

AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
July 01, 2015 – 10:00 AM

1. Call to Order
2. **BCPA-13 – Mark Thomas of Architects Collective.** Public Hearing to receive Public review and comment, and Planning Commission recommendations regarding the adoption of a proposed amendment to the Comprehensive Plan of the City of Bixby, Oklahoma, specifically to remove the “Residential Area” specific land use designation for Lot 11, Block 7, *Amended Plat of Block 7 North Heights Addition.*
Property Located: 7700:8000-block of E. 118th St. S.
3. **PUD 89 – “Auto Oasis PUD” – Mark Thomas of Architects Collective.** Public Hearing, discussion, and consideration of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 1 1/3 acres consisting of Lots 11, 12, and 13 (less right-of-way of record), Block 7, *Amended Plat of Block 7 North Heights Addition.*
Property Located: 7749 E. 118th St. S. / 7700:8000-block of E. 118th St. S.
4. **PUD 90 – “Chisholm Ranch Villas II” – Tanner Consulting, LLC.** Public Hearing, discussion, and consideration of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 4.665 acres in part of the E/2 of the NW/4 of Section 06, T17N, R14E.
Property Located: 10200-block of E. 121st St. S.
5. **BL-400 – Tanner Consulting, LLC.** Discussion and possible action to approve a Lot-Split for Lot 22, Block 1, *Chisholm Ranch Villas.*
Property located: 12154 S. 103rd E. Ave. (address to be reassigned within the 10200-block of E. 121st Pl. S.)
6. **BL-398 – Karen Cercy.** Discussion and possible action to approve a Lot-Split for Lot 6 and a part of Lot 7, Block 1, *The Reserve at Harvard Ponds.*
Property located: 14472 S. Gary Ct.

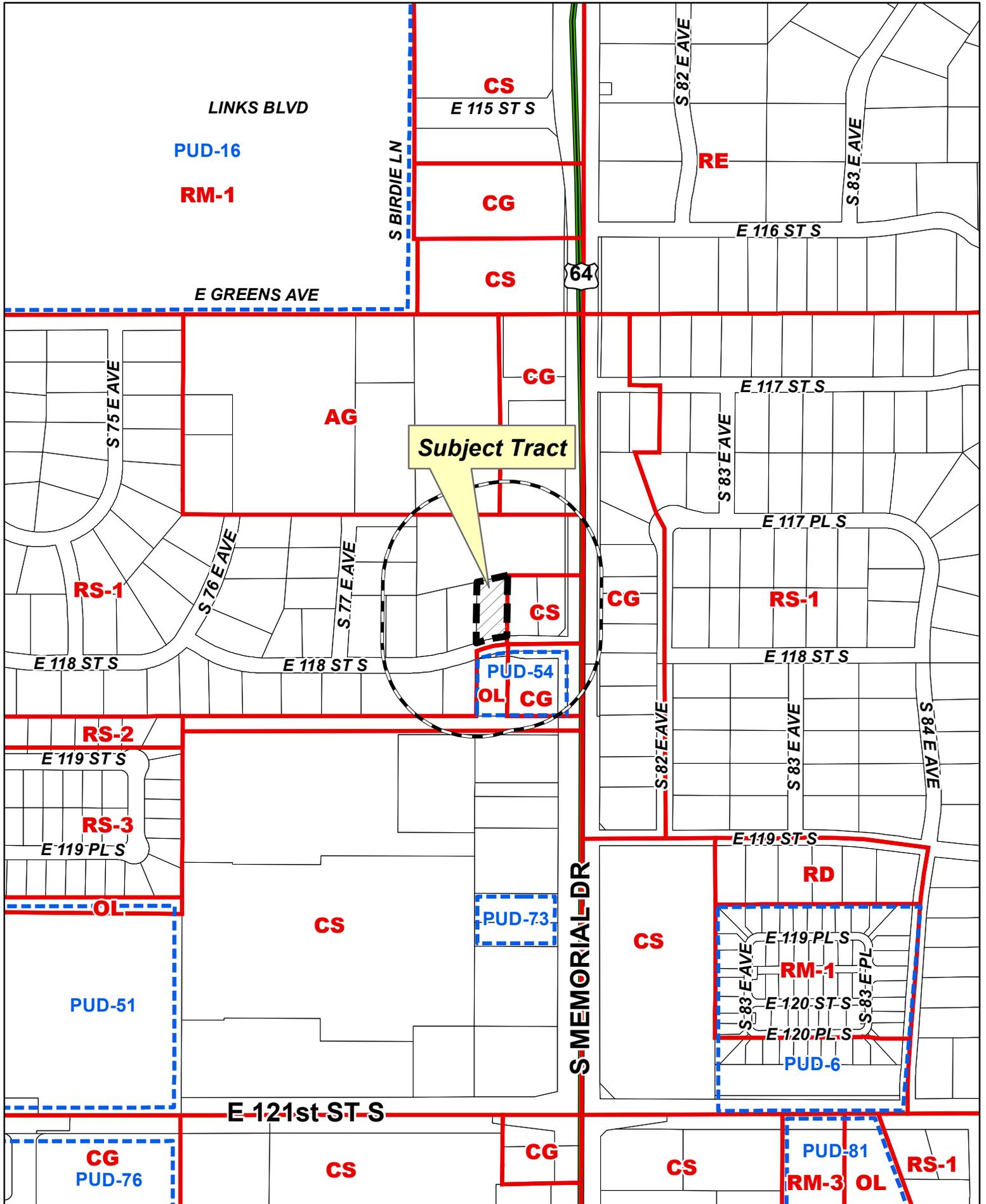
7. Old Business
8. New Business
9. Adjournment

Posted By: _____

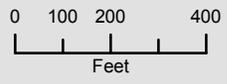
Date: _____

Time: _____

Persons who require a special accommodation to participate in this meeting should contact City Planner Erik Enyart, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: eenyart@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

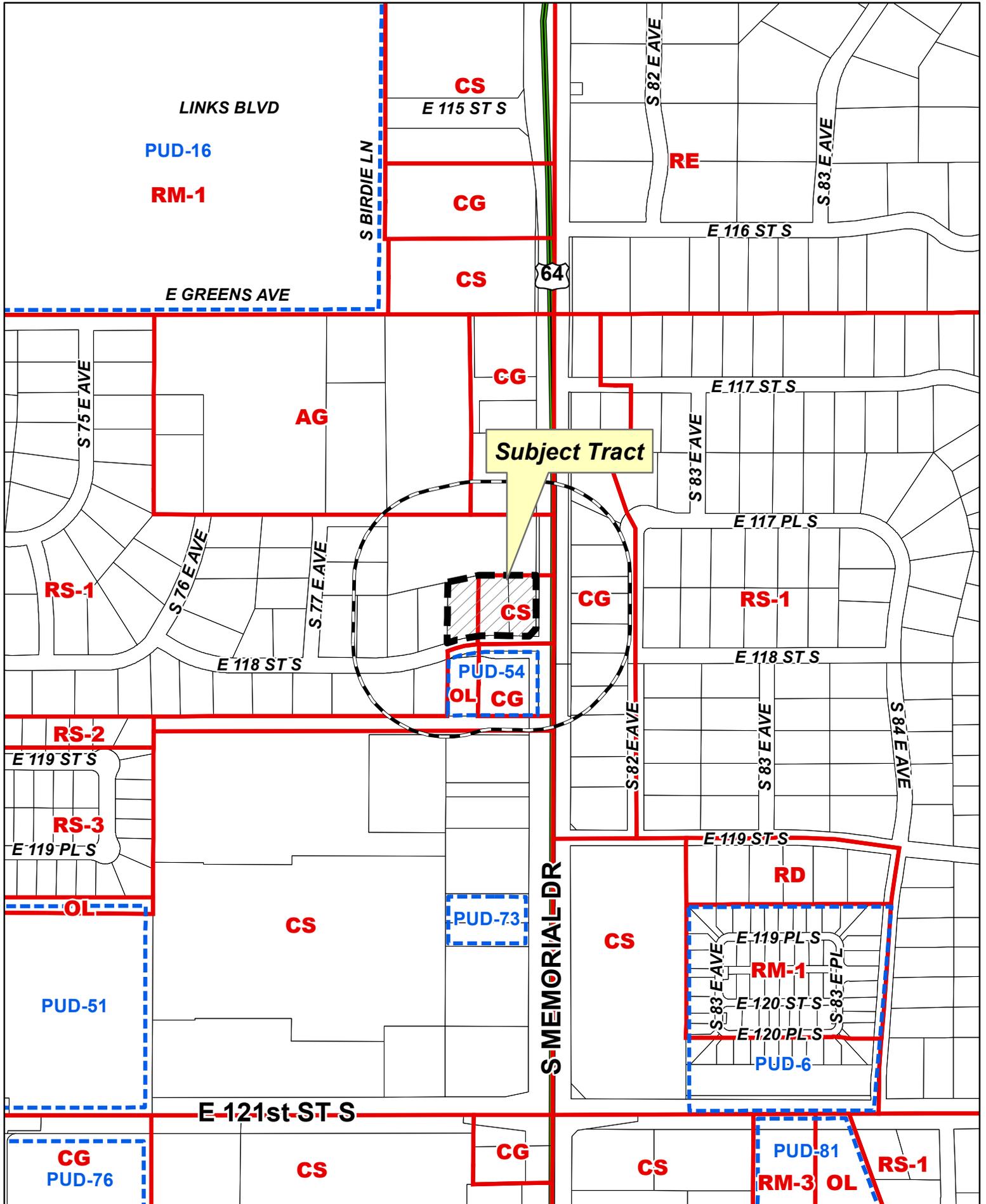


BCPA-13



35 18-13

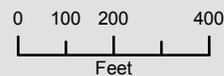




Subject Tract



PUD-89



35 18-13



**Auto Oasis PUD
PUD #89**

**Lots 11, 12, & 13, Block 7
North Heights Addition to the City of Bixby, Oklahoma**

**A Planned Unit Development in the
City of Bixby, Oklahoma**

June 19, 2015

APPLICANT:

L&L Industries, LLC
405 South 9th Street
Broken Arrow, OK 74102

PREPARED BY:



4200 E. Skelly Dr. Suite 750
Tulsa, OK 74135
918-492-2987
918-493-6149 fax

TABLE OF CONTENTS

| | PAGE |
|--|------|
| I. Narrative..... | 3 |
| Exhibit A – Proximity Aerial | |
| Exhibit B – Comprehensive Plan | |
| Exhibit C – Existing Zoning | |
| Exhibit D – Proposed Zoning | |
| II. Legal Description..... | 3 |
| Exhibit E – Legal Description- Preliminary ALTA Survey | |
| III. Surrounding Zoning and Land Uses..... | 3 |
| IV. Permitted and Prohibited Uses..... | 4 |
| V. Access and Circulation..... | 4 |
| VI. Drainage and Utilities | 4 |
| VII. Building Exterior Materials and Appearance..... | 4 |
| Exhibit F – Illustrative Photos | |
| VIII. Required Minimum Area of Landscaping and Drives..... | 5 |
| IX. Soil Classification..... | 5 |
| Exhibit G – Soil Classification | |
| X. Concept Site Plan..... | 5 |
| Exhibit H – Concept Site Plan | |
| XI. Landscaping and Screening..... | 5 |
| Exhibit I – West Boundary Screening & Buffer | |
| XII. Standard City Requirements..... | 5 |
| XIII. Platting Requirement | 5 |
| XIV. Site Plan Review | 5 |
| XV. Schedule of Development | 6 |
| XVI. Development Standards | 6-7 |

I. Narrative

The property which is subject to this PUD consists of three (3) lots located at the northwest corner of 118th St. South and Memorial Drive. The property includes Lots 11, 12, and 13, of Block 7, North Heights Addition to the City of Bixby, Oklahoma herein referred to as the "Property" or as the "Site". The Property has approximately 200 lineal feet of frontage along the West Side of Memorial Drive. All Zoning Regulations refer to Title 11 Zoning Regulations for the City of Bixby, Oklahoma and are referred to herein as the "Zoning Regulations" or "Zoning".

The Property is currently Zoned RS-1 (lot 11) and CS (lots 12 & 13). It is the request of this PUD to support request for Comprehensive Plan Amendment BCPA-13, which requests the removal of Lot 11 from the Comprehensive Plan designation Residential, and support of rezoning application BZ-383 which proposes to change RS-1 (lot 11) to OL as designated in the Zoning Regulations. The request for OL zoning mirrors the existing zoning of the property immediately south of Lot 11.

The objective of the prospective owner of the Property is to develop an enclosed automated conveyor tunnel express carwash. The enclosed building of approximately 4600 square feet would be located on the site of approximately 1.33 acres. This style of carwash provides customers express service by selecting from numerous automated wash options while remaining in their vehicle during the wash and dry cycle. The building would be similar to other facilities developed by the prospective owner in Tulsa (69th & Lewis), Broken Arrow (81st & Garnett), and Sapulpa (Hwy 66 & E Jackson, Ave.).

II. Legal Description

Amended Plat of Block 7, North Heights Addition to the City of Bixby, Oklahoma, Lot 11, Lot 12, and Lot 13

Exhibit E - Legal Description- Preliminary ALTA Survey

III. Surrounding Zoning and Land Use

- North: Abutting property to the north is zoned RS-1 and is currently occupied by the Church of Christ North Heights.
- South: Property to the south (across E 118th Street South) is zoned PUD 54 with underlying CG and OL zoning.
- East: Property to the east (across S Memorial Drive) is zoned CG and is currently occupied by Urgent Care, KFC restaurant, and Western Sun Credit Union.
- West: Abutting property to the west is zoned RS-1 and contains a currently occupied residence.

IV. Permitted and Prohibited Uses

A) Permitted Uses:

The Property can be used as permitted in CS and OL zoning and Use Unit 17 – auto wash as listed in the City of Bixby's Zoning Code.

B) Prohibited Uses:

The Property shall not allow any uses listed or described in Chapter 7, Article D, Section 11-7D-6 Sexually Oriented Business of the City of Bixby's Zoning Code.

V. Access and Circulation

Vehicular access to and from the PUD will be provided by one entrance only access from Memorial Drive and one entrance and exit point onto 118th street. The Memorial access will be configured to prevent exit onto memorial and the 118th street access will be positioned to generally align with the western most drive to Jiffy Lube across 118th to the south.

Sidewalks shall be constructed by the developer along the entire Memorial Drive frontage of the Property. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer.

The proposed access from Memorial Drive requires ODOT driveway permit and City Engineer and Fire Marshal curb cut approval.

VI. Drainage and Utilities

The property generally slopes down from north to south an average of 4.5 percent. The site lies within the Fry Creek drainage basin. On-site detention is not required but the site is subject to fee-in-lieu storm water assessment. Storm water would be directed into the Memorial storm drainage system. The Property has no area in the FEMA 100 year flood designation.

A sanitary sewer line crosses the property from North to South between lots 11 and 12. This sewer is proposed to be relocated running west to the west property line of lot 11, south, and returning along the south property line of lot 11. The sewer has adequate fall for this reconfiguration.

All other utilities are available to the property at property boundaries.

VII. Building Exterior Materials and Appearance

Building exterior wall finish surfaces shall be Stucco, EFIS, or Split Face Masonry Units, Sloped roofing materials shall be standing seam metal. Flat roof areas shall be EPDM or similar material. Exhibit F depicts an existing carwash facility in Tulsa developed by the prospective purchaser of the Property which is illustrative of the exterior materials and general concept planned for the subject Property

VIII. Required Minimum Area of Landscaping and Drives

The area of landscaping and drives (lot area not covered by buildings or parking) shall be not less than 0.463 acres the area OL zoned property (lot 11).

IX. Soil Classification

The soil on the site is listed as (key 41) Okay loam, 1 to 3 percent by the NRCS Web Soil Survey. This soil type is suitable for standard building construction techniques. Prior to design and construction a geotechnical report will be performed to determine foundation and paving design criteria.

X. Concept Site Plan

The concept site plan depicts the proposed location of buildings, drives, pay stations, vacuums and accessory items. General locations and numbers of proposed trees are indicated.

Exhibit H – Concept Site Plan

XI. Landscaping and Screening

Landscaping shall be provided in accordance with the requirements of the City of Bixby Zoning Code. An 8' screening fence and sound buffer shall be erected along the west property line. The proposed fence has a Tested sound rating of STC 26, has a lifetime warranty and can withstand winds of 110 mph. Specifications and images are included in Exhibit I. The trash area shall be screened by a 6' screening enclosure with gates.

Exhibit I – West Boundary Screening & Buffer

XII. Standard City Requirements

Developed Property and structures shall meet Standard requirements of the City of Bixby Fire Marshall, City Engineer and City Attorney.

XIII. Platting Requirement

Building Permits for the carwash shall not be issued until a plat has been approved by the City of Bixby as being in compliance with the planned unit development concept and development standards.

XIV. Site Plan Review

A Detailed Site Plan shall be submitted in accordance with Bixby Zoning Code and this PUD for review and approval by the Bixby Planning Commission.

XV. Schedule of Development

Development is expected to proceed within six (6) months of PUD, Detailed Site Plan, and Plat approval. Construction is anticipated to take approximately eight (8) months.

XVI. Development Standards

Land Area: Lot 11 .463 acres
 Lot 12 .461 acres
 Lot 13 .408 acres
 Total 1.332 acres

Off Street Parking:

Provided a reasonable rationale is offered, minimum and maximum parking and loading berth requirements may be modified upon site plan approval.

Maximum Building Height:

1 story / 38 ft.

Maximum Building Floor Area Ratio:

0.5 is the maximum building floor area ratio

Minimum Building Setback Requirements (from Property Line):

| | |
|-------|-----|
| North | 10' |
| South | 25' |
| East | 50' |
| West | 30' |

Signage:

Signs shall meet all requirements of Bixby Zoning Code Use Unit 21.

Landscape Standards:

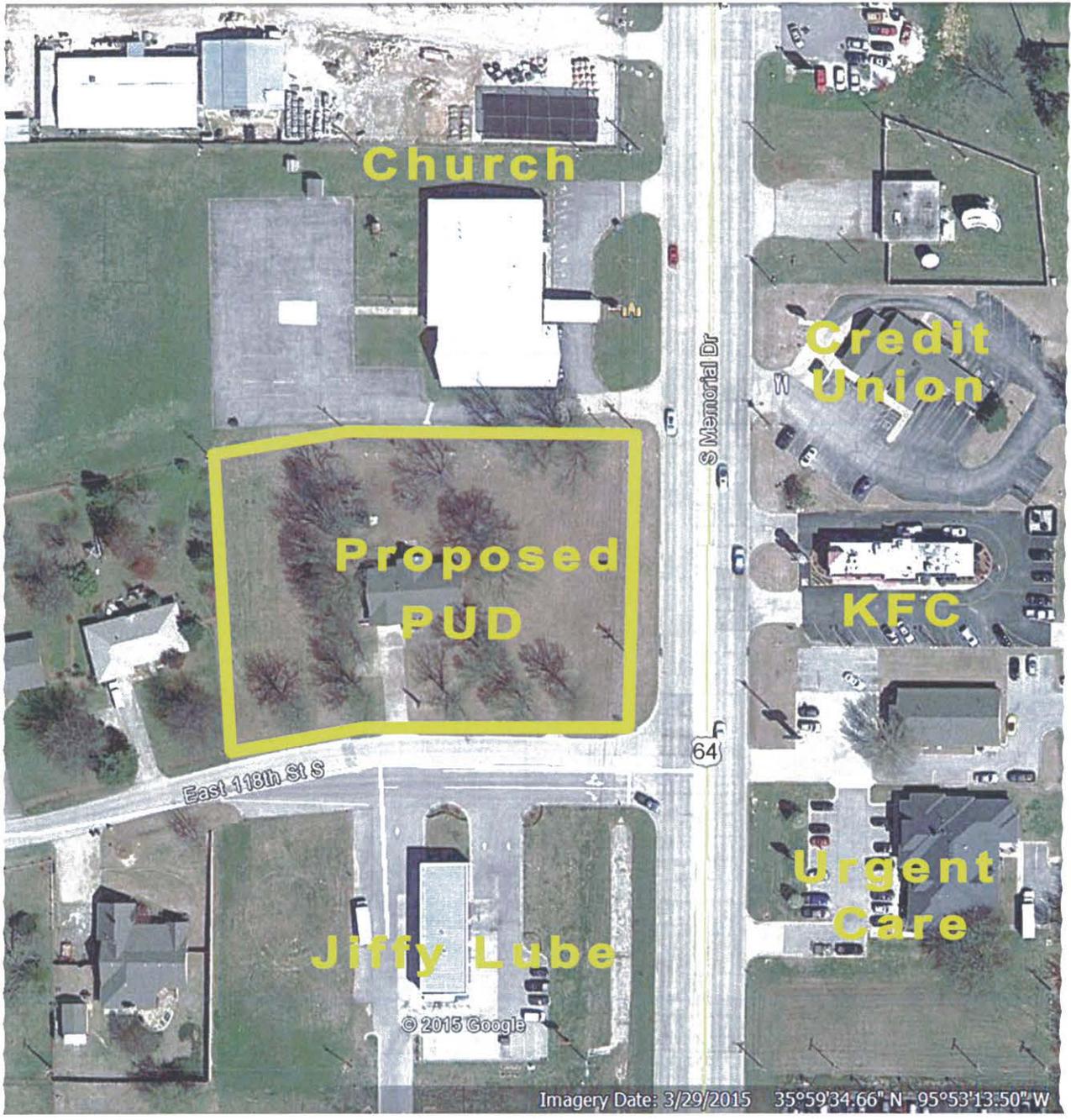
Landscaping shall meet all requirements of Bixby Zoning Code.

Lighting Standards:

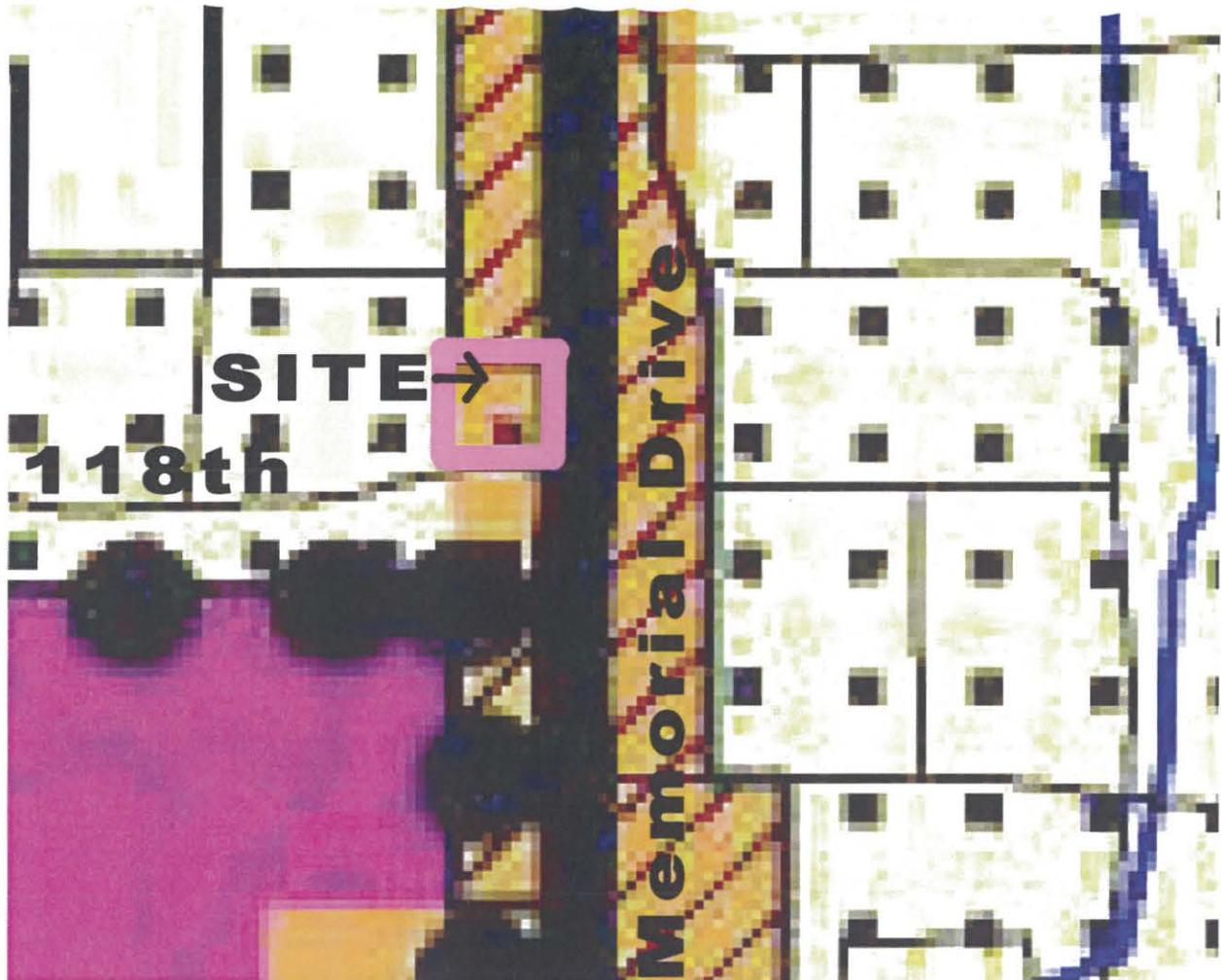
Exterior lighting shall be arranged to direct light away from property within the R District to the west and provide 0.0 foot candle light level at the west property line. Lights shall be placed at a maximum height of 10'.

Perimeter Requirements

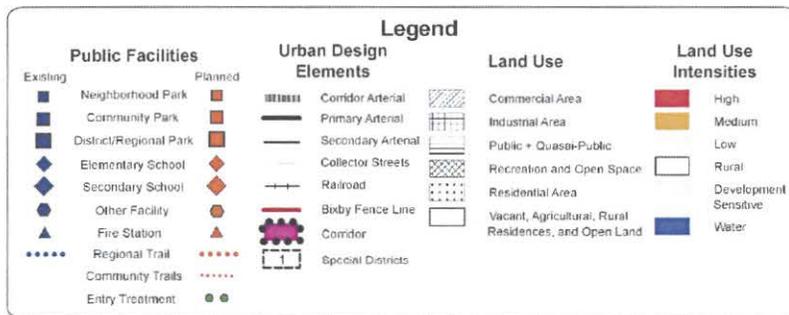
An 8' screening fence shall be erected along the west property line.
Trash shall be screened by a 6' screening enclosure.



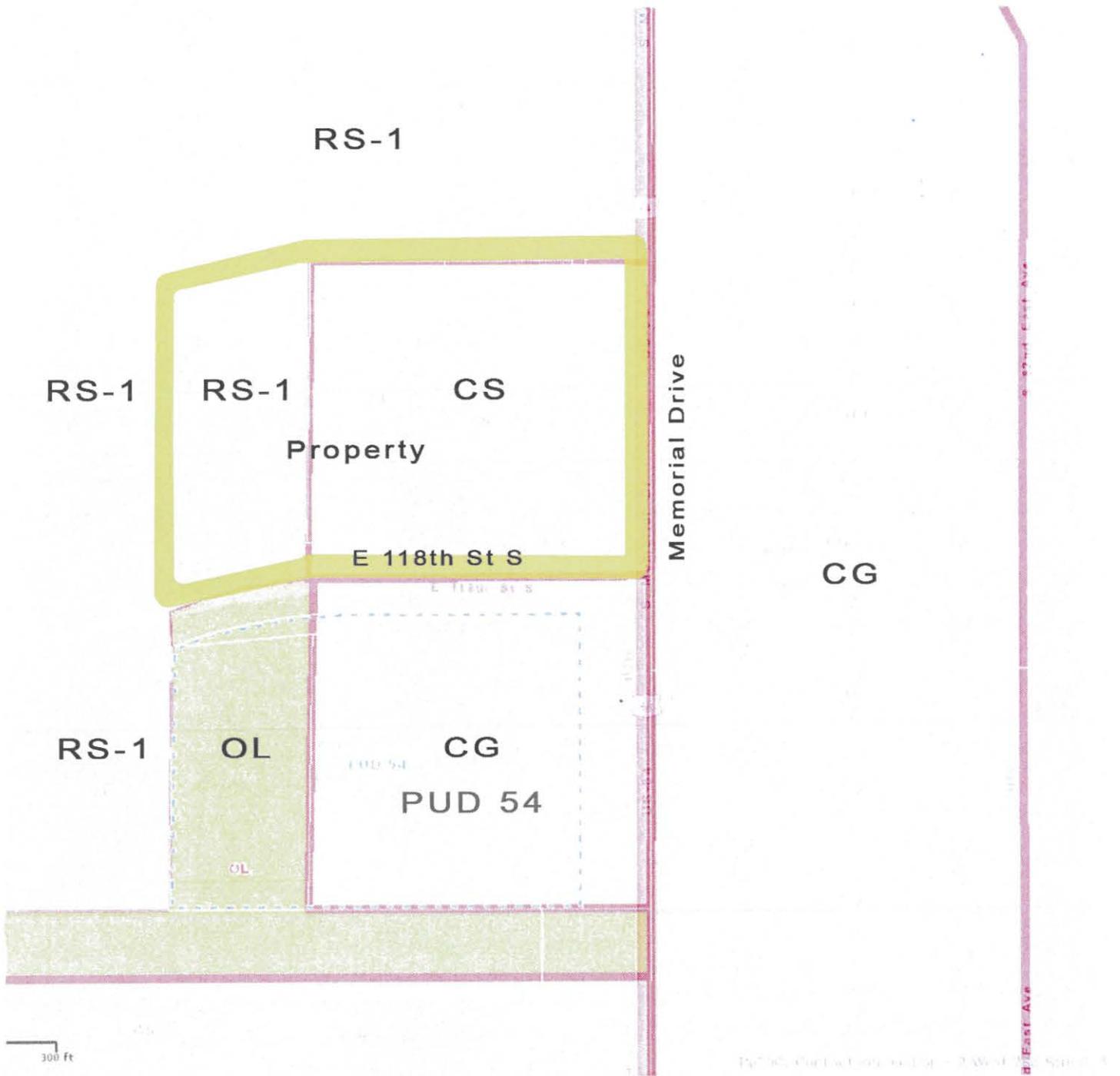
Proximity Aerial
Exhibit A



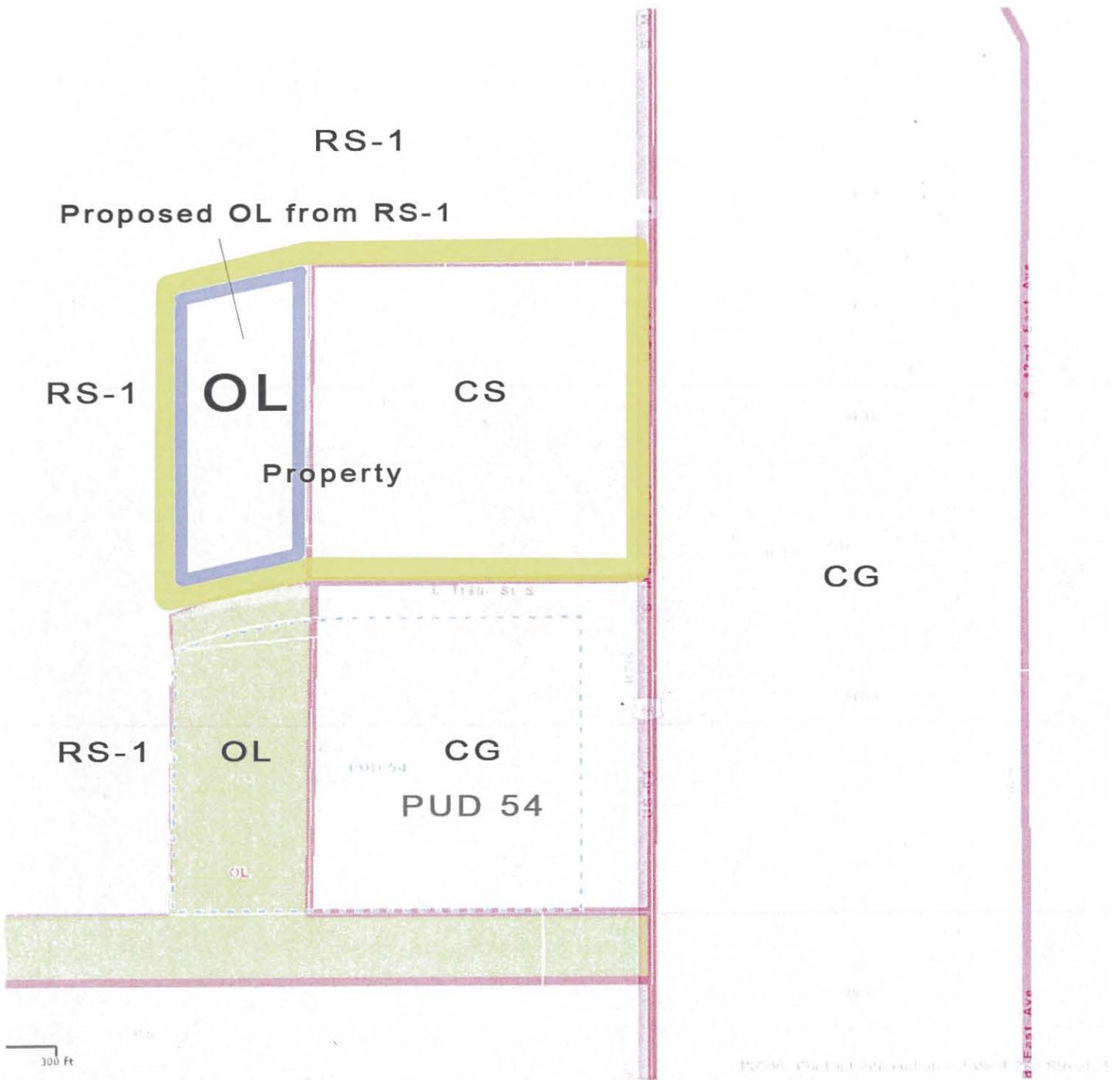
City of Bixby Comprehensive Plan
**COMPREHENSIVE LAND USE
 PLAN 2001-2020**



Comprehensive Plan
Exhibit B

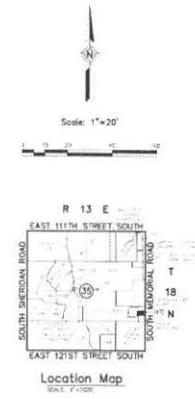
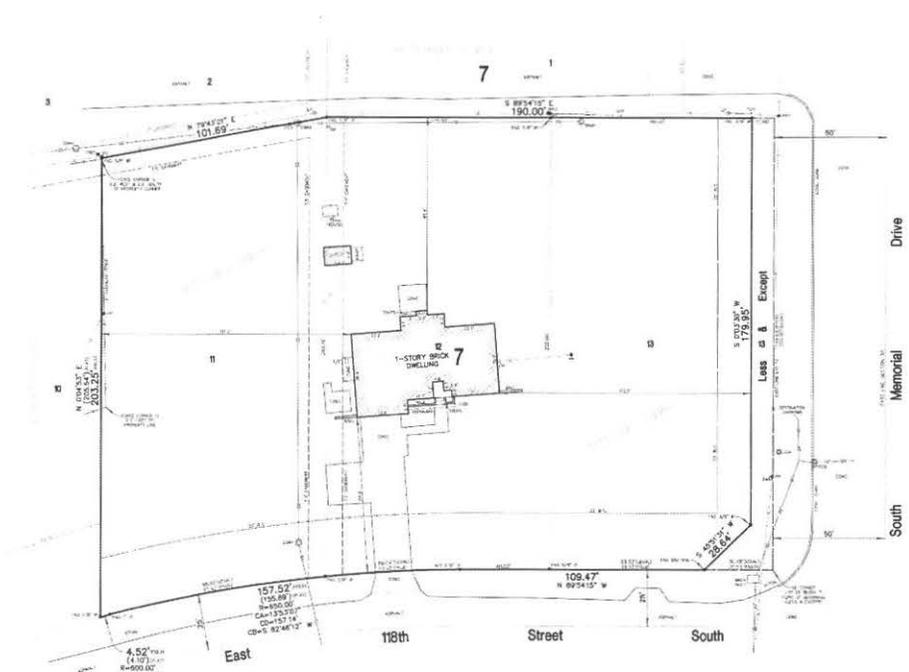


***Existing Zoning
Exhibit C***



***Proposed Zoning
Exhibit D***

- Legend**
- 1. ALL UNRECORDED EASEMENTS ARE SHOWN. ONLY THOSE THAT ARE SHOWN ARE THOSE THAT ARE SHOWN ON THE SURVEY. ALL OTHERS ARE NOT SHOWN.
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ALTA/ACSM Land Title Survey
of
All of Lots 11 & 12 and
Part of Lot 13, Block 7
The Amended Plat of Block 7,
North Heights Addition
City of Bixby, Tulsa County, Oklahoma

Surveyor's Certification
W. SCOTT WELLS & ASSOCIATES, INC. 300 WEST CENTURY, TULSA, OK 74104

Legal Description

Schedule B-1 Exceptions

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- Miscellaneous Notes**
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Preliminary

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W. SCOTT WELLS & ASSOCIATES, INC.
300 WEST CENTURY
TULSA, OKLAHOMA 74104
(918) 438-7800

| NO. | DATE | BY | REVISION |
|-----|-----------|----|----------|
| 1 | 6/18/2018 | JW | ISSUE |
| 2 | 7/18/20 | JW | SCALE |
| 3 | 12/18/20 | JW | SCALE |

Legal Description
Preliminary ALTA Survey
Exhibit E



Photos depict an existing carwash facility by the applicant which is illustrative of the exterior materials and general concept planned for the subject Property

Illustrative Photos

Exhibit F



[Contact Us](#) |
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 [Soil Survey Status](#) |
 [Glossary](#) |
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[Area of Interest \(AOI\)](#) |
 [Soil Map](#) |
 [Soil Data Explorer](#) |
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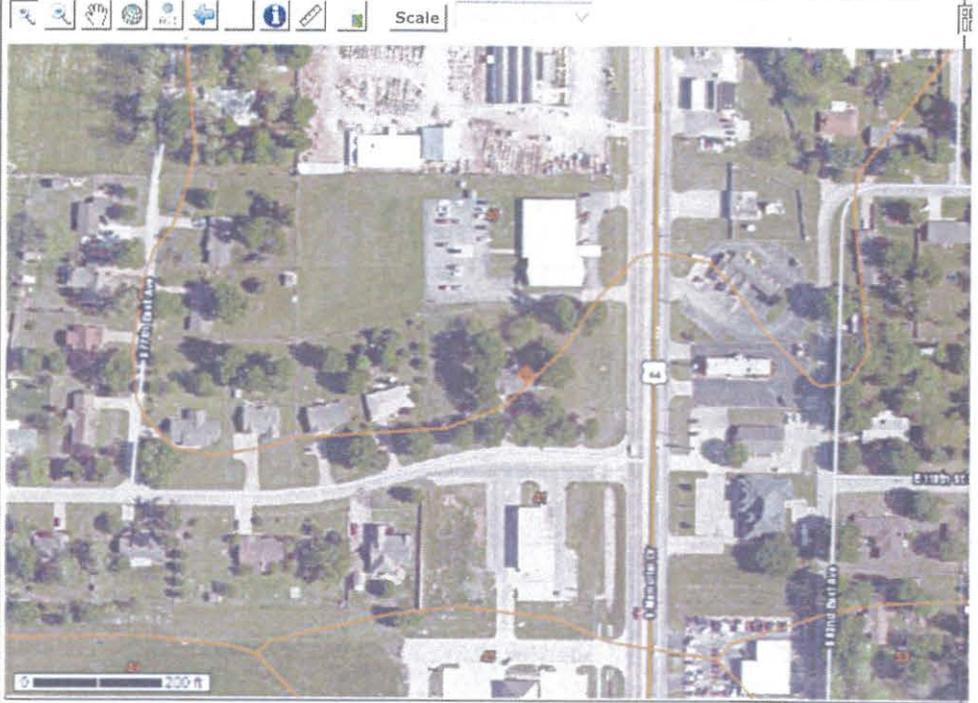
Search

Map Unit Legend

Tulsa County, Oklahoma (OK143)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------|---|--------------|----------------|
| 1 | Apperson silty clay loam, 1 to 3 percent slopes | 4,164.2 | 1.1% |
| 2 | Apperson silty clay loam, 3 to 5 percent slopes | 611.0 | 0.2% |
| 3 | Bates loam, 1 to 3 percent slopes | 1,980.8 | 0.5% |
| 4 | Bates-Coweta complex, 3 to 5 percent slopes | 4,578.7 | 1.2% |
| 5 | Catoosa silt loam, 1 to 3 percent slopes | 2,004.1 | 0.5% |
| 6 | Catoosa-Shidler-Rock outcrop complex, 1 to 8 percent slopes | 4,577.2 | 1.2% |
| 7 | Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded | 8,318.0 | 2.2% |
| 8 | Choska-Severn-Urban land complex, 0 to 1 percent slopes, rarely flooded | 10,593.1 | 2.8% |
| 9 | Cleora fine sandy loam, 0 to 1 percent slopes, occasionally flooded | 568.6 | 0.2% |

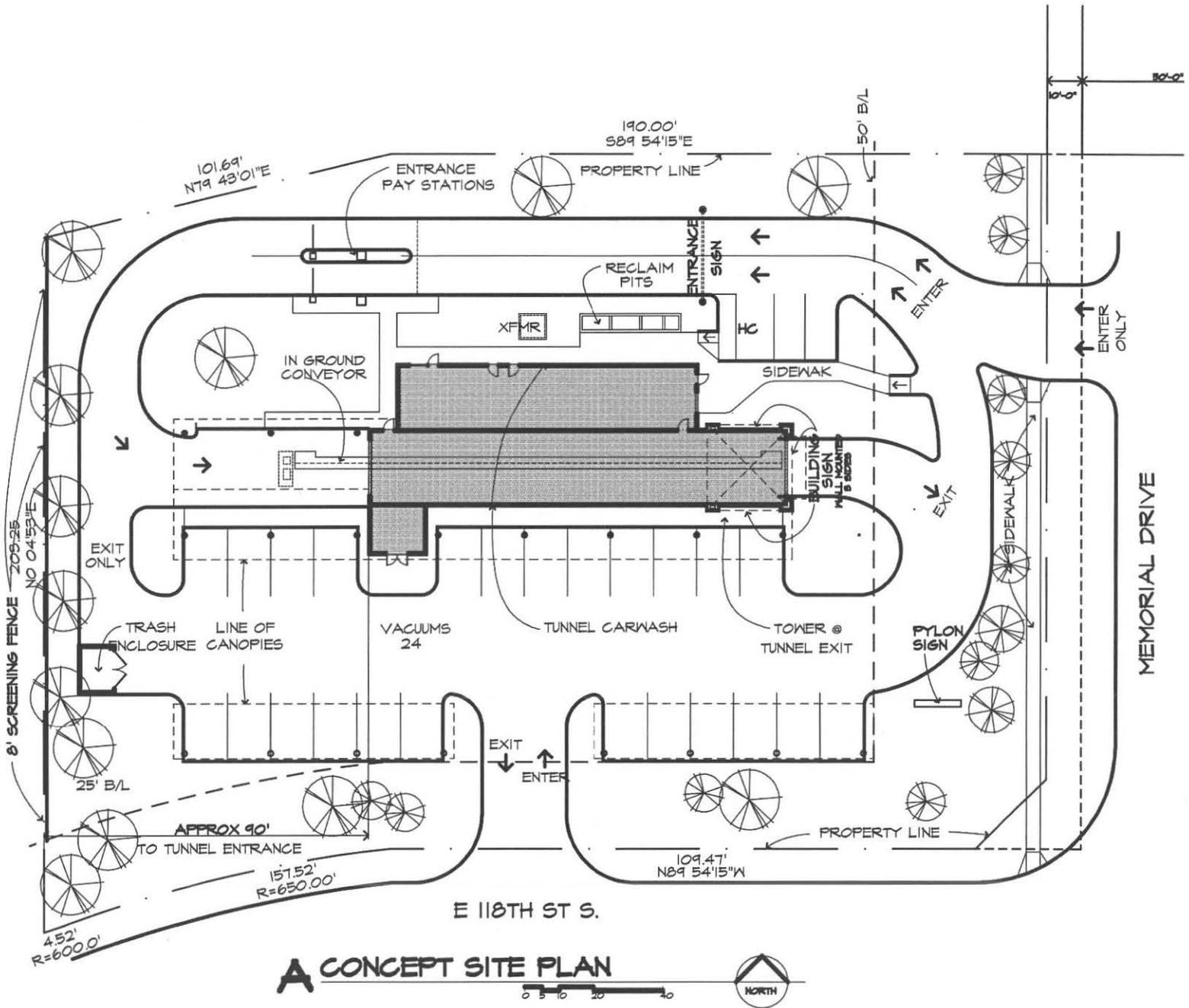
Soil Map



Key 41 okay loam

Existing Site Soils

Exhibit G



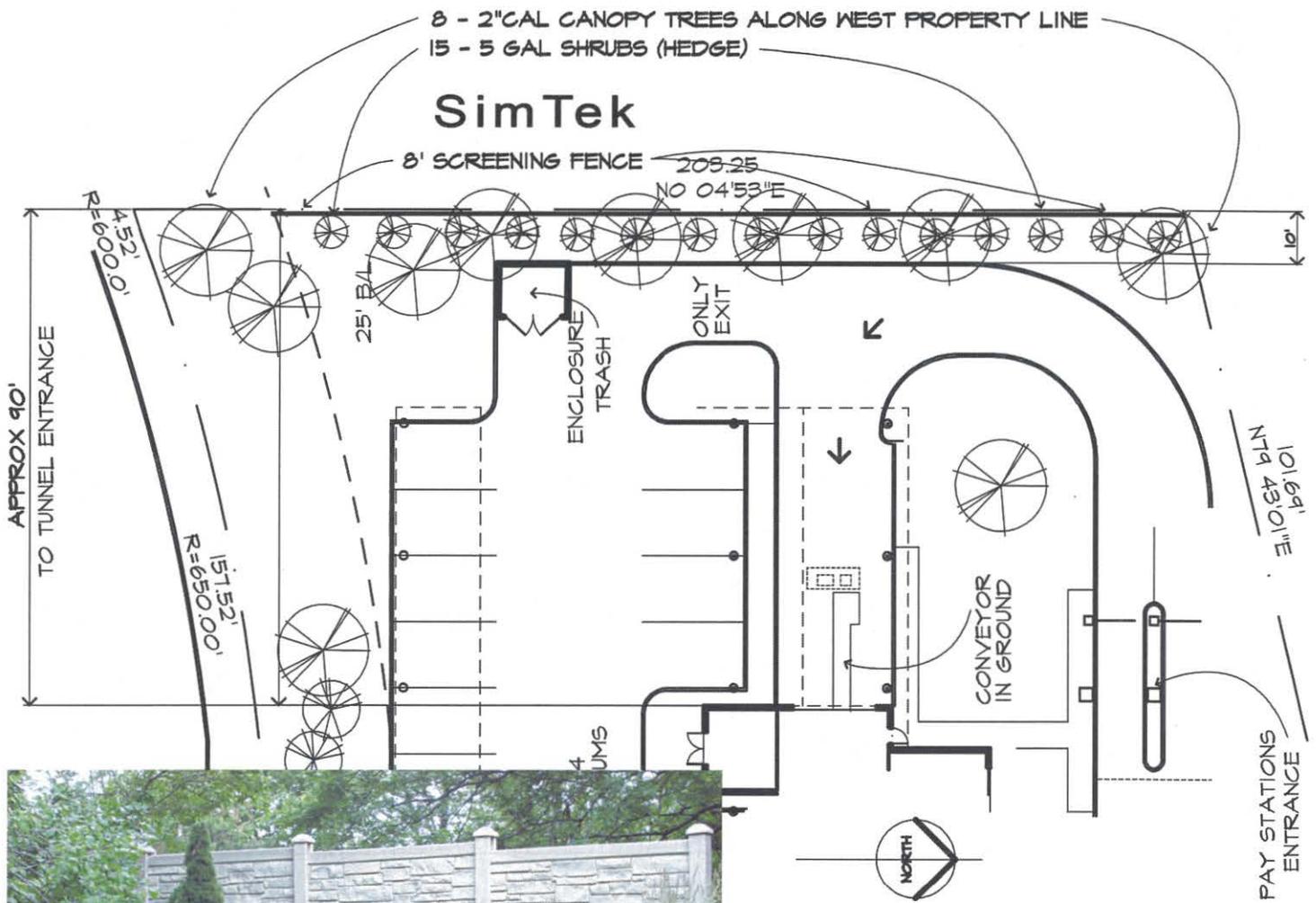
A CONCEPT SITE PLAN

0 5 10 20

NORTH

Concept Site Plan

Exhibit H



SimTek Fence

Wind Rating – withstands hurricane force winds up to 110 mph and 130 mph gusts

Sound Barrier – Blocks 98% of direct sound with a sound transmission class STC rating 26

Warranty – Lifetime Warranty

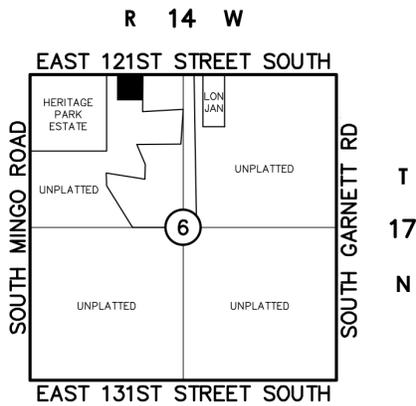
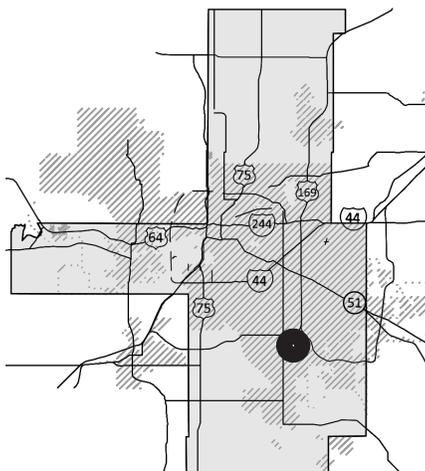
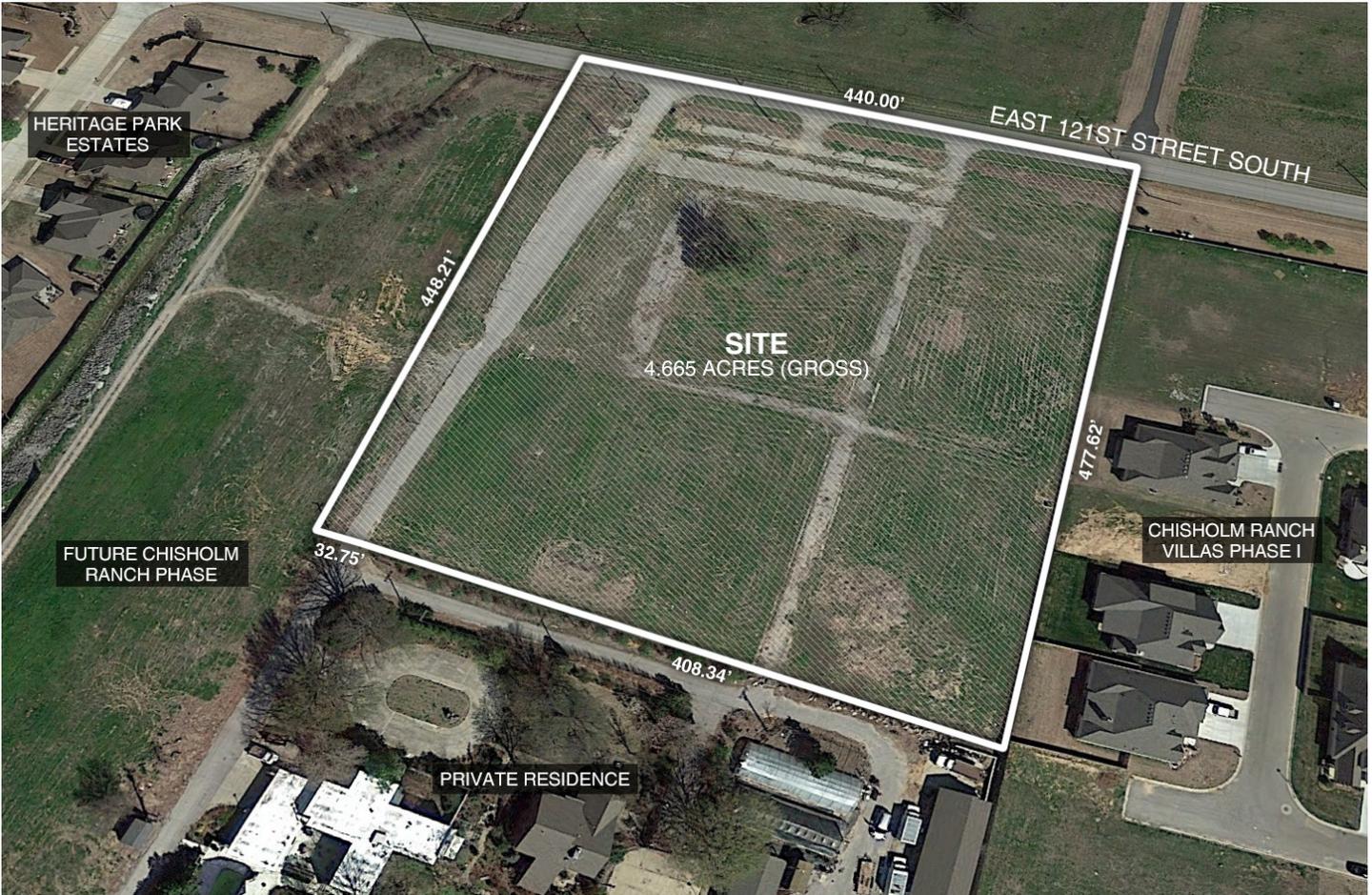
***West Boundary
 Screening & Buffer***

Exhibit I

PUD # ____

Chisholm Ranch Villas PHASE II

4.665 ACRES (GROSS)
EAST OF THE SOUTHEAST CORNER OF
121ST STREET & SOUTH MINGO ROAD
BIXBY, OKLAHOMA



Location Map

Scale: 1" = 2000'



DRAFT - JUNE 17, 2015

APPLICANT / OWNER:

CHISHOLM RANCH, LLC
c/o SCOTT SHERRILL
10026-A SOUTH MINGO RD #444
TULSA, OK 74133
BCTULSA@OLP.NET

CONSULTANT:

TANNER CONSULTING LLC
c/o RICKY JONES
5323 S LEWIS AVE
TULSA, OK 74105
RICKY@TANNERBAITSHOP.COM

TABLE OF CONTENTS

I. Development Concept..... 2
II. Development Standards..... 3
III. Reserve Area “A”..... 4
IV. Private Streets..... 4
V. Access and Circulation..... 4
VI. Fire Protection..... 4
VII. Screening Walls & Fences..... 5
VIII. Roof Pitch & Masonry..... 5
IX. Minimum Square Footage..... 5
X. Drainage & Utilities..... 5
XI. Environmental Analysis..... 6
XII. Existing Zoning & Land Use..... 6
XIII. Site Plan Review..... 6
XIV. Expected Schedule of Development..... 6

EXHIBIT LIST

Exhibit A Aerial Photography.....7
Exhibit B Conceptual Site Plan.....8
Exhibit C Conceptual Utility Plan..... 9
Exhibit D Environmental Analysis..... 10
Exhibit E Current Zoning Map..... 11
Exhibit F Current Comprehensive Plan Map..... 12
Exhibit G Gross PUD Boundary Description..... 13

I. DEVELOPMENT CONCEPT

Chisholm Ranch Villas Phase II is next phase of the highly successful Chisholm Ranch Villas and Chisolm Ranch subdivisions developed by Chisholm Ranch, LLC in the City of Bixby, Oklahoma. This “Phase II” development is approximately 4.67 acres in size and has an underlying zoning of RS-3. The tract is more particularly described within the attached Legal Exhibit “G” and hereinafter referred to as the “Site” or as the “Subject Tract”.

The ‘villa’ sized lots will contain gated streets and controlled access in order to create an ‘exclusive’ feel for residents. A maximum of 18 lots are proposed and the development will occur concurrently with Chisholm Ranch Phase II (larger lot) development. As with the original Chisholm Ranch Villas project, this site will utilize the flexibility offered in the Planned Unit Development provisions of the Bixby Zoning Code. The PUD will allow most efficient use of the land which is harmonious with the surrounding neighborhoods.

II. DEVELOPMENT STANDARDS

GROSS LAND AREA: 203,205 SF 4.665 AC

NET LAND AREA: 177,093 SF 4.066 AC

PERMITTED USES:

Uses permitted as a matter of right in Use Unit 6 Single family attached and detached residential and uses customarily accessory to permitted principal uses.

MAXIMUM NUMBER OF LOTS: 18

MINIMUM LOT WIDTH: 50 FT *

** Dead end lots may have a minimum lot frontage of 32 FT but shall meet the minimum lot size requirement.*

MINIMUM LOT SIZE: 4,800 SF

MAXIMUM BUILDING HEIGHT: 40 FT **

*** Architectural features may extend a maximum of 10 FT above the maximum allowable building height.*

OFF STREET PARKING:

Minimum two (2) enclosed off-street parking spaces per dwelling unit.

MINIMUM YARD SETBACKS:

| | | |
|---------------|---|--------------------------------|
| FRONT: | From the property line of abutting street | 20 FT |
| SIDE: | Not abutting a street *** | 5 FT & 5 FT |
| | Abutting a street | <u>or</u> 0 FT & 10FT 10 FT |
| REAR: | From rear lot line | 15 FT |

**** A minimum of 10 feet separation must be maintained between all buildings excluding eaves and overhangs.*

III. RESERVE AREA 'A'

Reserve Area "A" is established by the owner for the subsequent conveyance to the Homeowner's Association and shall be restricted in use for customary accessory uses permitted in Use Unit 6 and off-street parking. Reserve Area 'A' shall be for the common benefit and enjoyment of the property owners of Chisholm Ranch Villas Phase II and their guests and invitees. Livability space within Reserve Area 'A' may be allotted to any or all lots within Chisholm Ranch Villas II.

IV. PRIVATE STREETS ****

All streets within the PUD shall contain a minimum right-of-way width of 32-feet with minimum 26-feet of paving. Streets may be private and gated and if so, maintenance and upkeep of the street shall be the responsibility of the Home Owner's Association.

***** Shall be constructed to meet the standards of The City of Bixby for minor residential public streets*

V. ACCESS AND CIRCULATION

Access for Chisholm Ranch Villas Phase II will be from East 121st Place South and via a public street constructed on the west side of the development providing access to the larger lots. Additionally, a connection to 121st Place South through Chisholm Ranch Villas will be provided for a secondary point of ingress and egress. There shall be no direct access to 121st Street South. Residential lots shall not be permitted direct vehicular access to 121st Street South. Due to the development being gated and containing smaller sized lots and restricted right-of-way width, no interior sidewalks will be constructed or required.

VI. FIRE PROTECTION

Chisholm Ranch Villas II will have two points of ingress and egress in order to provide adequate emergency vehicle access. Fire hydrants will be located both within the development and outside in order to provide fire protection.

VII. SCREENING WALLS AND FENCES

Interior fencing or walls shall not extend beyond that point nearest the street at each end corner of the residence. Fences shall be a wood privacy, ornamental iron or stockade with black chain link. No barbed wire, meshed or other metal fencing is allowed. No fence over six feet (6') tall is permitted unless approved by the architectural committee. Fences located on exterior sides of corner lots shall not extend beyond half way between the building line and property lines. Fencing along 121st Street shall be 6' feet in height and consist of wood, masonry or wrought iron material or a combination thereof.

VIII. ROOF PITCH AND MASONRY

No building shall have a roof pitch of less than 10/12. Provided however, upon the approval of the Architectural committee, the committee may in the particular instance and upon written request, approve a waiver of this restriction to permit a building having a portion of the roof, (not to exceed 20% of the total roof) to be at a pitch of less than 10/12. This waiver is primarily intended for dormers and back covered patios.

The first floor of each dwelling shall be a minimum of 100% masonry excluding windows and beneath covered porches.

IX. MINIMUM SQUARE FOOTAGE

All single family dwelling units shall have a minimum of 2,000 square feet of finished heated living area for single story and a minimum of 2,400 square feet for two story dwelling.

X. DRAINAGE AND UTILITIES

An existing 12" waterline is located along the north side of East 121th Street. An internal waterline loop will be constructed to provide water service and fire protection. An existing sanitary sewer line abuts the property on the east which was constructed as part of Chisholm Ranch Villas. New sanitary sewer lines will be constructed within the development in order to serve all lots with service.

An internal storm water collection system will be designed and constructed for Chisholm Ranch Villas Phase II and will be part of the overall drainage system designed for Chisholm Ranch II (large lots). A detention pond will be constructed for Chisholm Ranch Phase II which will also serve Chisholm Ranch Villas Phase II. A hydrology report will be submitted to the City of Bixby for review in conjunction with the engineering plans.

XI. ENVIRONMENTAL ANALYSIS

The property generally slopes from the southeast to the northwest. The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Newtonia silt loam, 3 to 5 percent slopes and Tullahassee fine sandy loam 0 to 1 percent slopes. Development constraints associated with these soils will be addressed in the engineering design phase of the project. Prior to design and construction, a geotechnical report will be performed to recommend paving sections and sub grade design. The soil types are shown in Exhibit "E". Existing zoning and land use are shown in Exhibit "F", Existing Zoning and Land Use.

XII. EXISTING ZONING AND LAND USE

The property is mostly vacant and is currently zoned RS-3. Chisholm Ranch Villas development abuts the subject tract to the east and vacant land (to be part of Chisholm Ranch II) to the west. A large lot rural type single-family development is located south of the subject tract. Property on the north side of East 121st Street South is a single-family residence on a large acreage.

The Bixby Comprehensive Plan 2001 - 2020 designates the subject tract as Low Intensity.

XIII. SITE PLAN REVIEW

No building permit for a residence within Chisholm Ranch Villas Phase II shall be issued until a subdivision plat has been approved by the Bixby Planning Commission as being in compliance with the planned unit development concept and development standards. The Plat will also serve as the site plan and must be filed of record with the Tulsa Country Clerk.

XIV. SCHEDULE OF DEVELOPMENT

Initial construction is anticipated to commence as market conditions warrant and once the PUD and subdivision plat have been completed and approved by the City of Bixby.

PUD # ____

Chisholm Ranch Villas

PHASE II

EXHIBIT A

AERIAL PHOTOGRAPHY
WITH TRACT BOUNDARY & SURROUNDING USES IDENTIFIED

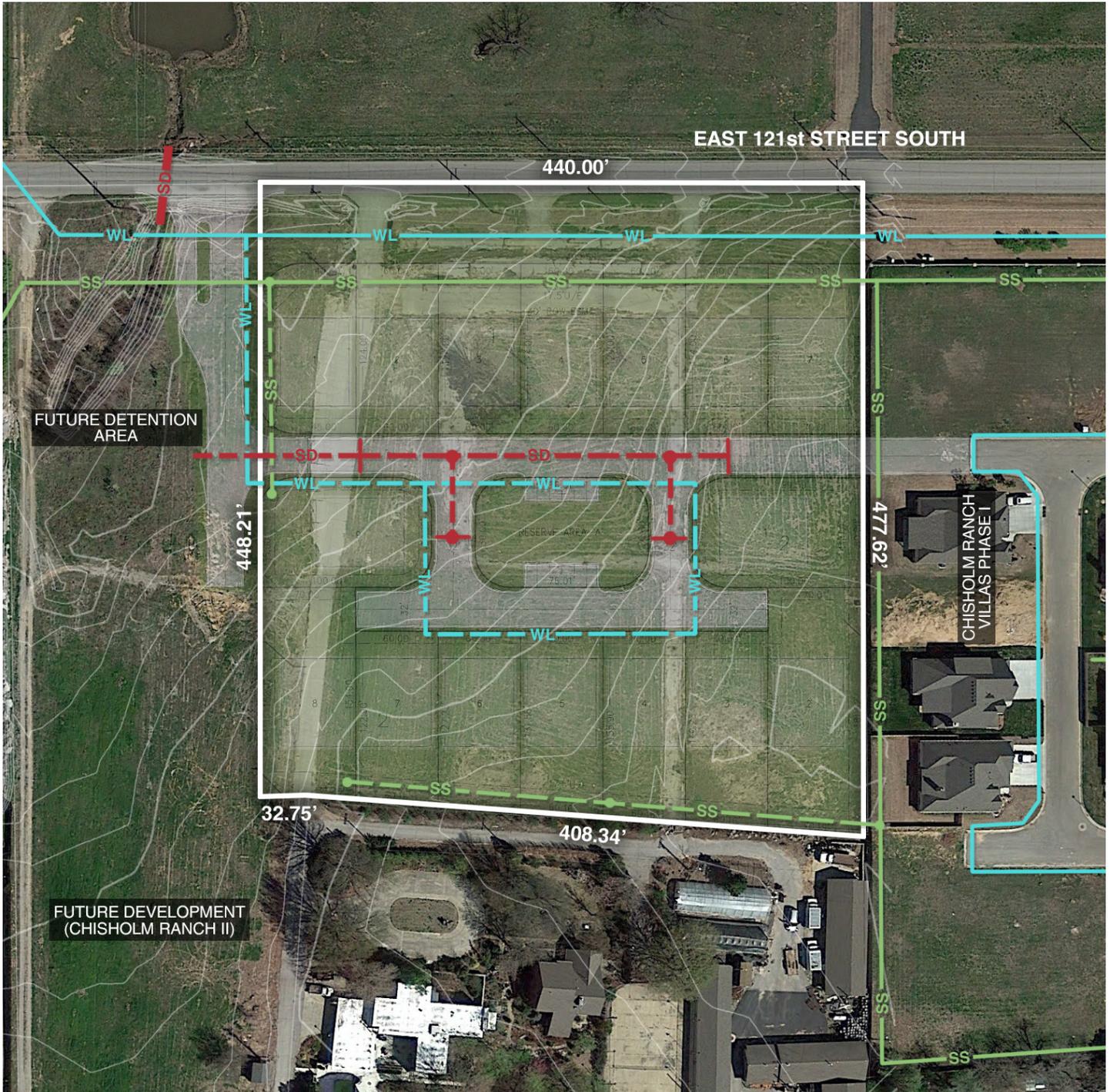


Chisholm Ranch Villas

PHASE II

EXHIBIT C

CONCEPTUAL UTILITY PLAN
EXISTING UTILITIES LOCATED BY FIELD SURVEY JUNE 2015



Chisholm Ranch Villas

PHASE II

EXHIBIT D

ENVIRONMENTAL ANALYSIS

SOILS DATA TAKEN FROM USDA WEB SOILS SURVEY / TOPO DATA FROM FIELD SURVEY JUNE 2015



PUD # _____

Chisholm Ranch Villas

PHASE II

EXHIBIT E

CURRENT ZONING MAP

MAP DATA TAKEN FROM THE INCOG ZONING GIS MAP, ACCESSED JUNE 08, 2015



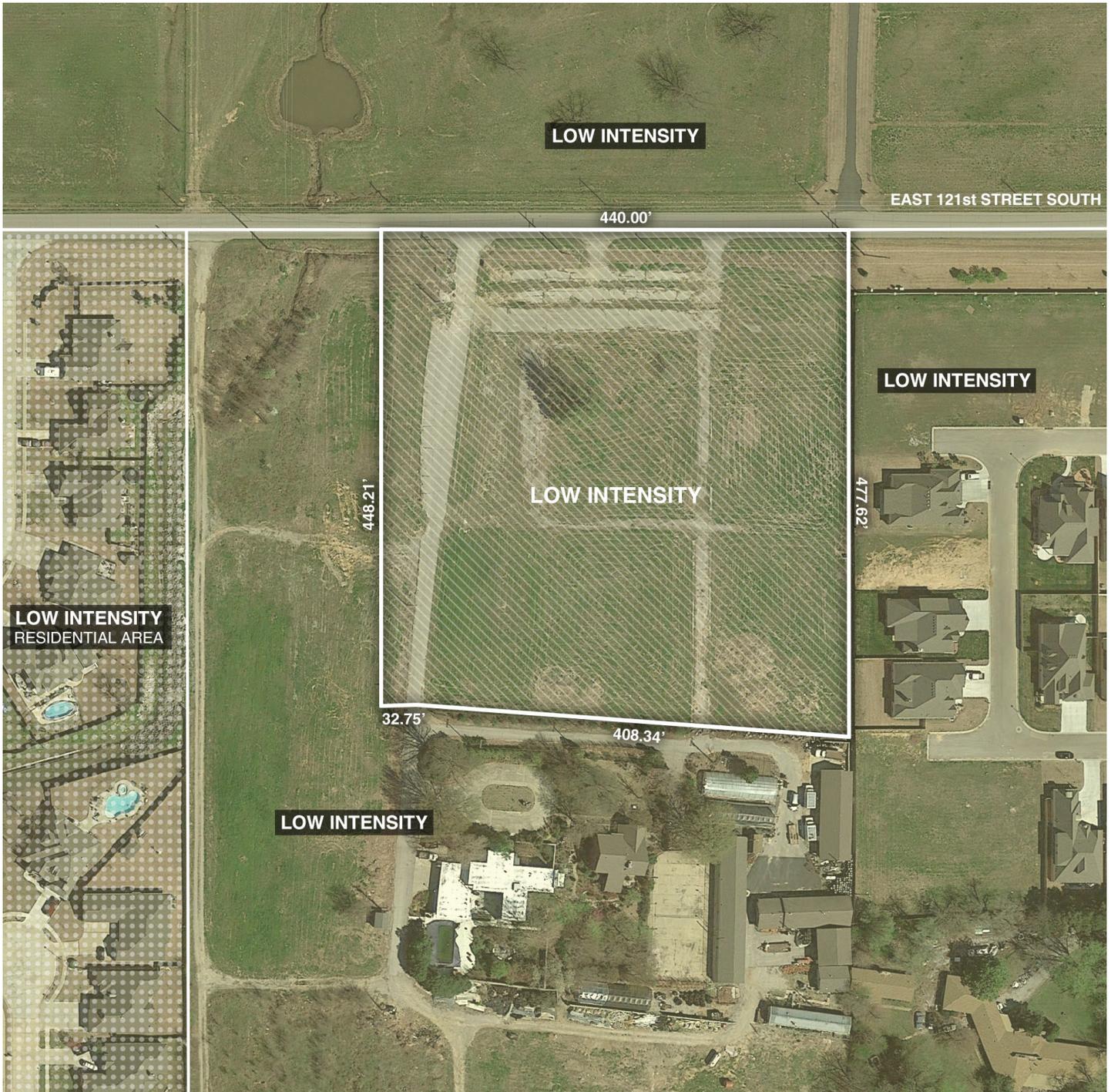
PUD # _____

Chisholm Ranch Villas

PHASE II

EXHIBIT F

CURRENT COMPREHENSIVE PLAN MAP
MAP DATA TAKEN FROM BIXBY COMPREHENSIVE PLAN, 2001-2020



Chisholm Ranch Villas

PHASE II

EXHIBIT G

GROSS PUD BOUNDARY DESCRIPTION

DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

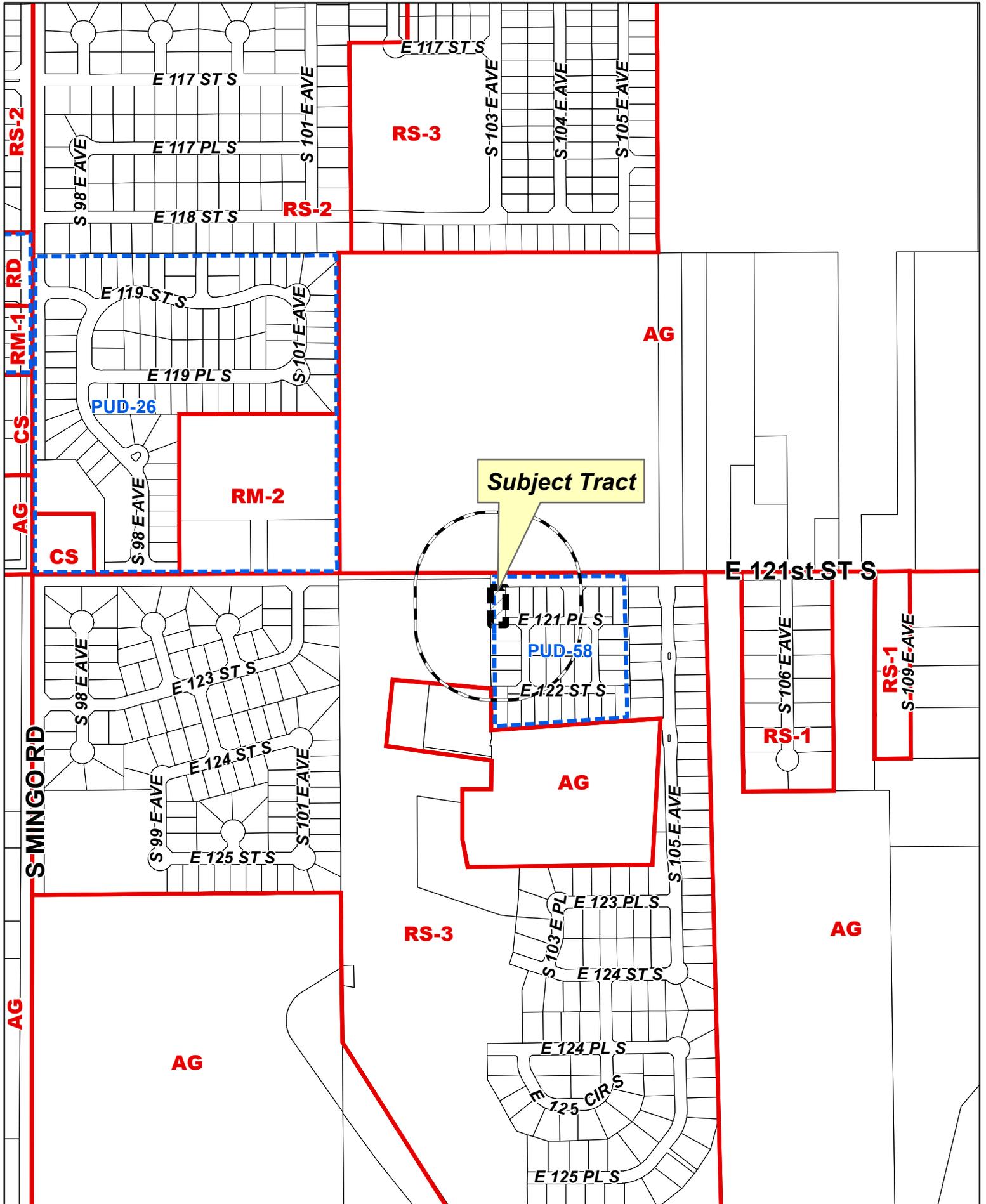
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 88°37'54" EAST ALONG THE NORTH LINE OF SAID SECTION 6 FOR A DISTANCE OF 1446.54 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°37'54" EAST, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 6, FOR A DISTANCE OF 440.00 FEET TO A POINT; THENCE, SOUTH 1°22'17" EAST, DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF THE CHISHOLM RANCH VILLAS FOR A DISTANCE OF 477.62 FEET TO A POINT; THENCE NORTH 87°14'16" WEST, DEPARTING SAID WEST LINE, FOR A DISTANCE OF 408.34 FEET TO A POINT; THENCE SOUTH 88°37'54" WEST FOR A DISTANCE OF 32.75 FEET TO A POINT; THENCE NORTH 1°22'06" WEST FOR A DISTANCE OF 448.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 203,207 SQUARE FEET OR 4.665 ACRES, MORE OR LESS.

BASIS OF BEARINGS

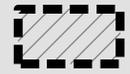
THE BEARINGS SHOWN HEREON ARE GRID AND HAVE BEEN ESTABLISHED BY STATE PLANE COORDINATES, NAD 83, OKLAHOMA NORTH ZONE.



Subject Tract

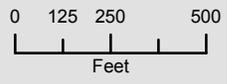


300' Radius



Subject Tract

BL-400

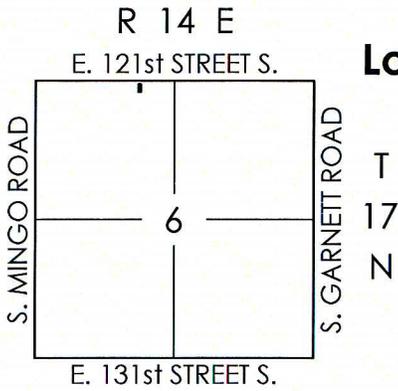


06 17-14



Exhibit "A"

Lot 22, Block 1 - Chisholm Ranch Villas Original Lot



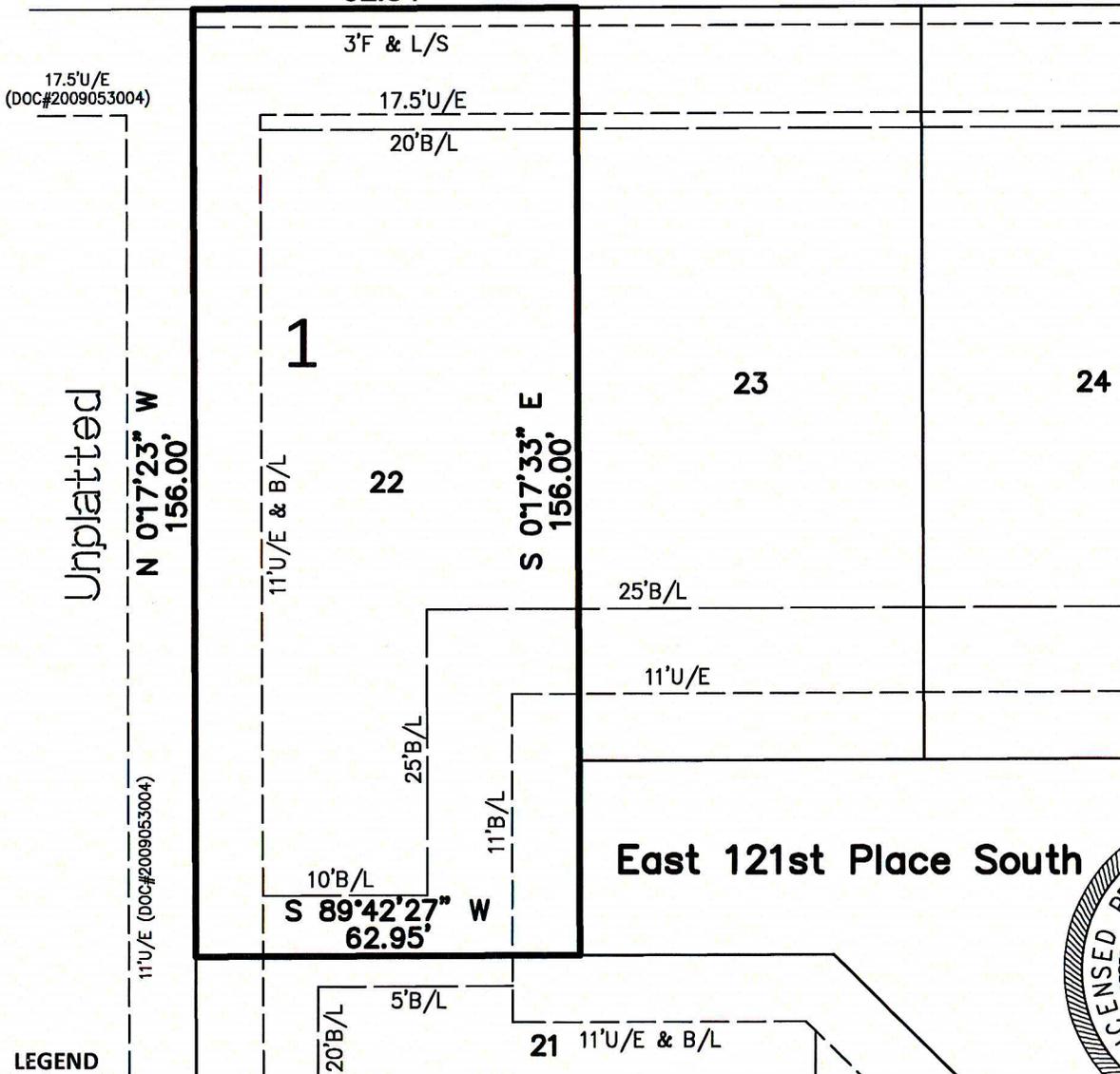
Description

LOT TWENTY-TWO (22), BLOCK ONE (1), "CHISHOLM RANCH VILLAS", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6324).

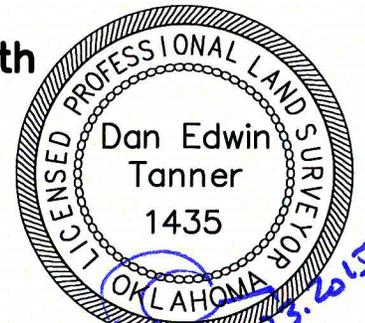
Location Map

East 121st Street South

N 89°42'27" E
62.94'



East 121st Place South

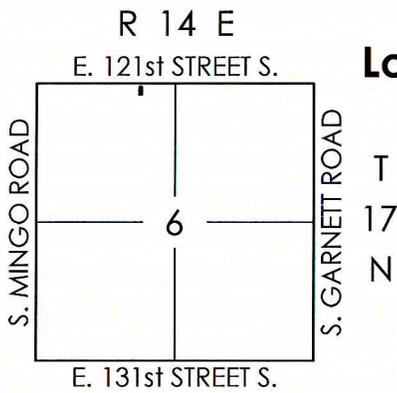


LEGEND

- B/L BUILDING LINE
- F & L/S FENCE & LANDSCAPE EASEMENT
- U/E UTILITY EASEMENT

Exhibit "B"

Lot 22, Block 1 - Chisholm Ranch Villas Split Tract 1



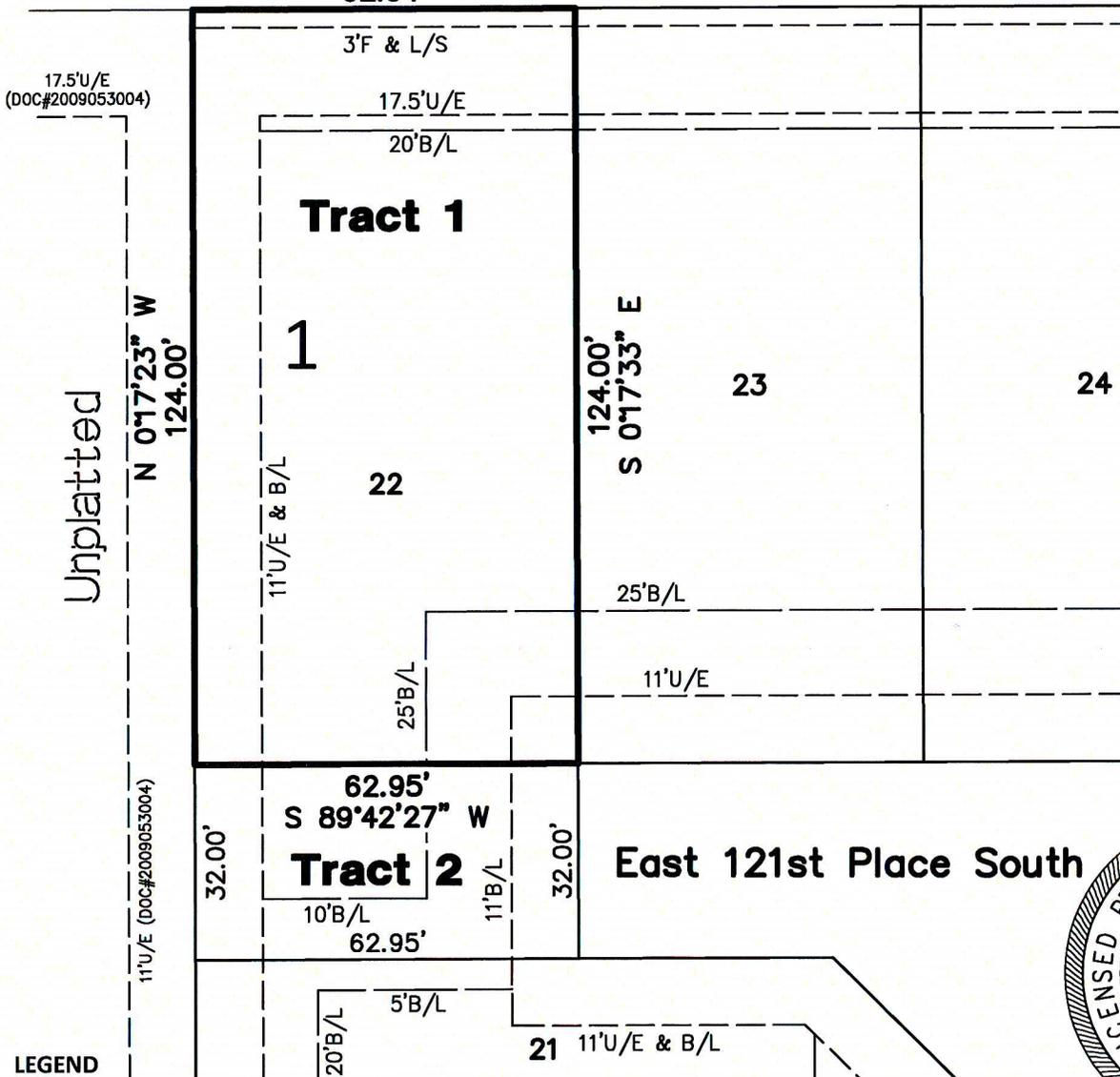
Location Map

Description

THE NORTH 124.00 FEET OF LOT TWENTY-TWO (22), BLOCK ONE (1), "CHISHOLM RANCH VILLAS", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6324).

East 121st Street South

N 89°42'27" E
62.94'

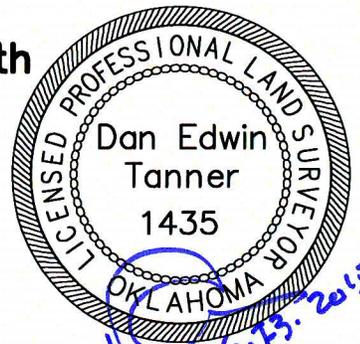


LEGEND

- B/L BUILDING LINE
- F & L/S FENCE & LANDSCAPE EASEMENT
- U/E UTILITY EASEMENT

6/23/2015 14129EX_LOT SPLIT

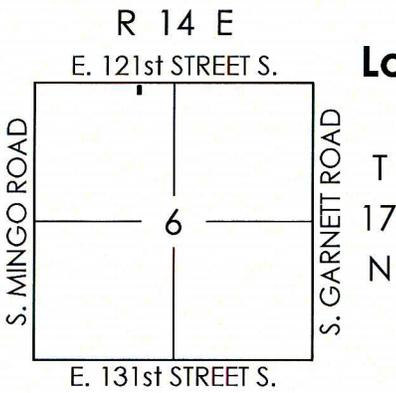
East 121st Place South



Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "C"

Lot 22, Block 1 - Chisholm Ranch Villas Split Tract 2

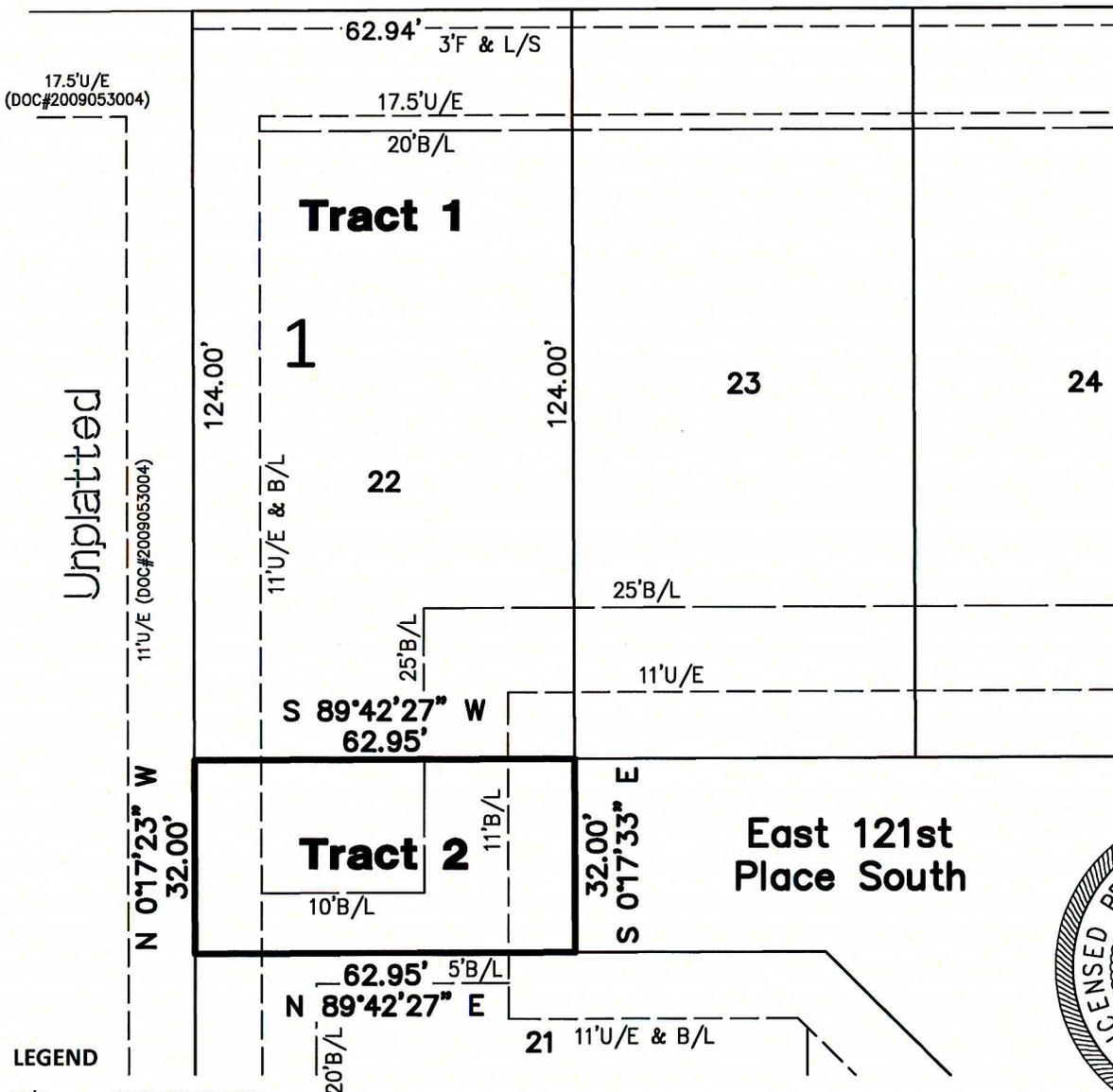


Description

THE SOUTH 32.00 FEET OF LOT TWENTY-TWO (22), BLOCK ONE (1), "CHISHOLM RANCH VILLAS", AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6324).

Location Map

East 121st Street South

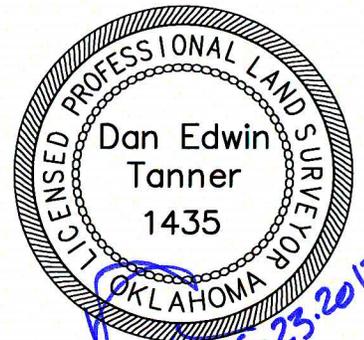


LEGEND

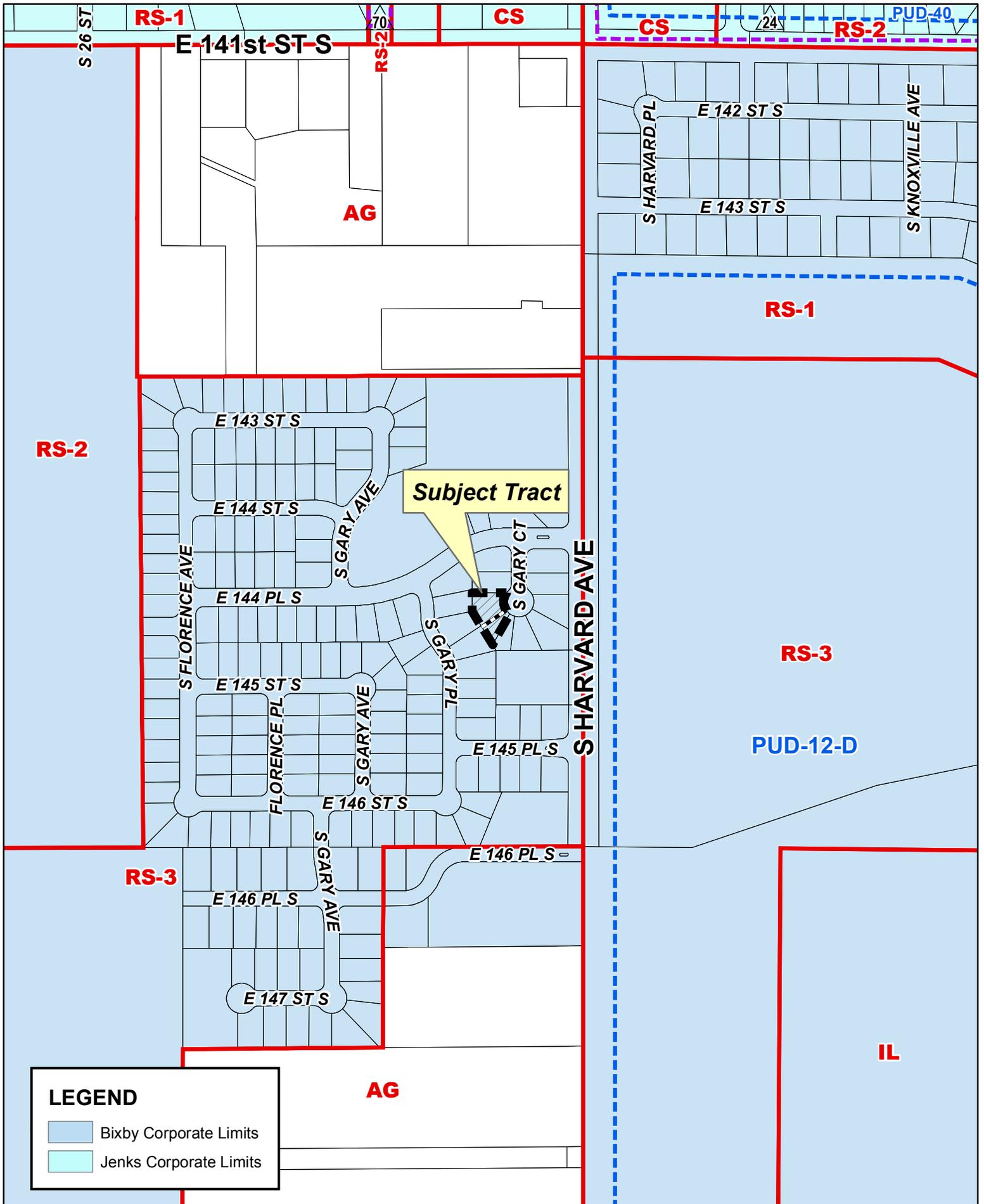
- B/L BUILDING LINE
- F & L/S FENCE & LANDSCAPE EASEMENT
- U/E UTILITY EASEMENT

6/23/2015 14129EX_LOT SPLIT

East 121st
Place South



Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

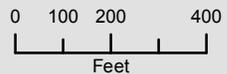


LEGEND

- Bixby Corporate Limits
- Jenks Corporate Limits

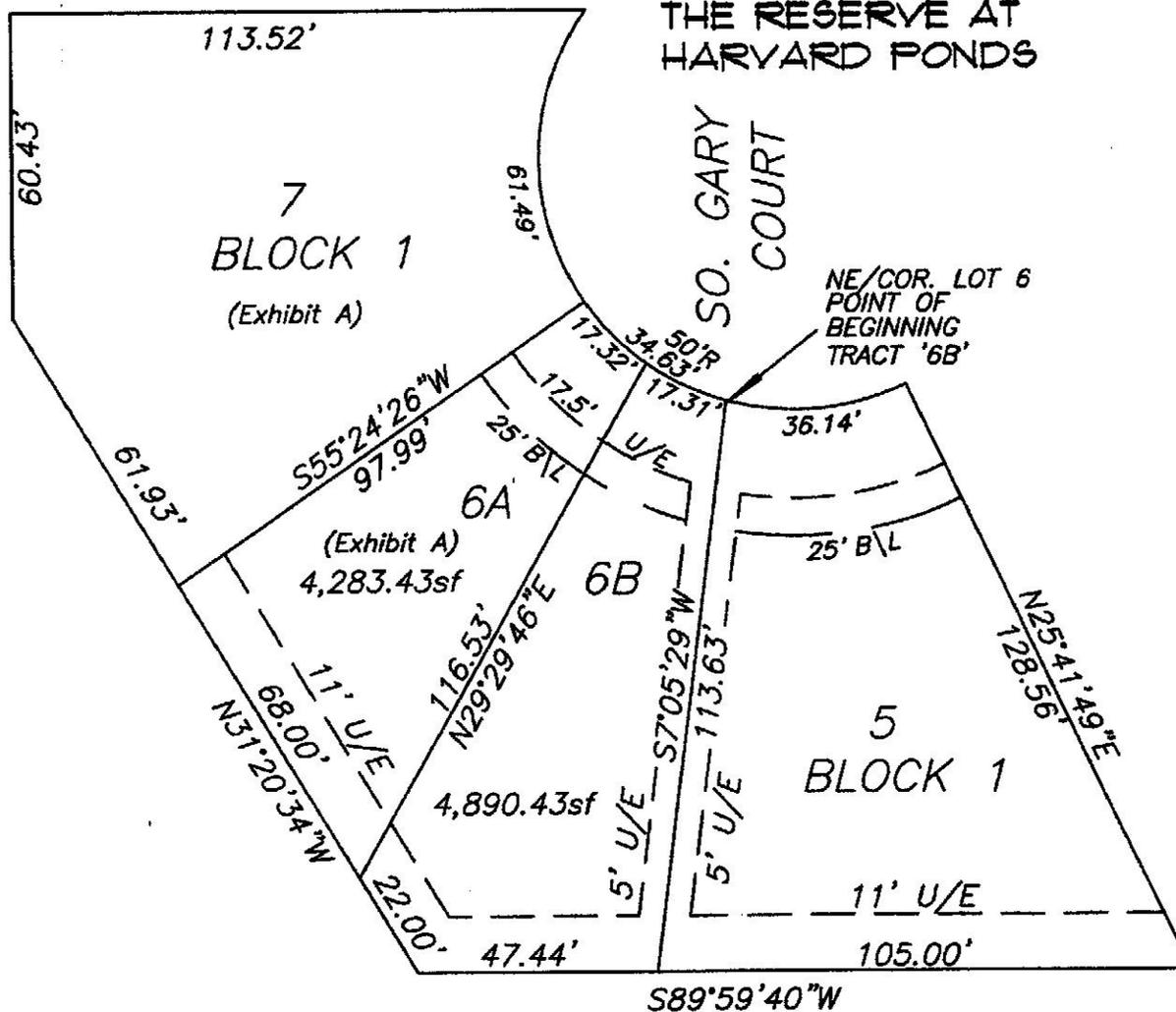


BL-398



17 17-13





LOT SPLIT PURPOSES
SPLIT 6A FROM LOT 7 PLUS 6A

This plat of survey for Lot Split Purposes meets the Minimum Technical Standards adopted by the Board of Registrars of Professional Engineers and Land Surveyors for the State of Oklahoma.



6/25/15
Charles K. Howard

CHARLES K. HOWARD, OKLAHOMA L.S. 297
REGISTERED PROFESSIONAL LAND SURVEYOR
JR DONELSON, INC.
12820 SO. MEMORIAL DR., #100
BIXBY, OKLAHOMA 74008
918-394-3030
C.A. NO. 5611, EXP. DATE: 6/30/17

LEGAL DESCRIPTION
TRACT '6B', BLOCK 1

A PART OF LOT 6, BLOCK 1, THE RESERVE AT HARVARD PONDS, AN ADDITION TO THE CITY OF BIXBY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5822.

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 1, THE RESERVE AT HARVARD PONDS, THENCE ON AN ASSUMED BEARING OF S 7°05'29" W ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 113.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S 89°59'40" W A DISTANCE OF 47.44 FEET TO A LOT CORNER; THENCE N 31°20'34" W AND ALONG THE SOUTHWEST LINE OF LOT 6 A DISTANCE OF 22.00 FEET TO A POINT; THENCE N 29°29'46" E A DISTANCE OF 116.53' TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A LENGTH OF 17.31 FEET, A CHORD BEARING OF S 64°23'22" E, AND A CHORD DISTANCE OF 17.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,890.43 SQUARE FEET, OR 0.112 ACRES, MORE OR LESS.

LEGAL DESCRIPTION
TRACT '6A', BLOCK 1

A PART OF LOT 6, BLOCK 1, THE RESERVE AT HARVARD PONDS, AN ADDITION TO THE CITY OF BIXBY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5822.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, THE RESERVE AT HARVARD PONDS, THENCE ON AN ASSUMED BEARING OF N 55°24'26" W ALONG THE WEST LINE OF LOT 6, A DISTANCE OF 97.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CURVE LENGTH OF 17.32 FEET, A CHORD BEARING OF S 44°32'4" E, AND A CHORD DISTANCE OF 17.23 FEET; THENCE S 29°29'46" W A DISTANCE OF 116.53 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 6; THENCE N 31°20'34" W AND ALONG THE SOUTHWEST LINE OF LOT 6 A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,283.43 SQUARE FEET OR 0.100 ACRES, MORE OR LESS.



No Scale