

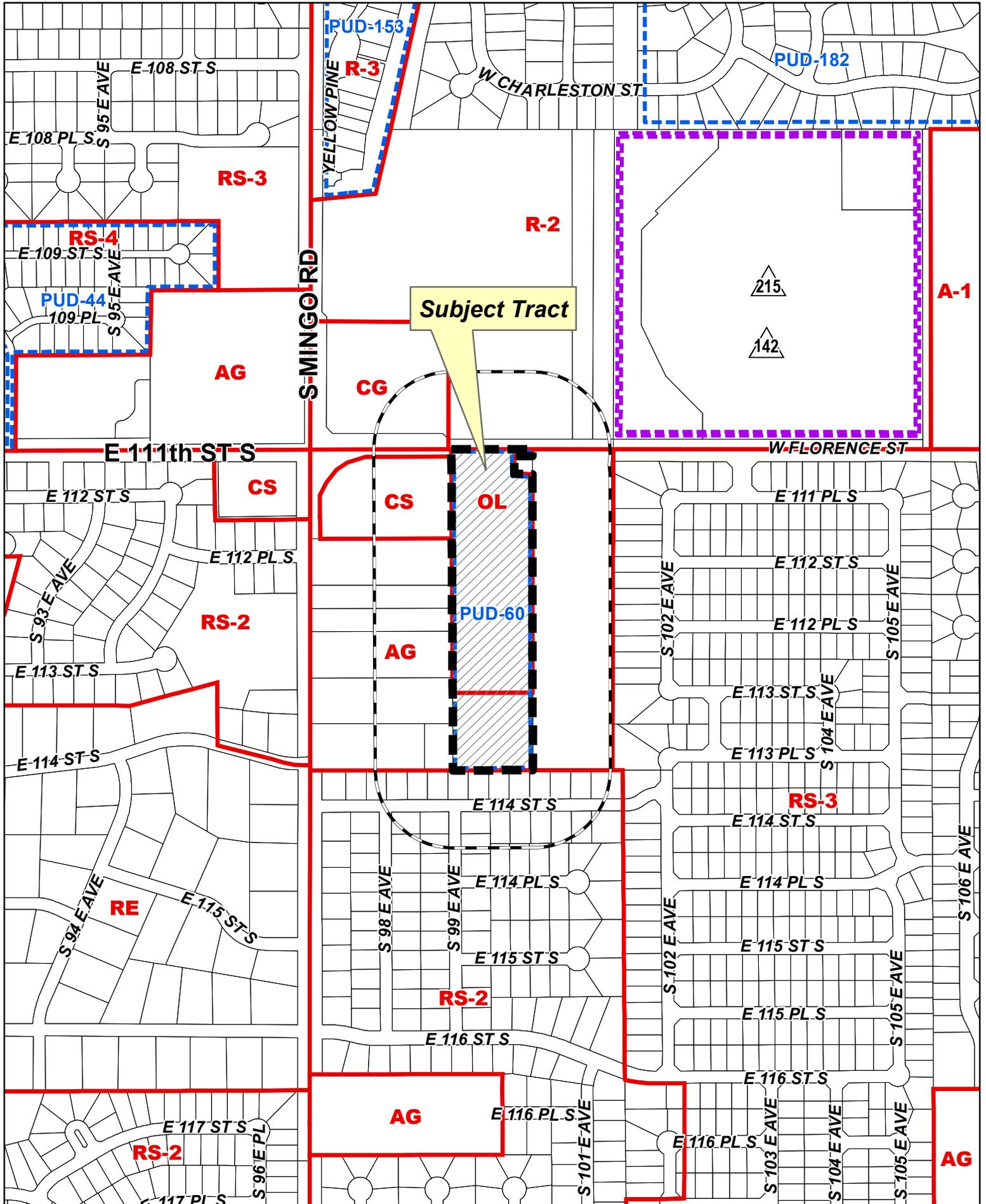
AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
June 04, 2014 – 10:00 AM

1. Call to Order
2. **PUD 60 – Major Amendment # 1 “Riverside Group” – Matt Means of Landmark Constructive Solutions.** Discussion and comment of a rezoning request for approval of Major Amendment # 1 to Planned Unit Development (PUD) # 60 (“Riverside Group”) with underlying zoning OL Office Low Intensity District.
Property Located: Part of the W. 10 Ac. of the E. 20 Ac. of Government Lot 1, Section 31, T18N, R14E; 10422 E. 111th St. S.
3. **BL-391 – Brian Guthrie for Stephen Jones (Ratification of Prior Approval).** Discussion and comment a Lot-Split for Lot 24, Block 26, *Midland Addition*.
Property located: 8 N. Armstrong St.
4. Old Business
5. New Business
6. Adjournment

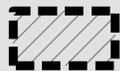
Posted By: _____

Date: _____

Time: _____

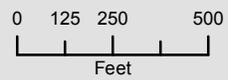


Subject Tract



Subject Tract

PUD-60-1



31 18-14





City of Bixby Application for PUD

Applicant: MATT MEANS, LANDMARK CONSTRUCTIVE SOLUTIONS
Address: 10865 S. 94th E. PL TULSA, OK 74133
Telephone: 918.381.9655 Cell Phone: _____ Email: matte.landmarkresources@ic.com

Property Owner: PASIMON If different from Applicant, does owner consent? YES
Property Address: 10422 E. 111th St. South
Existing Zoning: OL Requested Zoning: _____ Existing Use: OFFICE / MINI STORAGE
Proposed Use: _____ Use Unit #: _____
PUD-60

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

SEE ATTACHED LEGAL DESCRIPTION

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

Application for: PUD Major Amendment Minor Amendment Abandonment

BILL ADVERTISING CHARGES TO: LANDMARK CONSTRUCTIVE SOLUTIONS
P.O. Box 330199 TULSA 74133 (NAME) 918.381.9655
(ADDRESS) (CITY) (PHONE)

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

Signature: [Signature] Date: 5.16.14

APPLICANT - DO NOT WRITE BELOW THIS LINE

PUD 60 Date Received 05/16/2014 Received By Erin Receipt # 0116 0294
Planning Commission Date 06/16/2014 City Council Date _____

1 Sign(s) at \$ 50.00 each = \$ 50.00; Postage \$ —; Total Sign + postage \$ 50.00

FEES:	PUD TYPE	ACREAGE	BASE FEE	ADD.	TOTAL
			<u>\$200.00</u>	<u>\$50.00</u>	<u>\$250.00</u>

PC Action _____ City Council Action _____
DATE / VOTE _____ DATE / VOTE _____
STAFF REC. _____ ORD. NO. _____

May 16, 2014

To: City of Bixby, OK

Pajimon consents to the attached application for an amendment to PUD 60 as submitted by Mr. Matthew Means, Landmark Constructive Solutions.

PAJIMON

By:



Paul B. Naylor, Managing Partner

May 16, 2014

Proposed Amendment to PUD 60

Based off the original PUD, this proposal is to increase the amount of office space in the front and remove the office space in the back. This would be increasing the size of "Development A" and removing "Development C."

Developments "A" and "C" are designated for office use and using .30 Floor Area ratio as specified for OL zoning. If you combine "A & C" together, it equals 2.46 acres which equates to a max office SF of 32,173. I am proposing office space of 2.40 acres, or a max office SF of 31,378. The size of Development "B" only slightly changes, and our plans meet the .50 FAR.

With the PUD considered as a whole, the only change is that the office is being grouped together at the front of the property and the storage units being pushed back. The reserve area remains the same and no changes to any of the zoning code, building setbacks, frontage, heights, etc.

Per the City Council Agenda Item Commentary dated June 23, 2008, "Staff questions the marketability of such an office building, recognizing it's relatively landlocked position behind a mini storage development and approximately 900' off of 111th St."

Also noted in the Agenda, was the Inappropriate Tract Configuration for Emergency Access and Compatibility Issue. Per our "Exhibit A", two (2) means of ingress/egress have been incorporated into this Conceptual Site Plan with the combining of the Office Developments.

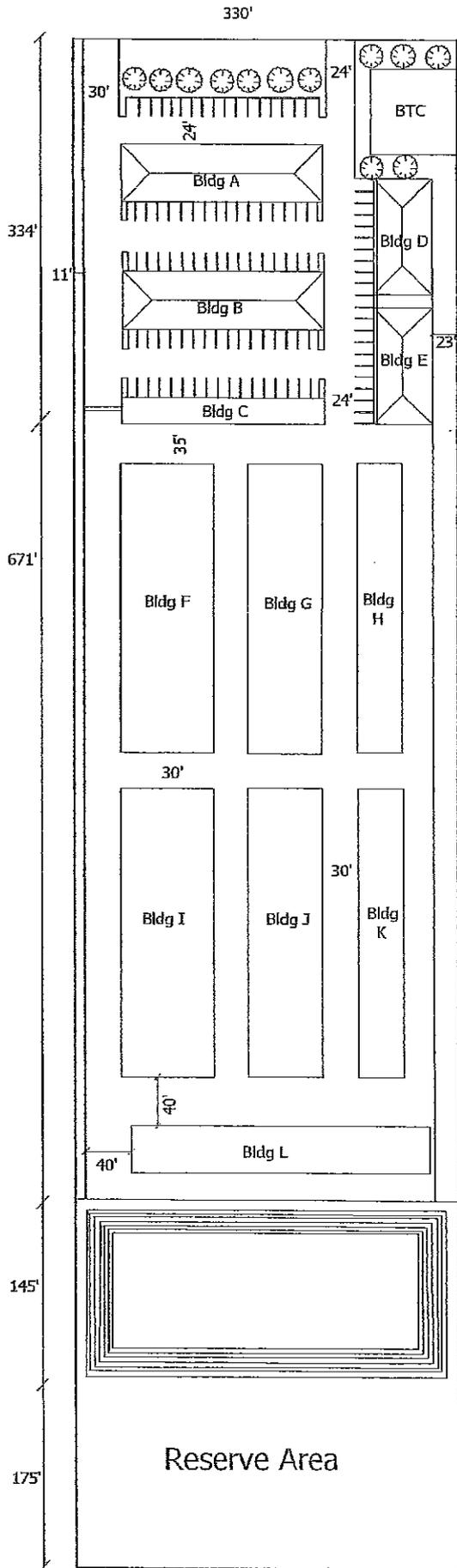
Thank you for considering this amendment to PUD 60.



Matt Means
LandMark Constructive Solutions

LandMark Constructive Solutions

PUD 60
EXHIBIT "B"
PROPOSED AMENDMENT TO PUD



NORTH



SCALE: 1" = 150'

Office Building Sizes

- Bldg A: 50' x 170'
- Bldg B: 50' x 170'
- Bldg C: 22' x 170'
- Bldg D: 50' x 100'
- Bldg E: 50' x 100'

Storage Building Sizes

- Bldg F: 80' x 250'
- Bldg G: 65' x 250'
- Bldg H: 40' x 250'
- Bldg I: 80' x 250'
- Bldg J: 65' x 250'
- Bldg K: 40' x 250'
- Bldg L: 40' x 250'

LEGAL DESCRIPTION

PART OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 1, IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS A TRACT OF LAND BEGINNING 846.8 FEET EAST AND 26.9 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 75 FEET, THENCE EAST 75 FEET, THENCE NORTH 75 FEET, THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

LandMark Constructive Solutions

PUD 60
EXHIBIT "A"
CONCEPTUAL SITE PLAN

Riverside Group

Planned Unit Development Number 60
City of Bixby, Tulsa County, Oklahoma

November 1, 2007
Amended May 12, 2008

Randall S. Pickard, Attorney
Drummond Law, PLLC
1500 South Utica Avenue, Suite 400
Tulsa, Oklahoma 74104-6522
(918) 749-7378
(918) 749-7869 fax

rsp@drumlaw.com

RECEIVED
MAY 13 2008
DEBORAH FORBES

Riverside Group
Planned Unit Development Number 60

DEVELOPMENT CONCEPT

Introduction.

Riverside Group is planned as a mixed-use development, including office and mini-storage uses. The overall site totals 9.87 acres. The site is approximately 550 feet east of South Mingo Road on the south side of East 111th Street South. The property is in the Northwest Quarter of Section 31, Township 18 North, Range 14 East, in Tulsa County, Oklahoma. See Exhibit B to this Planned Unit Development (PUD) Text, which is a Site Plan with Development Areas Outlined. See also Exhibit C-1, which is a color aerial photograph of the Site and surrounding area produced by INCOG.

As depicted and described on Exhibit B and Exhibit B-1, the proposed PUD consists of three development areas along with a reserve area. The PUD areas are depicted and labeled in more detail on Exhibit A, which is the Conceptual Site Plan.

Development Area A, which is planned for office use, is at the north or front side of the PUD. It extends south 142 feet from E. 111th Street to the north line of Development Area B. Development Area A is legally described on Exhibit B-2.

Development Area B, described on Exhibit B-3, is planned for mini-storage use. It begins at the south line of Development Area A and extends south to Development Area C.

Development Area C, described on Exhibit B-4, is planned office use. It begins at the south line of Development Area B and extends 200 feet south.

Reserve Area A is planned for storm water detention use and for open space/buffer purposes. It begins at the south line of Development Area C and extends 320 feet to the south boundary of the overall site. Reserve Area A is legally described on Exhibit B-5.

A 50 feet wide roadway extends along the west side of the PUD from East 111th Street to the southernmost parking lot in Development Area C. This roadway provides access to all of the Development Areas. It also allows access to the detention pond and open space at the south end of the PUD, for maintenance purposes.

Zoning.

The overall site is currently zoned AG. Attached as Exhibit C is an exhibit that identifies the existing zoning of the site and surrounding area. Exhibit C-1, which is an aerial photograph dated January 2006 obtained from INCOG, also depicts the existing zoning of the site and surrounding area.

The Owner has applied for rezoning of the entire tract to OL with a PUD overlay to help insure that the planned uses will be compatible with the surrounding, existing and planned development. The proposed rezoning districts are depicted on Exhibit D.

The Comprehensive land-use plan.

The Site is located within the jurisdiction of the Bixby Comprehensive Plan 2001-2020 (the “Bixby Comprehensive Plan” or “Plan”). The Bixby Comprehensive Plan *Map* identifies the subject property as being located in an area designated for “low intensity” uses. According to the Plan, the requested OL zoning may be found to be in accordance with this Plan designation.

OL Zoning and mini-storage use.

Mini-storage use recently has been reclassified as Use Unit 16 according to the City of Bixby Zoning Code. The Zoning Code, as amended, allows for mini-storage use in the OL Zoning District as part of an approved PUD.

Features of the site and surrounding area; viability and compatibility.

The Site is located in North Bixby, approximately 550 feet east of South Mingo Road on the south side of East 111th Street South. The site itself is relatively level, is not in the floodplain, and has all utilities available for development. The site has good public access along the north boundary (East 111th Street South).

The Site is bordered on the northwest by a vacant CS zoned corner property, and on the west by three, large residential parcels, a water tower and one church. It should be noted that the houses on each of the three residential parcels are located nearer the west side of each parcel, with the back of the houses being between 300-450 feet from the subject property. (See the aerial photograph submitted with this Text as Exhibit C-1.) To the south of the Site is a small lot residential subdivision. The closest lots in the subdivision will be more than 300 feet from the southernmost development area in the proposed PUD (Development Area B). Located on the east boundary is an AG zoned large lot residential property that is largely undeveloped.

The site is relatively narrow in width, when compared to its depth. The PUD, which divides the depth of the site into three development areas and an open space reserve area, represents an efficient development of the site with office and mini-storage uses that have proven to be compatible with the types of uses that surround the site. Compatibility of the site with surrounding uses is enhanced by the development standards described in the following sections of this text.

DEVELOPMENT STANDARDS

DEVELOPMENT AREA A (OFFICE USE)

LAND AREA: 0.947 acres 41,251 square feet

* The Land Area includes one-half the designated primary arterial road right-of-way per Section 11-71-5A-2 of the Bixby Zoning Code.

PERMITTED USES (to be allowed by right):

Office use, specified as an “included use” in Use Unit 11 and which is allowed by right in the OL Zoning District pursuant to Section 11-7C-3 of the City of Bixby Zoning Code, and the accessory sign uses permitted by right in the OL zoning district.

MINIMUM FRONTAGE: 75 feet

MAXIMUM BUILDING FLOOR AREA:

Office Use (maximum total floor area): 12,375 square feet

(.30 Floor Area Ratio is specified in Section 11-7C-4 of the City of Bixby Zoning Code for the OL Zoning District and is incorporated into Section 11-71-5A-2 of the Code.)

MAXIMUM BUILDING HEIGHT: 25 feet

MINIMUM BUILDING SETBACKS*

From the west boundary	10.0 feet
From the south boundary	NA
From the north boundary	
- In addition to the right of way designated on the Major Street and Highway Plan for East 111 th Street	50.0 feet
From the east boundary**	10.0 feet

* The Conceptual Site Plan on Exhibit A depicts setbacks which exceed the minimum building setbacks identified above.

** To the distance add 1 foot for each 1 foot of building height exceeding 18 feet.

DEVELOPMENT AREA B (MINI-STORAGE USE)

LAND AREA: 4.985 acres 217,146 square feet

PERMITTED USES:

Mini-storage use, specified as an “included use” in Use Unit 16, office use, and all accessory uses permitted in the OL Zoning District. (Provided, upon approval of the rezoning of Development Area A to the OL Zoning District and upon approval of the PUD by the City Council, no special exception shall be required for mini-storage use in Development Area B.)

MINIMUM FRONTAGE (per lot): NA

MAXIMUM BUILDING FLOOR AREA (using .50 FAR): 108,573 square feet

(.50 Floor Area Ratio per new Section 11-9-16-C of the City of Bixby Zoning Code for the OL Zoning District and is incorporated into Section 11-71-5A-2 of the Code.)

MAXIMUM BUILDING HEIGHT: One Story
(One story height may vary depending on type of finish.)

MINIMUM BUILDING SETBACKS*

Pursuant to Section 11-7C-4 of the City of Bixby Zoning Code:

From the west boundary	10.0 feet
From the south boundary (Development Area C North Line)	NA
From the north boundary (Development Area A South Line)	NA
From the east boundary	10.0 feet

*The Conceptual Site Plan on Exhibit A depicts setbacks which exceed the minimum building setbacks identified above.

USE UNIT 16 STANDARDS – DETAILED SITE PLAN

Development of Area B for mini-storage use shall be subject to the Use Conditions identified in Section 11-9-16, Subsections C, D and E of the City of Bixby Zoning Code.

DEVELOPMENT AREA C (OFFICE USE)

LAND AREA: 1.515 acres 65,993 square feet

PERMITTED USES (to be allowed by right):

Office use, specified as an “included use” in Use Unit 11 and which is allowed by right in the OL Zoning District pursuant to Section 11-7C-3 of the City of Bixby Zoning Code, and the accessory sign uses permitted by right in the OL zoning district.

MINIMUM FRONTAGE: NA

MAXIMUM BUILDING FLOOR AREA:

Office Use (maximum total floor area): 19,798.00 square feet

(.30 Floor Area Ratio is specified in Section 11-7C-4 of the City of Bixby Zoning Code for the OL Zoning District and is incorporated into Section 11-71-5A-2 of the Code.)

MAXIMUM BUILDING HEIGHT: One Story

MINIMUM BUILDING SETBACKS*

From the west boundary	10.0 feet
From the east boundary	10.0 feet
From the north boundary (Development Area B)	10.0 feet
From the south boundary	10.0 feet

*The Conceptual Site Plan on Exhibit A depicts setbacks which exceed the minimum building setbacks identified above.

RESERVE AREA A

LAND AREA: 2.424 acres 105,589 square feet

PERMITTED USES:

Storm water detention and open space buffer, as conceptually depicted on Exhibit A.

DEVELOPMENT STANDARDS FOR ALL LOTS

LANDSCAPED AREA AND SCREENING

- (1) All development and construction in Development Areas A and B shall comply with all applicable codes and regulations of the City of Bixby.
- (2) A Preliminary Landscape and Screening Plan is depicted on Exhibit H. Owner/Developer shall submit a detailed landscape and screening plan as required by the City of Bixby pursuant to the Planned Unit Development and Landscape Requirements chapters of the Bixby Zoning Code.
- (3) All landscaping and screening shall meet or exceed the requirements of the PUD Chapter (Chapter 7-I), the Landscape Requirements Chapter (Chapter 12), or an alternative plan may be approved by the Bixby Planning Commission if it determines that, although not meeting the technical requirements of the foregoing chapters, the plan is equivalent to or better than the requirements of the foregoing chapters.
- (4) A detail landscape plan for the development areas shall be approved by the Bixby Planning Commission prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping has been installed in accordance with the approved landscape plan, prior to issuance of an occupancy permit. The landscape materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

SIGNS

- 1) Signage shall comply with the PUD Chapter (Chapter 7-I), as well as the signage requirements of Use Unit 21 (Business Signs and Outdoor Advertising) of the City of Bixby Zoning Code.
- 2) No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for that lot has been submitted to the Bixby Planning Commission and approved as being in compliance with the approved PUD development standards.
- 3) Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement

shall be prohibited, except as may be permitted by the Bixby Planning Commission as part of the approved detail sign plan.

LIGHTING

- (1) Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent residential areas and residential uses within the PUD. No light standard or building-mounted light shall exceed 14 feet.

TRASH, MECHANICAL AND EQUIPMENT AREAS

- (1) There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

TOPOGRAPHY, DRAINAGE AND UTILITIES

- (1) *Topography.* Existing topography of the Site is depicted on Exhibit E.
- (2) *Drainage.* Stormwater shall drain and be connected to the onsite storm water detention area depicted on Exhibit E to this PUD Text. All stormwater drainage structures shall be installed and maintained in accordance with all applicable City of Bixby Ordinances and regulations, and as shall be more particularly described in Restrictive Covenants included in the Plat of the Site.

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot.

During construction on the property, the owners of the development areas, and any platted lots within the development areas, will provide adequate and reasonable erosion control, and, after construction, they will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

- (3) *Utilities.* Existing utilities are depicted on Exhibit E. Proposed detention and utilities are depicted on Exhibit F.

ACCESS, CIRCULATION AND PARKING

Access, traffic circulation and parking is depicted on Exhibit G. All drives and parking areas within the PUD shall be privately owned and maintained. Mutual access between and across individual lots and mutual parking privileges shall be provided by a mutual access agreement to be recorded in office of the Tulsa County Clerk by the

Owner/Developer or by provisions in the Deed of Dedication and Restrictive Covenants that will be filed along with the plat of the property.

Pedestrian access and circulation shall be depicted on any detailed site plan drawing and/or landscape plan required by the City of Bixby. As stated above, all mutual access drives in the Development Area lots shall be private drives, which shall be constructed in accordance with all applicable City of Bixby codes, regulations and standards.

Parking for Development Area B shall contain a minimum of one space per 5,000 square feet of mini-storage building floor area per Section 11-9-16D of the Zoning Code. Parking for Development Areas A and C shall contain a minimum of one space per 300 square feet of floor area, unless (1) the office space shall include a studio or school, in which event there shall be one space per 150 feet of floor area, or (2) the office space shall contain a medical or dental facility, in which event there shall be one space per 250 feet of floor area. (Note: Section 11-9-11D of the City of Bixby Zoning Code incorporated erroneous parking space requirements that existed in Section 1011.4 of the repealed zoning code. The minimum parking requirements set forth herein for Development Areas A and C are taken from the City of Tulsa Zoning Code.)

RESTRICTIVE COVENANTS; ENFORCEMENT

Restrictive covenants will be adopted and recorded for the PUD as platted. Owners of the respective platted lots and or buildings in the PUD will be required by the covenants to keep and maintain the lots and improvements in a clean and professional manner (the "Maintenance Covenant"). The Maintenance Covenant will be enforced by the owner or the owners' association for each platted lot or building in the PUD.

PERMIT PREREQUISITES

No zoning clearance permit shall be issued until a detail site plan, including all buildings, parking, drives, walkways, and landscape areas, has been submitted to the Bixby Planning Commission and approved as being in compliance with the PUD development standards and all other applicable standards of the City of Bixby.

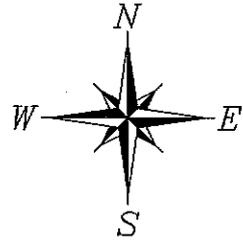
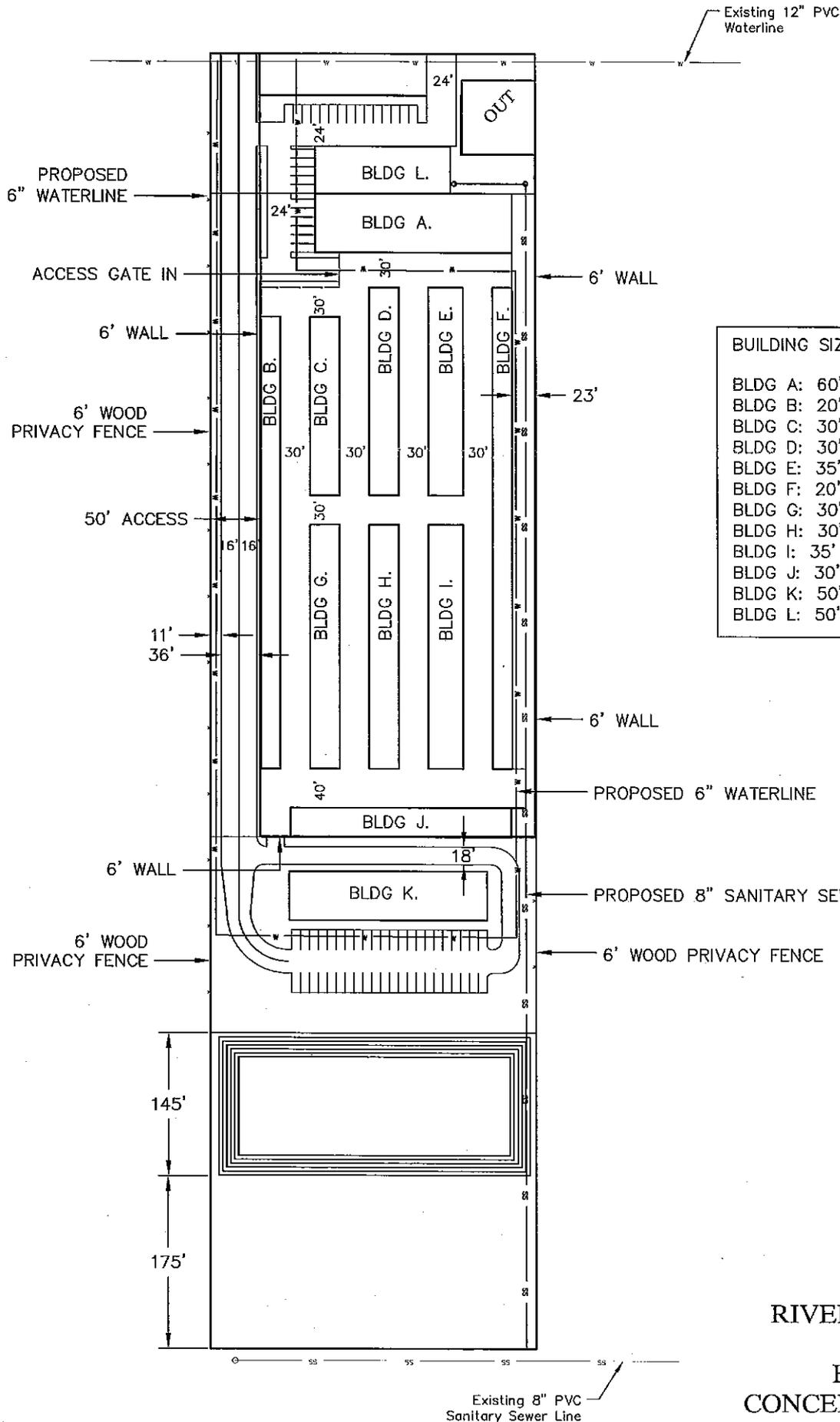
SCHEDULE OF DEVELOPMENT

Development will commence upon the approval of the PUD and the plat by the appropriate governmental bodies. The proposed development schedule is as follows:

- | | | |
|----|---------------------------------------|----------|
| 1. | Approval of construction plans: | 09-01-08 |
| 2. | Installation of site erosion control: | 09-15-08 |
| 3. | Begin site grading: | 10-01-08 |
| 4. | Begin site utilities construction: | 11-01-08 |
| 5. | Begin Area A & B improvements: | 02-01-09 |
| 6. | Complete development/construction: | 05-01-09 |

EXHIBITS

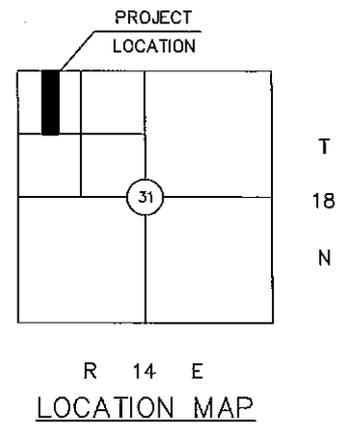
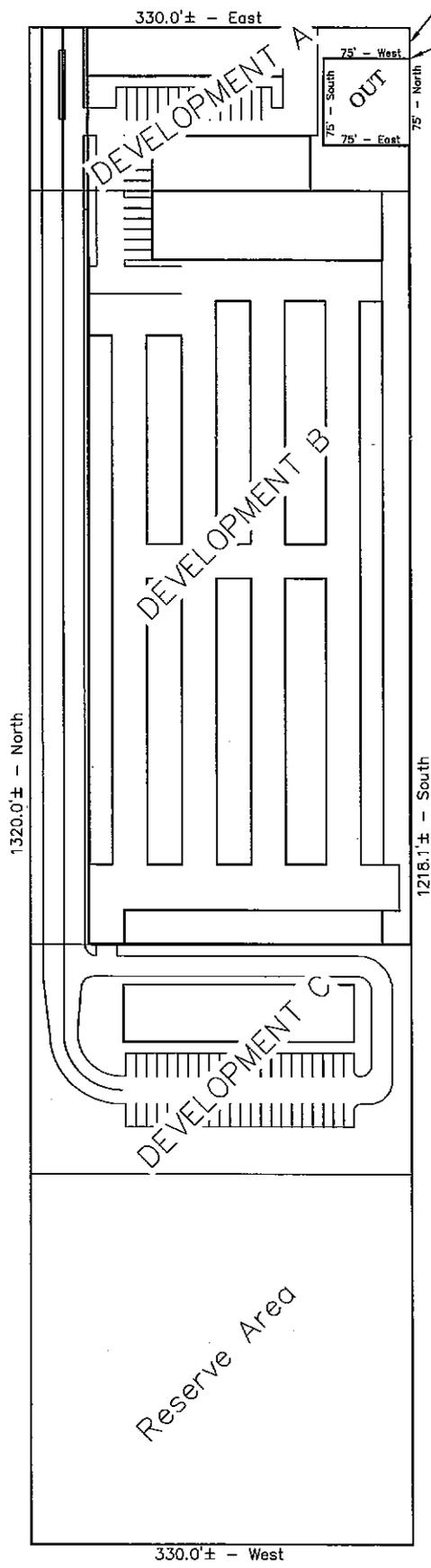
- Exhibit A: Conceptual Site Plan.
- Exhibit B: Site Plan with Development Areas Outlined.
- Exhibit B-1: Overall PUD Site Legal Description.
- Exhibit B-2: Development Area A Legal Description.
- Exhibit B-3: Development Area B Legal Description.
- Exhibit B-4: Development Area C Legal Description.
- Exhibit B-5: Reserve Area Legal Description.
- Exhibit C: Existing Area Zoning.
- Exhibit C-1: INCOG Aerial Photograph of Site and Surrounding Area.
- Exhibit D: Existing Area Zoning and Proposed Site Rezoning.
- Exhibit E: Existing Topography and Utilities.
- Exhibit F: Proposed Detention and Utilities.
- Exhibit G: Access, Traffic & Pedestrian Circulation Plan.
- Exhibit H: Preliminary Landscape Plan.



SCALE: 1"=150'

BUILDING SIZE INFO.	
BLDG A:	60' x 200' x 8'6"
BLDG B:	20' x 462' x 8'6"
BLDG C:	30' x 183' x 8'6"
BLDG D:	30' x 213' x 8'6"
BLDG E:	35' x 213' x 8'6"
BLDG F:	20' x 493' x 8'6"
BLDG G:	30' x 250' x 8'6"
BLDG H:	30' x 250' x 8'6"
BLDG I:	35' x 250' x 8'6"
BLDG J:	30' x 239' x 8'6"
BLDG K:	50' x 200'
BLDG L:	50' x 140'

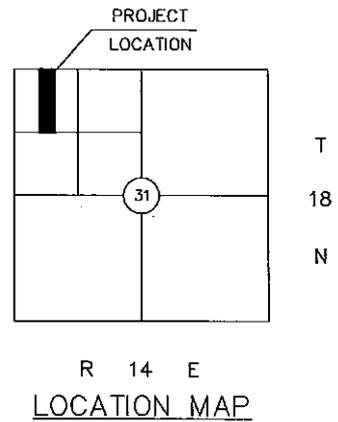
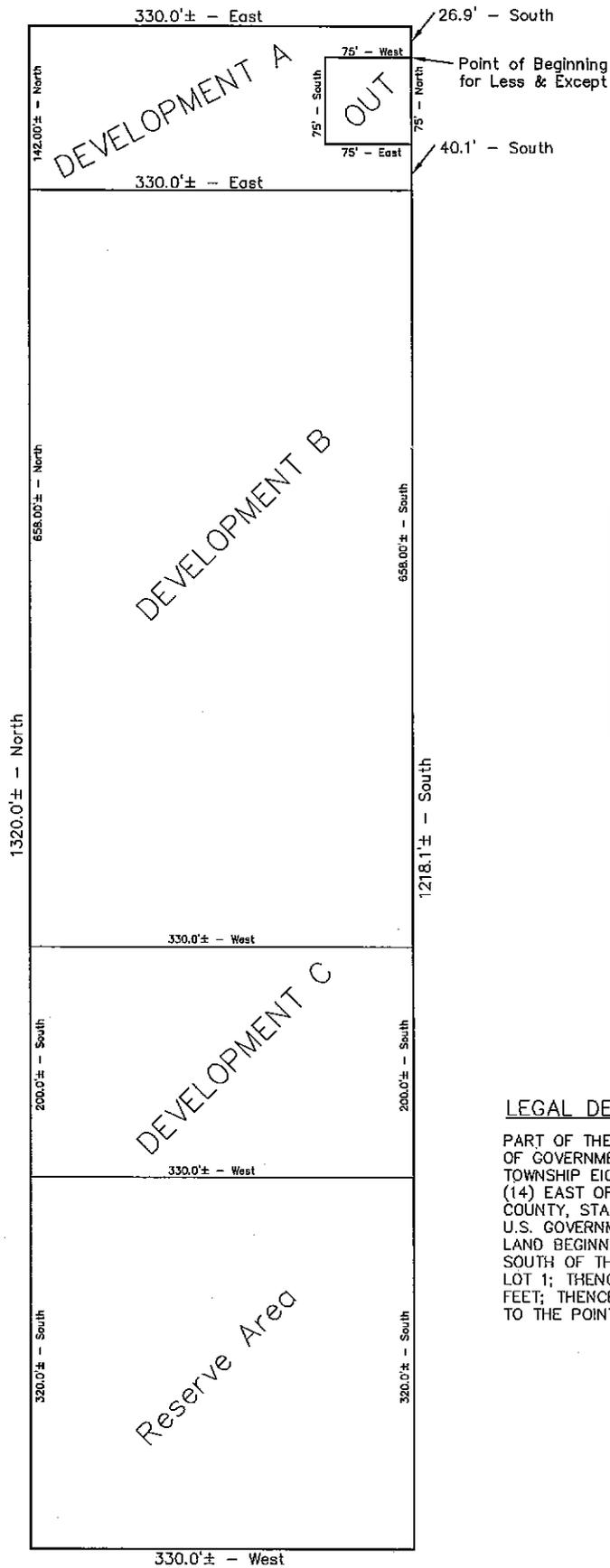
RIVERSIDE GROUP
 PUD 60
 EXHIBIT 'A'
 CONCEPTUAL SITE PLAN



LEGAL DESCRIPTION

PART OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 1, IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS A TRACT OF LAND BEGINNING 846.8 FEET EAST AND 26.9 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 75 FEET; THENCE EAST 75 FEET; THENCE NORTH 75 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

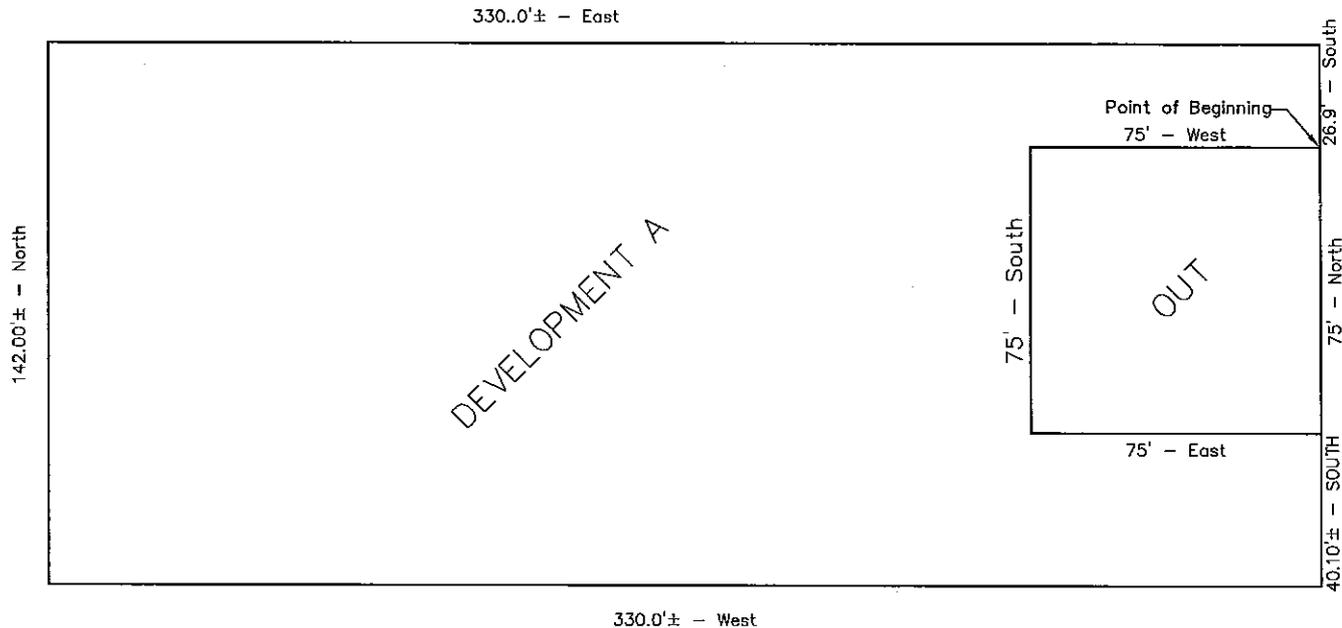
**RIVERSIDE GROUP
 PUD 60
 EXHIBIT 'B'
 SITE PLAN WITH
 DEVELOPMENT AREAS OUTLINED**



LEGAL DESCRIPTION

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RIVERSIDE GROUP
 PUD 60
 EXHIBIT 'B-1'
 OVERALL PUD SITE



LEGAL DESCRIPTION TRACT 'A'

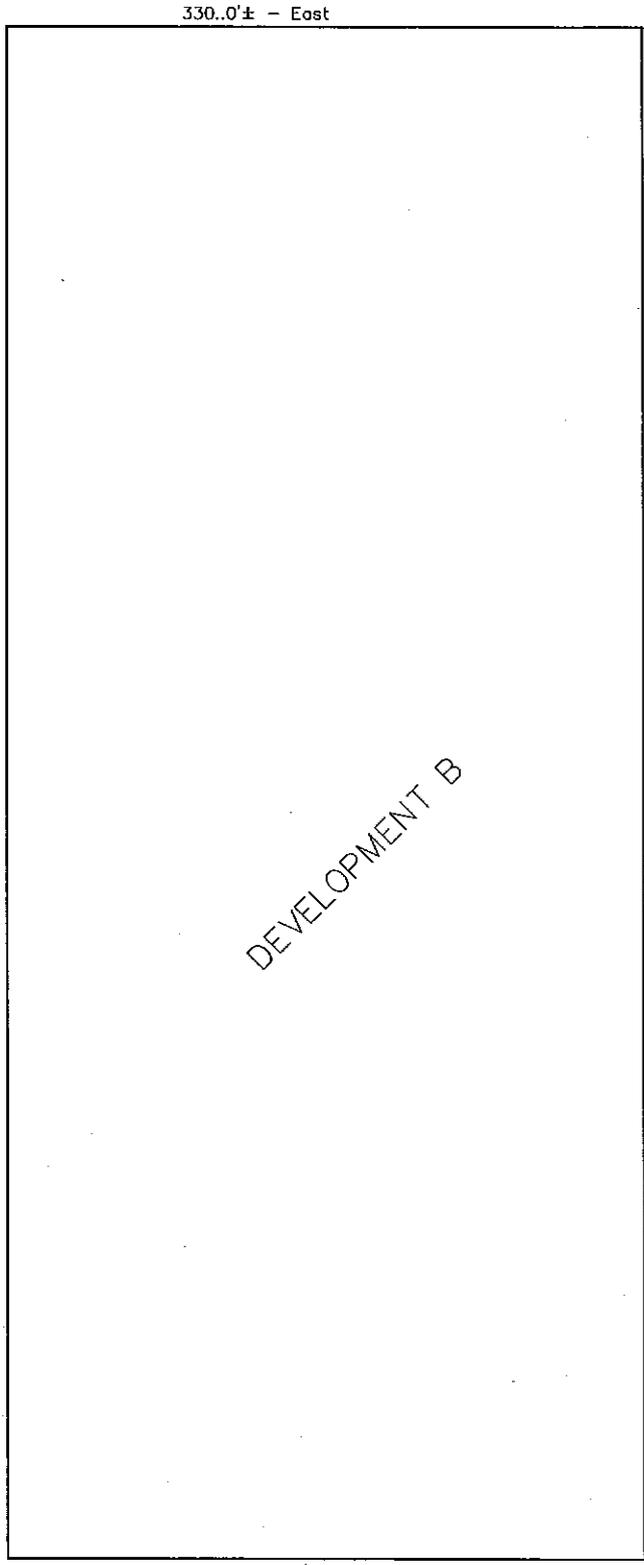
PART OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 1, IN SECTION THIRTY--ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS A TRACT OF LAND BEGINNING 846.8 FEET EAST AND 26.9 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 75 FEET; THENCE EAST 75 FEET; THENCE NORTH 75 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO--WIT:

BEGINNING AT THE SAME POINT OF BEGINNING OF SAID LESS TRACT OF LAND THENCE SOUTH 75 FEET; TO THE POINT OF BEGINNING THENCE SOUTH 40.1± FEET; THENCE WEST 330.0± FEET; THENCE NORTH 142.00± FEET; THENCE EAST 330.0± FEET; THENCE SOUTH 26.9' TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.947 ACRES MORE OR LESS. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

RIVERSIDE GROUP
PUD 60
EXHIBIT 'B-2'
~~XXXXXXXXXX~~ **AREA A**



Point of Beginning

DEVELOPMENT B

LEGAL DESCRIPTION TRACT 'A'

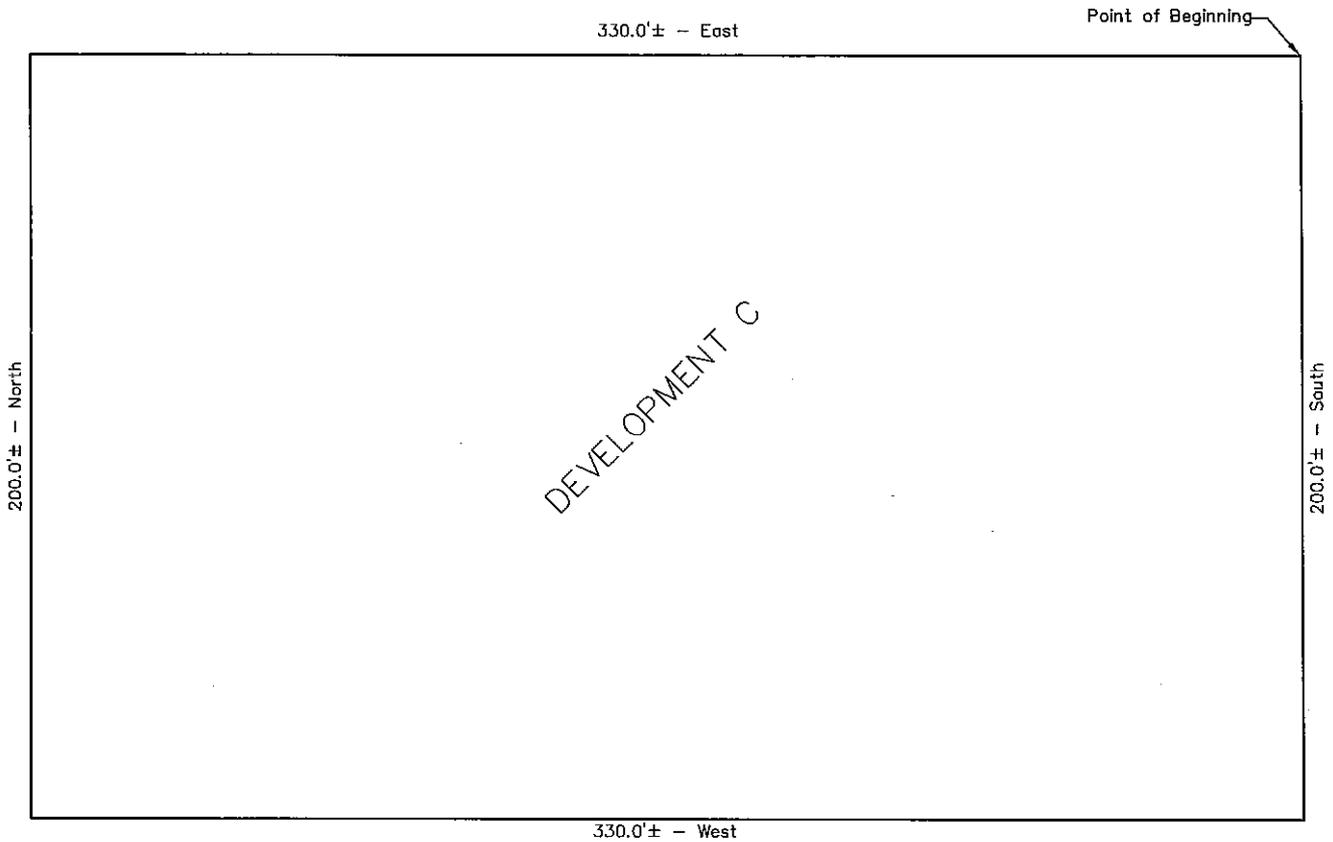
PART OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 1, IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS A TRACT OF LAND BEGINNING 846.8 FEET EAST AND 26.9 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 75 FEET; THENCE EAST 75 FEET; THENCE NORTH 75 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE SAME POINT OF BEGINNING OF SAID LESS TRACT OF LAND THENCE SOUTH 75 FEET; THENCE SOUTH 40.1 FEET; TO THE POINT OF BEGINNING THENCE SOUTH 658± FEET; THENCE WEST 330.0± FEET; THENCE NORTH 658± FEET; THENCE EAST 330.0± FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 4.985 ACRES MORE OR LESS, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

**RIVERSIDE GROUP
PUD 60
EXHIBIT 'B-3'
DEVELOPMENT AREA B**



LEGAL DESCRIPTION

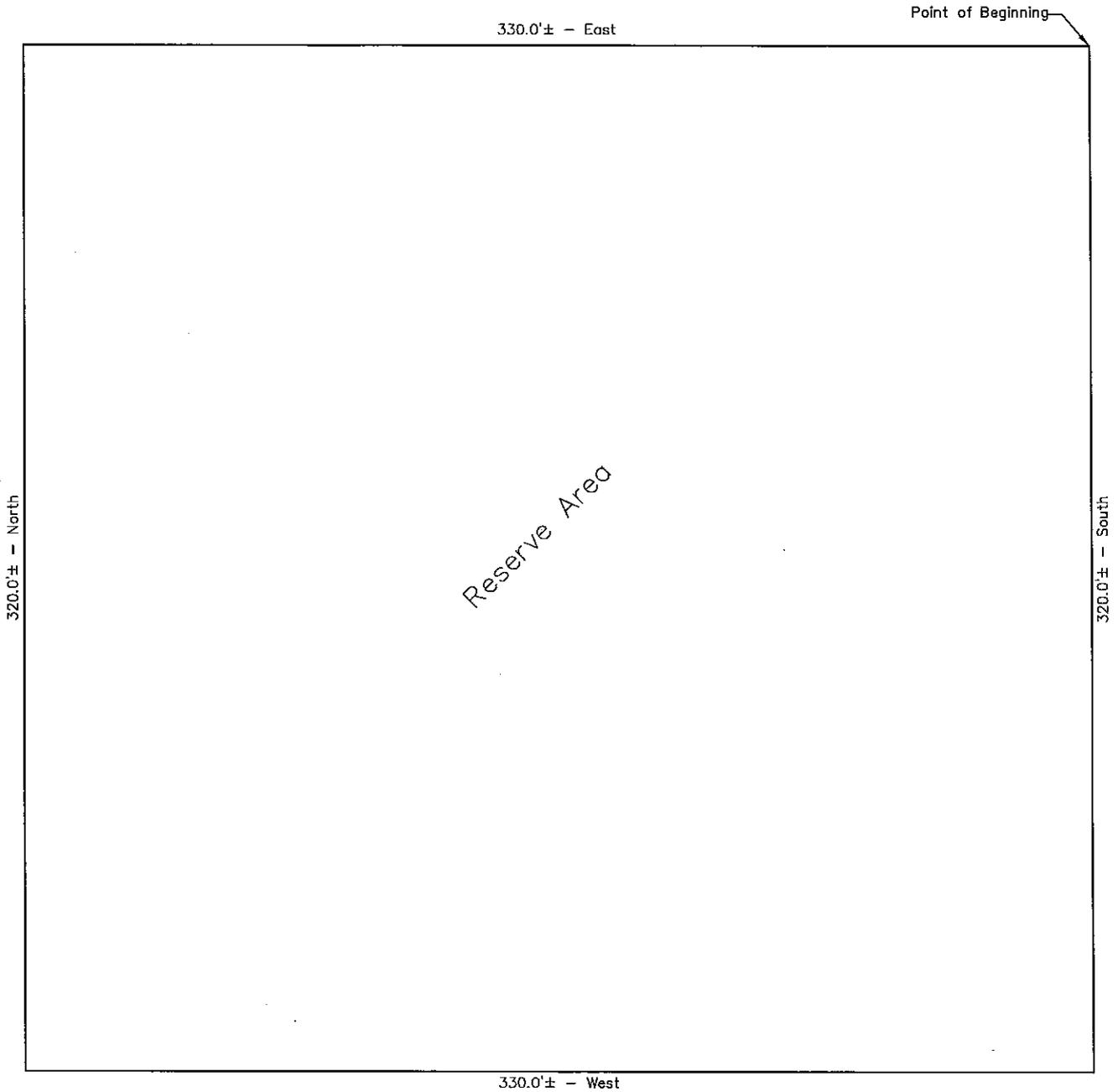
PART OF THE WEST 10 ACRES OF THE EAST 20 ACERS OF GOVERNMENT LOT 1, IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS A TRACT OF LAND BEGINNING 846.8 FEET EAST AND 26.9 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 75 FEET; THENCE EAST 75 FEET; THENCE NORTH 75 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE SAME POINT OF BEGINNING AS SAID LESS TRACT THENCE SOUTH 75 FEET; THENCE SOUTH 698.1± FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 200.0 ± FEET; THENCE WEST 330.0± FEET; THENCE NORTH 200.0± FEET; THENCE EAST 330.0 ± FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.515 ACRES MORE OR LESS. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

RIVERSIDE GROUP
 PUD 60
 EXHIBIT 'B-4'
 DEVELOPMENT AREA ■



LEGAL DESCRIPTION

PART OF THE WEST 10 ACRES OF THE EAST 20 ACERS OF GOVERNMENT LOT 1, IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS A TRACT OF LAND BEGINNING 846.8 FEET EAST AND 26.9 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 75 FEET; THENCE EAST 75 FEET; THENCE NORTH 75 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

DESCRIBED TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE SAME POINT OF BEGINNING AS SAID LESS TRACT THENCE SOUTH 75 FEET; THENCE SOUTH 898.1± FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 320.0 ± FEET; THENCE WEST 330.0± FEET; THENCE NORTH 320.0± FEET; THENCE EAST 330.0 ± FEET TO THE POINT OF BEGINNING.

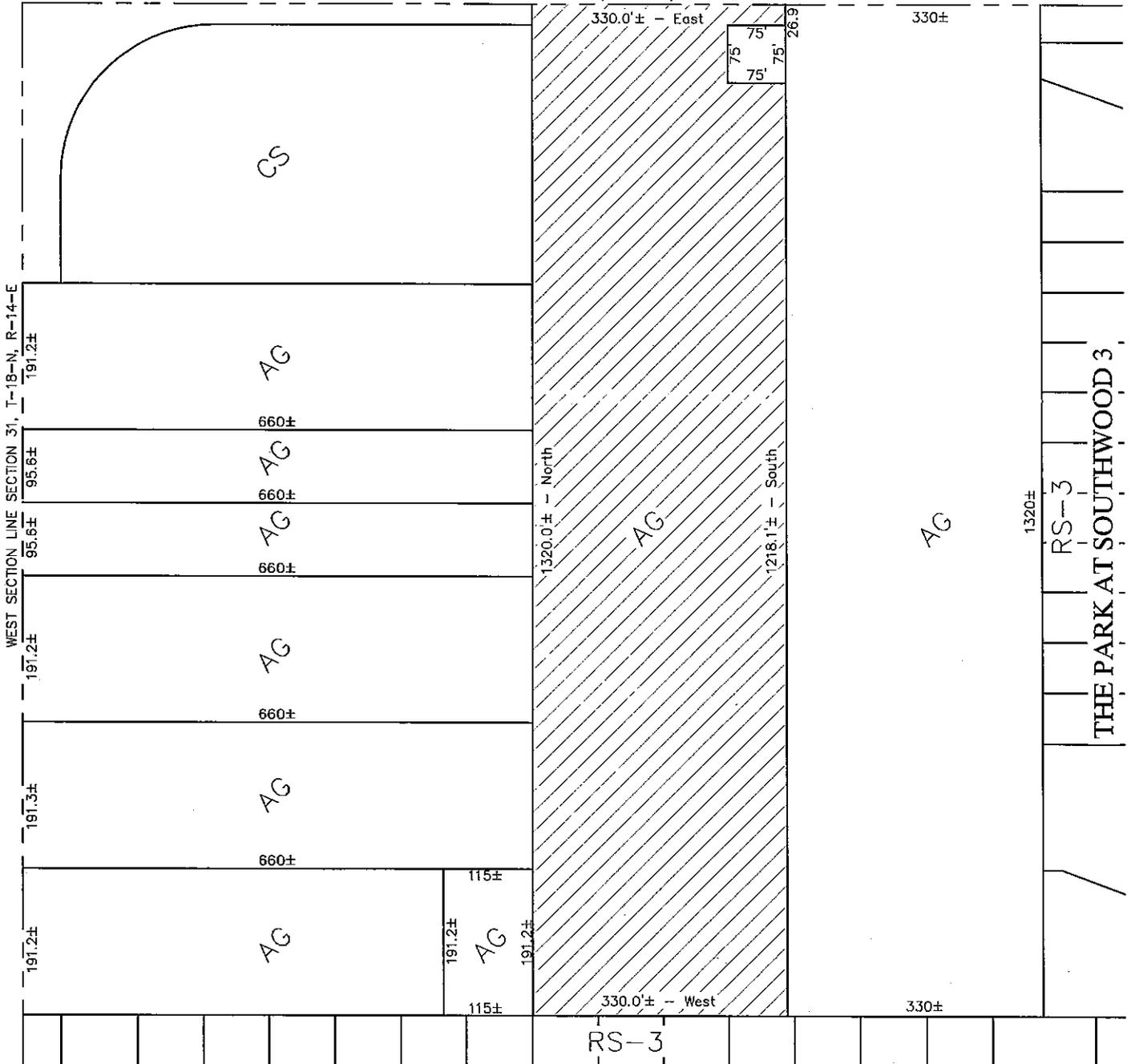
SAID TRACT OF LAND CONTAINING 2.424 ACRES MORE OR LESS. ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

RIVERSIDE GROUP
PUD 60
EXHIBIT 'B-5'
RESERVE AREA

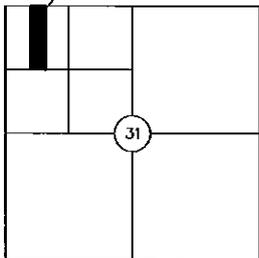
EAST 111th STREET SOUTH

NORTH SECTION LINE OF SECTION 31, T-18-N, R-14-E

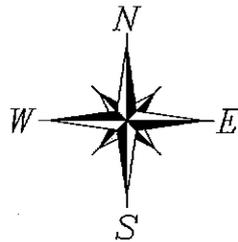
SOUTH MINGO ROAD



PROJECT LOCATION



T
18
N



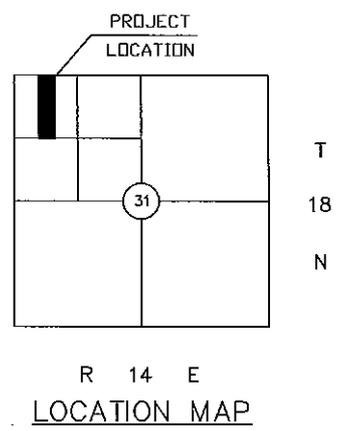
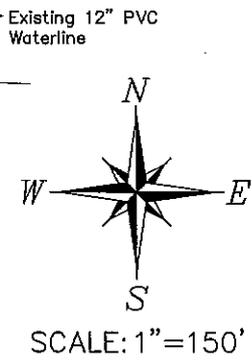
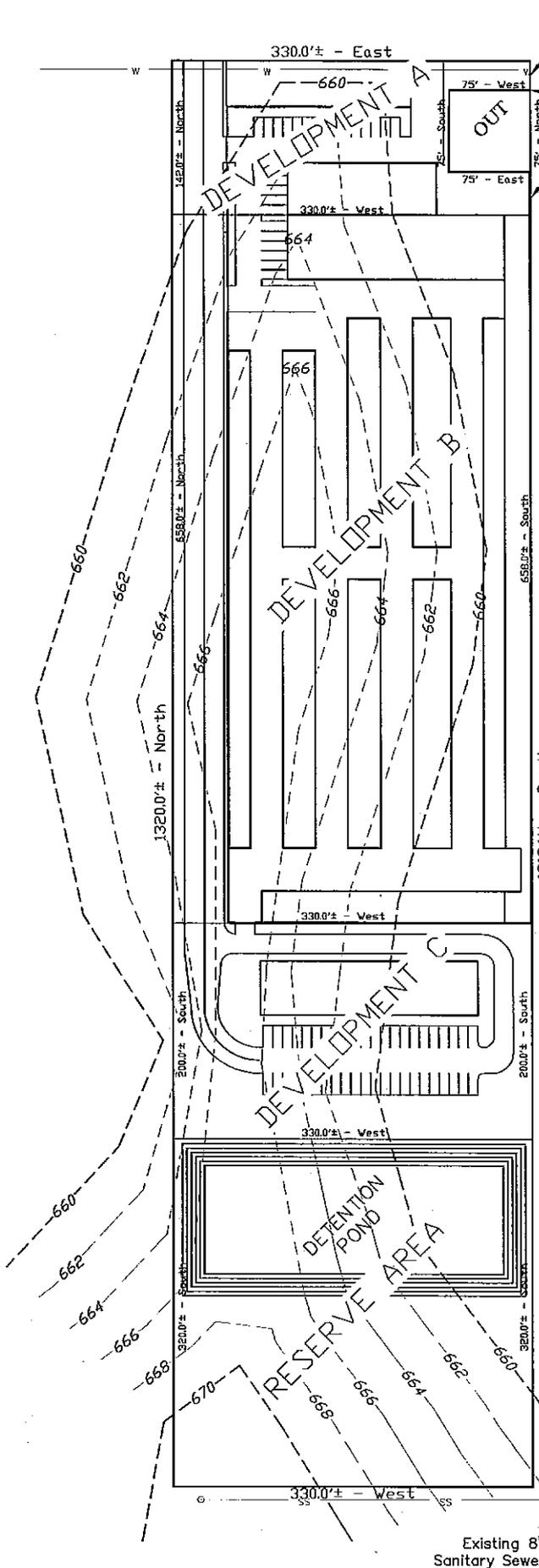
SCALE: 1"=200'

R 14 E
LOCATION MAP

RIVERSIDE GROUP
PUD 60
EXHIBIT 'C'
EXISTING AREA ZONING



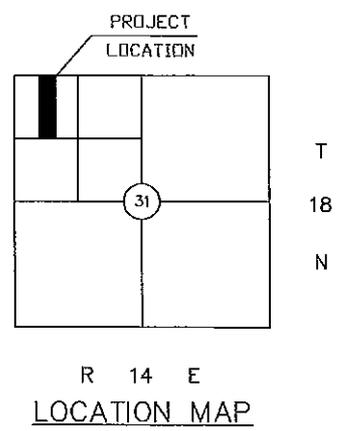
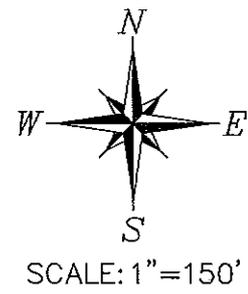
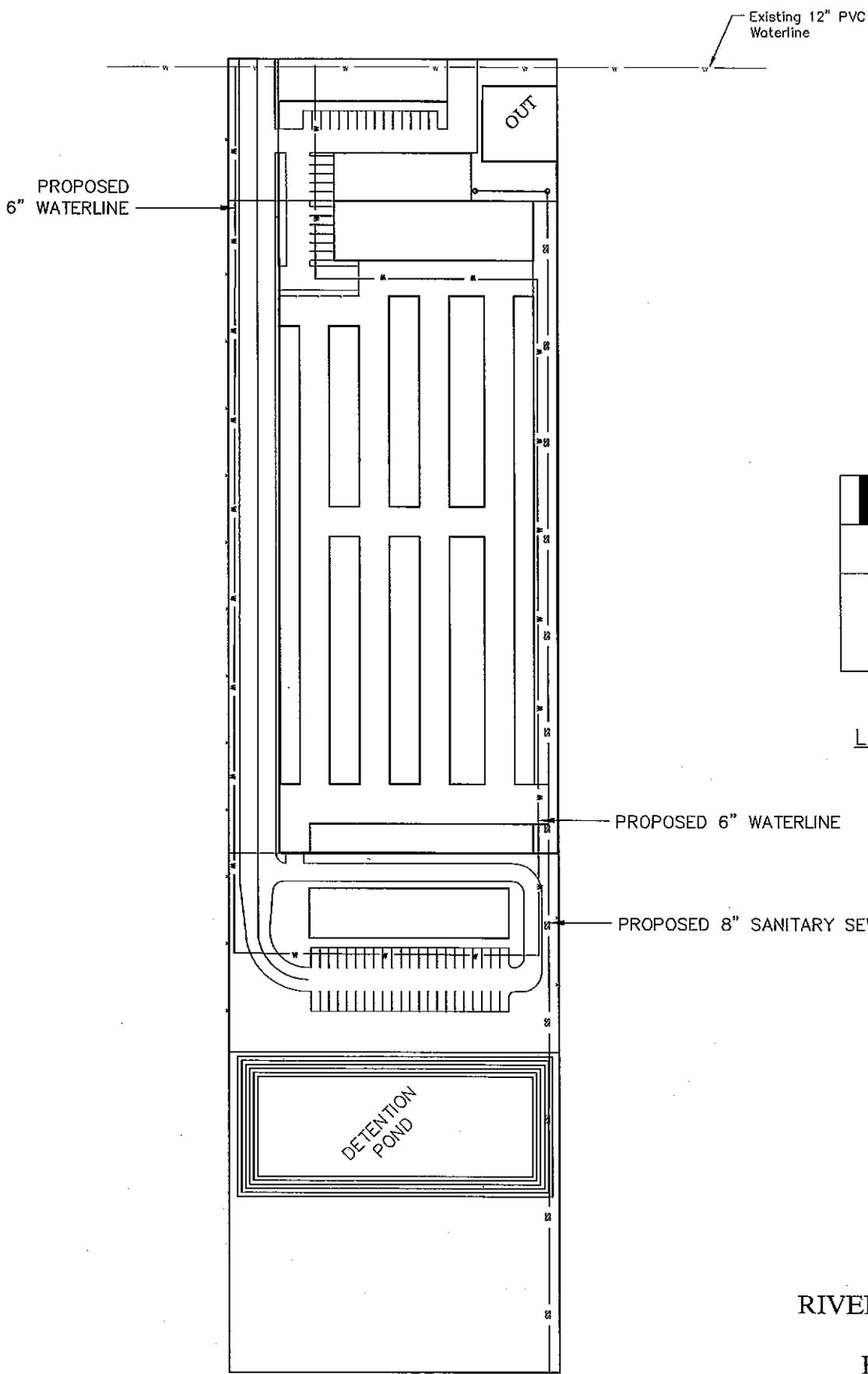
EXHIBIT
C-1
tabbles



LEGAL DESCRIPTION

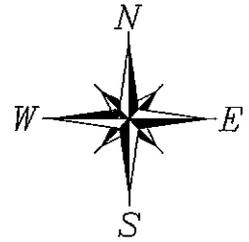
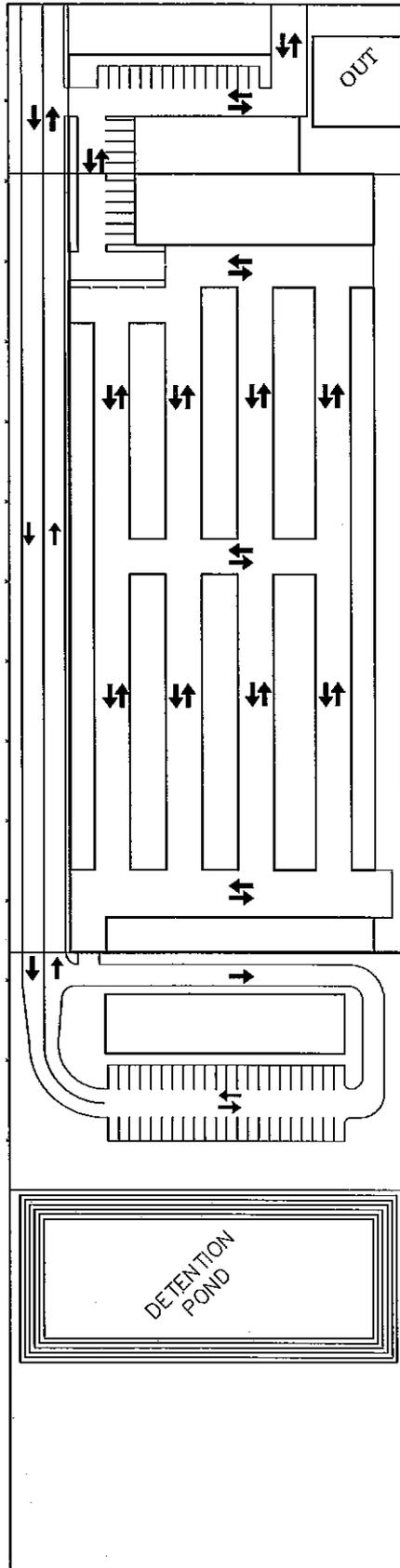
PART OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF GOVERNMENT LOT 1, IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS A TRACT OF LAND BEGINNING 846.8 FEET EAST AND 26.9 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE SOUTH 75 FEET; THENCE EAST 75 FEET; THENCE NORTH 75 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

**RIVERSIDE GROUP
PUD 60
EXHIBIT 'E'
SITE PLAN WITH EXISTING
TOPOGRAPHY & UTILITIES**

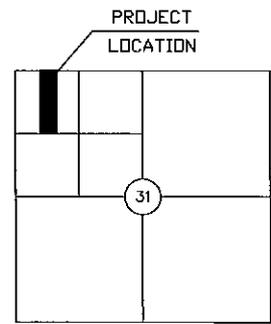


RIVERSIDE GROUP
 PUD 60
 EXHIBIT 'F'
 SITE PLAN WITH PROPOSED
 DETENTION & UTILITIES

Existing 8" PVC
 Sanitary Sewer Line

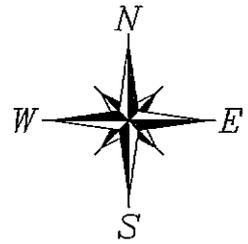
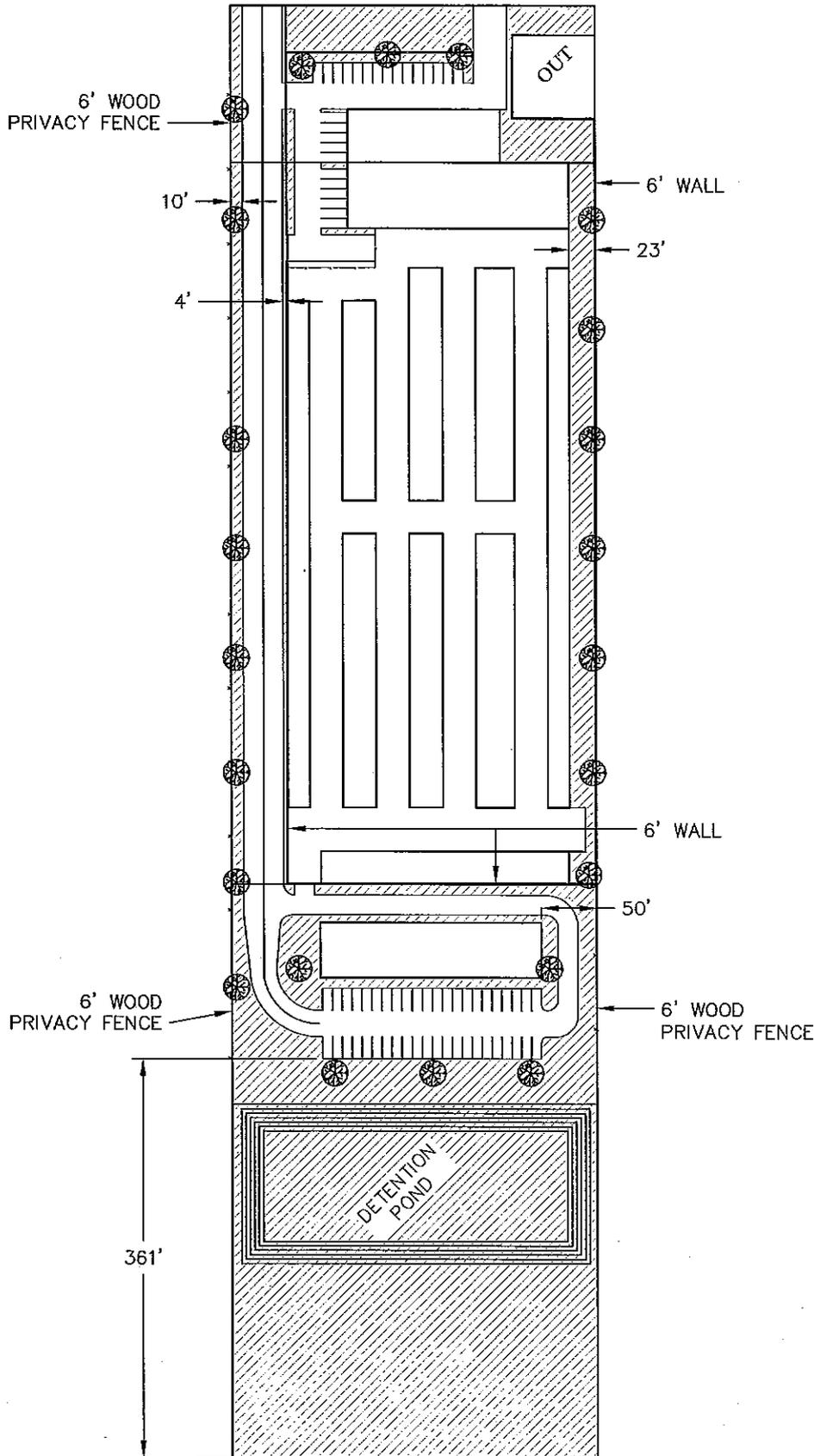


SCALE: 1"=150'

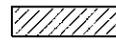


R 14 E
LOCATION MAP

RIVERSIDE GROUP
 PUD 60
 EXHIBIT 'G'
 ACCESS, TRAFFIC & PEDESTRIAN
 CIRCULATION PLAN

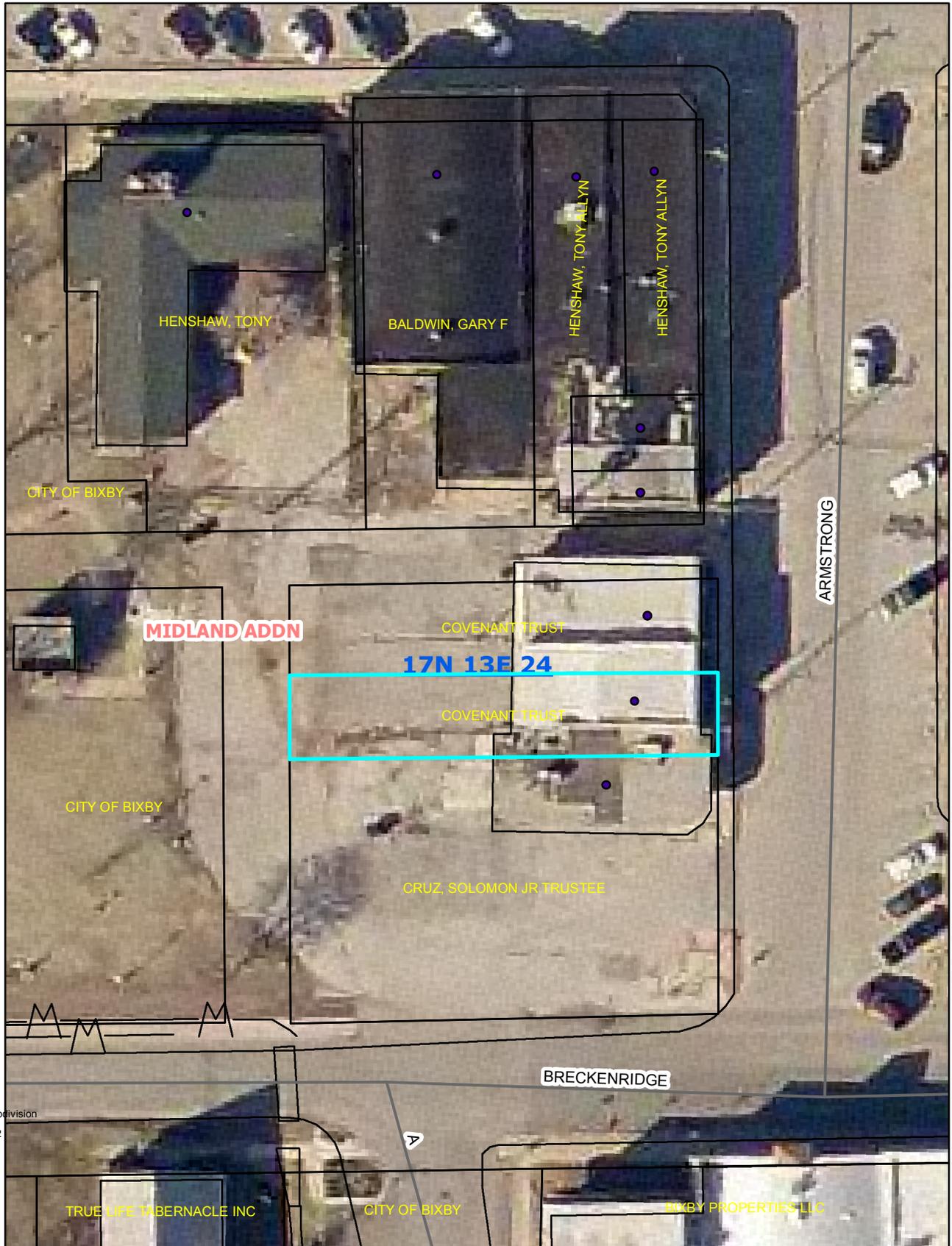


SCALE: 1"=150'

 LANDSCAPE AREA

RIVERSIDE GROUP
 PUD 60
 EXHIBIT 'H'
 PRELIMINARY LANDSCAPE
 CONCEPT PLAN

BL-391 – Brian Guthrie for Stephen Jones



- Businesses
- bixby_streams
- Tulsa Parcels 02/14
- WagParcels 02/14
- TulSubdivision
- WagonerCounty_Subdivision
- WagRoads_Aug2012
- E-911_Streets
- PUD
- bixby_s-t-r
- county



PLAT OF SURVEY
 OF A PART OF
Lot 23, Block 26
MIDLAND ADDITION TO BIXBY
 TULSA COUNTY, OKLAHOMA

Legal Description

LOT TWENTY-THREE (23), BLOCK TWENTY-SIX (26), MIDLAND ADDITION TO THE TOWN OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 112.

PHYSICAL ADDRESS: 12 NORTH ARMSTRONG STREET, BIXBY, OKLAHOMA

Schedule B - Section 2 Notes

AMERICAN SECURITY TITLE INSURANCE COMPANY CASE NO. 85369
 EFFECTIVE DATE: MARCH 31, 2014

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING SETBACK LINES CONTAINED IN THE DEED OF DEDICATION AND AS SHOWN ON PLAT NO. 112 OF MIDLAND ADDITION, DATED JUNE 30, 1911, FILED JUNE 30, 1911 AS DOCUMENT NO. 22584, WHICH DOES NOT PROVIDE FOR A FORFEITURE OR REVERSION OF INTEREST, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS. **AFFECTS THE SUBJECT TRACT.**

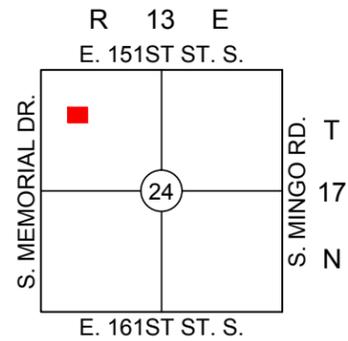
TERMS CONDITIONS AND PROVISIONS OF RIGHT OF WAY IN FAVOR OF MIDLAND VALLEY RAILROAD COMPANY, DATED MAY 23, 1904, FILED MAY 28, 1904 AS DOCUMENT NO. 5162 AND RECORDED IN BOOK F, PAGE 473 IN THE OFFICE OF THE TULSA COUNTY CLERK. **DOES NOT AFFECT THE SUBJECT TRACT.**

Surveyor's Statement

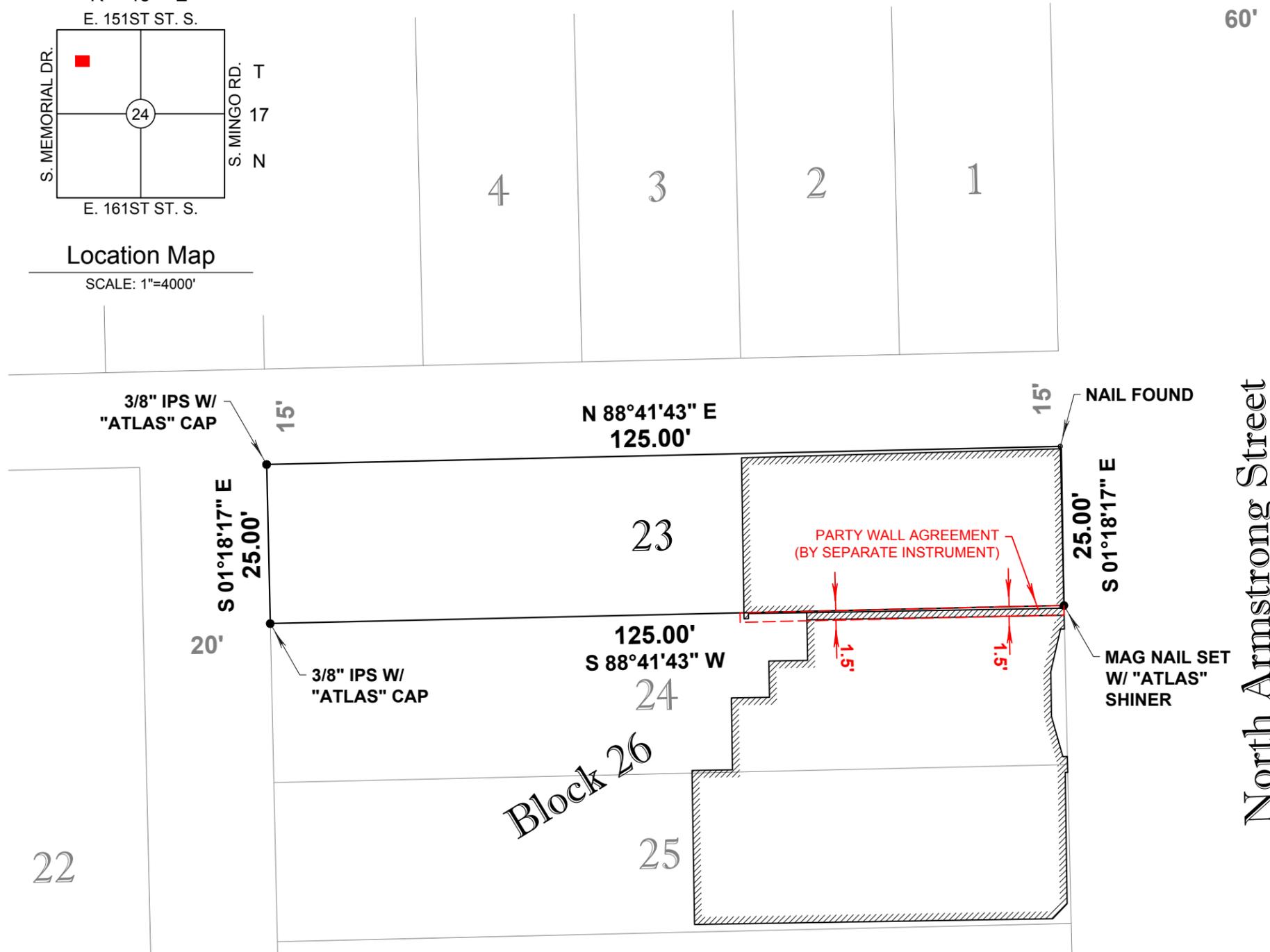
I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

Albert Jones III
 ALBERT JONES III
 AJ@ATLASLANDOFFICE.COM
 PROFESSIONAL LAND SURVEYOR
 OKLAHOMA NO. 1580

5-23-14



Location Map
 SCALE: 1"=4000'



North Armstrong Street

Basis of Bearings

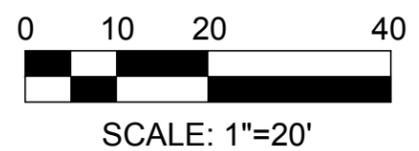
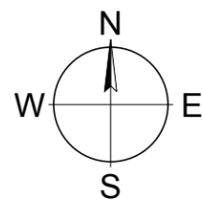
ASSUMED BEARING OF S 01°18'17" E ALONG THE EAST LINE OF BLOCK 2, MIDLAND ADDITION TO THE TOWN OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 112.

Legend

IPS IRON PIN SET (3/8" DEFORMED REBAR - 18" LONG)



BEFORE YOU DIG
 CONTACT OKLAHOMA
 ONE-CALL:
 1-800-522-6543
 EXISTING UNDERGROUND LINES HAVE
 BEEN SHOWN TO THE EXTENT KNOWN



PREPARED FOR: APEX TITLE & CLOSING SERVICES, LLC

CHECKED BY:	ARJ	SCALE:	1"=20'
SURVEY BY:	BOC	DRAFTED BY:	RWB
SURVEY DATE:	4/21/14	JOB NUMBER:	10236
BOOK / PAGE:	DIGITAL	FILE NUMBER:	1713.2440

ATLAS LAND OFFICE, LLC

202 SOUTH MAIN WAGONER, OK 74467
 WWW.ATLASLANDOFFICE.COM
 CA#6752 EXP: 6-30-2014
 (918) 485-9987