

**AGENDA**  
**TECHNICAL ADVISORY COMMITTEE**  
**CONFERENCE ROOM**  
**DAWES BUILDING CITY OFFICES**  
**113 WEST DAWES AVE**  
**BIXBY, OK 74008**  
**October 02, 2013 – 10:00 AM**

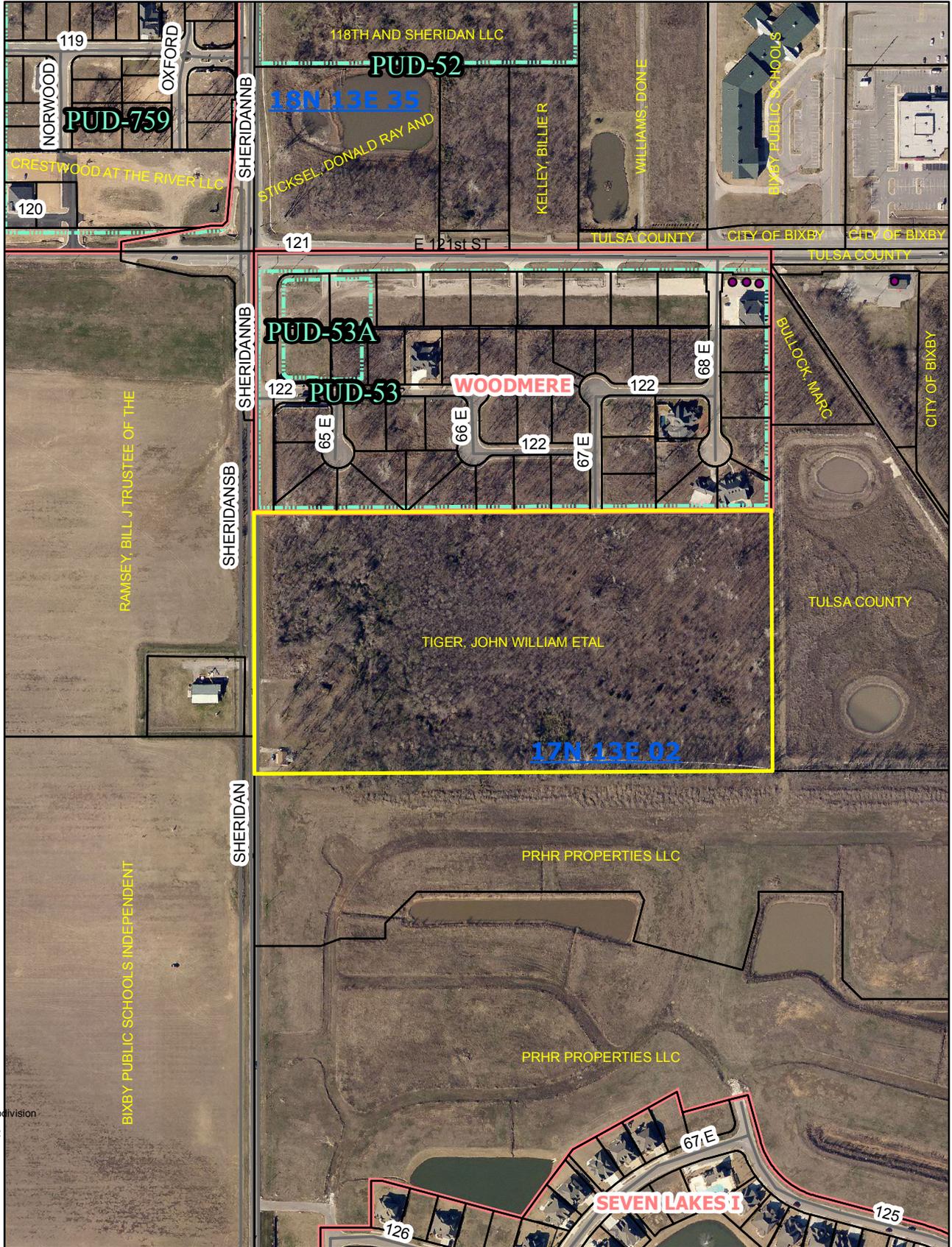
1. Call to Order
2. **PUD 80 – “Wood Hollow Estates” – Sack & Associates, Inc.** Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 20 acres, the S/2 of Government Lot 4 (NW/4 NW/4) of Section 02, T17N, R13E.  
Property Located: 12300-block of S. Sheridan Rd.
3. **Preliminary Plat – “Wood Hollow Estates” – Sack & Associates, Inc.** Discussion and review of a Preliminary Plat for “Wood Hollow Estates” for approximately 20 acres, the S/2 of Government Lot 4 (NW/4 NW/4) of Section 02, T17N, R13E.  
Property Located: 12300-block of S. Sheridan Rd.
4. **BSP 2013-05 – “Woodcreek Office Park” – Sack & Associates, Inc. (PUD 47-C).** Discussion and review of a PUD Detailed Site Plan and building plans for “Woodcreek Office Park,” a Use Unit 11 office development for approximately 1.1694 acres consisting All of Lot 1, Block 3, *Woodcreek Office Park*.  
Property Located: 7500-block of 111<sup>th</sup> St. S.
5. Old Business
6. New Business
7. Adjournment

Posted By: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

**PUD 80 – “Wood Hollow Estates” – Sack & Associates, Inc. & Preliminary Plat – “Wood Hollow Estates” – Sack & Associates, Inc.**



- Businesses
- bixby\_streams
- Tulsa Parcels 08/13
- WagParcels 08/13
- TulSubdivision
- WagonerCounty\_Subdivision
- WagRoads\_Aug2012
- E911Streets
- PUD
- bixby\_s-t-r
- county



PUD Text

# *Wood Hollow Estates*

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**Bixby, Oklahoma**

Planned Unit Development No. 80

**SEPTEMBER 2013**

***PREPARED FOR:***

**Wood Hollow Estates, LLC  
Attn: Wayne Farabough  
11001 South Memorial Drive  
Tulsa, OK 74133**

***PREPARED BY:***

**SACK AND ASSOCIATES, INC.  
3530 East 31st Street, Suite A  
Tulsa, Oklahoma 74135-1519  
Phone: (918) 592-4111**



Wood Hollow Estates  
Planned Unit Development No. 80

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Wood Hollow Estates  
Planned Unit Development No. 80

**DEVELOPMENT CONCEPT**

Wood Hollow Estates, LLC has acquired property on the east side of South Sheridan Road at 123rd Street for a residential development consisting of 20 acres with 52 residential lots.

Wood Hollow Estates is designed to provide private, secure lots for individually designed homes according to the development standards of the RS-3 single family zoning district. Primary access to Wood Hollow Estates will be from the main entrance on South Sheridan Road. Wood Hollow Estates will be compatible with the high-quality residential environment of several neighborhood subdivisions in the area. It will offer single family home sites with security, private streets, decorative screening and controlled-access gated entry.

The Wood Hollow Estates Development Concept is illustrated on Exhibit A.

Wood Hollow Estates  
Planned Unit Development No. 80

**DEVELOPMENT STANDARDS**

**DEVELOPMENT AREA (RS-3 ZONING)**

AREA:

Gross:	20.57 acres	896,053 SF
Net:	19.79 acres	862,118 SF

PERMITTED USES:

Those uses included as a matter of right in the RS-3 Zoning District, including Use Unit 6, Single Family Dwellings, including customary accessory uses such as parking and landscaped areas and security gate entry.

MINIMUM LAND AREA PER DWELLING UNIT: 8,400 SF

MAXIMUM NUMBER OF LOTS: 52

MINIMUM LOT AREA: 12,000 SF

MAXIMUM BUILDING HEIGHT: 3 Stories, 48 Ft.

MINIMUM LIVABILITY SPACE PER DWELLING UNIT: 4,000 SF

OFF-STREET PARKING:

Two enclosed off-street parking spaces per dwelling unit and at least two additional off-street parking spaces per dwelling unit.

MINIMUM YARDS:

Front yard:  
Residences and front-entry garages: 25 FT

Side yard:	
One side	5 FT
Other side	5 FT
Side Street Yard - residences	15 FT
Side Street Yard - garages	20 FT
Rear yard:	20 FT

PRIVATE STREETS:

Minimum width:	26 FT
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All base and paving materials shall be of a quality and thickness which meet the City of Bixby standards for minor residential public streets.

ENTRY IDENTIFICATION SIGNS:

Two signs near the project entry, not exceeding 10 feet in height and 150 square feet display surface area shall be permitted on South Sheridan Road.

Wood Hollow Estates  
Planned Unit Development No. 80

**ENVIRONMENTAL ANALYSIS**

The Wood Hollow Estates site fronts on South Sheridan Road. Exhibit C indicates the site boundaries, topography, treed areas, existing and proposed utilities and drainage.

TOPOGRAPHY:

The Wood Hollow Estates property is very flat with little more than one foot of elevation difference anywhere on the site. The highest point on the property is near the west side where the elevation is approximately 610 feet MSL. The low point along the east side of the property is at approximately 609 feet MSL.

DRAINAGE:

Drainage within Wood Hollow Estates will be collected in standard drop inlets located in the private streets. The collected stormwater will then be conveyed in a system of pipes to an existing excavated stormwater holding facility. The stormwater holding facility is in the triangular tract of land that is owned by Tulsa County and is located just to the east of Wood Hollow Estates. The holding area will be a dry facility that will collect the stormwater and discharge it to several possible locations. These locations include the 121<sup>st</sup> and Sheridan Mitigation Area to the south, or possibly along the south property line directly to Fry Creek.

UTILITIES:

Wood Hollow Estates will be served by a 6-inch waterline running parallel to the private streets and connected to an existing 12-inch water main along South Sheridan Road as well as an existing 6-inch waterline within Woodmere Estates (S. 67th E. Ave.)

Wood Hollow Estates will be served by an existing 12-inch sanitary sewer in the southeast corner of Woodmere Estates. In addition, a second point of public sewer service can be provided by proposed Seven Lakes III on Wood Hollow Estates south line.

Other utilities and communications services are available and accessible to Wood Hollow Estates.

Area Zoning is shown on Exhibit D.

Wood Hollow Estates  
Planned Unit Development No. 80

**SUBDIVISION PLAT**

No building permit for a residence or commercial or office structure within Wood Hollow Estates shall be issued until a final subdivision plat has been approved by the Bixby Planning Commission in compliance with the approved Wood Hollow Estates development standards.

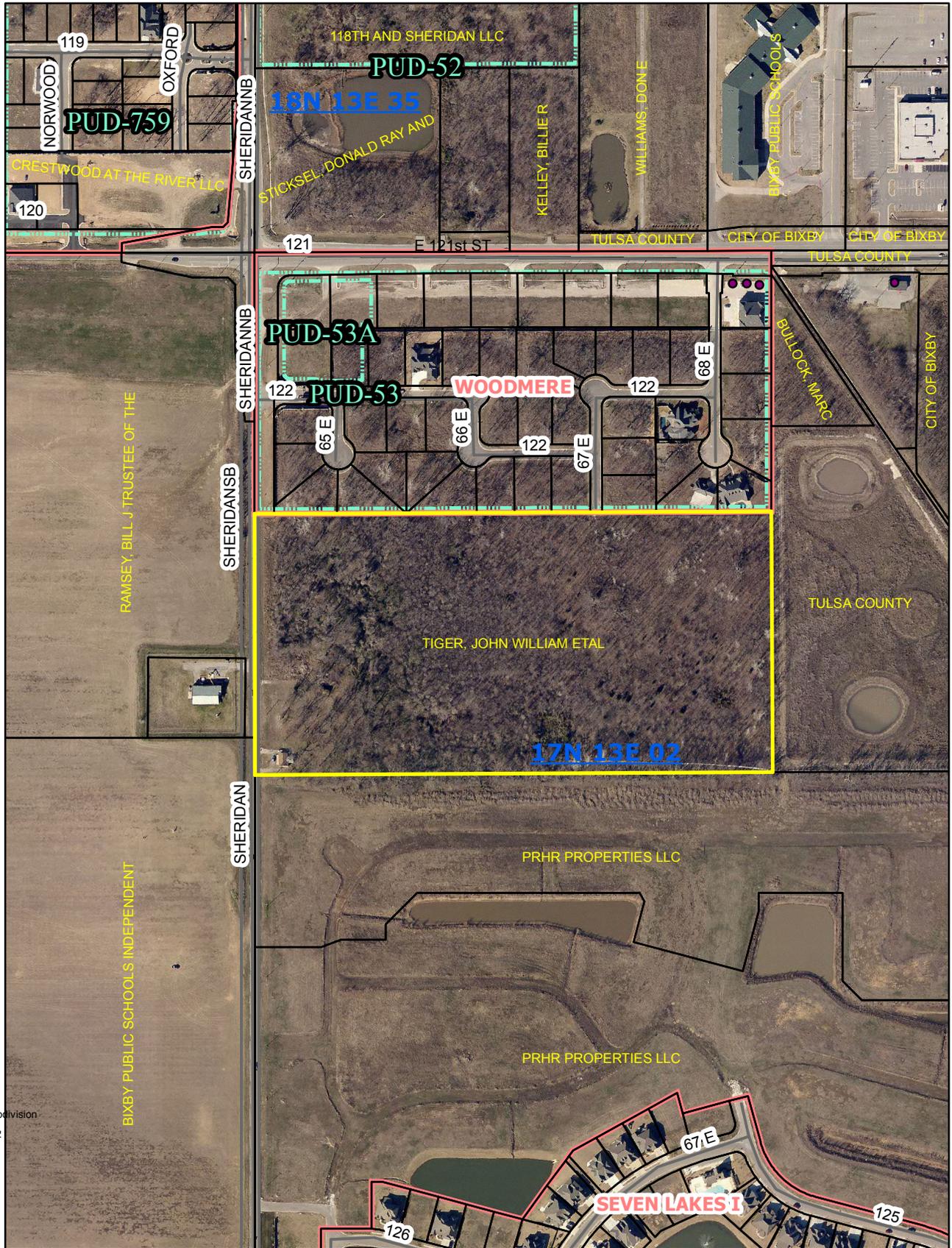
**SCHEDULE OF DEVELOPMENT**

Development will begin in Spring 2014 upon completion of the platting of the property.

Legal Description  
(WOOD HOLLOW ESTATES PUD)

THE SOUTH HALF (S/2) OF LOT 4, SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH,  
RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF  
OKLAHOMA.

**PUD 80 – “Wood Hollow Estates” – Sack & Associates, Inc. & Preliminary Plat – “Wood Hollow Estates” – Sack & Associates, Inc.**



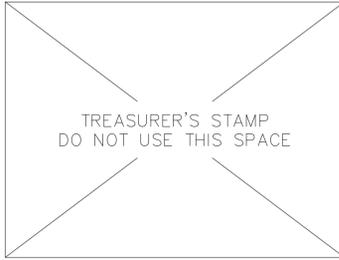
- Businesses
- bixby\_streams
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- ▭ WagParcels 08/13
- ▭ TulSubdivision
- ▭ WagonerCounty\_Subdivision
- WagRoads\_Aug2012
- E911Streets
- ▭ PUD
- ▭ bixby\_s-t-r
- ▭ county



'PRELIMINARY PLAT'

# Wood Hollow Estates

A SUBDIVISION OF PART OF THE  
 S/2 OF GOVERNMENT LOT 4 OF SECTION 2, T-17-N, R-13-E  
 CITY OF BIXBY, TULSA COUNTY, OKLAHOMA  
 Planned Unit Development Number 80



PLAT No. \_\_\_\_\_

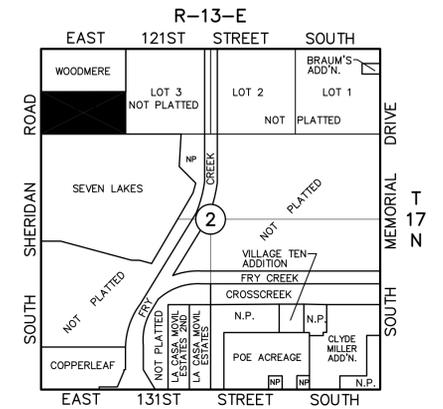
FINAL PLAT  
 CERTIFICATE OF APPROVAL  
 I HEREBY CERTIFY THAT THIS PLAT  
 WAS APPROVED BY THE CITY OF  
 BIXBY:

ON \_\_\_\_\_

BY \_\_\_\_\_  
 MAYOR - VICE MAYOR

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

BY \_\_\_\_\_  
 CITY MANAGER - CITY CLERK



**Owner**  
 WOOD HOLLOW ESTATES, LLC  
 ATTN: WAYNE FARABOUGH  
 11001 SOUTH MEMORIAL DRIVE  
 TULSA, OKLAHOMA 74133  
 PHONE: (918) 369-3181

**Engineer / Surveyor**  
 SACK AND ASSOCIATES, INC.  
 3530 EAST 31ST STREET SOUTH, SUITE A  
 TULSA, OKLAHOMA 74135-1519  
 PHONE: (918) 592-4111  
 E-MAIL: SAH@SACKANDASSOCIATES.COM  
 C.A. No. 1783

**Basis of Bearings**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE  
 OKLAHOMA STATE PLANE COORDINATE SYSTEM.

**Monumentation**  
 ALL CORNERS TO BE SET USING A 3/8" x 18" IRON  
 PIN WITH A YELLOW CAP STAMPED "SACK LS 1139"  
 AFTER INSTALLATION OF UTILITIES AND COMPLETION  
 OF STREET IMPROVEMENTS, UNLESS OTHERWISE NOTED.

**Legend**

- ACC = ACCESS PERMITTED
- B/L = BUILDING LINE
- F/E = FENCE EASEMENT
- LNA = LIMITS OF NO ACCESS
- ODE = OVERLAND DRAINAGE EASEMENT
- RWE = RESTRICTED WATERLINE EASEMENT
- SWE = SIDEWALK EASEMENT
- U/E = UTILITY EASEMENT
- ST = STREET ADDRESS

**Subdivision Statistics**

SUBDIVISION CONTAINS 51 LOTS IN 3 BLOCKS  
 AND RESERVE 'A'

BLOCK 1 CONTAINS 3,2720 ACRES (142,530 S.F.)  
 BLOCK 2 CONTAINS 7,5451 ACRES (328,666 S.F.)  
 BLOCK 3 CONTAINS 6,5892 ACRES (287,024 S.F.)  
 RESERVE 'A' CONTAINS 2,3852 ACRES (103,901 S.F.)

**Addresses**

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.

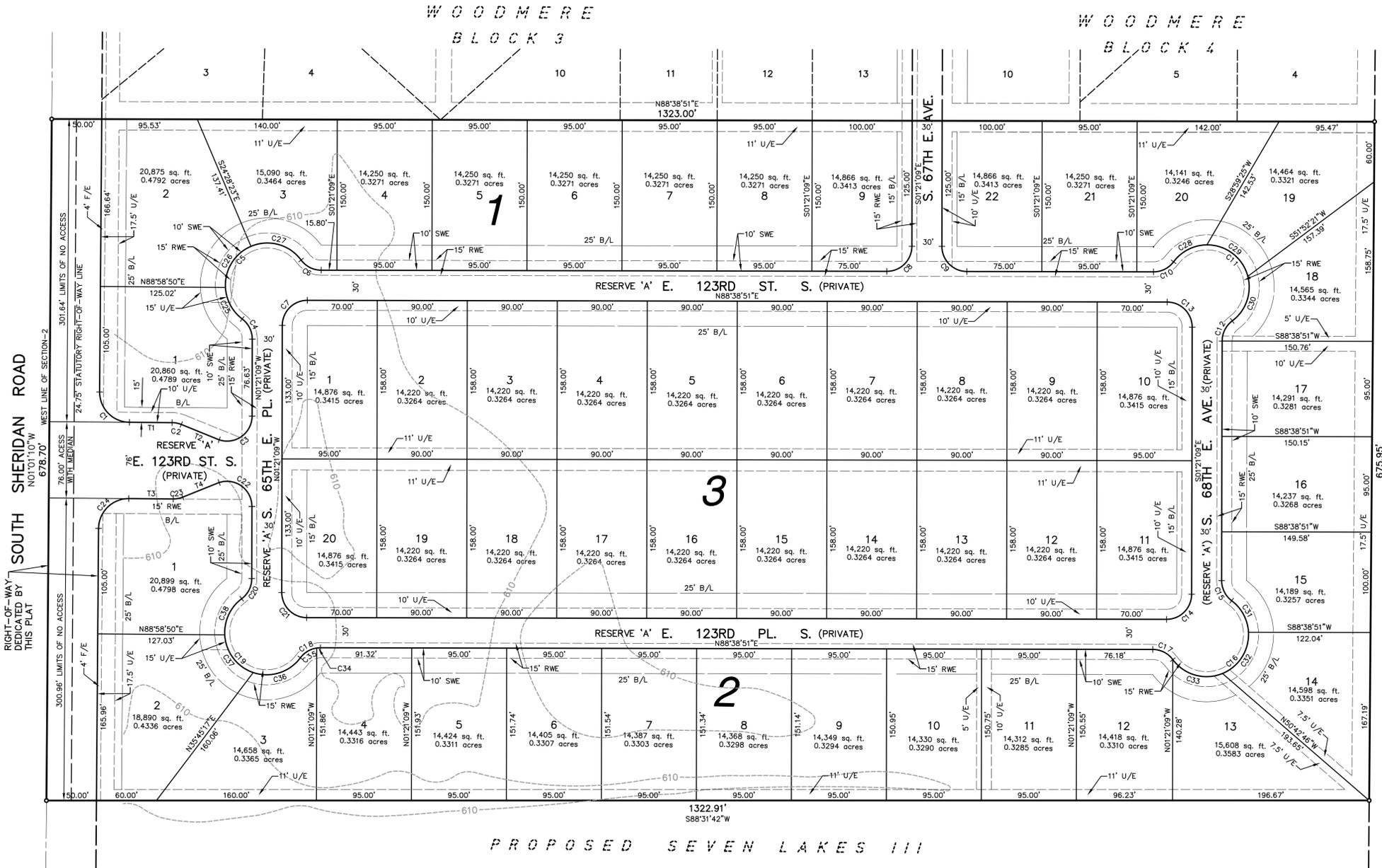


**Curve Table**

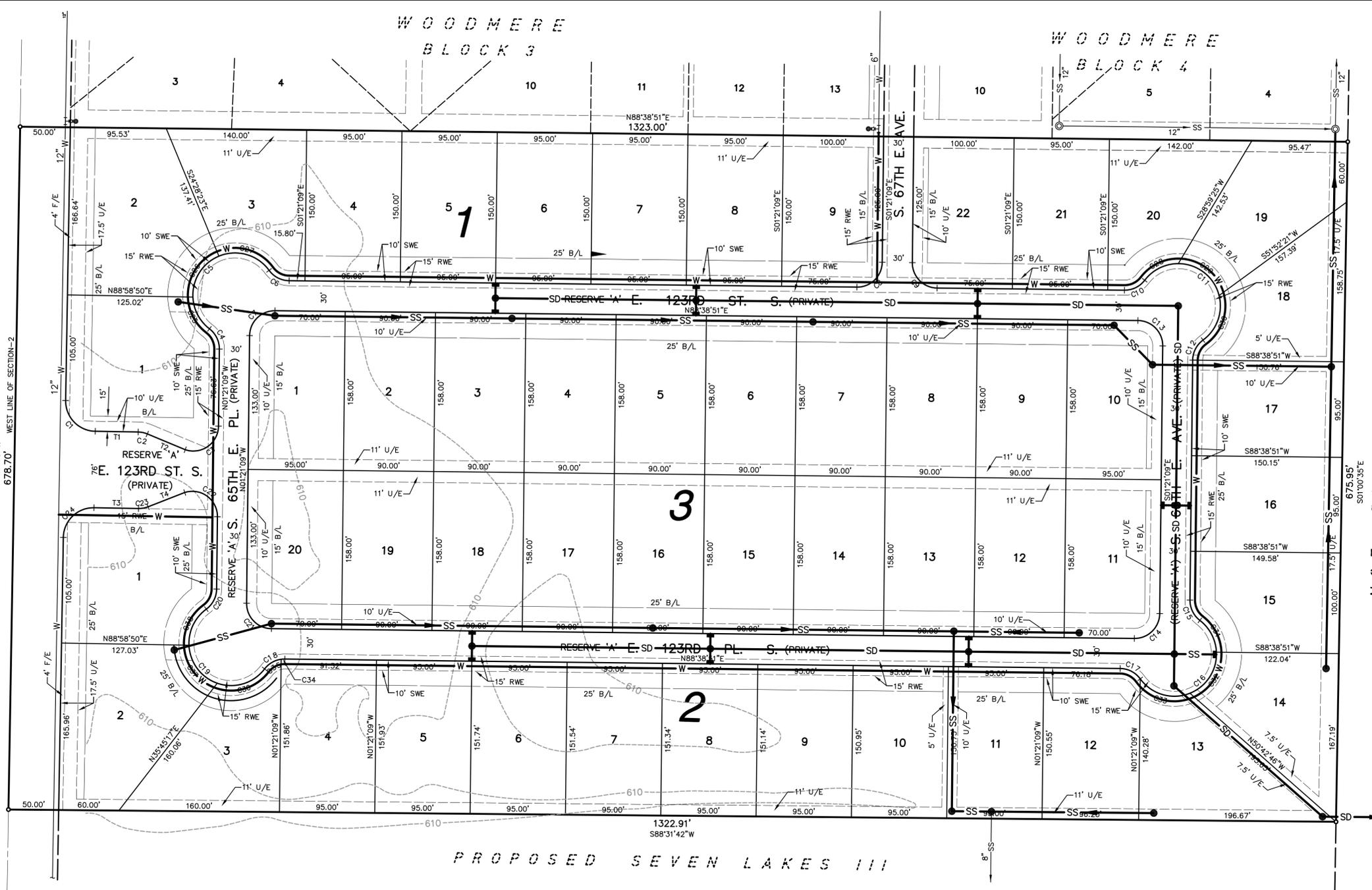
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	90°00'00"	S46°01'10"E	42.43'
C2	9.41'	25.00'	21°33'43"	N80°14'19"W	9.35'
C3	47.25'	25.00'	108°17'44"	N52°47'42"E	40.53'
C4	23.28'	25.00'	53°20'37"	N28°01'28"W	22.44'
C5	144.18'	42.00'	196°41'14"	S43°38'51"W	83.11'
C6	23.28'	25.00'	53°20'37"	S64°40'51"E	22.44'
C7	39.27'	25.00'	90°00'00"	S43°38'51"W	35.36'
C8	39.27'	25.00'	90°00'00"	N43°38'51"E	35.36'
C9	39.27'	25.00'	90°00'00"	S46°21'09"E	35.36'
C10	23.28'	25.00'	53°20'37"	N61°58'32"E	22.44'
C11	144.18'	42.00'	196°41'14"	N46°21'09"W	83.11'
C12	23.28'	25.00'	53°20'37"	S29°19'10"W	22.44'
C13	39.27'	25.00'	90°00'00"	N46°21'09"W	35.36'
C14	39.27'	25.00'	90°00'00"	N43°38'51"E	35.36'
C15	23.28'	25.00'	53°20'37"	S28°01'28"E	22.44'
C16	144.18'	42.00'	196°41'14"	N43°38'51"E	83.11'
C17	23.28'	25.00'	53°20'37"	N64°40'51"W	22.44'
C18	23.28'	25.00'	53°20'37"	S61°58'32"W	22.44'
C19	144.18'	42.00'	196°41'14"	S46°21'09"E	83.11'
C20	23.28'	25.00'	53°20'37"	N25°19'09"E	22.44'
C21	39.27'	25.00'	90°00'00"	S46°21'09"E	35.36'
C22	47.25'	25.00'	108°17'44"	N55°30'01"W	40.53'
C23	9.70'	25.00'	22°13'41"	N77°51'59"E	9.64'
C24	47.12'	30.00'	90°00'00"	S43°58'50"W	42.43'
C25	36.74'	42.00'	90°08'49"	S29°38'22"E	35.58'
C26	51.39'	42.00'	70°06'33"	S30°28'20"W	48.25'
C27	56.05'	42.00'	76°27'51"	N76°14'28"W	51.98'
C28	38.65'	42.00'	52°43'54"	S61°40'11"W	37.30'
C29	55.52'	42.00'	75°44'46"	N54°05'29"W	51.57'
C30	50.00'	42.00'	68°12'33"	N17°53'11"E	47.10'
C31	36.85'	42.00'	50°16'18"	N29°33'37"W	35.68'
C32	51.77'	42.00'	70°37'43"	N30°53'23"E	48.56'
C33	55.55'	42.00'	75°47'13"	S75°54'09"E	51.59'
C34	3.69'	25.00'	8°27'24"	S84°25'09"W	3.69'
C35	19.59'	25.00'	44°53'13"	S57°44'50"W	19.09'
C36	52.70'	42.00'	71°53'47"	N71°15'07"E	49.31'
C37	50.00'	42.00'	68°12'33"	S38°41'42"E	47.10'
C38	41.48'	42.00'	56°34'53"	S23°42'01"W	39.81'

**Line Table**

LINE	LENGTH	BEARING
T1	42.76	N88°58'50"E
T2	40.90	S69°27'27"E
T3	44.48	N88°58'50"E
T4	39.21	N66°45'09"E

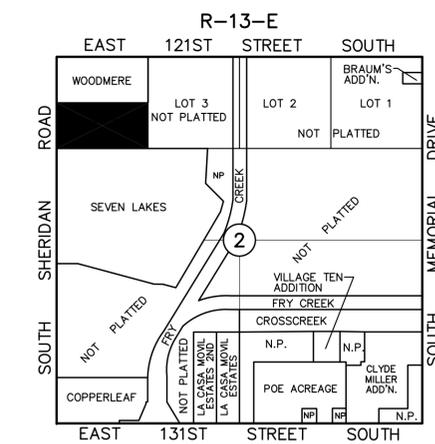


SOUTH SHERIDAN ROAD  
 NOT 10' 10" W  
 678.70' WEST LINE OF SECTION-2



PROPOSED SEVEN LAKES III

NOT PLATTED



Location Map  
 SCALE: 4"=1 MILE

Owner

WOOD HOLLOW ESTATES, LLC  
 ATTN: WAYNE FARABOUGH  
 11001 SOUTH MEMORIAL DRIVE  
 TULSA, OKLAHOMA 74133  
 PHONE: (918) 369-3181

Utility Legend

- SS — EXISTING SANITARY SEWER
- WL — EXISTING WATERLINE
- SD — PROPOSED STORM SEWER
- SS — PROPOSED SANITARY SEWER
- WL — PROPOSED WATERLINE
- — PROPOSED STORM SEWER INLET
- — PROPOSED MANHOLE

WOOD HOLLOW ESTATES

CONCEPTUAL IMPROVEMENTS PLAN

CITY OF BIXBY, OKLAHOMA



REVISION	BY	DATE	PLAN SCALE	DRAWN: LWR
			1"=1"=60'	DATE: 9/2013
				ORDER: G052C
				SAI FILE: 1713.02
			PROFILE SCALE	
			HORIZONTAL:	
			1"=	
			VERTICAL:	
			1"=	
			ATLAS PAGE NO.	SHEET 1 OF 1 SHEETS

# WOOD HOLLOW ESTATES

## Deed of Dedication and Restrictive Covenants

KNOW ALL MEN BY THESE PRESENTS:

THAT WOOD HOLLOW ESTATES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

THE SOUTH HALF (S/2) OF LOT 4, SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO FIFTY-TWO LOTS IN THREE BLOCKS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WOOD HOLLOW ESTATES", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA.

### SECTION I. EASEMENTS AND UTILITIES

#### A. UTILITY EASEMENTS

THE OWNER 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 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 AND TO AREAS OUTSIDE OF THE PLAT. THE OWNER 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 DRIVES, PARKING AREAS, CURBING,

LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS, THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG THE WEST PERIMETER OF THE SUBDIVISION. ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTWAYS DEDICATED FOR UTILITY SERVICES, AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN EASEMENTWAYS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL, TRANSFORMER OR GAS SERVICE LINE TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON A LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS SHOWN ON THE 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, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS 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, HIS AGENTS OR CONTRACTORS.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF A LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE LOT.
2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF BIXBY, 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 MAINS AND SANITARY SEWER MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS 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 SANITARY SEWER FACILITIES.
5. THE WOOD HOLLOW ESTATES HOMEOWNER'S ASSOCIATION, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER FACILITIES WITHIN THE SUBDIVISION AT ITS SOLE EXPENSE.
6. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF A LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

1. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GAS FACILITIES LOCATED ON THE LOT.
2. 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 GAS MAIN, OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH GAS MAINS, SHALL BE PROHIBITED.
3. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL 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 GAS FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. A LOT OWNER SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR PARCEL OWNER AND BY THE CITY OF BIXBY, OKLAHOMA.

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH SHERIDAN ROAD WITHIN THE BOUNDS DESIGNATED AS "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE 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. RESTRICTED WATER LINE EASEMENT

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RWE" OR "RESTRICTED WATERLINE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS.

H. OVERLAND DRAINAGE EASEMENT

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF BIXBY, OKLAHOMA, THE OWNER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "ODE" OR "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES CONSTRUCTED IN OVERLAND DRAINAGE EASEMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY ENGINEERING DESIGN CRITERIA AND STANDARDS.

3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE OVERLAND DRAINAGE EASEMENT AREAS NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREAS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA, PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT LESS THAN TWO AND ONE-HALF (2 1/2) INCHES SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, AND THAT NORMAL APPURTENANCES TO THE SUPPLY OF ELECTRICITY SUCH AS TRANSFORMERS, PADS, AND PEDESTALS ARE NOT TO BE DEEMED OBSTRUCTIONS.
  
4. THE OVERLAND DRAINAGE EASEMENT AREAS AND FACILITIES LOCATED THEREIN SHALL BE MAINTAINED BY THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT AREA IS LOCATED AND MAINTENANCE SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BIXBY, OKLAHOMA. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE EASEMENT AREAS OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN AN EASEMENT AREA, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE OVERLAND DRAINAGE EASEMENT AT ANY POINT OR ACROSS ANY LOT AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF 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 BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

I. RESERVE "A" - PRIVATE STREETS

RESERVE "A", AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREIN ESTABLISHED BY GRANT OF THE OWNER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN WOOD HOLLOW ESTATES, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF CONSTRUCTING PRIVATE STREETS PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS RESIDENTIAL LOTS, TO AND FROM PUBLIC STREETS, FOR PROVIDING DRAINAGE FACILITIES TO CONTROL STORMWATER RUNOFF, FOR UTILITIES AND FOR PROVIDING ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO A HOMEOWNER'S ASSOCIATION TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS, STORM SEWER FACILITIES AND OTHER COMMON AREAS OF THE SUBDIVISION.

THE OWNER HEREIN 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 "A" AND TO OPERATE THEREON ALL SERVICE,

EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

THE OWNER, FOR ITSELF AND ITS SUCCESSOR HOMEOWNER'S ASSOCIATION HEREIN 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:

1. CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN RESERVE "A", AND MEETING OR EXCEEDING THE FOLLOWING STANDARDS:
  - A. SURFACING WIDTH SHALL BE NOT LESS THAN 26' MEASURED FROM FACE OF CURB TO FACE OF CURB;
  - B. STREETS SHALL BE CURBED;
  - C. GUTTERS, BASE AND PAVING MATERIALS SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, FOR MINOR RESIDENTIAL PUBLIC STREETS;
  - D. THE MAXIMUM VERTICAL GRADE OF PRIVATE STREETS SHALL BE 12 PERCENT.
2. PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREET DEPICTED WITHIN RESERVE "A" WHICH WOULD PROHIBIT ANY GOVERNMENTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM FREE USAGE OF THE PRIVATE STREETS.
3. 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 REGISTERED 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 BIXBY PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

THE OWNER ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE STREETS AS DEPICTED WITHIN RESERVE "A" DO NOT MEET THE CITY OF BIXBY, OKLAHOMA STANDARD AS TO WIDTH OF RIGHT-OF-WAY, AND FURTHER ACKNOWLEDGES 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 DEDICATION OF ANY PRIVATE STREET WITHIN THE SUBDIVISION.

J. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OF OR

NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY 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.

K. SIDEWALKS AND SIDEWALK EASEMENT

WITHIN THE SUBDIVISION, THERE SHALL BE CONTINUOUS SIDEWALKS ON ONE SIDE OF THE PRIVATE STREET. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALK WITHIN THE RIGHT-OF-WAY OF SOUTH SHERIDAN ROAD DEDICATED BY THIS DEED OF DEDICATION. WITHIN THE INTERIOR OF THE SUBDIVISION, PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THE DWELLING WITHIN A LOT, THE OWNER OF THE PARTICULAR LOT SHALL CONSTRUCT A SIDEWALK WITHIN THE AREA OF THE LOT DEPICTED ON THE PLAT AS "SIDEWALK EASEMENT" OR "SWE" HEREOF. THE SIDEWALK SHALL BE CONTINUOUS WITH ANY EXISTING SIDEWALKS IN ADJOINING LOTS AT THE LOT BOUNDARY. THE OWNER HEREBY ESTABLISHES AN EXCLUSIVE EASEMENT ON, OVER AND ACROSS THE SIDEWALKS TO BE CONSTRUCTED WITHIN THE AREAS DEPICTED ON THE PLAT AS "SIDEWALK EASEMENT" OR "SWE" FOR PEDESTRIAN ACCESS BY OWNERS OF LOTS WITHIN THE SUBDIVISION, THEIR FAMILIES, TENANTS, AGENTS, GUESTS AND INVITEES. WITHIN THE INTERIOR OF THE SUBDIVISION, THE OWNER OF EACH LOT SHALL MAINTAIN THE SIDEWALK LOCATED UPON OR ADJACENT TO THE OWNER'S LOT IN GOOD CONDITION.

SECTION II. EASEMENTS FOR HOMEOWNERS' ASSOCIATION

A. FENCING AND LANDSCAPING

THE OWNER HEREIN RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION IV. EXCLUSIVE PERPETUAL EASEMENTS TO ERECT AND MAINTAIN FENCING, WALLS, LANDSCAPING AND SUBDIVISION IDENTIFICATION WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT AS "FENCE EASEMENT" OR "F/E".

B. SIDEWALK MAINTENANCE

THE OWNER HEREIN RESERVES FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION DESCRIBED IN SECTION IV. HEREOF A PERPETUAL EASEMENT ON OVER AND ACROSS THE LOCATION OF THE SIDEWALKS CONSTRUCTED WITHIN THE SUBDIVISION TO IMPROVE, MAINTAIN OR REPLACE THE SIDEWALKS, AND ON, OVER AND ACROSS SUCH ADJOINING AREA AS IS NECESSARY TO ACCOMPLISH SUCH IMPROVEMENT, MAINTENANCE OR REPLACEMENT. THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO IMPROVE, MAINTAIN, OR REPLACE THE SIDEWALKS CONSTRUCTED WITHIN THE SUBDIVISION.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "WOOD HOLLOW ESTATES" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 80), AS THE BIXBY ZONING CODE EXISTED ON \_\_\_\_\_, 2013 AND PUD 80 WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON \_\_\_\_\_, 2013 AND APPROVED BY THE COUNCIL OF THE CITY OF BIXBY ON \_\_\_\_\_, 2013, THE IMPLEMENTING ORDINANCE NO. \_\_\_\_\_, FILED ON \_\_\_\_\_, 2013.

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT OF PUD 80 FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS IN TITLE, AND THE CITY OF BIXBY, OKLAHOMA.

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 CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO.

WHEREAS, 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 AND ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE BY THE OWNER, ANY PERSON OWNING A LOT OR A PARCEL IN "WOOD HOLLOW ESTATES" AND BY THE CITY OF BIXBY AS HEREINAFTER SET FORTH.

A. DEVELOPMENT STANDARDS - BLOCKS 1, 2 AND 3

1. PERMITTED USES

THOSE USES PERMITTED AS A MATTER OF RIGHT IN THE RS-3 ZONING DISTRICT, INCLUDING USE UNIT 6, SINGLE FAMILY DWELLINGS, INCLUDING CUSTOMARY ACCESSORY USES SUCH AS PARKING AND LANDSCAPED AREAS AND SECURITY GATEHOUSES.

- 2. MAXIMUM LAND AREA PER DWELLING UNIT 8,400 SF
- 3. MAXIMUM NUMBER OF LOTS 52
- 4. MINIMUM LOT AREA 12,000 SF
- 5. MAXIMUM BUILDING HEIGHT 3 STORIES, 48 FT
- 6. MINIMUM LIVABILITY SPACE PER DWELLING UNIT 4,000 SF
- 7. OFF-STREET PARKING

TWO ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT AND AT LEAST TWO ADDITIONAL OFF-STREET PARKING SPACES PER DWELLING UNIT.

6. MINIMUM YARDS

FRONT YARD:

RESIDENCES AND FRONT-ENTRY GARAGES 25 FT

SIDE YARD:

ONE SIDE	5 FT
OTHER SIDE	5 FT
SIDE STREET YARD - RESIDENCES	15 FT
SIDE STREET YARD - GARAGES	20 FT

REAR YARD: 20 FT

7. PRIVATE STREETS

MINIMUM WIDTH 26 FT

ALL BASE AND PAVING MATERIALS SHALL BE OF A QUALITY AND THICKNESS WHICH MEET THE CITY OF BIXBY STANDARDS FOR MINOR RESIDENTIAL PUBLIC STREETS.

8. ENTRY IDENTIFICATION SIGNS

TWO SIGNS NEAR THE PROJECT ENTRY, NOT EXCEEDING 10 FEET IN HEIGHT AND 150 SQUARE FEET DISPLAY SURFACE AREA SHALL BE PERMITTED ON SOUTH SHERIDAN ROAD.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN WOOD HOLLOW ESTATES, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT (NO. 6244) THEREOF (THE "HOMEOWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS, INCLUDING BUT WITHOUT LIMITATION THE PRIVATE STREETS AND GATES AND RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF WOOD HOLLOW ESTATES.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN WOOD HOLLOW ESTATES 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 IN WOOD HOLLOW ESTATES SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE COMMON AREAS.

SECTION V. 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, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF AND 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 BE ENFORCEABLE BY THE OWNERS OF ANY LOT OR PARCEL WITHIN "WOOD HOLLOW ESTATES" AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE OR THE CITY OF BIXBY, OKLAHOMA MAY BRING AN 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 OR TO RECOVER DAMAGES. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY PERSON OWNING ANY LOT OR PARCEL WITHIN "WOOD HOLLOW ESTATES" OR THE CITY OF BIXBY TO BRING AN 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 OR TO RECOVER DAMAGES.

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, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF THE AFFECTED LOT OR PARCEL AND BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA. THE COVENANTS AND RESTRICTIONS WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL AND APPROVED BY THE BIXBY PLANNING COMMISSION AND CITY OF BIXBY, OKLAHOMA, AND THE PROVISIONS OF SUCH INSTRUMENT SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY EXECUTED AND 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 OF ANY PART HEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, WOOD HOLLOW ESTATES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

WOOD HOLLOW ESTATES, LLC  
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
WAYNE FARABOUGH, MANAGER

STATE OF OKLAHOMA     )  
                                  ) SS.  
COUNTY OF TULSA     )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BY WAYNE FARABOUGH AS MANAGER OF WOOD HOLLOW ESTATES, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY.

\_\_\_\_\_  
MY COMMISSION EXPIRES

\_\_\_\_\_  
NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, THEODORE A. SACK, OF SACK AND ASSOCIATES, INC., 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 "WOOD HOLLOW ESTATES", 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 OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
THEODORE A. SACK  
REGISTERED PROFESSIONAL LAND  
SURVEYOR, OKLAHOMA NO. 1139

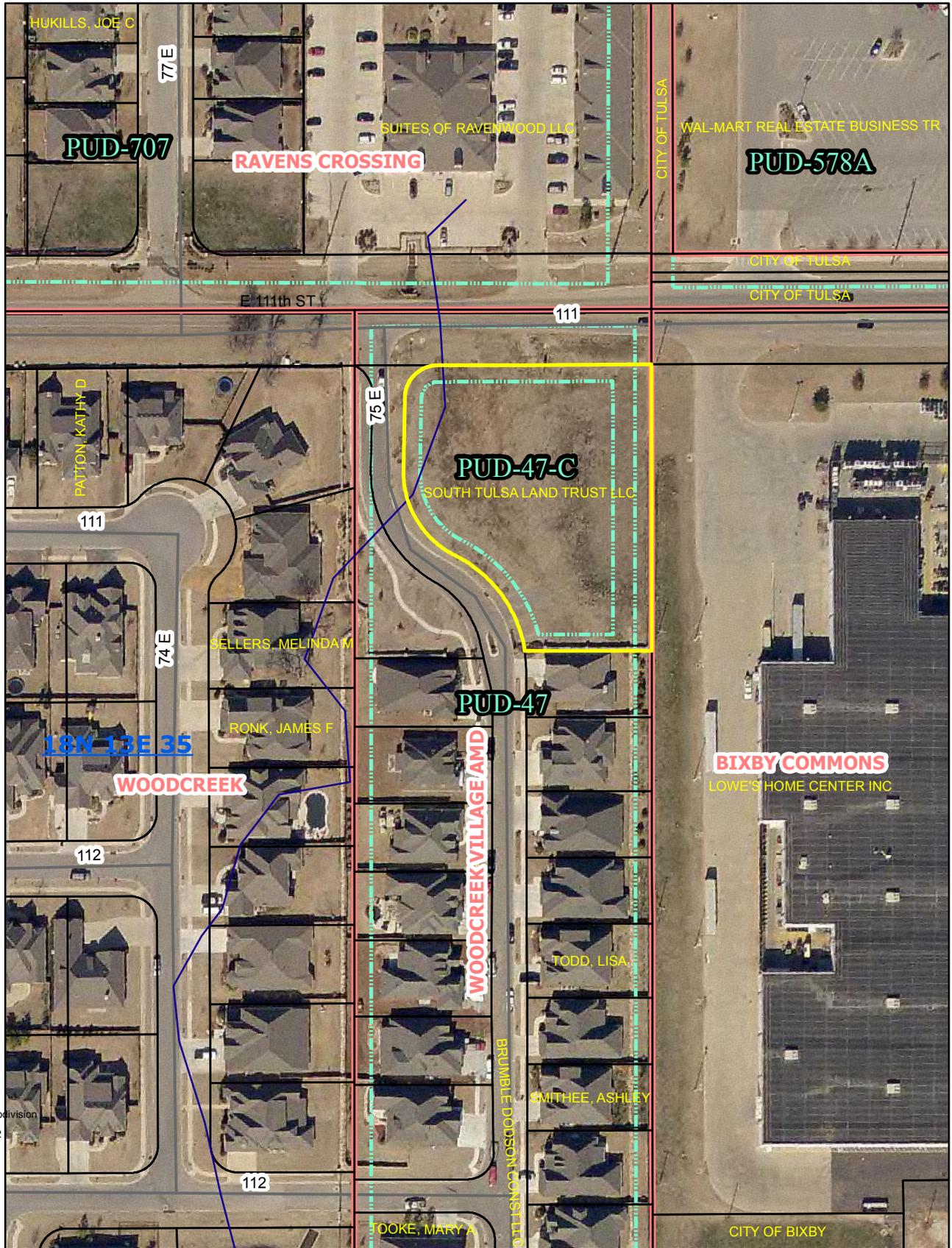
STATE OF OKLAHOMA     )  
                                  ) SS.  
COUNTY OF TULSA     )

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2013, BY THEODORE A. SACK.

\_\_\_\_\_  
MY COMMISSION EXPIRES

\_\_\_\_\_  
NOTARY PUBLIC

**BSP 2013-05 – “Woodcreek Office Park”  
Sack & Associates, Inc. (PUD 47-C)**



- Businesses
- bixby\_streams
- ▭ Tulsa Parcels 08/13
- ▭ WagParcels 08/13
- ▭ TulSubdivision
- ▭ WagonerCounty\_Subdivision
- WagRoads\_Aug2012
- E911Streets
- ▭ PUD
- ▭ bixby\_s-t-r
- ▭ county





# City of Bixby Site Plan Application

Applicant: Sack and Associates, Inc. (Stuart Nyander)  
Address: 3530 East 31st Street South, Suite A, Tulsa, OK 74012  
Telephone: 918-592-4111 Cell Phone: \_\_\_\_\_ Email: sai@sackandassociates.com

Property Owner: 81st & Memorial, LLC If different from Applicant, does owner consent? Yes  
Property Address: 7710 E. 111th St. South, Bixby, OK 74008  
Existing Zoning: GS Existing Use: Green Space Proposed Use: Office Use Unit #: 11

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

**ALL OF LOT 1 IN BLOCK 3 OF "WOODCREEK VILLAGE AMENDED", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6185.**

Is subject tract located in the 100 year floodplain?  YES  NO

All new structures requiring a Building Permit, other than a small job permit, within Use Units 2, 5, and 8 through 27, inclusive, shall require the submission of a site plan demonstrating compliance with the requirements of the Zoning Code. A site plan shall be submitted with the Building Permit application as follows: Five (5) full-size hard copies, four (4) 11" X 17" hard copies, and one (1) copy in an acceptable electronic file format. Compliance with the approved site plan shall be a condition of Building Permit approval and continued occupancy. The site plan shall specifically include:

- All property lines with dimensions of the parcel or parcels on which the building permit is sought.
- All existing and proposed improvements represented to scale and dimensioned from the lot lines.
- The names and widths of all adjacent street, road, highway, alley, and railroad rights-of-way of record.
- Any roadway paving edges, curb lines, sidewalks, culverts, and/or borrow ditch centerlines, if the same are located within or along the boundary of the subject property.
- Any road, access, drainage, utility, and other such easements, including County Clerk recording references (i.e. Book/Page or Document #) for each.
- Amount of post-construction impervious area in square feet and percentage of lot area, calculated by a surveyor, architect, or engineer.
- The topographical layout of the land at no greater than two (2) foot contours if site elevation changes 10 feet or more, or if necessary for proper site design review in the opinion of City staff.
- Any Special Flood Hazard Areas and Flood zone designations as identified by the adopted, effective Floodplain maps. **FIRM: 40143C0369L (2012) REFLECTS NO. F.P.**
- Any significant streams, swales, ditches, or natural drainageways.
- Any existing or proposed ponds or stormwater detention or retention facilities.
- All existing and/or proposed driveways and internal drives, to include labeling the surface material to be used (e.g. concrete or asphalt) for each.
- Dimensions and labels for any existing access limitations and access openings.
- Water wells, septic or other on-site disposal systems, oil or gas wells or underground lines, significant oil or gas extraction appurtenances, and other critical site features.
- Unique identifiers so that the plan may be related to the subject property if ever separated from the file, such as property owner's name, property or building address, and/or legal description.
- Name, address, and contact information of the site plan preparer.
- A unique drawing number or name to distinguish the site plan from any other drawings submitted.

# City of Bixby Site Plan Application

- Seal and signature of the design professional preparing the site plan if/as required.
- Date of the site plan, including any dates of revision.
- North arrow.
- Graphic scale; a numeric scale may also be used if the native paper size is specified on the site plan.
- Location map identifying the site within the land Section, arterial or larger streets within or along the boundaries of the land Section, along with sufficient subdivisions or other land features to allow for the identification of the site within the land Section.
- Other existing and/or proposed critical features not listed above if necessary for proper site design review in the opinion of City staff.
- Representation of critical features within a sufficient area outside the site if necessary for proper site design review in the opinion of City staff.

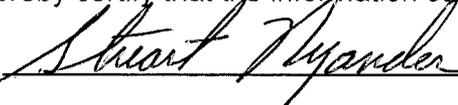
All information and items listed below must be completed and submitted prior to application review.

<i>Included</i>		<i>Submittal Items</i>	<i>Comments</i>
<i>Yes</i>	<i>N/A</i>		
<input checked="" type="checkbox"/>		Site plan showing the information listed above	<b>DSP</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A landscape plan representing all existing and/or proposed landscaping.	<b>DLP</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A sign plan representing all existing and/or proposed signs.	<b>DSP Text</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building elevations or building height information.	<b>DSP Text</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A screening and fence plan or representation on another drawing of all existing and/or proposed fences, walls, gates, and trash receptacle screening enclosures.	<b>DSP Notes</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A lighting plan and lighting information.	<b>DSP Text</b>

Is the subject property located in a Planned Unit Development (PUD)? Yes PUD #: 47-C

If within a PUD, does the PUD require Planning Commission approval of a site plan? Yes

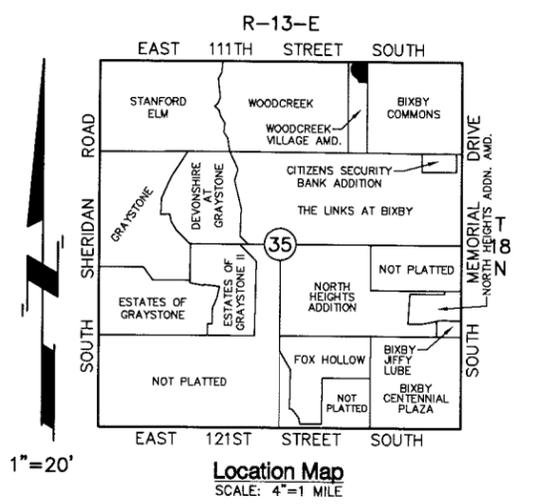
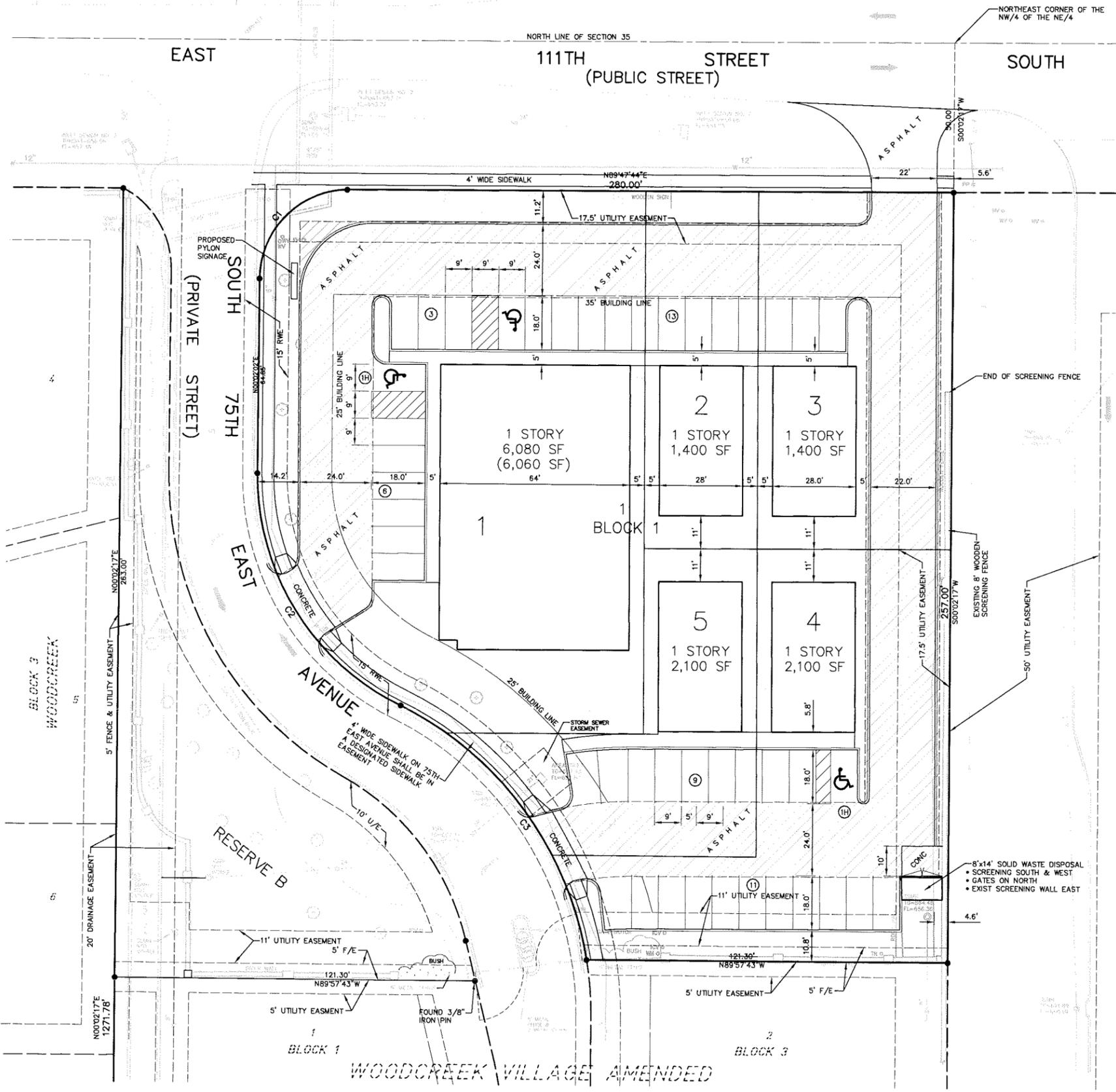
I do hereby certify that the information submitted herein is complete, true and accurate:

Signature:  /Stuart Nyander Date: 9/18/2013

**APPLICANT – DO NOT WRITE BELOW THIS LINE**

.....  
 Date Received \_\_\_\_\_ Received By \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Building Permit # \_\_\_\_\_ Case Reference # \_\_\_\_\_

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**Landscape Summary**

BLOCK 1 AREA:	50,937 S.F.
REQUIRED LANDSCAPE AREA:	7,641 S.F. (15%)
PROVIDED LANDSCAPE AREA:	12,713 S.F. (25%)

STREET YARD E. 111TH ST. S.:	7,981 S.F.
REQUIRED LANDSCAPE AREA:	1,197 S.F. (15%)
PROVIDED LANDSCAPE AREA:	2,340 S.F. (29.3%)

S. 75TH E. AVE.:	6,639 S.F.
REQUIRED LANDSCAPE AREA:	996 S.F. (15%)
PROVIDED LANDSCAPE AREA:	2,965 S.F. (44.7%)

**Owner / Developer**  
81ST & MEMORIAL LLC  
ATTN: RICK DODSON  
6528 D-1 E. 101ST STREET SOUTH  
SUITE 409  
TULSA, OKLAHOMA 74133  
PHONE: (918) 298-0022

**Parking Summary**  
PUD NO.47-C  
REQUIRED: 1 PER 300 S.F. BUILDING AREA  
PROVIDED: 44 (INCLUDES 3 HANDICAP SPACES)

**Site Lighting**  
SITE LIGHTING FOR WOODCREEK OFFICE PARK SHALL BE COORDINATED  
ALL LIGHTING SHALL BE HOODED AND DIRECTED DOWNWARD AND AWAY FROM THE PROPERTY LINES IN COMMON WITH RESIDENTIAL AREAS  
MAXIMUM LAMP HEIGHT: 25 FEET  
12-FT LAMP HEIGHT WITHIN 50 FEET OF ADJACENT RESIDENTIAL AREAS

**Signage**  
ONE CENTER ID GROUND SIGN NOT EXCEEDING 30-FT IN HEIGHT AND 200 SF IN DISPLAY SURFACE AREA ALONG EAST 111TH STREET FRONTAGE  
INDIVIDUAL BUSINESS ID SHALL BE PERMITTED ON CENTER ID SIGN

**Maximum Building Height**  
OFFICE: 40 FEET  
ARCHITECTURAL ELEMENTS AND BUSINESS LOGOS MAY EXCEED THE MAXIMUM HEIGHT WITH DETAIL SITE PLAN APPROVAL

Professional Engineer Seal:  
STUART ANDREW NYANDER  
13798  
OKLAHOMA  
DATE SIGNED: 09-18-13  
SCALE IN FEET: 0 20 40

PUD NO. 47-C (09-17-2013)  
WOODCREEK OFFICE PARK

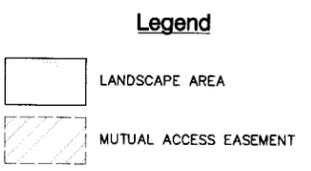
DETAIL SITE PLAN

CITY OF BIXBY, OKLAHOMA

**SACK AND ASSOCIATES, INC.**  
2510 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519  
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sack@sackandassociates.com  
CA Number: 1783 (PE/LIS) and 1482 (LA)

**Curve Table**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	47.00'	30.00'	89°45'27"	S44°55'00"W	42.34'
C2	95.65'	85.00'	64°28'23"	S32°11'55"E	90.69'
C3	110.13'	115.00'	54°52'11"	S37°00'01"E	105.97'



Project: WOODCREEK OFFICE PARK-A, Drawing: SITE01A  
Plotted: SEPTEMBER 18, 2013 AT 2:23 PM  
XREFS: COPYRTE S-2234C SEAL-SAN sitebase01a T-CIVIL

