITY OF BIXBY, OR THEIR RESPECTIVE SUCCESSORS, THROUGH THEIR PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, OR REPLACING ANY PORTION OF THE UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
4. ALL WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE MAINTAINED IN GOOD REPAIR BY THE UTILITY CONTRACTOR FOR THE TERM OF AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE MAINTENANCE BOND OF WHICH OKMULGEE COUNTY RURAL WATER DISTRICT #6 OR THE CITY OF BIXBY IS THE BENEFICIARY. IF ANY REPAIR ISSUES ARISE DURING SAID TERM, THE OWNER/DEVELOPER SHALL ASSIST OKMULGEE COUNTY RURAL WATER DISTRICT #6 OR THE CITY OF BIXBY IN COORDINATION AND FACILITATION WITH THE APPROPRIATE CONTRACTOR.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION C. CONCERNING WATER, SANITARY SEWER, AND STORM SEWER FACILITIES SHALL BE ENFORCEABLE BY OKMULGEE COUNTY RURAL WATER DISTRICT #6 AND THE CITY OF BIXBY, OR THEIR RESPECTIVE SUCCESSORS, AND



D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

F. LIMITS OF NO ACCESS

THE OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH YALE AVENUE, EAST 151ST STREET SOUTH, AND ANY OTHER STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF BIXBY PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY.

G. STORMWATER DRAINAGE AND DETENTION EASEMENTS

- 1. THE OWNER/DEVELOPER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" OR "SDDE" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
2. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
4. STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE ASSOCIATION SHALL MAINTAIN SAID FACILITIES IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
• GRASS AREAS SHALL BE MOVED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
• CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
• THE STORMWATER DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
• CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
5. LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS.
6. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION OR THE ALTERATION OF GRADE WITHIN A STORMWATER DRAINAGE AND DETENTION EASEMENT, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF THE MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS WITH THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

H. OVERLAND DRAINAGE EASEMENTS

- 1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSES OF PERMITTING OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE BIXBY CITY ENGINEER.
2. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADE WITHIN THESE EASEMENTS UNLESS APPROVED BY THE BIXBY CITY ENGINEER, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE BIXBY CITY ENGINEER'S OFFICE.
3. THE OWNER OF EACH LOT OR RESERVE AREA CONTAINING AN OVERLAND DRAINAGE EASEMENT SHALL MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT. THE MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING SLOPE MAINTENANCE, REPAIR OF APPURTENANCES, AND REMOVAL OF OBSTRUCTIONS AND SILTATION.
4. THE OWNER OF THE LOT OR RESERVE AREA CONTAINING THE OVERLAND DRAINAGE EASEMENT SHALL MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT. THE MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING SLOPE MAINTENANCE, REPAIR OF APPURTENANCES, AND REMOVAL OF OBSTRUCTIONS AND SILTATION.
5. IN THE EVENT THE LOT OR RESERVE AREA OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS AS OUTLINED HEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, THROUGH ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.
6. IN THE EVENT THE LOT OR RESERVE AREA OWNER SHOULD FAIL TO PAY THE COST OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BECOME A LIEN AGAINST THE LOT OR RESERVE AREA OWNER. SUCH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II-RESERVE AREAS

A. PURPOSE

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

B. RESERVE

- 1. RESERVE ____, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION WHICH DERIVE ACCESS FROM THE PRIVATE STREETS THEREIN, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM SUCH LOTS IN THE SUBDIVISION AND TO AND FROM THE PUBLIC STREETS WITHIN AND BORDERING THE SUBDIVISION, AND SHALL BE LIMITED TO USE FOR PRIVATE STREETS, FOR PROVIDING PRIVATE STORM SEWER AND DRAINAGE FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES, AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, DECORATIVE ENTRY FEATURES, SIGNAGE, DECORATIVE FENCING, LANDSCAPING, IRRIGATION, AND LIGHTING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE PROPERTY OWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV HEREOF) FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION.
2. THE DEVELOPER HEREBY GRANTS TO THE CITY OF BIXBY, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE ____, AND TO OPERATE THEREON ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE, AND EMERGENCY MEDICAL VEHICLES AND EQUIPMENT.
3. THE DEVELOPER, FOR ITSELF AND ITS SUCCESSORS, HEREBY COVENANTS WITH THE CITY OF BIXBY, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, TO:
• CONSTRUCT AND MAINTAIN STREETS EXTENDING THE FULL LENGTH OF RESERVE ____, AS DEPICTED ON THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING CITY OF BIXBY DESIGN STANDARDS FOR A MINOR LOCAL RESIDENTIAL PUBLIC STREET.
• PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET WITHIN RESERVE A, AS DEPICTED ON THE ACCOMPANYING PLAT, WHICH WOULD OBSTRUCT THE PASSAGE OF ANY GOVERNMENTAL OR EMERGENCY VEHICLE AND SPECIFICALLY ANY FIRE SUPPRESSION VEHICLE.
• SECURE INSPECTION BY THE CITY OF BIXBY, OKLAHOMA, OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF BIXBY, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF BIXBY, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, CERTIFICATION SHALL BE SECURED FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE CITY OF BIXBY, OKLAHOMA, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.
4. THE DEVELOPER ACKNOWLEDGES, FOR ITSELF AND ITS SUCCESSORS IN TITLE, THAT THE CITY OF BIXBY, OKLAHOMA, SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE STREETS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF CONVEYANCE OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

C. RESERVES

- RESERVES ____ ARE HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE STORMWATER DRAINAGE AND DETENTION AND PRIVATE RECREATIONAL USES SUCH AS OPEN SPACE, PRIVATE AND ACTIVE RECREATIONAL USES AND FACILITIES, LANDSCAPING, LIGHTING, AND OTHER RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA. RESERVES ____, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS STORMWATER DRAINAGE AND DETENTION EASEMENTS, PROVIDED THAT THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL USES AND FACILITIES AS OUTLINED HEREINAFTER.
RESERVES ____ ARE HEREBY ESTABLISHED BY GRANT OF THE DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING FOR PRIVATE USES SUCH AS OPEN SPACE, PRIVATE PARK, SIGNAGE, FENCES AND WALLS, LANDSCAPING, LIGHTING, AND OTHER RECREATIONAL USES AND FACILITIES, LANDSCAPING, LIGHTING, AND OTHER RECREATIONAL USES AND FACILITIES AS MAY BE PERMITTED BY THE CITY OF BIXBY, OKLAHOMA. RESERVES ____, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY DEDICATED AS UTILITY EASEMENTS, PROVIDED THAT THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE RECREATIONAL USES AND FACILITIES AS OUTLINED HEREINAFTER.
ALL RESERVE AREAS
1. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF IMPROVEMENTS AND RECREATIONAL FACILITIES THEREIN, SHALL BE THE RESPONSIBILITY OF THE OWNERS THEREOF, WHICH SHALL BE THE PROPERTY OWNERS ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS TO THE ASSOCIATION.
2. IN THE EVENT THE RESERVE AREA OWNER FAILS TO PROPERLY MAINTAIN THE RESERVE AREA, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM NECESSARY MAINTENANCE AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE OWNER OF THE RESERVE AREA FAILS TO PAY THE COSTS OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE BY AND RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.
3. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND MEMBER OF THE PROPERTY OWNERS' ASSOCIATION AGREES TO HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF BIXBY, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS AND FURTHER AGREES THAT WHETHER THE CITY OF BIXBY NOR THE OWNER/DEVELOPER SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE PROPERTY OWNERS' ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

SECTION III- PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, TALL GRASS CREEK WAS SUBMITTED AS PART OR ALL OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. BXPUD-22.01) AS PROVIDED WITHIN THE TITLE 11 OF THE BIXBY, OKLAHOMA, CITY CODE (BIXBY ZONING CODE); AND
WHEREAS PUD NO. BXPUD-22.01 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON ____, 202__ AND APPROVED BY THE CITY OF BIXBY CITY COUNCIL ON ____, 202__, THE IMPLEMENTING ORDINANCE NO. ____, WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL ____, 202__, AND
WHEREAS MAJOR AMENDMENT # __ TO BXPUD-22.01, BXPUD-22.01 "TALL GRASS CREEK", WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON ____, 202__, AND APPROVED BY THE CITY COUNCIL ON ____, 202__, THE IMPLEMENTING ORDINANCE NO. ____, WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL ____, 202__, AND
WHEREAS MAJOR AMENDMENT # __ TO BXPUD-22.01, ____, WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON ____, 202__, AND APPROVED BY THE BIXBY CITY COUNCIL ON ____, 202__, THE IMPLEMENTING ORDINANCE NO. ____, WITH EMERGENCY CLAUSE ATTACHED BEING ADOPTED BY THE COUNCIL ____, 202__, AND
WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND
WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

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

OWNER

NAME: K&S DEVELOPMENT
CONTACT: CORDELL BUGG
ADDRESS: 12150 EAST 96th STREET NORTH, SUITE 200,
OWASSO, OKLAHOMA 74055
PHONE: 918.376.6534

ENGINEER

COMPANY: CEDAR CREEK CONSULTING, INC
NAME: LANCE MILLS, PE
ADDRESS: 11912 N. PENNSYLVANIA AVENUE, SUITE D4,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.778.3385

SURVEYOR

COMPANY: GOLDEN LAND SURVEYING
NAME: TROY DEE
ADDRESS: 4131 N.W. 122nd STREET, SUITE 100,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.849.6010

Prepared By

GOLDEN LAND SURVEYING

4131 N.W. 122nd Street, Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Job No. 251192 Sheet 2 Of 4

PRELIMINARY PLAT

BXPUD-22.01

TALL GRASS CREEK

A Subdivision of the Northeast Quarter (NE/4), Section Twenty-one (21), Township Seventeen (17) North Range Thirteen (13) East of the Indian Meridian, TULSA County, Oklahoma

A. DEVELOPMENT STANDARDS

1. DEVELOPMENT AREA A

GROSS LAND AREA- 2,890,698 SF66.361 AC
NET LAND AREA- 2,890,698 SF66.361 AC
PERMITTED USES: USE UNIT 6 DETACHED SINGLE-FAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.
MAXIMUM NUMBER OF LOTS: 289
MINIMUM LOT WIDTH 1: 55 FT
MINIMUM LOT SIZE: 5,500 SF
MINIMUM LAND AREA PER DWELLING UNIT: 8,400 SF *
MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT **
OFF-STREET PARKING AND YARD COVERAGE: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT. OFF-STREET PARKING SHALL NOT EXCEED 75% OF THE REQUIRED FRONT YARD WIDTH OR AREA.
MINIMUM LIVABILITY SPACE: 2,500 SF *** ††
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT ††
REAR YARD: 15 FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10 FT : 20 FT ††
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-3 DISTRICT
MINIMUM DWELLING SIZE: 1,500 : 2,400 SF ****
FIRST FLOOR EXTERIOR MATERIALS: 100% MASONRY
* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5-A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.
** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
*** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
**** GATED COTTAGE LOTS: 1,500 SF, VILLAS LOTS: 1,800 SF, ESTATES LOTS: 2,000 SF, RESERVE LOTS: 2,400 SF
† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.
†† SEE SECTION III.A.4. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS.

2. DEVELOPMENT AREA B

GROSS LAND AREA- 3,958,016 SF90.864 AC
NET LAND AREA- 3,958,016 SF90.864 AC
PERMITTED USES: USE UNIT 6 DETACHED SINGLE-FAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES; USE UNIT 5 COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARK, PLAYGROUND, AND RECREATIONAL OPEN SPACE.
MAXIMUM NUMBER OF LOTS: 211
MINIMUM LOT WIDTH 1: 60 FT : 90 FT ††
MINIMUM LOT SIZE: 6,900 SF : 12,000 SF ††
MINIMUM LAND AREA PER DWELLING UNIT: 9,600 SF *
MAXIMUM BUILDING HEIGHT: 2 STORIES AND 35 FT **
OFF-STREET PARKING AND YARD COVERAGE: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT.
MINIMUM LIVABILITY SPACE: 4,000 SF ***
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT : 25 FT ††
REAR YARD: 20 FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10 FT : 20 FT ††
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN THE RS-3 DISTRICT
MINIMUM DWELLING SIZE: 1,500 : 2,400 SF ****
FIRST FLOOR EXTERIOR MATERIALS: 100% MASONRY
* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF LOTS TO GROSS LAND AREA AS PROVIDED IN ZONING CODE SECTION 11-71-5-A.1. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.
** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
*** LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
**** GATED COTTAGE LOTS: 1,500 SF, VILLAS LOTS: 1,800 SF, ESTATES LOTS: 2,000 SF, RESERVE 2,400 SF
† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE BIXBY ZONING CODE.
†† SEE SECTION III.A.4. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS.

3. DEVELOPMENT AREA C

GROSS LAND AREA- 139,277 SF 3.197 AC
NET LAND AREA- 139,277 SF 3.197 AC
PERMITTED USES:
USES PERMITTED AS A MATTER OF RIGHT AND IN THE CS COMMERCIAL SHOPPING CENTER DISTRICT (EXCEPT AS SPECIFIED BELOW); DRY CLEANING/LAUNDRY WITHIN USE UNIT 15; GOLF, FRISBEE GOLF, TENNIS, AND WATER SLIDE USES AND OUTDOOR RECREATION AND AMUSEMENT ACTIVITIES, NEC WITHIN USE UNIT 20; AND USES CUSTOMARILY ACCESSORY TO PERMITTED EXCLUDED USES; ALL USES CLASSIFIED AS "USUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE SECTION 11-70-6; MEGA EVENTS, RESIDENTIAL TREATMENT CENTERS, AND TRANSITIONAL LIVING CENTERS WITHIN USE UNIT 5, AND MEDICAL MARJUMA DISPENSARIES WITHIN USE UNIT 13.
MAXIMUM FLOOR AREA RATIO: 0.50
MAXIMUM BUILDING FLOOR AREA: 69,639 SF
MAXIMUM BUILDING HEIGHT: 2 STORIES OR 40 FT
MINIMUM ARTERIAL STREET FRONTAGE: 100 FT **
MINIMUM NON-ARTERIAL STREET FRONTAGE: 50 FT *
MINIMUM BUILDING SETBACKS:
FROM ARTERIAL STREET RIGHT-OF-WAY: 25 FT
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 10 FT
FROM DEVELOPMENT AREA A BOUNDARY: 10 FT **
FROM ALL OTHER BOUNDARIES: 0 FT
MINIMUM PARKING RATIO: 1 PER 300 SF BUILDING FLOOR AREA ***
OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN CS DISTRICT
* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENTS APPROVED BY THE CITY OF BIXBY DURING PLATTING REVIEW.
** PLUS 2 FEET SETBACK FOR EACH 1 FOOT OF BUILDING HEIGHT EXCEEDING 15 FEET.
*** MINIMUM AND MAXIMUM PARKING MAY BE MODIFIED IF A SITE PLAN IS SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION.

4. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS

THE FOLLOWING RATIOS AND RESIDENTIAL BULK AND AREA DEVELOPMENT STANDARDS SHALL APPLY:
RESERVE LOTS:
MINIMUM LOT TYPE RATIO: 25% OF DEVELOPMENT AREA B
MAXIMUM LOT TYPE RATIO: 50% OF DEVELOPMENT AREA B
MINIMUM LOT WIDTH: 60 FT
MINIMUM LOT SIZE: 12,000 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **
FRONT YARD: 25 FT
REAR YARD: 20 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:
WHERE REAR YARD BACKS TO SIDE YARD 20 FT
WHERE REAR YARD BACKS TO REAR YARD 15 FT
GARAGE FACING SIDE STREET: 20 FT
* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.
ESTATE LOTS:
MINIMUM LOT TYPE RATIO: 50% OF DEVELOPMENT AREA B
MAXIMUM LOT TYPE RATIO: 75% OF DEVELOPMENT AREA B
MINIMUM LOT WIDTH: 70 FT
MINIMUM LOT SIZE: 9,500 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 4,000 SF *
MINIMUM YARD SETBACKS: **
FRONT YARD: 25 FT
REAR YARD: 20 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:
WHERE REAR YARD BACKS TO SIDE YARD 20 FT
WHERE REAR YARD BACKS TO REAR YARD 15 FT
GARAGE FACING SIDE STREET: 20 FT
* LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 11-71-5.C OF THE BIXBY ZONING CODE.
** IN THE EVENT PRIVATE STREETS WITH REDUCED RIGHT-OF-WAY WIDTHS ARE PLATTED, SETBACKS FROM STREETS SHALL INCREASE 1 FOOT FOR EACH 2 FEET RIGHT-OF-WAY WIDTH IS REDUCED FROM 50 FEET.
GATED COTTAGE LOTS:
MINIMUM LOT TYPE RATIO: 35% OF DEVELOPMENT AREA A
MAXIMUM LOT TYPE RATIO: 45% OF DEVELOPMENT AREA B
MINIMUM LOT WIDTH: 55 FT
MINIMUM LOT SIZE: 5,500 SF
MINIMUM LIVABILITY OPEN SPACE PER DWELLING: 2,500 SF *
MINIMUM YARD SETBACKS:
FRONT YARD: 20 FT
REAR YARD: 15 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT
SIDE YARD ABUTTING A STREET:
WHERE REAR YARD BACKS TO SIDE YARD: 15 FT (NO ATTACHED GARAGE SHALL FACE SIDE STREET)
WHERE REAR YARD BACKS TO REAR YARD: 10 FT (NO ATTACHED GARAGE SHALL FACE STREET)
EACH LOT SHALL CONTAIN NOT LESS THAN 2,000 SF OF LIVABILITY OPEN SPACE. THE BALANCE REQUIRED SHALL BE ESTABLISHED BY PLAT WITHIN RESERVE AREAS WITH RESTRICTIVE COVENANTS PRESERVING THE AREAS AS PERPETUAL OPEN SPACE AND GUARANTEEING ACCESS TO ALL GATED COTTAGE LOTS

5. ACCESS AND CIRCULATION

STREETS SERVING TALL GRASS CREEK ARE PROPOSED TO PRIVATE AND CERTAIN OTHER NEIGHBORHOODS, WHICH WILL BE SERVED BY PRIVATE, GATED STREETS. AS PHASES DEVELOP, HOWEVER, ALL NEIGHBORHOODS SHALL HAVE THE OPTION OF PRIVATE, GATED STREETS PER THIS PUD. COLLECTOR STREETS WILL NOT BE HATED. WHETHER PUBLIC OR PRIVATE STREETS, SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF BIXBY FOR MINOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF BIXBY MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO, PRIVATE, GATED STREETS WITH REDUCED RIGHT-OF-WAY WIDTH AND NO SIDEWALKS, OR SIDEWALKS ON ONE SIDE OF THE STREET. ANY DIVIDED, BOULEVARD STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF BIXBY DURING THE PLATTING STAGE. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF BIXBY AND BE APPROVED BY THE BIXBY FIRE MARSHAL DURING THE PLATTING STAGE. EXCEPT AS OTHERWISE PROVIDED IN THIS PUD, SIDEWALKS, INCLUDING BOTH INTERNAL AND ALONG EXTERIOR STREET FRONTAGES, SHALL BE CONSTRUCTED BY THE DEVELOPER OR INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS. SIDEWALKS SHALL BE A MINIMUM OF FOUR (4) FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. SIDEWALKS WHICH ARE PROPOSED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN A PUBLIC SIDEWALK EASEMENT. SIDEWALKS/TRAILS ALONG THE PARKWAY/COLLECTORS STREETS SHALL BE CONSTRUCTED BY THE DEVELOPER.

6. SIGNS

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

7. PLATTING AND SITE PLAN REQUIREMENTS

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

WHEN FULLY PLATTED, NOT LESS THAN ___% OR ___ ACRES OF TALL GRASS CREEK SHALL BE PRESERVED AS OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS.

8. CITY DEPARTMENT REQUIREMENTS

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

SECTION IV-PROPERTY OWNER'S ASSOCIATION

A. FORMATION OF PROPERTY OWNER'S ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN TALL GRASS CREEK (THE "ASSOCIATION" OR THE "PROPERTY OWNERS ASSOCIATION") OR THE CORPORATION ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE AND DETENTION FACILITIES, ENTRY FEATURES, LANDSCAPING, AND OTHER COMMON AREAS AND IMPROVEMENTS THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUCCESSFULLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE PROPERTY OWNERS ASSOCIATION BY THE OWNER/DEVELOPER OR THE ASSOCIATION.

B. MEMBERSHIP

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

C. ASSESSMENT

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

D. ASSOCIATION TO BE BENEFICIARY

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

E. EXPANSION RIGHTS OF THE ASSOCIATION

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

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

A. ENFORCEMENT

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

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I STREETS, EASEMENTS, AND UTILITIES AND SECTION II RESERVE AREA, AND SECTION V ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SERVICEABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION III PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO BXPUD- BY THE BIXBY PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BIXBY PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO BXPUD- UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF BIXBY APPROVAL. THE COVENANTS CONTAINED WITHIN ANY OTHER SECTION OF THIS DEED OF DEDICATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST 1 LOT, OR ALTERNATIVELY, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AT LEAST 60% OF THE LOTS WITHIN THE SUBDIVISION, IN THE EVENT OF ANY CONFLICT BETWEEN AN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNERS OF AT LEAST 60% OF THE LOTS, THE INSTRUMENT EXECUTED BY THE OWNER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AS ABOVE SET FORTH SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ___ DAY OF _____, 202__.

K & S DEVELOPMENT

[CORPORATE ENTITY STATE AND TYPE]

BY: _____

MANAGER

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ___ DAY OF _____, 202__ , PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF _____ TO THE FOREGOING INSTRUMENT, AS IT IS _____ AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, THE OWNER HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____.

OWNER NAME

BY: _____

STATE OF OKLAHOMA)

) SS.

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ BY _____ AS A MANAGING MEMBER OF _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, TROY DEE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS 'TALL GRASS CREEK', A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____.

STATE OF OKLAHOMA)

) JSS.

COUNTY OF OKLAHOMA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ BY _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BIXBY CITY COUNCIL ON THIS ___ DAY OF _____.

BY: _____

MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK

BY: _____

CITY CLERK

Prepared By



4131 N.W. 122nd Street, Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenlands.com

Job No. 251192

Sheet 3 Of 4

GOWNER

NAME: K&S DEVELOPMENT
CONTACT: CORDELL BUGG
ADDRESS: 12150 EAST 96th STREET NORTH, SUITE. 200,
OWASSO, OKLAHOMA 74055
PHONE: 918.376.6534

GENGINEER

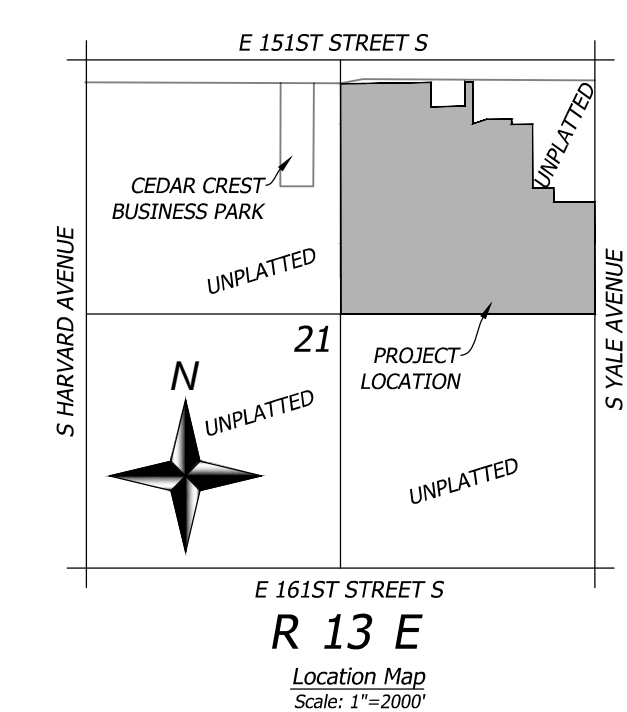
COMPANY: CEDAR CREEK CONSULTING, INC
NAME: LANCE MILLS, PE
ADDRESS: 11912 N. PENNSYLVANIA AVENUE, SUITE D4,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.778.3385

G SURVEYOR

COMPANY: GOLDEN LAND SURVEYING
NAME: TROY DEE
ADDRESS: 4131 N.W. 122nd STREET, SUITE 100,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.849.6010

TALL GRASS CREEK

A Subdivision of the Northeast Quarter (NE/4), Section Twenty-one (21), Township Seventeen (17) North
Range Thirteen (13) East of the Indian Meridian, TULSA County, Oklahoma



SUBDIVISION CONTAINS
THREE HUNDRED FIFTY-FOUR (354) LOTS IN FOURTEEN (14) BLOCKS WITH ONE (1) RESERVE AREA.
GROSS SUBDIVISION AREA: 120.21 ACRES

OWNER
NAME: K&S DEVELOPMENT
CONTACT: CORDELL BUGG
ADDRESS: 12151 EAST 96th STREET NORTH, SUITE 200,
OWASSO, OKLAHOMA 74055
PHONE: 918.376.6534

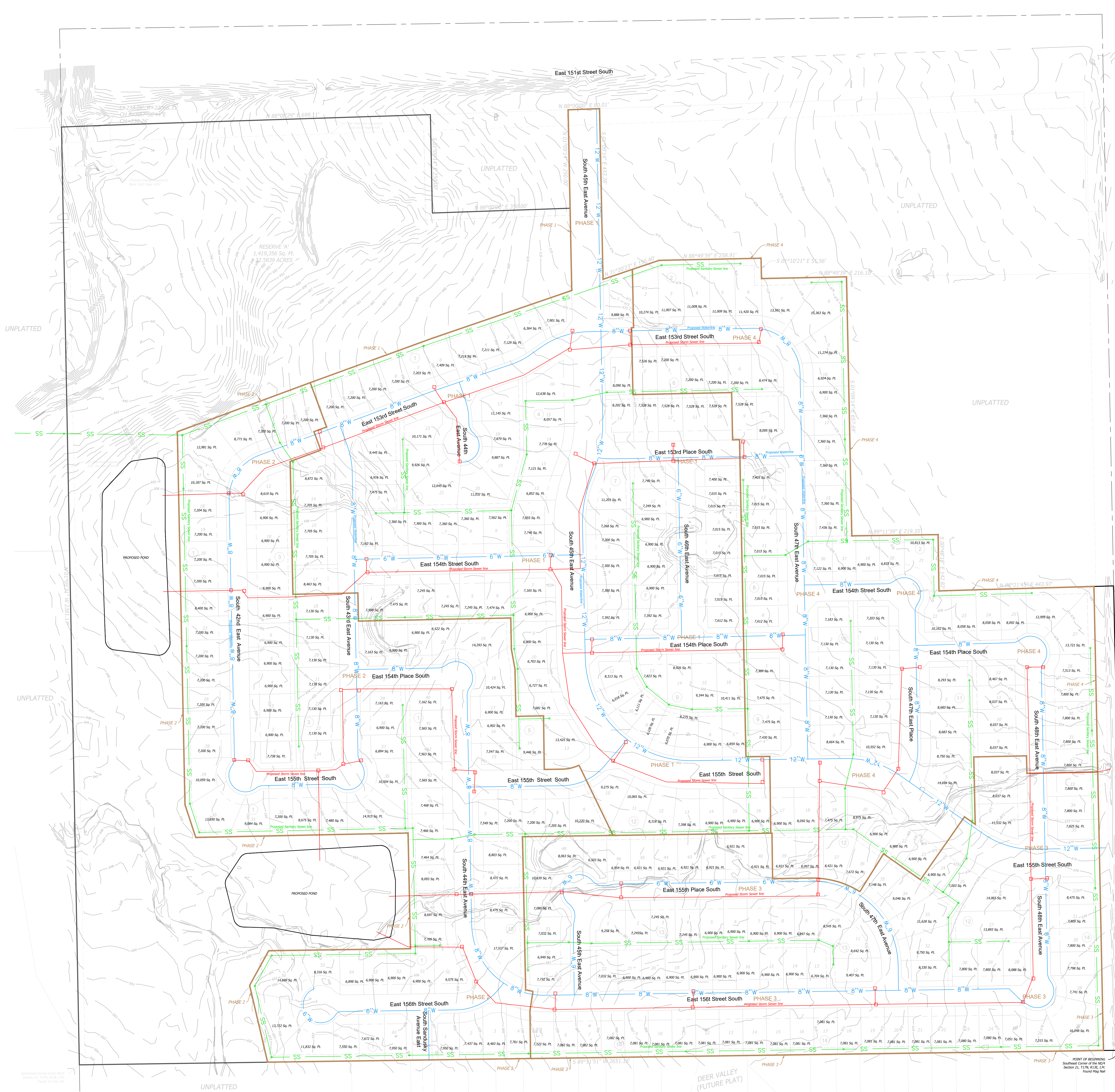
ENGINEER
COMPANY: CEDAR CREEK CONSULTING, INC
NAME: LANCE MILLS, PE
ADDRESS: 11912 N. PENNSYLVANIA AVENUE, SUITE 104,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.778.3385

SURVEYOR
COMPANY: GOLDEN LAND SURVEYING
NAME: TROY DEE
ADDRESS: 4131 N.W. 122nd STREET, SUITE 100,
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.849.6010

NOTES
1. THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL MONUMENTS SET ARE CAPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263".
3. THE BASIS OF BEARING SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) MAG NAIL
(B) 3/8" IRON PIN
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 89°11'51" WEST.

4. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH YALE AVENUE AND EAST 151st STREET SOUTH.

LEGEND
Plat Boundary Line
Lot Line (This Plat)
Easement (This Plat)
Building Limit Line (This Plat)
Existing Lot Line
Existing Easement
Phase Line
Proposed Sanitary Sewer Line
Proposed Water Line
Proposed Storm Sewer Line
Proposed Storm Inlet
Proposed Sanitary Manhole
UE - Utility Easement
BL - Building Limit Line
R/W - Right of Way
I.M. - Indian Meridian





111 North Cabaniss
P.O. Box 70
Bixby, OK 74008
T: 918.366.4430
www.bixbyok.gov

April 6, 2026

To: Gladys Gill, Development Services
From: Gwen Plante, on behalf of Bixby Public Works,
Engineering Department

Reference: Tall Grass Creek: Preliminary Plat

Gladys,

Below are review comments on the above reference project from our Engineering Department. They have not been sent to the applicant.

This review includes only engineering items. Items under Development Services purview – such as the Comprehensive Plan, Zoning Code, or Subdivision Regulations – were not part of this review.

The Preliminary Plat comments as follows:

Plat

1) 11' U/Es are required at the following locations:

- East side of Lot 5, Block 9
- East side of Lot 39, Block 1
- South side of Lot 8, Block 1
- South side of Lot 3, Block 4
- West side of Lot 30, Block 12
- South side of Lot 10, Block 13
- South side of Lot 12, Block 5
- West side of Lot 19, Block 12
- West side of Lot 37, Block 12

2) The 10' U/E should be increased to 11' at the following locations:

- Lots 18 and 38, Block 12
- Lot 22, Block 1



111 North Cabaniss
P.O. Box 70
Bixby, OK 74008
T: 918.366.4430
www.bixbyok.gov

Conceptual Utility Plan

- 3) The waterline along E. 156th Street South should be relocated to the south side of the roadway along its entire length.
- 4) The waterline along S. 44th E. Ave, should be relocated to the west side of the roadway between E. 156th St. and E. 155th St.
- 5) Review of a Drainage Report will be required to verify location and sizes of the Detention Reserve area.
- 6) The Covenants should address Detention Easements as solely the responsibility of the property owner.
- 7) Manholes must be located within 20' of the back of curb at terminations or crossing for access, e.g.:
 - Manhole required adjacent to S. 45th at crossing
 - Lot 39, Block 1
 - Lot 24, Block 3
 - Lot 23, Block 4
 - Manhole required adjacent to S. 43rd at crossing
 - Lot 14, Block 5
 - Lot 7, Block 6
 - Lot 13, Block 7
 - Lot 14, Block 8
 - Manhole required adjacent to E. 155th St. at crossing
 - Lot 27, Block 12
 - Lot 31, Block 12
 - Lot 53, Block 12
 - Lot 12, Block 13

Please let me know if you have any questions.

Gwen Plante
Project Manager
Bixby Public Works



CITY OF BIXBY
111 N Cabaniss Ave
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

TO: Planning Commission

FROM: Gladys Gill, Assistant Planner

DATE: April 20, 2026

NAME: Neighborhood Grocery Store & Fuel Station

CASE(S): **RE-ZONE** | BXZO-26.03 – (CS) Commercial Shopping.
PRELIMINARY PLAT | BXPT-26.04

LOCATION: 13001 S. Memorial Drive, Bixby, Oklahoma

EXISTING ZONING: Agriculture (AG)

PROPOSED ZONING: Commercial Shopping (CS)

STR: Section 1, Township 17N, Range 13E

APPLICANT: Kimley-Horn

REQUEST: The applicant is requesting approval of a rezoning from Agriculture (AG) to Commercial Shopping (CS) and a preliminary plat for approximately 12.008 acres located at the northeast corner of South Memorial Drive and East 131st Street South, addressed as 13001 S. Memorial Drive, Bixby, Oklahoma, in order to allow for the development of a grocery store and associated commercial uses.

BACKGROUND: Previously occupied by Dotson Produce, the subject property is currently zoned Agriculture (AG) and is undeveloped. The surrounding area is characterized by a mix of commercial zoning along the Memorial Drive corridor and residential uses to the south and east.

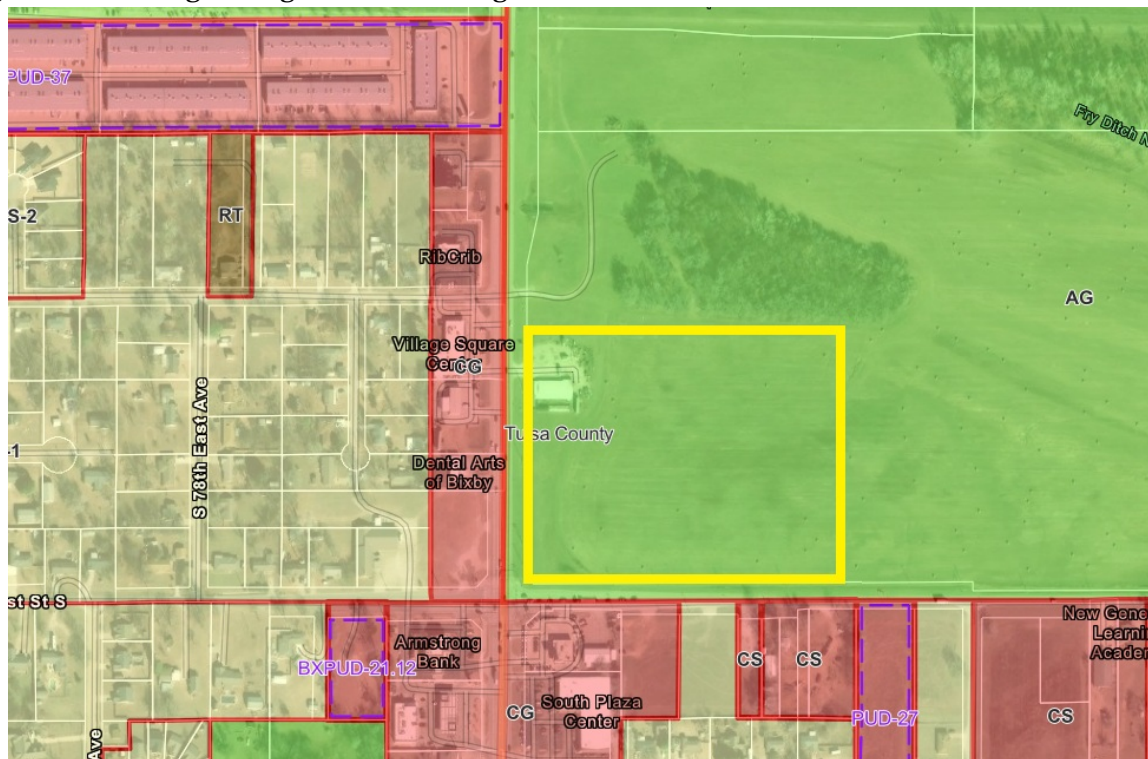
The request includes Rezoning Case No. BXZO-26.03, to rezone the property from AG to Commercial Shopping (CS), and Preliminary Plat Case No. BXPT-26.04, to plat the property as Memorial Addition, consisting of one (1) commercial lot and associated reserve areas.

The proposed development includes a 50,208 square-foot grocery store, a fuel station with a convenience store component, associated parking, internal drives, stormwater detention facilities, and supporting utility infrastructure. The plat establishes the framework for the site's development, while the rezoning provides the appropriate zoning classification to allow the proposed commercial use.

SURROUNDING ZONING AND LAND USE:

- North: (AG) Agriculture: undeveloped
- South: (CS) Commercial Shopping, (CG) Commercial General, and (RS-1) Residential Single-Family: HENRY FERGESON ADDN
- East: (AG) Agriculture: undeveloped
- West: (CG) Commercial General, Memorial Drive corridor and (RS-1) Residential Single-Family: CLYDE MILLER ACREAGE

Figure 1: Existing zoning for surrounding areas.



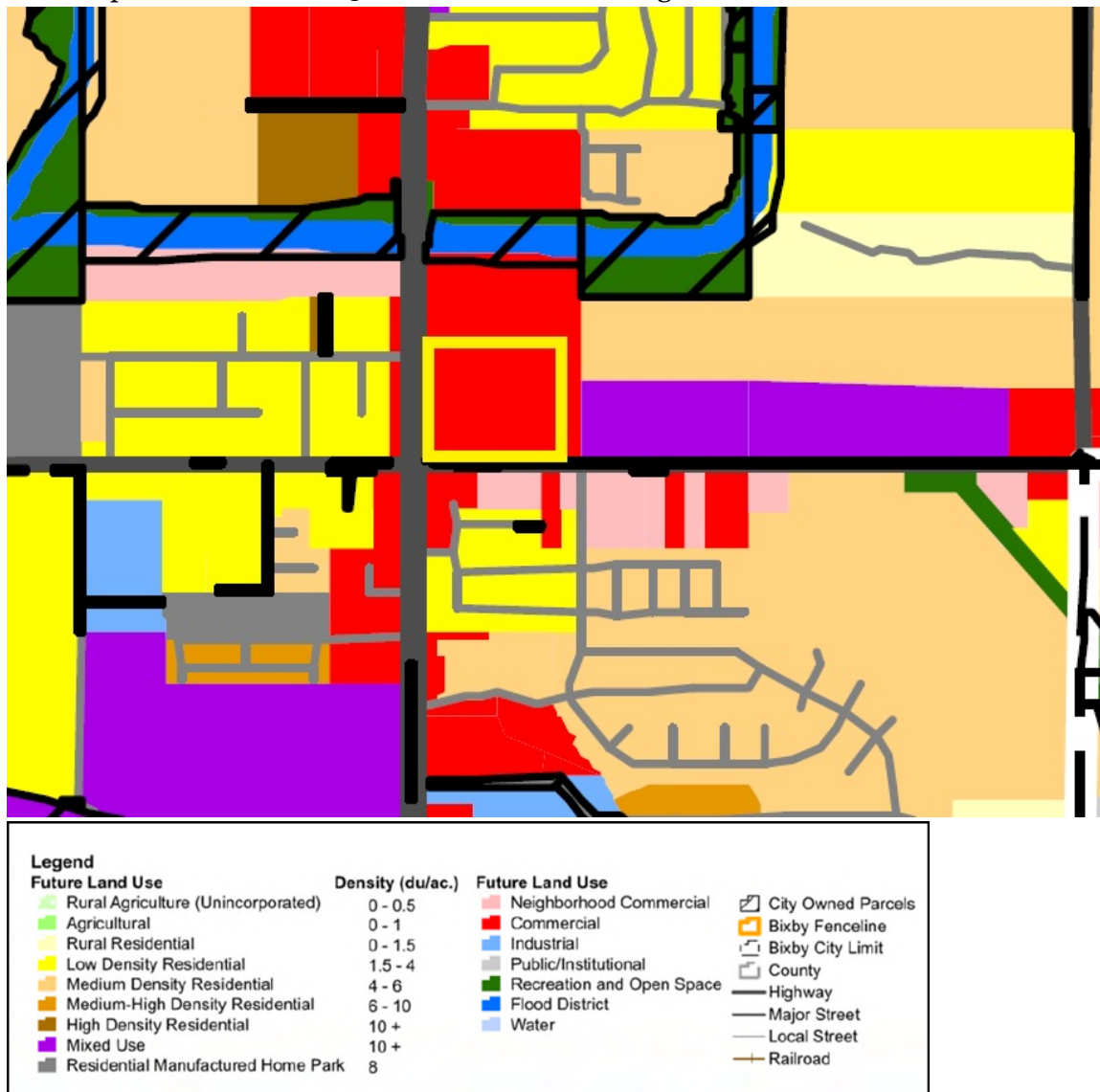
COMPREHENSIVE PLAN:

The Future Land Use Map designates this area for commercial corridor development along Memorial Drive. The proposed CS zoning is consistent with this designation and supports continued commercial growth along a major arterial corridor.

The request aligns with the Comprehensive Plan by:

- Encouraging commercial development along arterial corridors
- Supporting economic development and retail services
- Providing neighborhood-serving retail uses

Figure 2: Comprehensive Plan 2030 Future Land Use Designation



DEVELOPMENT STANDARDS

The proposed development is subject to the requirements of the Commercial Shopping (CS) zoning district and all applicable provisions of the City of Bixby Zoning Code.

Based on the submitted Site Plan and supporting documents, the development generally complies with applicable standards, as summarized below:

A. Lot and Site Design

- **Lot Area:** Approximately 12.008 acres
- The site is proposed as one (1) lot (Memorial Addition)
- The layout includes a principal retail structure, fuel station, parking areas, internal drives, and stormwater detention facilities

The site design provides adequate space for circulation, parking, utilities, and required setbacks.

B. Building Setbacks

- The Site Plan indicates compliance with required setbacks, including:
 - **50-foot building setbacks** along arterial frontages
 - **10–15 foot landscape setbacks** along property boundaries

Final setback compliance will be verified during building permit review.

C. Parking

- Required Parking (Retail): 1 space per 225 sq. ft.
- Provided Parking (Retail): 236 spaces
- ADA Spaces: 8 spaces
- Total Provided (including convenience store): 245 spaces

The proposed parking exceeds minimum requirements and appears to meet ADA accessibility standards.

D. Access and Circulation

- Access is proposed from both:
 - S. Memorial Drive
 - E. 131st Street
- The site includes:
 - Internal drive aisles
 - Designated truck loading area
 - Separation of customer and service traffic

Truck loading is located internal to the site and screened from public view.

E. Screening and Buffers

The Site Plan includes:

- Screening walls for:
 - Truck loading dock
 - Dumpster/compactor areas
- Landscape setbacks along property boundaries

These elements are intended to reduce visual and operational impacts on adjacent properties.

F. Utilities

- The development will connect to existing public infrastructure, including:
 - Water
 - Sanitary sewer
 - Electric and telecommunications
- Internal utility systems, including fire lines and service connections, are proposed as private systems serving the site.

All utilities will be reviewed and approved through the engineering process.

G. Drainage and Stormwater

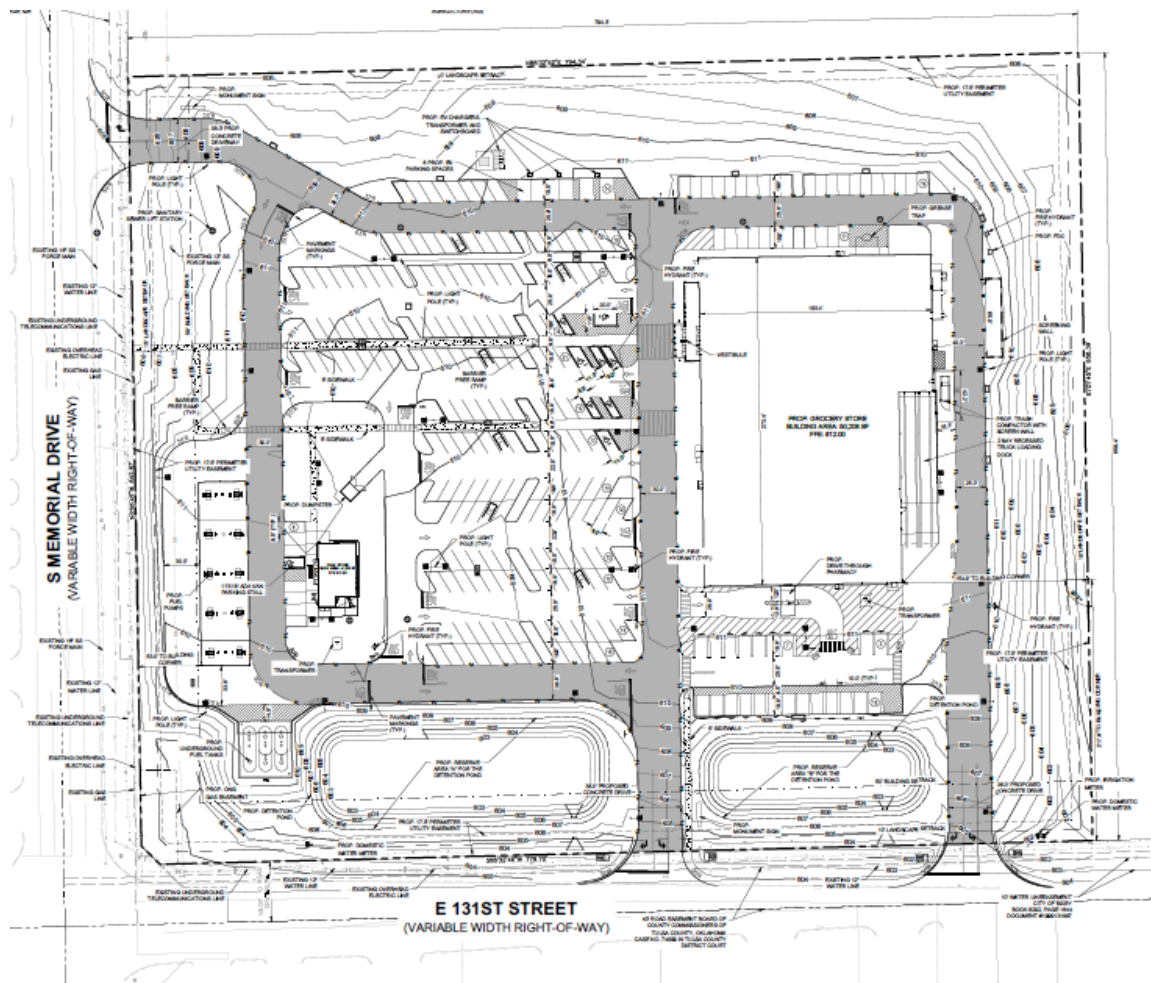
- The site includes on-site detention facilities located within designated reserve areas.
- Stormwater infrastructure includes:
 - Storm sewer system
 - Drainage swales
 - Detention ponds

Final drainage design and capacity will be reviewed during construction plan approval.

H. Additional Site Features

- Fuel station with underground storage tanks
- EV charging stations
- Sidewalks and pedestrian connectivity
- Lighting: Max 20 ft. height; shielded to protect adjacent residential uses. Lighting and signage (subject to separate permits)

Figure 3: Conceptual Site Plan



PUBLIC INPUT:

After the public notice and publication on March 26, 2026, no public comments were received.

ENGINEERING COMMENTS:

The engineering review identified several technical items, including the requirement for a 17.5-foot-perimeter utility easement, the provision of a drainage report, and clarification of utility and detention design. The applicant has responded to these comments and revised the plans accordingly, including relocating detention to reserve areas and clarifying that internal utilities will remain private. Remaining items will be addressed through the engineering and construction plan review process.

STAFF COMMENTS:

The proposed rezoning and preliminary plat represent a logical transition of the subject property from agricultural use to commercial development along a major arterial corridor. The site was previously occupied by Dotson Produce and is located within an area experiencing continued growth and development along the Memorial Drive corridor.

The request is consistent with the Comprehensive Plan and surrounding zoning patterns, which support commercial uses at major intersections. The proposed development has been designed to incorporate appropriate setbacks, screening, and internal circulation to minimize impacts on adjacent properties.

Staff has no objections to approving the Rezone (BXZO-26.03) and Preliminary Plat (BXPT-26.04). However, staff comments are contingent upon this approval and are subject to the following conditions:

- All access points and internal circulation shall be subject to final approval by the City Engineer, and modifications may be required to ensure public safety.
- A drainage report shall be submitted with construction plans. All stormwater improvements, including detention facilities, shall be designed to prevent adverse impacts to adjacent properties and public infrastructure.
- Detention areas shall be located within designated reserve areas, and maintenance responsibility shall be assigned to the property owner through plat covenants.
- All outstanding comments from the City Engineer, Public Works, and Technical Advisory Committee (TAC) shall be addressed to the satisfaction of the City prior to Final Plat approval.
- Submission and approval of a Final Plat by the Planning Commission and City Council must be recorded with the County Clerk prior to the release of any building permits.
- The development shall comply with all applicable City of Bixby codes, including zoning, subdivision, engineering, and building regulations.

FIGURES:

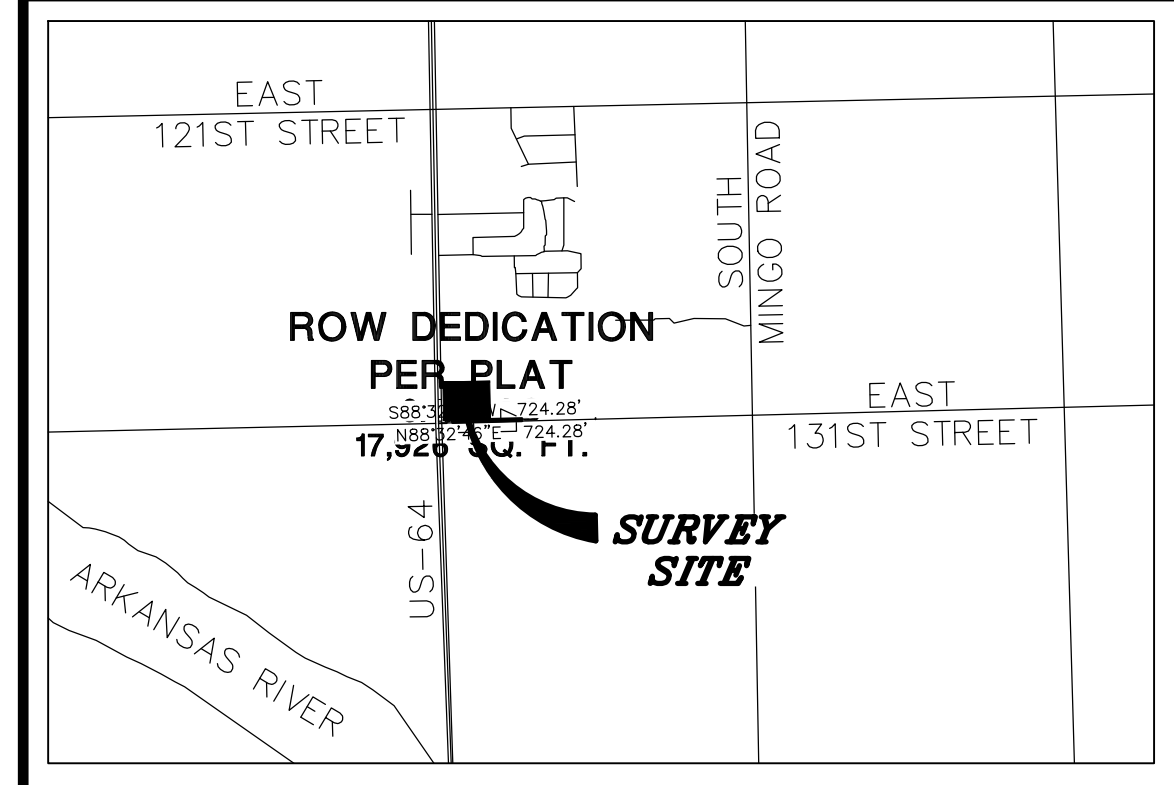
- Figure 1: Existing Zoning
- Figure 2: Comprehensive Plan 2030 Future Land Use Designation
- Figure 3: Conceptual Site Plan

ATTACHMENTS:

Attachment 2: Preliminary Plat and Deed of Dedication

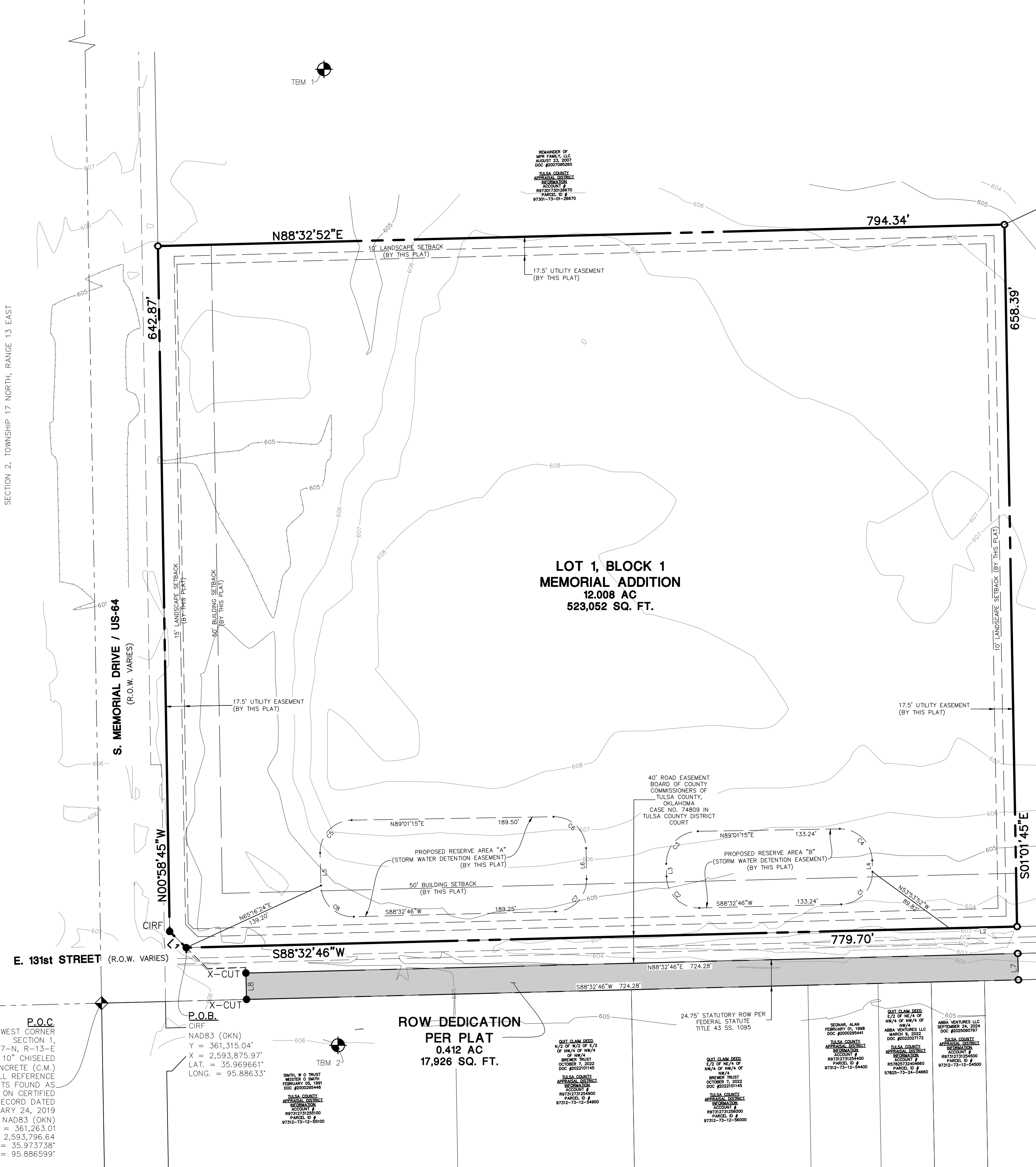
MEMORIAL ADDITION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OUT OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA.



WEST QUARTER CORNER SECTION 1, T-17-N, R-13-E FOUND 5/8" IRON ROD (C.M.) ALL REFERENCE MONUMENTS FOUND AS SHOWN ON CERTIFIED CORNER RECORD DATED MAY 16, 2012

EAST QUARTER CORNER SECTION 1, T-17-N, R-13-E FOUND 5/8" IRON ROD (C.M.) ALL REFERENCE MONUMENTS FOUND AS SHOWN ON CERTIFIED CORNER RECORD DATED NOVEMBER 18, 2016



LINE	BEARING	LENGTH
L1	N45°36'27"W	21.66'
L2	S88°32'46"W	63.11'
L3	N00°58'45"W	11.89'
L4	S00°58'45"E	10.78'
L5	N01°27'14"W	30.57'
L6	S00°58'45"E	29.00'
L7	S01°27'14"E	24.75'
L8	N01°27'13"W	24.75'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	30.00'	89°31'31"	46.88'	S43°47'00"W	42.25'
C2	30.00'	90°28'29"	47.37'	N46°13'00"W	42.60'
C3	30.00'	90°00'00"	47.12'	N44°01'15"E	42.43'
C4	30.00'	90°00'00"	47.12'	S45°58'45"E	42.43'
C5	30.00'	90°28'29"	47.37'	N43°47'00"E	42.60'
C6	30.00'	90°00'00"	47.12'	S45°58'45"E	42.43'
C7	30.00'	89°31'31"	46.88'	S43°47'00"W	42.25'
C8	30.00'	90°00'00"	47.12'	N46°27'14"W	42.43'

PROPERTY AREA
TOTAL AREA = 523,052 SQ. FT. (12.008 ACRES)

SURVEY PREPARED FOR
WALMART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST

BENCHMARKS

SITE BENCHMARK: 1
5/8" REBAR WITH RED PLASTIC CAP STAMPED "MANHARD CONSULTING",
+/- 821.40' NORTHEAST OF SUBJECT TRACT SOUTHWESTERLY CORNER.
ELEVATION=605.11' DATUM=NAVD88-GEOID 18

SITE BENCHMARK: 2
"X" CUT ON TOP OF CURB AT SOUTH LINE OF E. 131st STREET, +/- 169.36' SOUTHEAST OF SUBJECT TRACT SOUTHWESTERLY CORNER.
ELEVATION=606.13' DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 08/22/2025

PRELIMINARY
This document is preliminary in nature and is not a final, signed and sealed document.

BASIS OF ELEVATIONS
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18)

LEGEND

- = EX. PROPERTY LINE
- - - = EX. EASEMENT LINE
- - - - - = EX. SECTION LINE
- - - - - = TRACT LINE
- (C.M.) = CONTROLLING MONUMENT
- R.O.W. = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- CIRF = FOUND 5/8" CAPPED IRON ROD WITH ALUMINUM CAP MARKED "PLS 2062"
- = SET 5/8" CAPPED IRON ROD MARKED "PLS 2062 COA #CA8483"
- = FOUND MONUMENT AS NOTED ON SURVEY

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 40143C0432M AND 40143C0451M BOTH WITH AN EFFECTIVE DATE OF 09/12/2024 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X" AND ZONE "AE". ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS. ZONE "AE" IS DEFINED AS AN AREA THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OKLAHOMA COORDINATE SYSTEM OF 1983 NORTH ZONE (3501), NAD83(2011), EPOCH 2010.00. THE VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B. THE INITIAL SURVEY CONTROL WAS ESTABLISHED USING A STATIC GPS OBSERVATION ON A MANHARD CONTROL POINT, A 5/8" IRON ROD WITH A BLUE PLASTIC CAP MARKED "MANHARD CONSULTING", THAT WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). THE OPUS SOLUTION WAS CORRECTED AND ADJUSTED TO CONFORM WITH THE NAD(2011) COORDINATE VALUES AND NAVD88 VERTICAL DATUM AND ALIGNED TO THE NORTH ZONE OF THE OKLAHOMA COORDINATE SYSTEM OF 1983. BEARINGS SHOWN HEREON ARE "GRID NORTH" AS ESTABLISHED BY STATE PLANNED DATUM. ALL DISTANCES VALUES ARE IN U.S. SURVEY FEET. ALL DISTANCE AND AREA VALUES ARE GRID VALUES. NOT GROUND. TO COMPUTE GROUND DISTANCES, MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 1.00029061. THE FINAL ADJUSTED VALUE OF THE CONTROL POINT IS N: 362,138.73', E: 2,594,005.29', ELEV: 605.11'.

Surveyor
Manhard Consulting
505 Pecan Street, Suite 201
Fort Worth, TX 76102
(817) 865-5344
Mark Dillon Harp, PLS #2062
dharp@atwill.com

Engineer
Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
(972) 335-3580

Owner
Walmart

Manhard CONSULTING
505 Pecan Street, Suite 201, Fort Worth, TX 76102, Ph: 817.865.5344, Fax: 817.865.5344
Certification Managers | Environmental Scientists | Landscape Architects | Planners
Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors
Certificate of Authorization Number: CA 8483

PROJ. MGR.: **DH**
DRAWN BY: **JAM**
SURVEY DATE: **02/16/26**
ISSUE DATE: **02/27/2026**
SCALE: **1" = 60'**

SHEET
1 OF 2
611.004056

12.008 ACRES
13001 S. MEMORIAL DRIVE E. BIXBY, OK
SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 13 EAST



111 North Cabaniss
P.O. Box 70
Bixby, OK 74008
T: 918.366.4430
www.bixbyok.gov

April 7, 2026

To: Gladys Gill, Development Services
From: Gwen Plante, on behalf of Bixby Public Works,
Engineering Department

Reference: Grocery @ 131st Memorial | Memorial Addition
Preliminary Plat & Site Plan

Gladys,

Below are review comments on the above reference project from our Engineering Department.

This review includes only engineering items. Items under Development Services purview – such as the Comprehensive Plan, Zoning Code, or Subdivision Regulations – were not part of this review.

The Preliminary Plat comments as follows:

- 1) Regulations require that a 17.5' U/E perimeter easement be provided. This should be separate from any landscaping easements.
- 2) Since no Preliminary Utility Plans were provided as required with the Preliminary Plat, presumably no Public Utilities are proposed as part of this project.
- 3) Unless otherwise agreed by the City, Public Utility easements should not be included for water (or fire) line loops that only serve a single parcel.
- 4) The Storm Sewer system proposed with the 131st Street reconstruction project has been designed to handle all runoff from this tract under fully developed conditions – without the need for storm water detention.
- 5) Detention facilities should be located within Reserve Areas dedicated to the property owners rather than located within an easement.
- 6) Review of a Drainage Report will be required to verify the sizes of the areas set aside for Detention.



111 North Cabaniss
P.O. Box 70
Bixby, OK 74008
T: 918.366.4430
www.bixbyok.gov

- 7) The Covenants should address the Detention Easements as solely the responsibility of the property owner.

The Site Plan comments are as follows:

- 8) Drainage and Storm sewer Plans, including runoff and pipe calculations are necessary to review the Grading Plan.

Please let me know if you have any questions.

Gwen Plante
Project Manager
Bixby Public Works



DATE: April 15, 2026
TO: Gladys Gill
FROM: Carolyn Koch, P.E.
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX, 75034
SUBJECT: Proposed Grocery Store at NEC of Memorial Dr and 131st St
Site Plan, Preliminary Plat, and Rezoning Review Comment Response

Preliminary Plat Comments:

1. Regulations require that a 17.5' U/E perimeter easement be provided. This should be separate from any landscaping easements.

KH Response: A 17.5' perimeter easement has been provided on the revised plans and preliminary plat. Per call with Gwen Plante on 4/10, this perimeter utility easement can overlap with the landscape setback as long as no utilities are proposed within this easement.

2. Since no Preliminary Utility Plans were provided as required with the Preliminary Plat, presumably no Public Utilities are proposed as part of this project.

KH Response: Preliminary Utility plans were included in the preliminary engineering set in the first submittal. No public utilities are being proposed as part of this project. Preliminary Utility plans were included in the resubmittal.

3. Unless otherwise agreed by the City, Public utility easements should not be included for water (or fire) line loops that only serve a single parcel.

KH Response: The 8" fire line loop around the site is a private water line that only serves the proposed grocery store. The easements for this line have been removed.

4. The Storm Sewer system proposed with the 131st Street reconstruction project has been designated to handle all runoff from this tract under fully developed conditions – without the need for storm water detention.

KH Response: Per the 95% 3-lane expansion plans of 131st, the storm system proposed with this expansion is only accounting for post-developed flow from 2.5 acres of our site. Per analysis of these plans and coordination with the engineer producing the 131st plans we will need to detain for the remaining 9.5 acres of our site.

5. Detention facilities should be located within Reserve Areas dedicated to the property owners rather than located within an easement.

KH Response: Detention easements have been changed to Reserve Areas. Reserve area covenant language has been added to the provisions of the preliminary plat.

6. Review of a Drainage Report will be required to verify the sizes of that areas set aside for Detention.

KH Response: Drainage Report will be provided during the construction plans review stage. Per call with Gwen Plante on 4/10 this is acceptable.

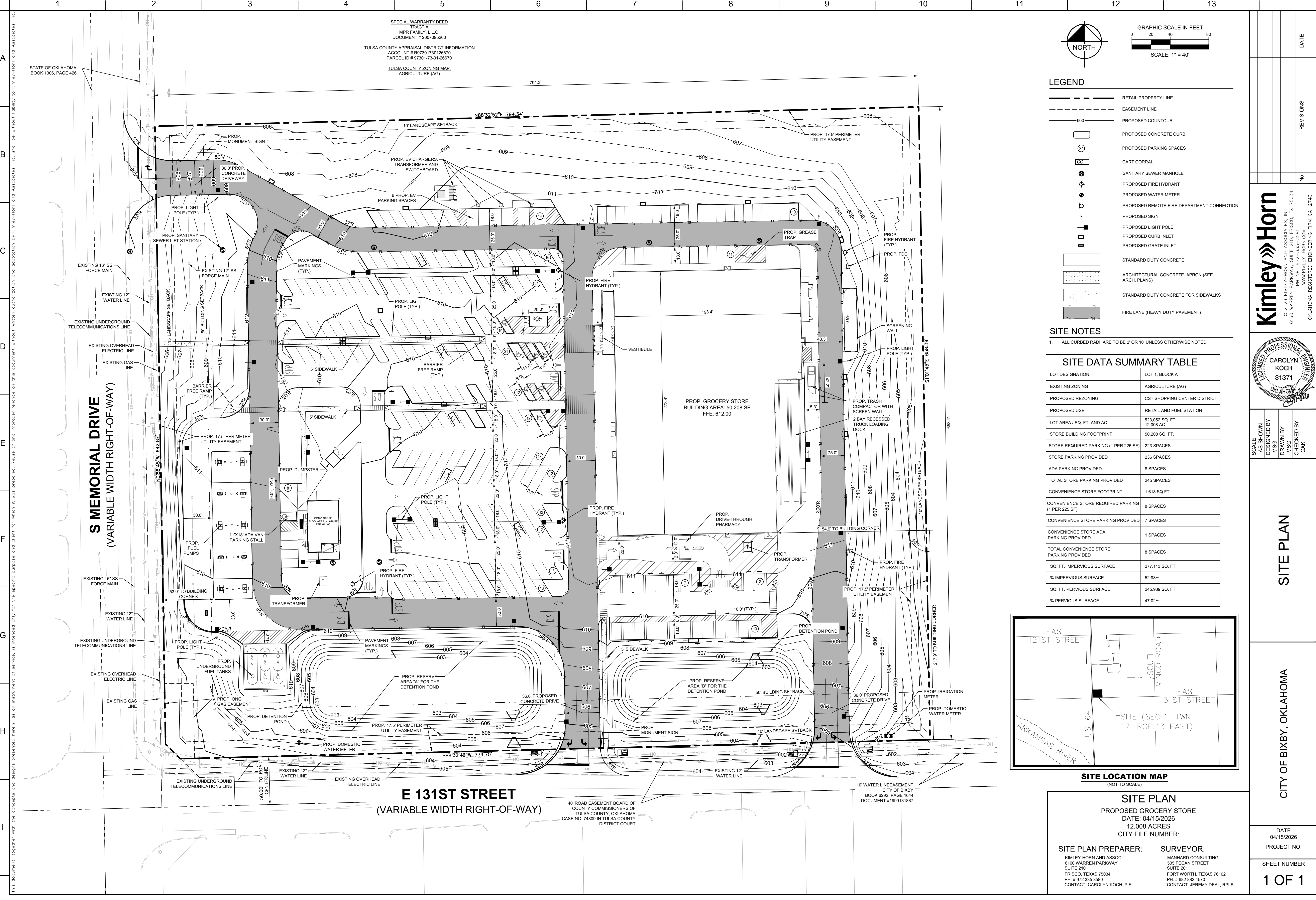
7. The Covenants should address the Detention Easements as solely the responsibility of the property owner.

KH Response: Covenant language has been added to the preliminary plat stating that the maintenance of the detention ponds within the Reserve areas will be the responsibility of the owner.

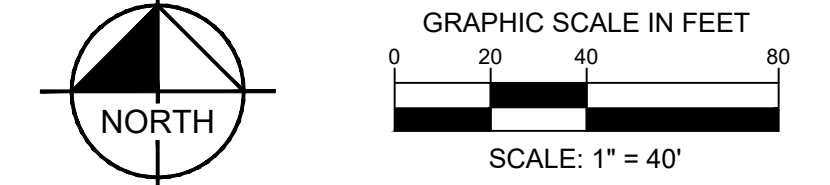
Site Plan Comments:

8. Drainage and Storm sewer plans, including runoff and pipe calculations are necessary to review the Grading Plan.

KH Response; Runoff and pipe calculations will be included in the construction drawings. Per call with Gwen Plante on 4/10 this is acceptable.



SPECIAL WARRANTY DEED
 TRACT A
 MPR FAMILY, L.L.C.
 DOCUMENT # 2007095280
 TULSA COUNTY APPRAISAL DISTRICT INFORMATION
 ACCOUNT # R97301730126670
 PARCEL ID # 97301-73-01-26670
 TULSA COUNTY ZONING MAP:
 AGRICULTURE (AG)

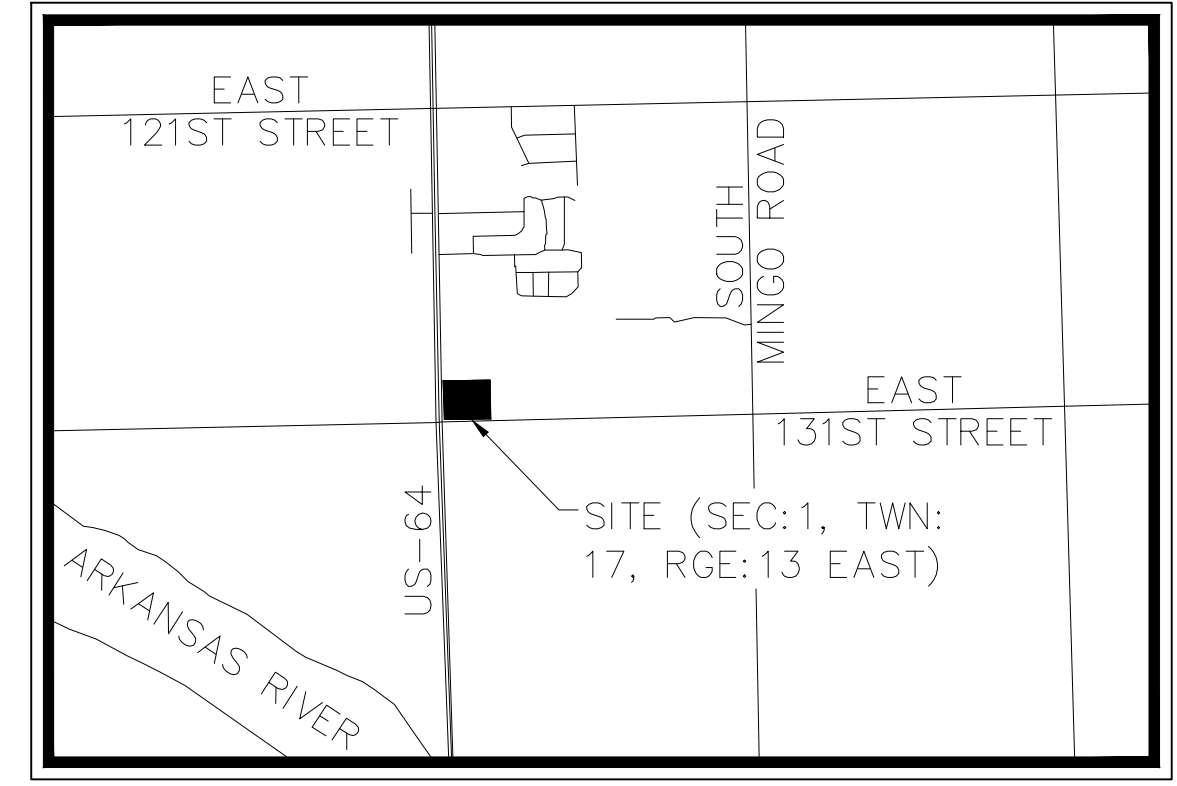


- LEGEND**
- RETAIL PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED COUNTOUR
 - PROPOSED CONCRETE CURB
 - PROPOSED PARKING SPACES
 - CART CORRAL
 - SANITARY SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED CURB INLET
 - PROPOSED GRATE INLET
 - STANDARD DUTY CONCRETE
 - ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS)
 - STANDARD DUTY CONCRETE FOR SIDEWALKS
 - FIRE LANE (HEAVY DUTY PAVEMENT)

SITE NOTES

1. ALL CURBED RADII ARE TO BE 2' OR 10' UNLESS OTHERWISE NOTED.

SITE DATA SUMMARY TABLE	
LOT DESIGNATION	LOT 1, BLOCK A
EXISTING ZONING	AGRICULTURE (AG)
PROPOSED REZONING	CS - SHOPPING CENTER DISTRICT
PROPOSED USE	RETAIL AND FUEL STATION
LOT AREA / SQ. FT. AND AC	523,052 SQ. FT. 12.008 AC
STORE BUILDING FOOTPRINT	50,208 SQ. FT.
STORE REQUIRED PARKING (1 PER 225 SF)	223 SPACES
STORE PARKING PROVIDED	236 SPACES
ADA PARKING PROVIDED	8 SPACES
TOTAL STORE PARKING PROVIDED	245 SPACES
CONVENIENCE STORE FOOTPRINT	1,618 SQ. FT.
CONVENIENCE STORE REQUIRED PARKING (1 PER 225 SF)	8 SPACES
CONVENIENCE STORE PARKING PROVIDED	7 SPACES
CONVENIENCE STORE ADA PARKING PROVIDED	1 SPACES
TOTAL CONVENIENCE STORE PARKING PROVIDED	8 SPACES
SQ. FT. IMPERVIOUS SURFACE	277,113 SQ. FT.
% IMPERVIOUS SURFACE	52.98%
SQ. FT. PERVIOUS SURFACE	245,939 SQ. FT.
% PERVIOUS SURFACE	47.02%



SITE PLAN
 PROPOSED GROCERY STORE
 DATE: 04/15/2026
 12.008 ACRES
 CITY FILE NUMBER:
 SITE PLAN PREPARER: KIMLEY-HORN AND ASSOC.
 SURVEYOR: MANHARD CONSULTING

CITY OF BIXBY, OKLAHOMA

DATE: 04/15/2026

PROJECT NO.:

SHEET NUMBER: 1 OF 1

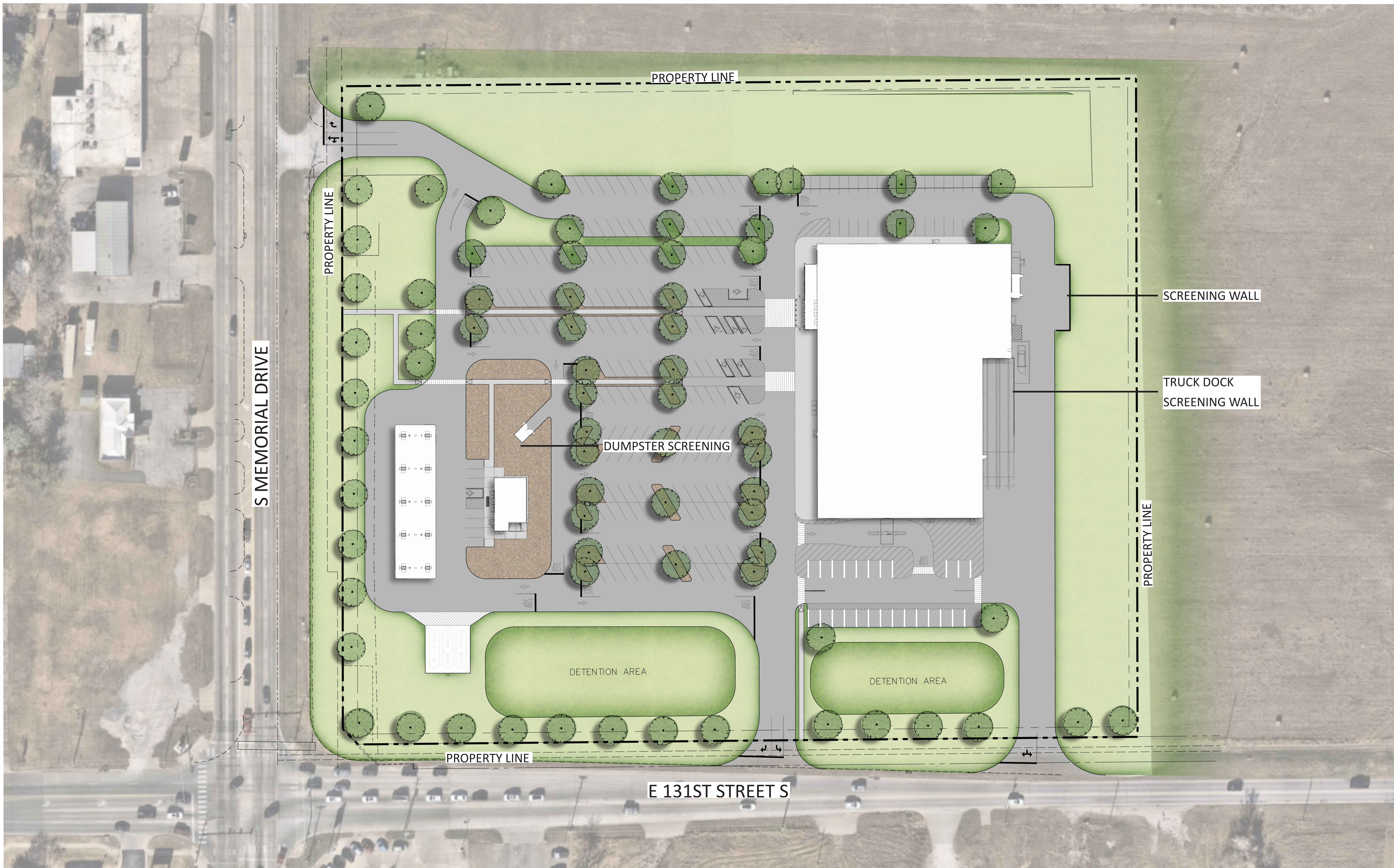
REVISIONS:

No.:

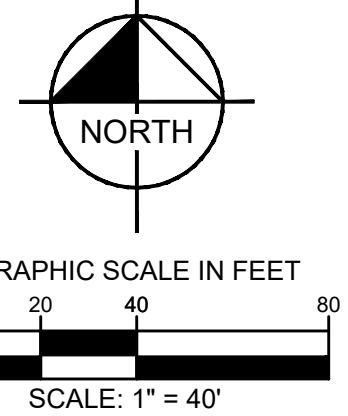
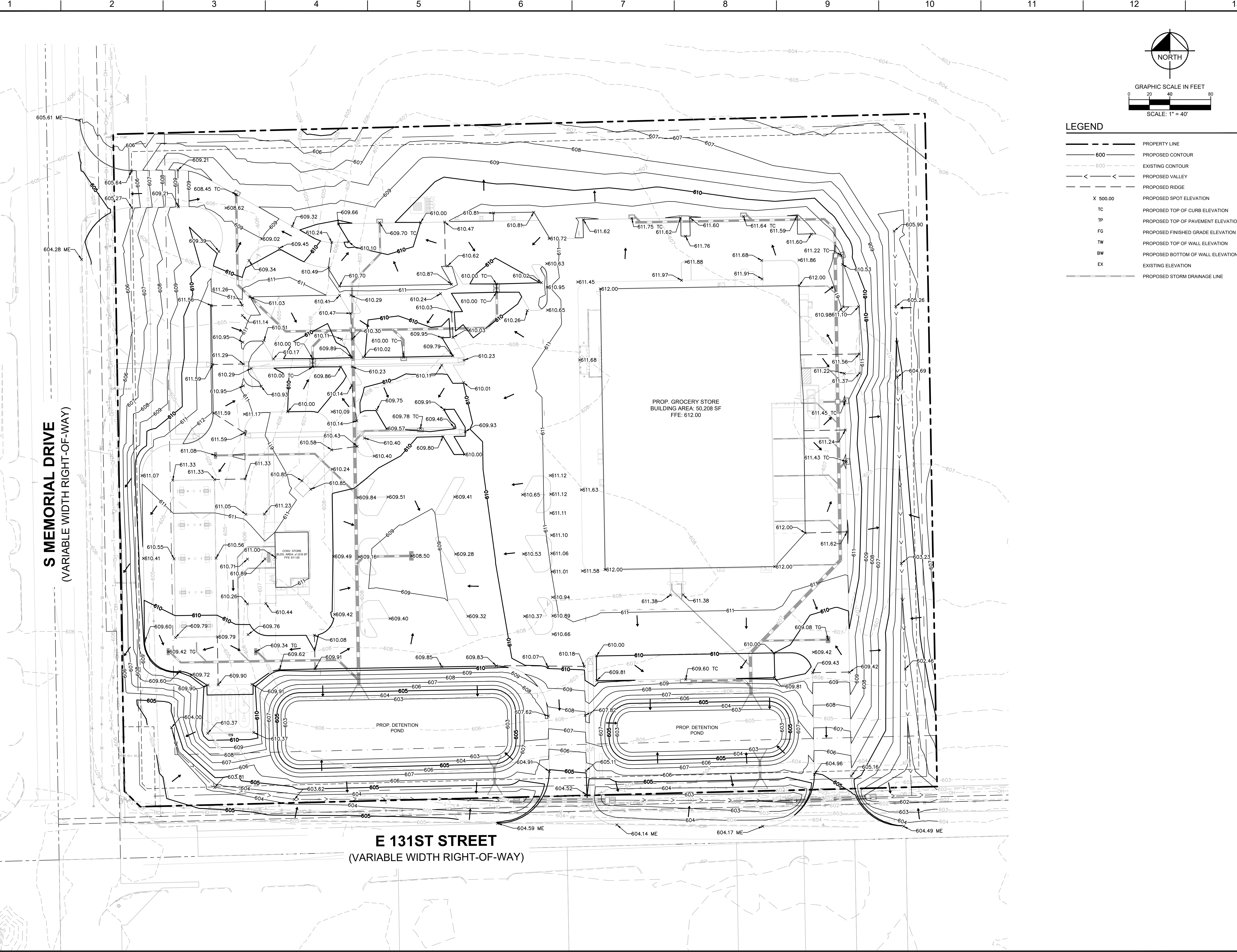
DATE:

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 WWW.KIMLEY-HORN.COM
 OKLAHOMA REGISTERED ENGINEERING FIRM, CA-2740
 PHONE: 972-335-3360
 CONTACT: CAROLYN KOCH, P.E.
 CONTACT: JEREMY DEAL, RPLS

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



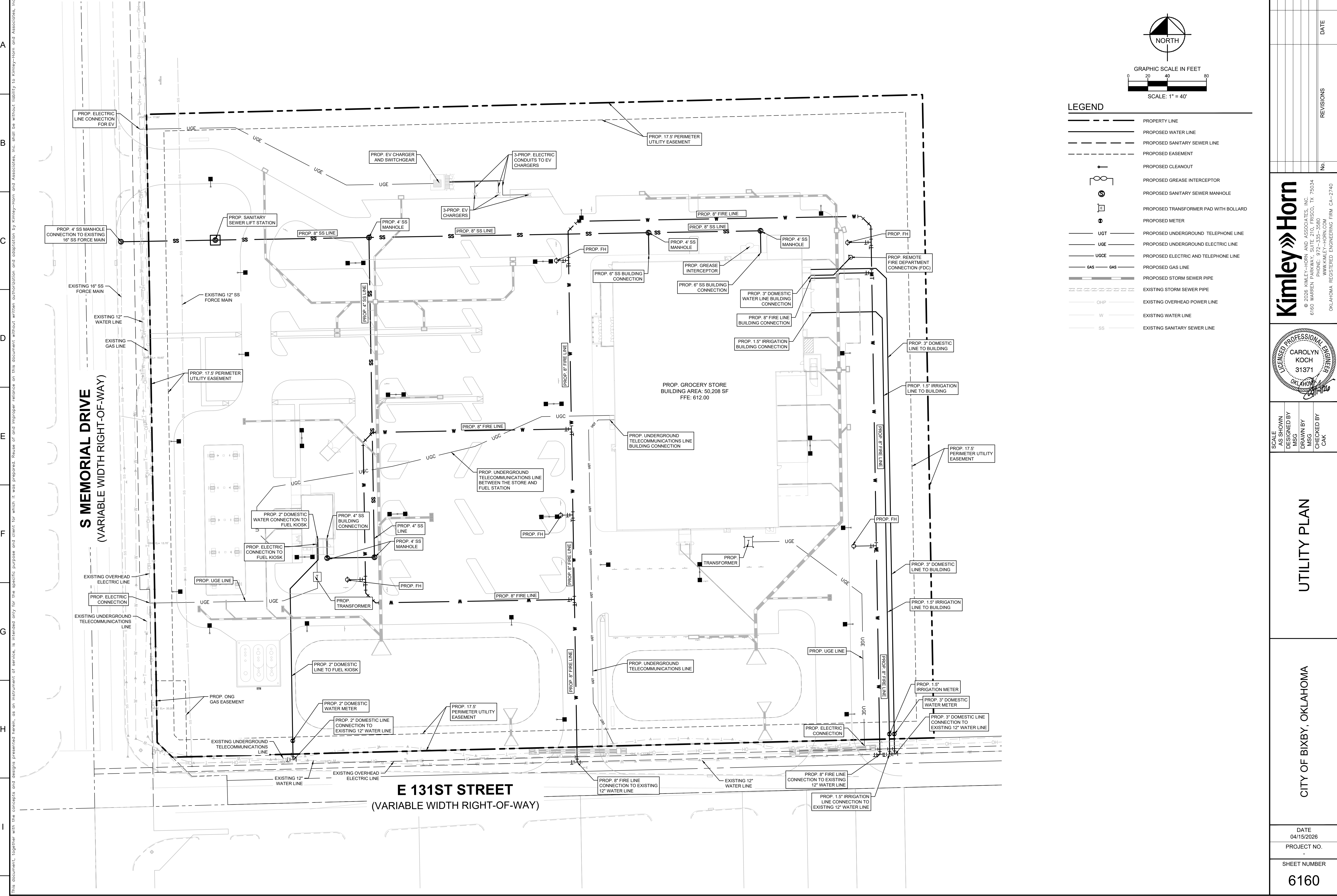
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

---	PROPERTY LINE
— 600 —	PROPOSED CONTOUR
- - - 600 - - -	EXISTING CONTOUR
< - - - >	PROPOSED VALLEY
- - -	PROPOSED RIDGE
X 500.00	PROPOSED SPOT ELEVATION
TC	PROPOSED TOP OF CURB ELEVATION
TP	PROPOSED TOP OF PAVEMENT ELEVATION
FG	PROPOSED FINISHED GRADE ELEVATION
TW	PROPOSED TOP OF WALL ELEVATION
BW	PROPOSED BOTTOM OF WALL ELEVATION
EX	EXISTING ELEVATION
- - -	PROPOSED STORM DRAINAGE LINE

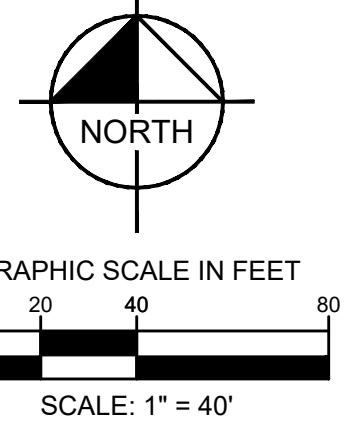
	DATE
	REVISIONS
	No.
<p style="font-size: 8px; margin: 0;">© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 WWW.KIMLEY-HORN.COM PHONE: 972-335-3360 OKLAHOMA REGISTERED ENGINEERING FIRM, CA-2740</p>	
SCALE AS SHOWN	DESIGNED BY
MSG	MSG
DRAWN BY	CHECKED BY
MSG	CAK
GRADING PLAN	
CITY OF BIXBY, OKLAHOMA	
DATE 04/15/2026	
PROJECT NO.	
SHEET NUMBER 6120	



S MEMORIAL DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

E 131ST STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

PROP. GROCERY STORE
BUILDING AREA: 50,208 SF
FFE: 612.00

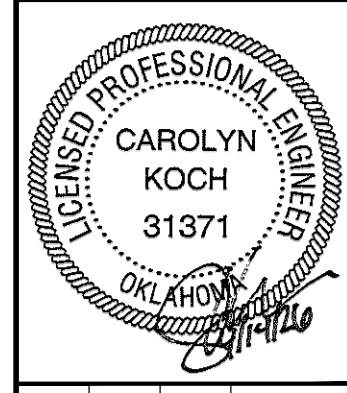


LEGEND

	PROPERTY LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED EASEMENT
	PROPOSED CLEANOUT
	PROPOSED GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED TRANSFORMER PAD WITH BOLLARD
	PROPOSED METER
	PROPOSED UNDERGROUND TELEPHONE LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED ELECTRIC AND TELEPHONE LINE
	PROPOSED GAS LINE
	PROPOSED STORM SEWER PIPE
	EXISTING STORM SEWER PIPE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE

NO.	REVISIONS	DATE

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3980
 WWW.KIMLEY-HORN.COM
 OKLAHOMA REGISTERED ENGINEERING FIRM, CA-2740



SCALE	AS SHOWN
DESIGNED BY	MSG
DRAWN BY	MSG
CHECKED BY	CAK

UTILITY PLAN

CITY OF BIXBY, OKLAHOMA

DATE	04/15/2026
PROJECT NO.	
SHEET NUMBER	6160

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.