

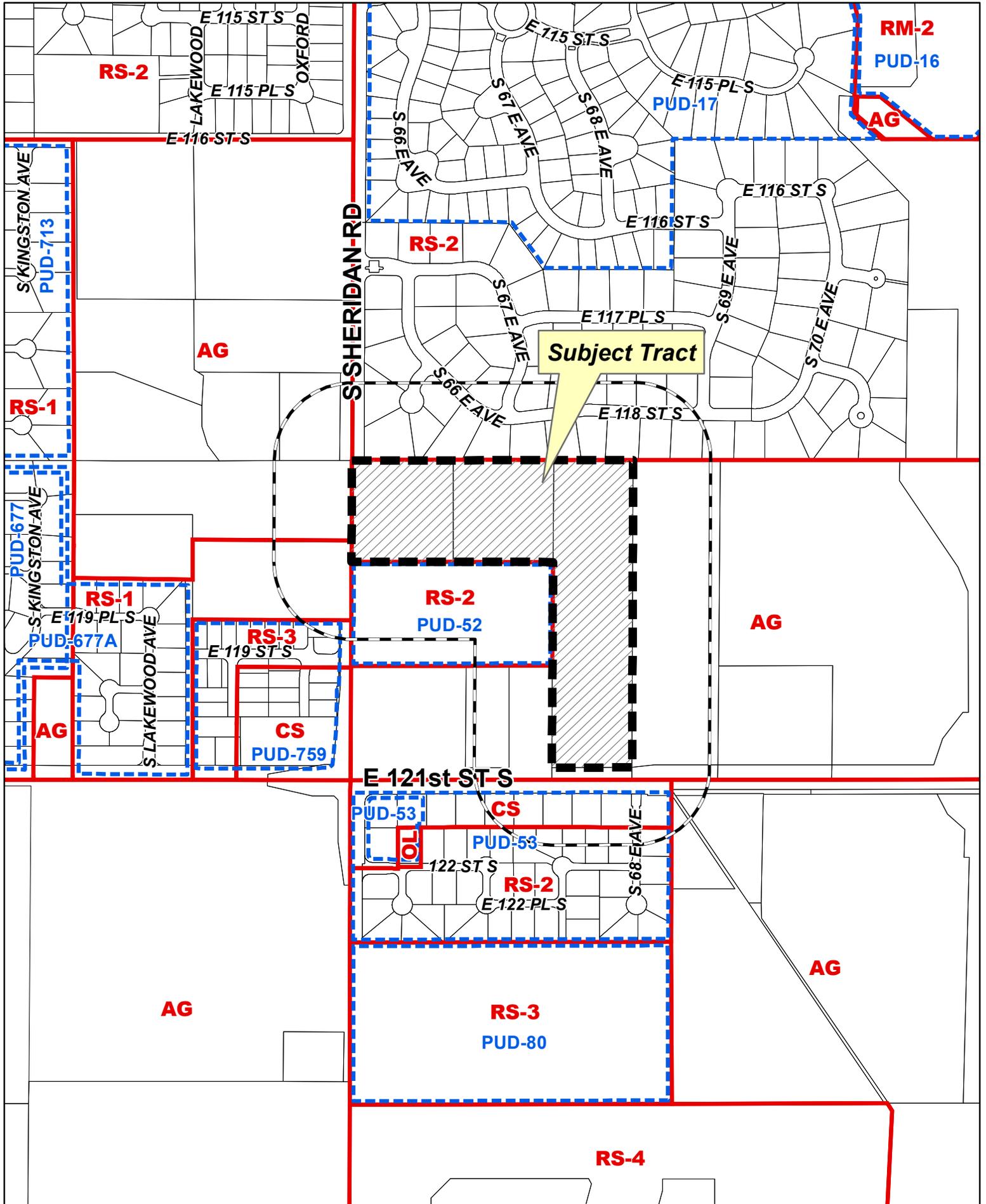
AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
February 05, 2014 – 10:00 AM

1. Call to Order
2. **PUD 82 – “Somerset” – JR Donelson for Kowen Properties, LLC.** Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for “Somerset” for approximately 18 acres in part of the SW/4 of the SW/4 of Section 35, T18N, R13E.
Property Located: 6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd.
3. **PUD 83 – “River Trails of Bixby” – Khoury Engineering, Inc.** Discussion and review of a rezoning request for approval of a Planned Unit Development (PUD) for “River Trails of Bixby” for approximately 5 acres in part of the E/2 of Section 02, T17N, R13E.
Property Located: Southwest corner of the intersection of 126th St. S. and Memorial Dr.
4. **Final Plat – The Trails at White Hawk – Tulsa Engineering & Planning, Inc. (PUD 62).** Discussion and review of a Final Plat and certain Modifications/Waivers for “The Trails at White Hawk” for 32.5440 acres in part of the W/2 SE/4 of Section 15, T17N, R13E.
Property located: Northwest corner of the intersection of 151st St. S. and Kingston Ave.
5. **PUD 76 – Scenic Village Park – Minor Amendment # 1.** Discussion and review of Minor Amendment # 1 to PUD 76 for approximately 11.636 acres located in the E/2 of Section 02, T17N, R13E, which amendment proposes making certain changes to development standards pertaining to signage.
Property Located: Lot 2, Block 1, *Scenic Village Park*; 7300 E. 121st Pl. S.
6. Old Business
7. New Business
8. Adjournment

Posted By: _____

Date: _____

Time: _____



Subject Tract

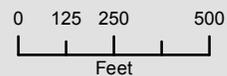


300' Radius



Subject Tract

PUD-82



35 18-13



SOMERSET
Bixby, Oklahoma
PLANNED UNIT DEVELOPMENT NO.82

January 12, 2014

Prepared by:
JR Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008
918-394-3030
email: jrdon@tulsacoxmail.com

SOMERSET

Planned Unit Development No. 82

DEVELOPMENT CONCEPT

Site Description and Location. The project is planned as a residential development of not to exceed 60 single family lots. The Site included in this planned unit development (PUD) is located in the SW/4 of Section 35, T-18-N, R-13-E, Tulsa County, State of Oklahoma. The total gross property site is 18.04 acres. The property is located at the northeast corner of 121st Street South and South Sheridan Road. The areas adjacent to the Site include the Bixby Public School to the east, the "The Estates of Graystone" to the north and undeveloped property west of the site. See Exhibit "A", which is a Concept Illustration of the Site, including a Location Map insert.

Existing site zoning. The Site currently is zoned "AG".

Summary of the Development Area in the proposed PUD. The development consists of one development area. The property is to be re-zoned "RS-2" single family dwellings. The legal description is provided as Exhibit B.

Compatibility of the proposed planned unit development with the existing and planned uses surrounding the site further is achieved by the development standards explained in the text that follows.

Features of the Site Area.

The property is located adjacent to the west boundary of the Bixby Public School 5th and 6th Grade. The north boundary of the property abuts "The Estates of Graystone, which is zoned "RS2". The land to the west of the site to the intersection of 121st and South Sheridan, is vacant and is zoned "AG". The property presently has three single family houses and outbuildings on the site. The single family residence situated in east ten acres will remain. The other existing structures will be removed. The site slopes from north to south. The eastern ten acres has approximately seven acres that is relatively flat and open. Storm water from this site presently sheet flows from north to south toward the bar ditches along South Sheridan, E. 121st Street South and the existing pond at the northeast corner of South Sheridan Road and E. 121st Street South. The residential development on the west side of South Sheridan is located in the City of Tulsa. The existing farm pond situated in the east 10 acres will be removed.

SOMERSET

Planned Unit Development No. 82

DEVELOPMENT STANDARDS

GROSS LAND AREA:

Gross: 18.04 acres 785,822 sf
Maximum Intensity of Use: 60 Lots

PERMITTED USES:

Proposed Underlying Zoning District: "RS-2"
Detached single family residences and customary accessory uses.
Limitation on Uses: Allowed uses to include all Use Units of the City of Bixby Zoning Code within the "RS-2" zoning district.

MAX BUILDING STORIES 2
LOT WIDTH (min.ft.) 65 feet
A flag lot can have a width of 35 feet at the building line.

LOT AREA (min.sq.ft.) 8,500 s.f

LAND AREA PER D.U. 10,988 s.f.
(min.sq.ft.)

LIVABILITY PER D.U. (min.sq.ft.) 2,000 s.f.

MINIMUM BUILDING SETBACKS (YARD REQUIREMENTS):

Front yard abutting a public street 25 feet

Side yard abutting a public street 15 feet

Rear Yards (min.ft.) 20 feet

Side yards (min.ft.) 5 feet one side
5 feet one side

MAXIMUM BUILDING HEIGHT 40 feet

Other Bulk and Area Requirements As provided within an RS-2 District

Off-Street parking Within each lot a minimum of 3 Spaces shall be provided.

MASONRY requirement (min.sq.ft.) 75% elevation surfaces, excluding elevation doors and windows.

SOMERSET

Planned Unit Development No. 82

LANDSCAPED AREA AND VISUAL SCREENING:

- (1) A preliminary Landscape and Screening Plan is depicted on Exhibit "A". All landscaping and screening shall meet or exceed the requirements of the Bixby Zoning PUD chapter. All landscaping and screening shall be approved by the Bixby Planning Commission. There are presently many mature trees on the site. Many of the existing trees will remain in the development.

SIGNS:

- (1) All signs shall comply with the setback, height, size and other requirements of the Bixby Zoning Ordinance. The location of the proposed development entrance signs will meet or exceed the Bixby Zoning Ordinance.
- (2) 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.

STANDARD REQUIREMENTS:

- (1) The Standard Requirements of the City of Bixby Fire Marshall, City Engineer, and City Attorney shall be met as a condition of approval.

SOMERSET

Planned Unit Development No. 82

ACCESS AND CIRCULATION:

- (1) The streets in this PUD will be public and constructed to City of Bixby standards, with sufficient right-of-way provided to allow construction and maintenance of the roadway. Access and circulation areas are shown on the Exhibit A Site Plan. The streets in Somerset will be a minimum of 26'-0" wide face of curb to face of curb. The right-of-way will be a minimum of 50'-0" in width. The access to the site will be 121st Street South and South Sheridan. Sidewalks will be constructed along E. 121st Street and the public streets within Somerset. Communication with Bixby Public Schools will be made to discuss the construction along E. 121st Street south of the Bixby 5th and 6th Grade facility. A modification/waiver will be requested to permit no sidewalk construction along So. Sheridan Road.

UTILITIES and DRAINAGE:

- (1) Site utilities are either available at the development boundaries or will be provided by customary extension adjacent to the Site. Exhibit C shows the site utilities.

PLATTING REQUIREMENT:

- (1) No building permit shall issue until the area comprising the planned unit development has been included within a subdivision plat submitted to and approved by the Bixby Planning Commission and the Bixby City Council and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City of Bixby shall be a beneficiary thereof.

SCHEDULE OF DEVELOPMENT:

- (1) Development of the project is expected to commence within 6 months and to be completed as market conditions permit.

The foregoing PUD Text shall control in the event of any conflict between the terms of the PUD Text and the exhibits. Therefore, all exhibits shall be deemed to be modified as necessary to comply with the terms of the PUD text and with the requirements of the Bixby City Council.

TABLE OF CONTENTS

	Page
I. Development Concept	2
II. Development Standards	3
III. Landscaped Area and Visual Screening	4
IV. Signs	4
V. Access and Circulation	5
VI. Utilities and Drainage	5
VII. Schedule of Development	5
Exhibit A: Overall Concept Site Plan.	
Exhibit B: Topography.	
Exhibit C: Site Utilities.	
Exhibit D: Zoning Map	
Exhibit E: F.I.R.M. Map	
Exhibit F: Site Aerial	
Exhibit G: Legal Description	

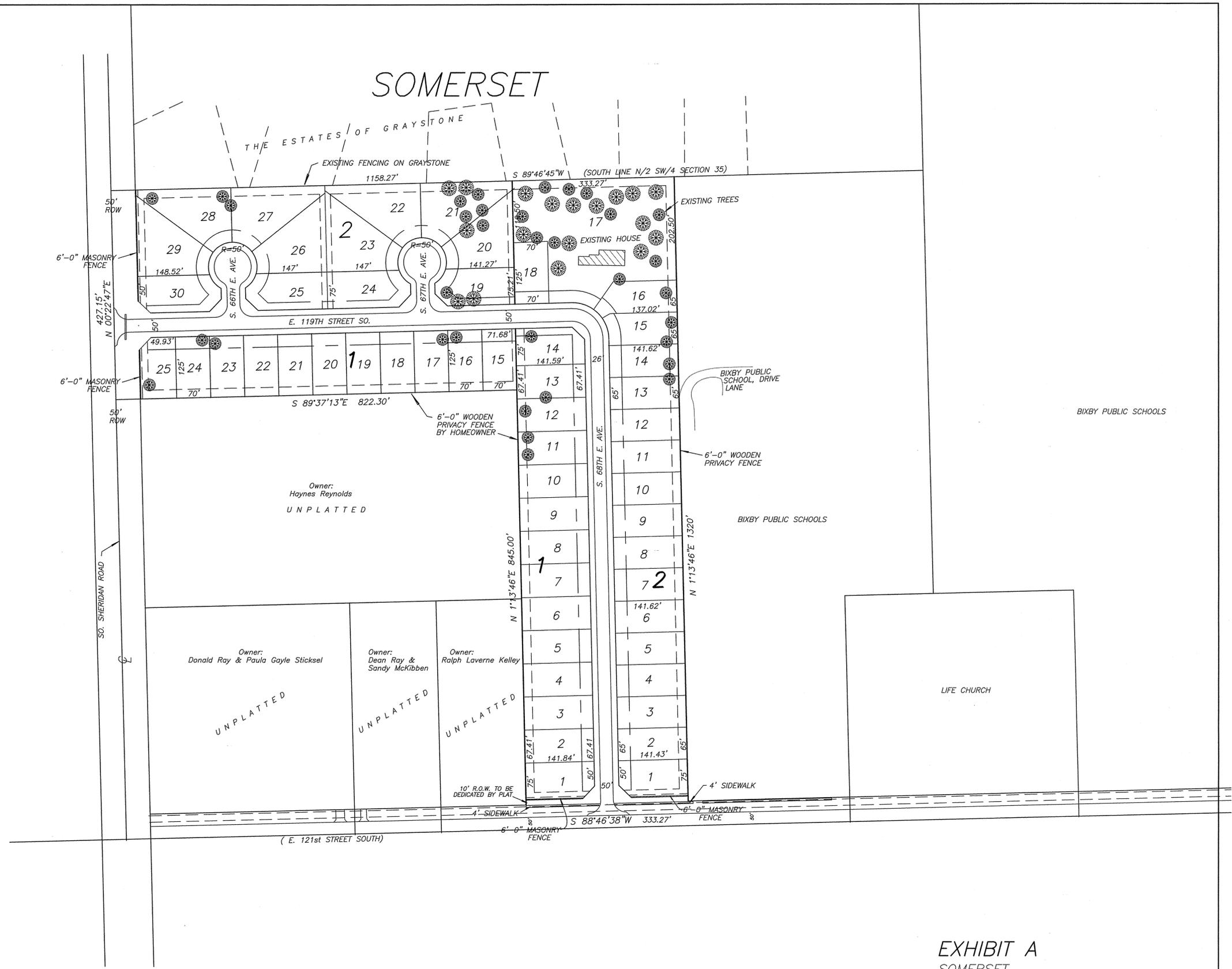
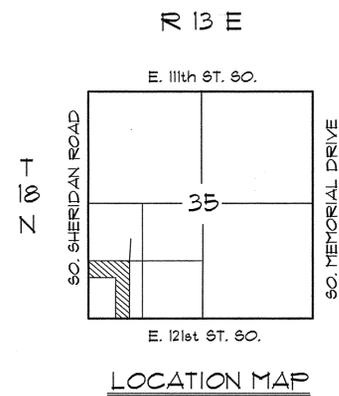


EXHIBIT A
SOMERSET
OVERALL CONCEPT SITE PLAN

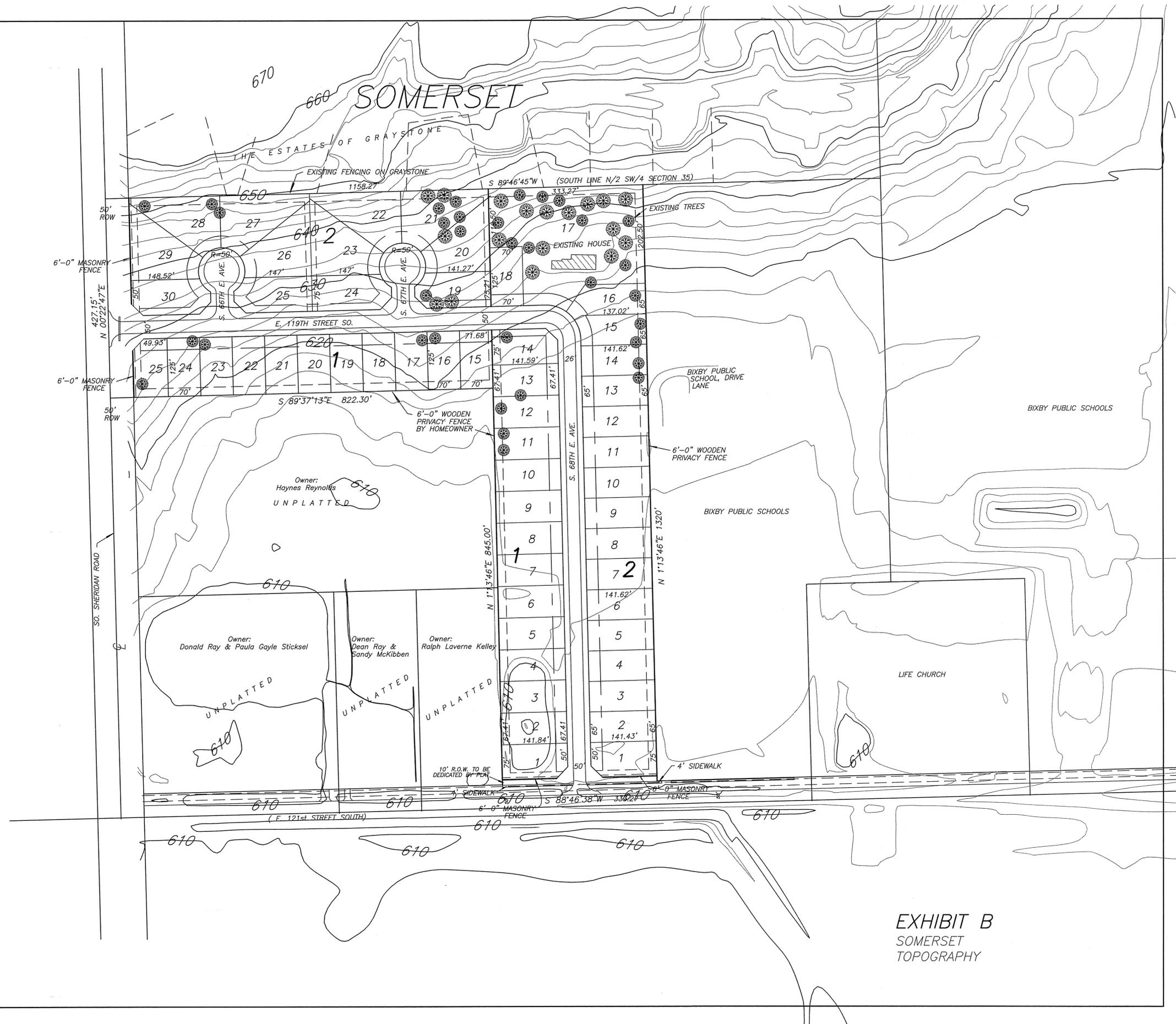
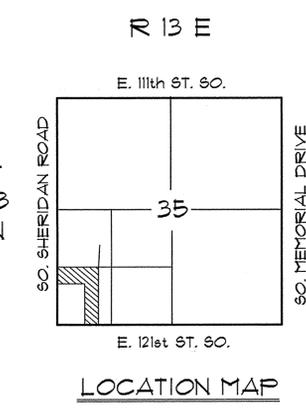


EXHIBIT B
SOMERSET
TOPOGRAPHY

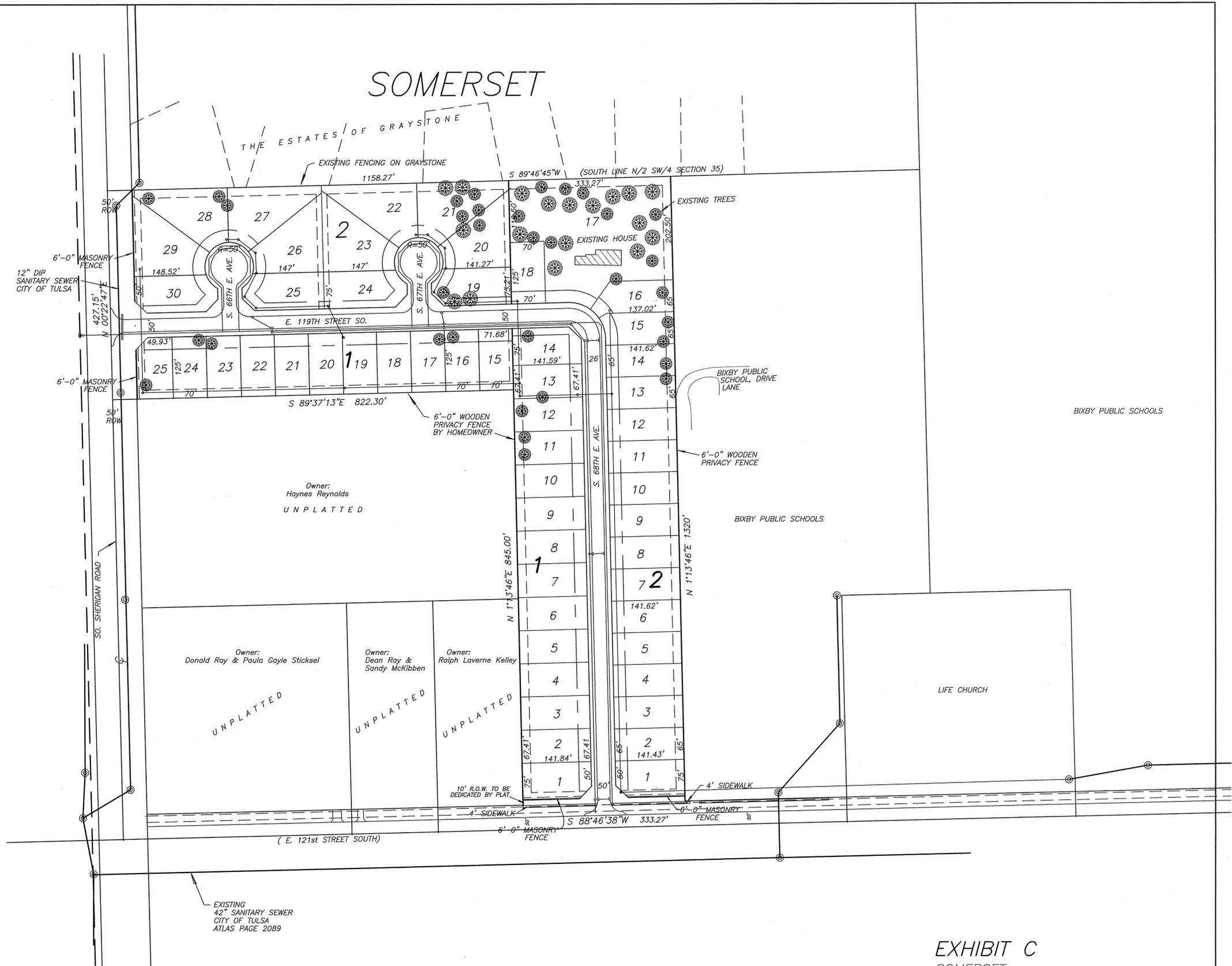
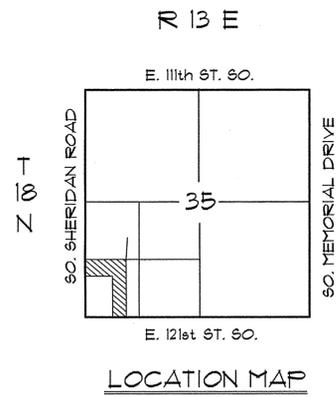


EXHIBIT C
SOMERSET
SITE UTILITIES

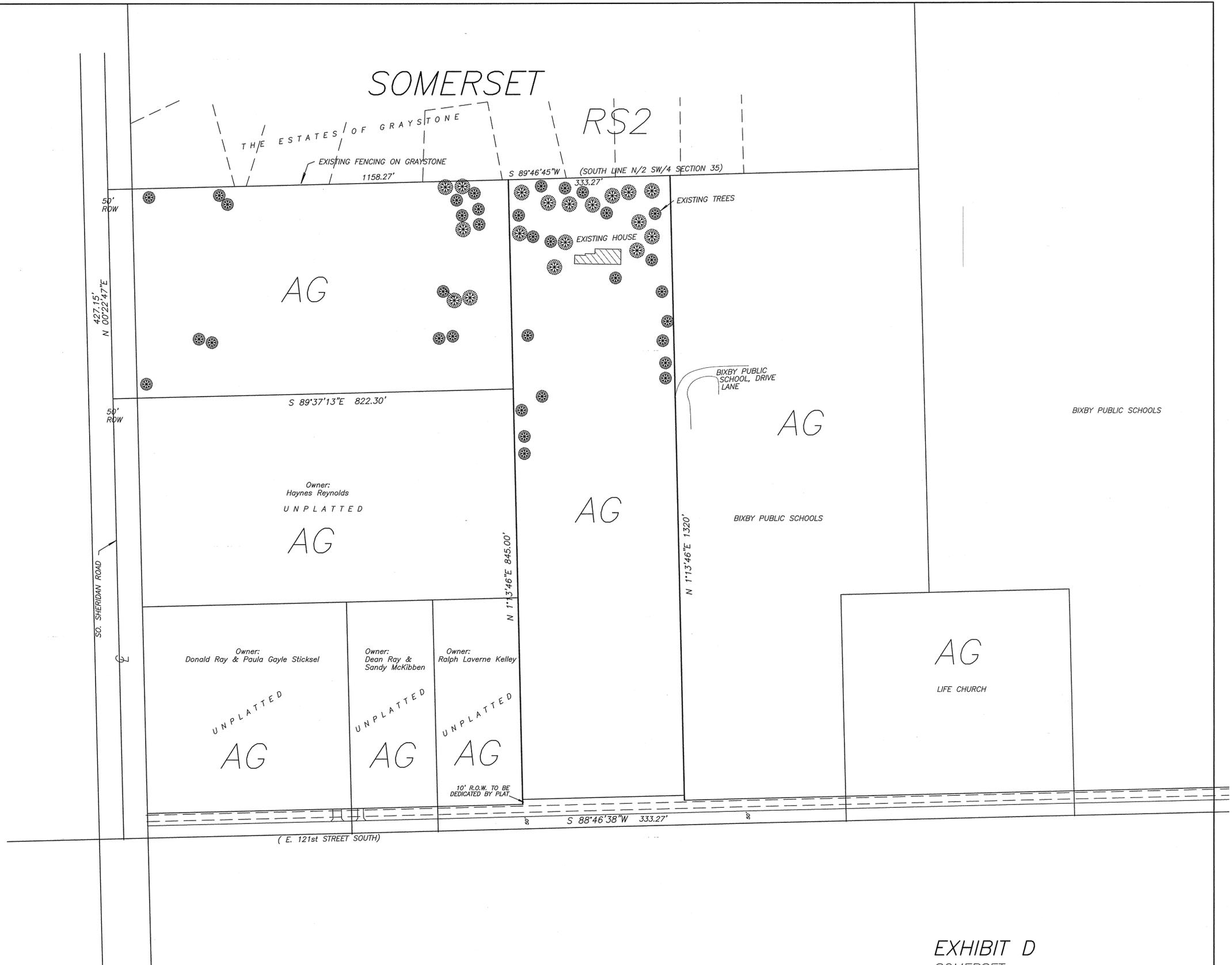
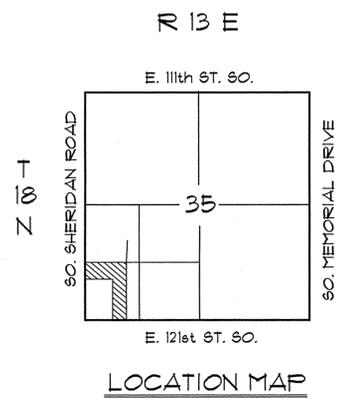
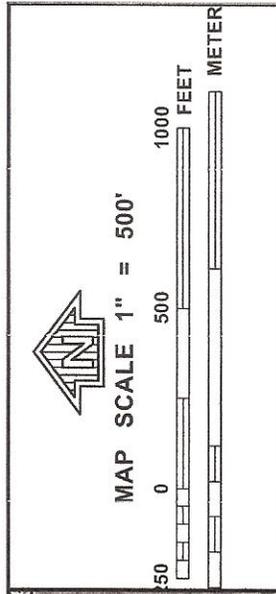


EXHIBIT D
SOMERSET
ZONING MAP



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0432L

FIRM
FLOOD INSURANCE RATE MAP
 TULSA COUNTY,
 OKLAHOMA
 AND INCORPORATED AREAS

PANEL 432 OF 530
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
BIXBY, CITY OF	400207	0432	L
TULSA, CITY OF	400381	0432	L
TULSA COUNTY	400462	0432	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

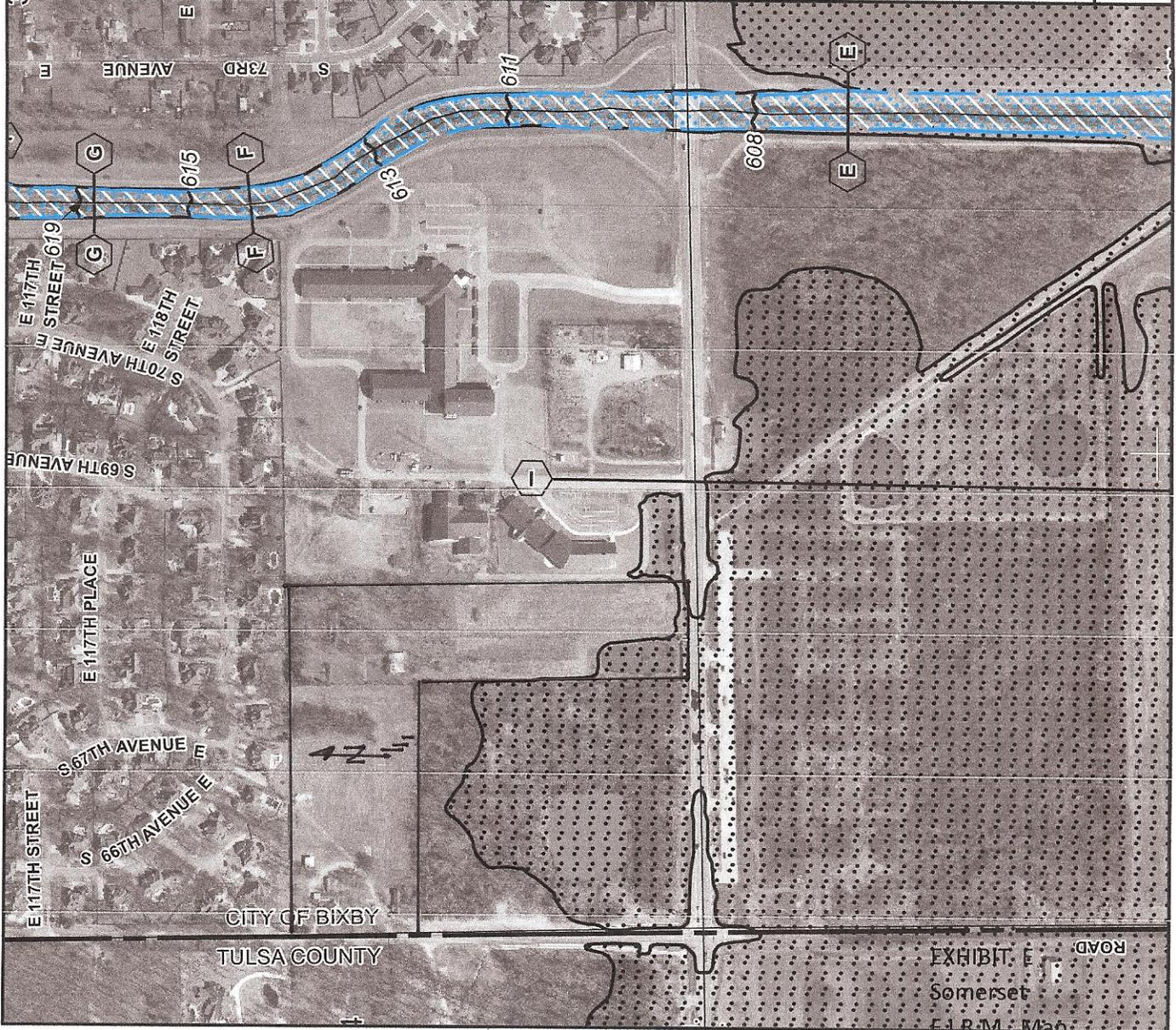
MAP NUMBER
 40143C0432L

MAP REVISED
 OCTOBER 16, 2012

Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was extracted using F-1011 Ch-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



S Sheridan Rd

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

©2013 Google

©2013 Google



SITE AERIAL SOMERSET EXHIBIT F

Somerset
Legal Description
Exhibit G

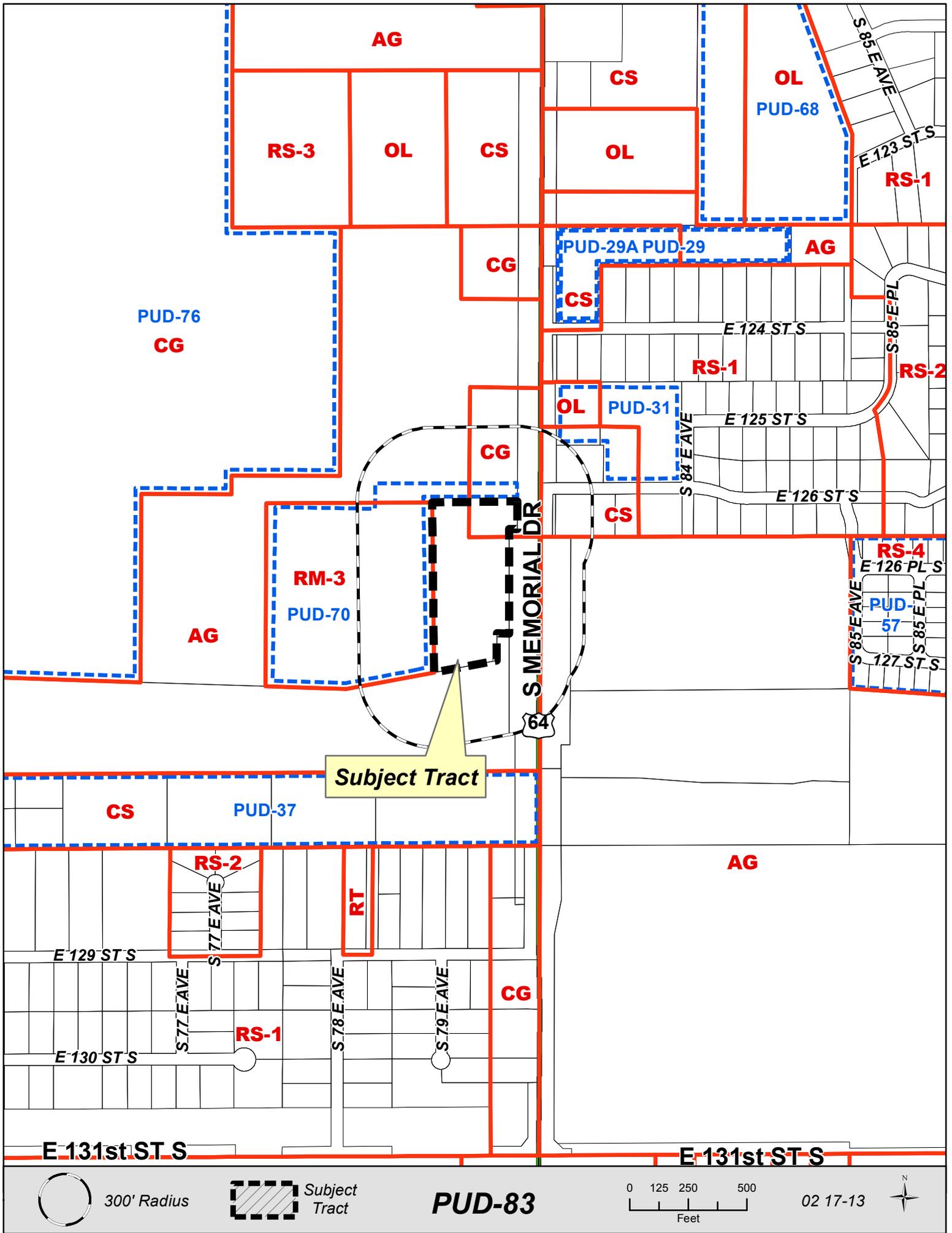
A tract of land located in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 35, T-18-N, R-13-E, Tulsa County, Oklahoma according to the U.S. Government Survey thereof, described as follows: Beginning at a point 412.5 feet East of the Northwest Corner of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of said Section, thence East 412.5 feet; thence South 425 feet; thence West 412.5 feet; thence North 425 feet to the point of beginning and containing 4.02 acres more or less.

And

A tract of land located in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 35, T-18-N, R-13-E, Tulsa County, Oklahoma according to the U.S. Government Survey thereof, described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of said Section, thence East 412.5 feet; thence South 425 feet; thence West 412.5 feet; thence North 425 feet to the point of beginning and containing 4.02 acres more or less.

And

A tract of land located in the Southwest Quarter of Section 35, T-18-N, R-13-E, Tulsa County, Oklahoma according to the U.S. Government Survey thereof, described as follows: Beginning at a point 165 feet West of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of said Section, thence North 1320 feet; thence West 330 feet; thence South 1320 feet; thence East 333.27 feet to the point of beginning less the South 50 feet thereof and containing 9.618 acres more or less.



Subject Tract

64

S MEMORIAL DR

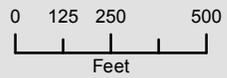


300' Radius



Subject Tract

PUD-83



02 17-13



River Trails of Bixby

Planned Unit Development PUD No. 83

Submitted to:

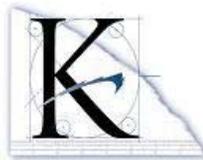
City of Bixby, Tulsa County, Oklahoma

January 15, 2014

Property Owner:

*The Charles Roger Knopp Revocable Trust
4020 S. Birmingham Ave.
Tulsa, Ok 74105*

Prepared By:



Khoury Engineering, Inc.

*1435 East 41st Street, Tulsa, OK 74105
Tel (918) 712-8768 • Fax (918) 712-1069*

TABLE OF CONTENTS

DEVELOPMENT CONCEPT & CHARACTER	3
DEVELOPMENT STANDARDS	3
Development Area A.....	3
PLATTING	3
DETAIL SITE PLAN REVIEW	4
LANDSCAPING AND SCREENING.....	4
GRADING & UTILITY PLANS	4
ACCESS AND CIRCULATION	5
TRASH COMPACTOR ENCLOSURE	5
SIGNS & SITE LIGHTING.....	5
SCHEDULED DEVELOPMENT.....	5
LEGAL DESCRIPTION.....	5
EXHIBIT A	A
CONCEPTUAL SITE PLAN.....	A
EXHIBIT B	B
CONCEPTUAL DRAINAGE PLAN.....	B
EXHIBIT C	C
CONCEPTUAL UTILITY PLAN.....	C
EXHIBIT D	D
BUILDING ELEVATIONS	D
END OF PUD.....	E

DEVELOPMENT CONCEPT & CHARACTER

River Trails of Bixby is a proposed commercial development, submitted as a Planned Unit Development pursuant to the provisions of the City of Bixby Zoning Code. The PUD consists of one (1) Development Area as shown on Exhibit A. Development Area “A” contains 5.02 acres of land. The project consists of constructing a veterinary hospital on the south 1.5 acre. The remaining land will be marketed for commercial use. The subject property is partially zoned AG and CG. A CG zoning is being requested for development area A. The north side of the subject tract abuts E. 126th Street and the east side abuts S. Memorial Drive. It abuts Fry Creek Ditch #1 drainage channel on the South side, and Encore on Memorial multifamily development on the west side.

The site is currently a vacant land covered with vegetation. The development area will have approximately 355 feet of street frontage along East 126th Street South and 662 feet of frontage along S. Memorial Drive.

The purpose of a PUD is to permit flexibility within the development to best utilize the unique physical features of this particular site and provide and preserve meaningful open space. The proposed PUD meets and exceeds this requirement and the stated purposes of the Bixby Zoning Code.

DEVELOPMENT STANDARDS

This PUD shall be governed by the use and development regulations of Bixby Zoning Code except where provided otherwise as follows:

Development Area A

Permitted Use.....	As permitted in CG, Commercial General District.
Net Development Area.....	5.02 Acres (218,839.78 S.F.)
Maximum Floor Area Ratio Per Lot.....	0.75
Minimum Building Setback:	
From Memorial Dr. ROW line.....	20 feet
From Front/ 126 th St. ROW line	20 feet
From Rear/South line	20 feet
From Westerly side lines.....	20 feet
Maximum Building Height.....	50 feet (Not to exceed three stories)
Minimum Landscape Buffer	20 feet from E. 126 th Street South 15 feet from Easterly side Line 10 feet from Westerly side Line 10 feet from South Property Line
Parking Ratio.....	As permitted in CG, Commercial General District.

PLATTING

No building permit within *River Trails of Bixby* shall be issued until a subdivision plat has been approved by the City of Bixby as being in compliance with the planned unit development concept and development standards. A subdivision plat will be submitted to the City of Bixby after approval of the

PUD by the City Council. The platted area will establish covenants which set forth criteria which will establish and maintain a very high quality of development.

DETAIL SITE PLAN REVIEW

A Detailed Site Plan shall be submitted to and approved by the City of Bixby prior to the issuance of a Building Permit. The applicant shall submit the Site Plan to the City and supply all information required.

LANDSCAPING AND SCREENING

River Trails of Bixby landscaping plan will be submitted to the City of Bixby during the Detailed Site Plan phase. The plan will be designed to enhance both the E. 126th Street South frontage and Memorial Drive. The intent is to create an attractive view from said streets and adjacent properties. The planting theme will highlight the site entries and buildings, and will utilize plant selections indigenous to North East Oklahoma that are durable and require low maintenance. All landscaping shall be provided in accordance with the City of Bixby Zoning Code except as noted herein.

A minimum of fifteen percent (15%) of the land area shall be improved as internal landscape open space.

The frontage along S. 126st Street South will have a twenty (20) foot wide landscaped strip along the street right-of-way. This landscape strip will be planted with at least one (1) tree per 500 square feet of street yard and at least one half of the trees shall be evergreen. Shrubs will also be installed to exceed the requirements of the Bixby Zoning Code.

The frontage along S. Memorial Drive will have a fifteen (15) foot wide landscaped strip along the street right-of-way. This landscape strip will be planted with at least one (1) tree per 1000 square feet of street yard and at least one half of the trees shall be evergreen. Shrubs will also be installed to exceed the requirements of the Bixby Zoning Code.

All trees required by code will be planted at a minimum size of 2" caliper. Shrubs required by code will be planted with a minimum 3 gallon container size. All landscape areas will be irrigated with an underground sprinkler system, and maintained per requirements of the Bixby Zoning Code.

GRADING & UTILITY PLANS

Site Grading & Utility Plans shall be submitted to the City of Bixby for review and approval. All utilities are available to serve this development including water and Sanitary Sewer. Drainage and Utility plans will be prepared in accordance with the City of Bixby engineering requirements.

The site is fairly flat. Existing topography ranges from elevation 611.00 at the North Side to elevation 608.00 at the south property line of the Development. The site is not located within the FEMA 100 year floodplain.

There is a 12-inch water lines located on the East side of Memorial Drive, and a 12-inch water lines located on the south side of E. 126th Street. Along the west side, there is an existing 8" water line located within a utility easement.

An 8" sanitary sewer line is located within a utility easement along the west side of the property. All other utilities and communication services are available along street right-of-ways and accessible to serve this project. Fire Hydrant spacing within this development will be 300 feet apart. A fire hydrant

layout plan will be submitted to the Fire Marshal for approval. All water mains will be looped outside of paved areas. Laterals sanitary sewer mains will be extended to locations within the development, with manholes located outside of paved areas.

ACCESS AND CIRCULATION

Two means of access points for ingress and egress to *River Trails of Bixby* are proposed on E. 126th Street South (Public Street). The western access will be constructed in the first phase of development, and will be platted as a mutual access easement that provides the main ingress and egress from E. 126th Street to each lot in this development. The eastern access point on E. 126th Street South will be constructed when the remaining lots develop. The exact location will be determined during the platting phase. There is a temporary access on S. Memorial drive to provide for emergency vehicles ingress and egress to the Encore on Memorial multifamily development. This access must remain in use until its location is revised during the platting of this development. Sidewalks, minimum 4 feet in width, will be installed by the developer along E. 126th Street South street frontage in accordance with the Subdivision Regulations. The sidewalks shall be ADA compliant and shall be approved by the City Engineer.

TRASH COMPACTOR ENCLOSURE

Outside trash compactor will be located within the development. They will be screened from the view from the residential area and roadways.

SIGNS & SITE LIGHTING

One free standing sign will be installed along the frontage of E. 126th Street South. In addition, one free standing sign for each platted lot will be installed along the frontage of Memorial Drive. Additional signs will be installed on the buildings and along the mutual access drive. All Signage shall comply with the Bixby Zoning Code.

All outdoor lighting fixtures shall be shielded to avoid light spillage onto adjacent properties. A photometric plan will be submitted to the City of Bixby for approval during the design phase of the project.

SCHEDULED DEVELOPMENT

Construction of *River Trails of Bixby* project will commence in spring/summer of 2014.

LEGAL DESCRIPTION

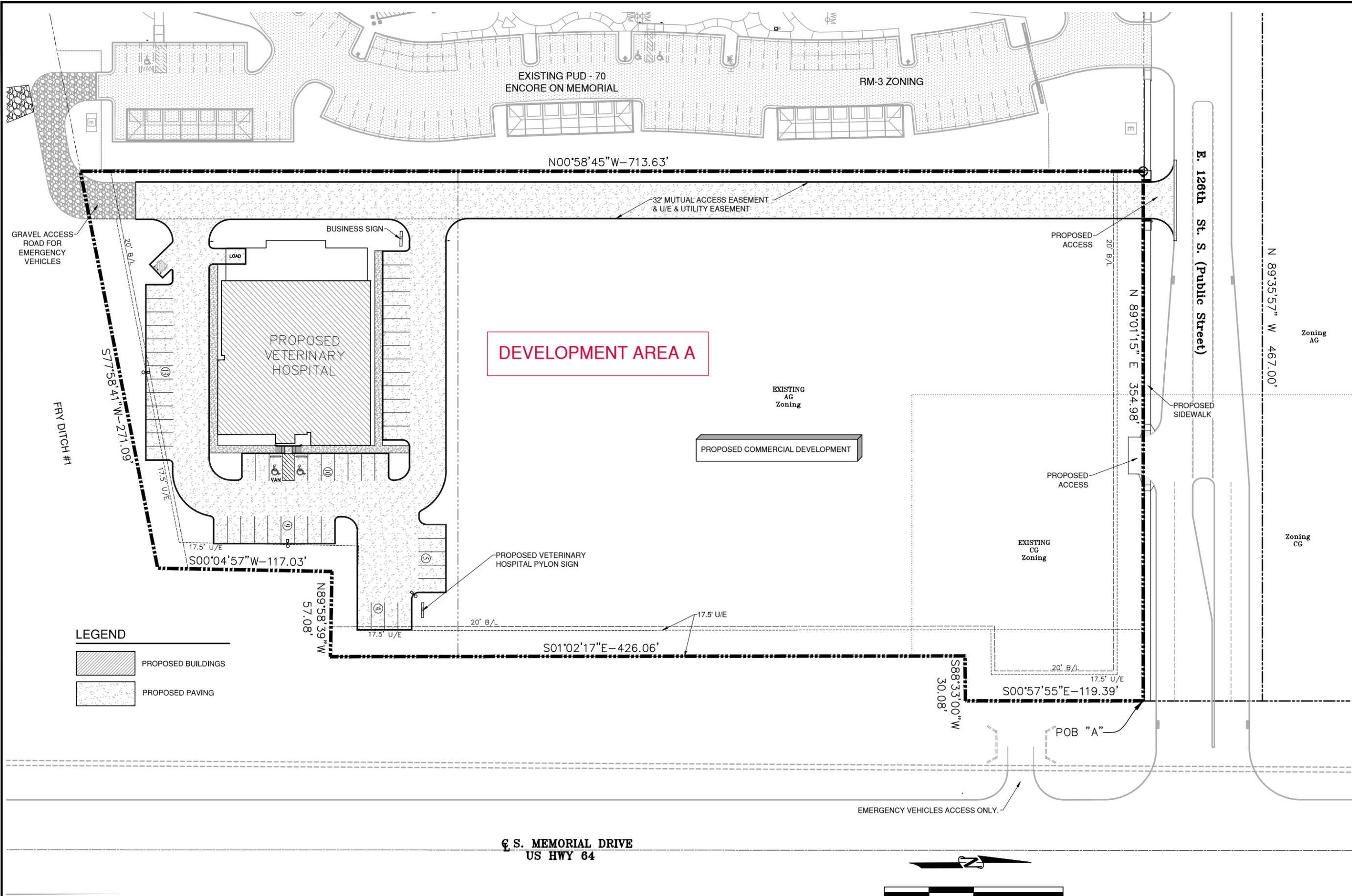
A TRACT OF LAND LOCATED IN THE EAST HALF (E/2) OF SECTION TWO (2) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE & MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWO (2), SOUTH 00°58'45" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 2487.76; THENCE SOUTH 89°01'15" WEST A DISTANCE OF 100.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°57'55" EAST A DISTANCE OF 119.39 FEET; THENCE SOUTH 88°33'00" WEST A DISTANCE OF 30.08 FEET; THENCE SOUTH 01°02'17" EAST A DISTANCE OF 426.06 FEET; THENCE NORTH 89°58'39" WEST A DISTANCE OF 57.08 FEET; THENCE SOUTH 00°04'57"

WEST A DISTANCE OF 117.03 FEET; THENCE SOUTH 77°58'41" WEST A DISTANCE OF 271.09 FEET; THENCE NORTH 00°58'45" WEST A DISTANCE OF 713.63 FEET; THENCE NORTH 89°01'15" EAST A DISTANCE OF 354.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 218,839.78 SQUARE FEET OR 5.02 ACRES MORE OR LESS.

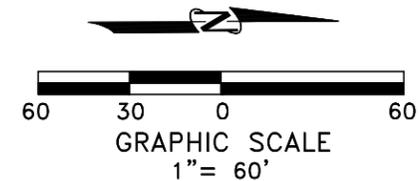
EXHIBIT A
CONCEPTUAL SITE PLAN



LEGEND

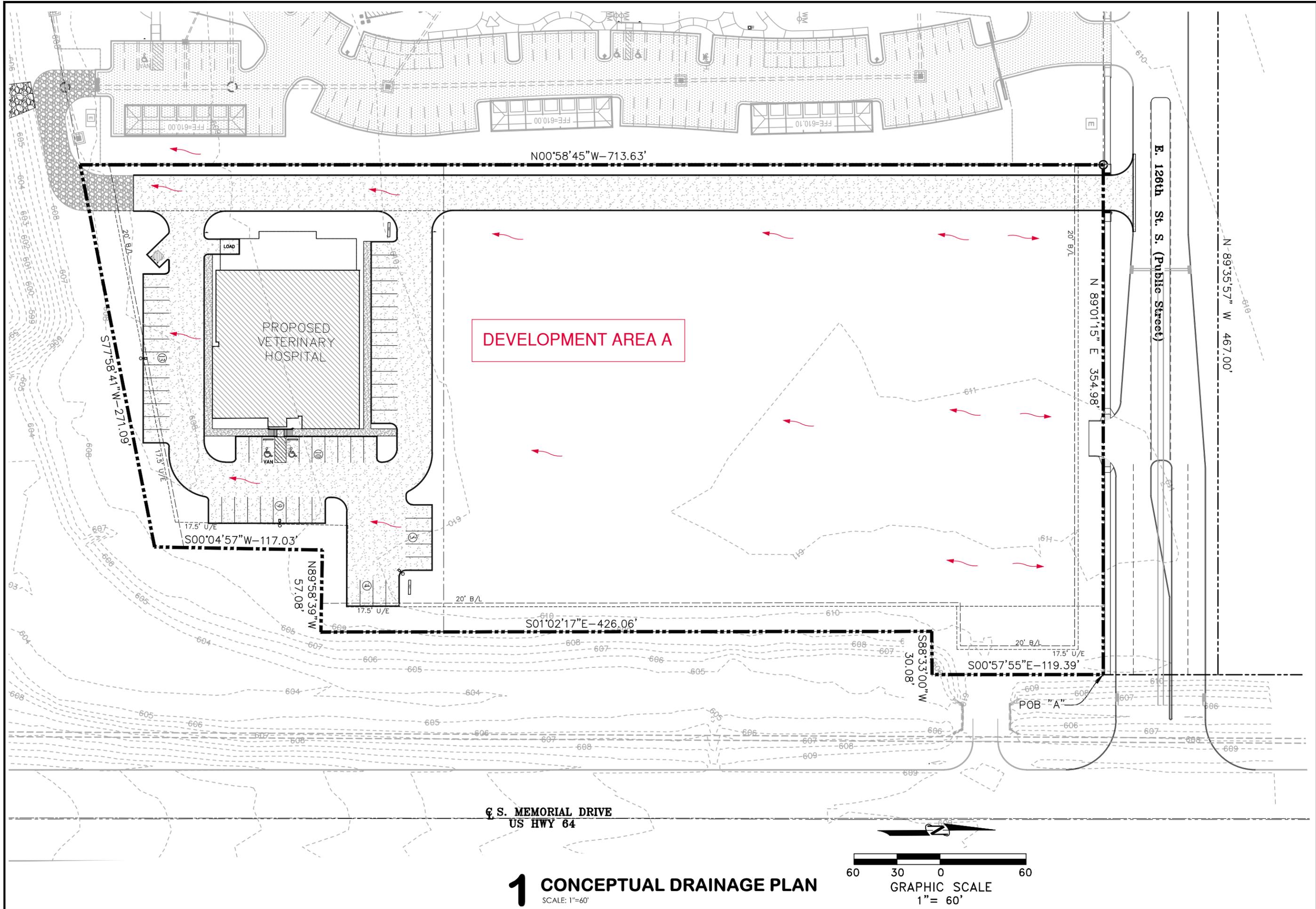
	PROPOSED BUILDINGS
	PROPOSED PAVING

☐ S. MEMORIAL DRIVE
US HWY 64



CONCEPTUAL SITE PLAN
SCALE: 1"=60'

EXHIBIT B
CONCEPTUAL DRAINAGE PLAN



☐ S. MEMORIAL DRIVE
US HWY 64

1 CONCEPTUAL DRAINAGE PLAN
SCALE: 1"=60'

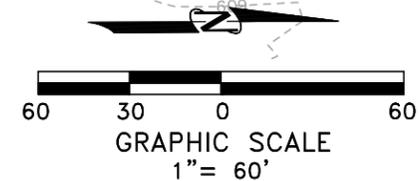
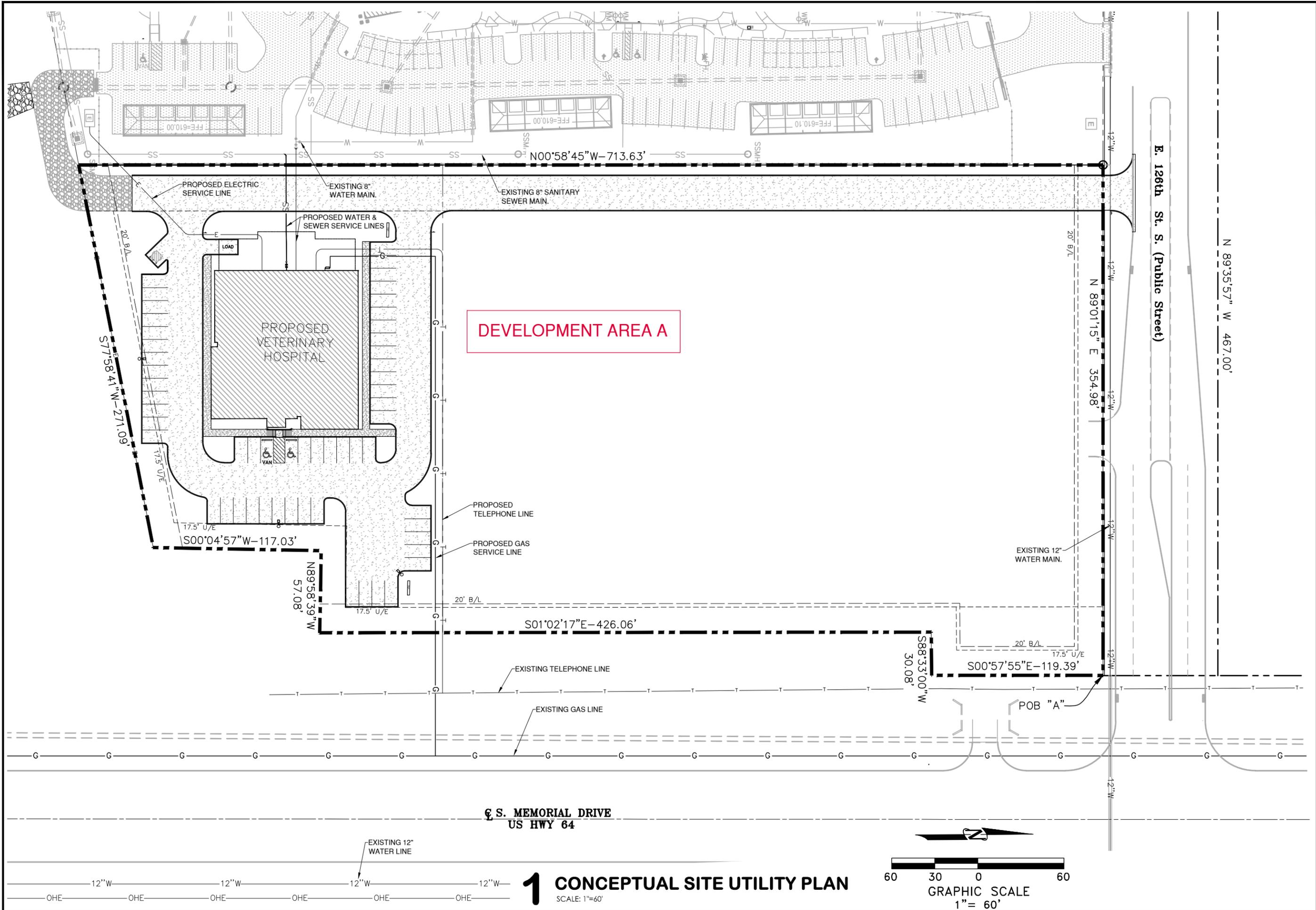


EXHIBIT C

CONCEPTUAL UTILITY PLAN



1 CONCEPTUAL SITE UTILITY PLAN
 SCALE: 1"=60'

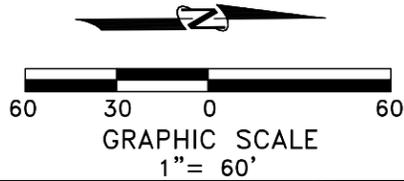
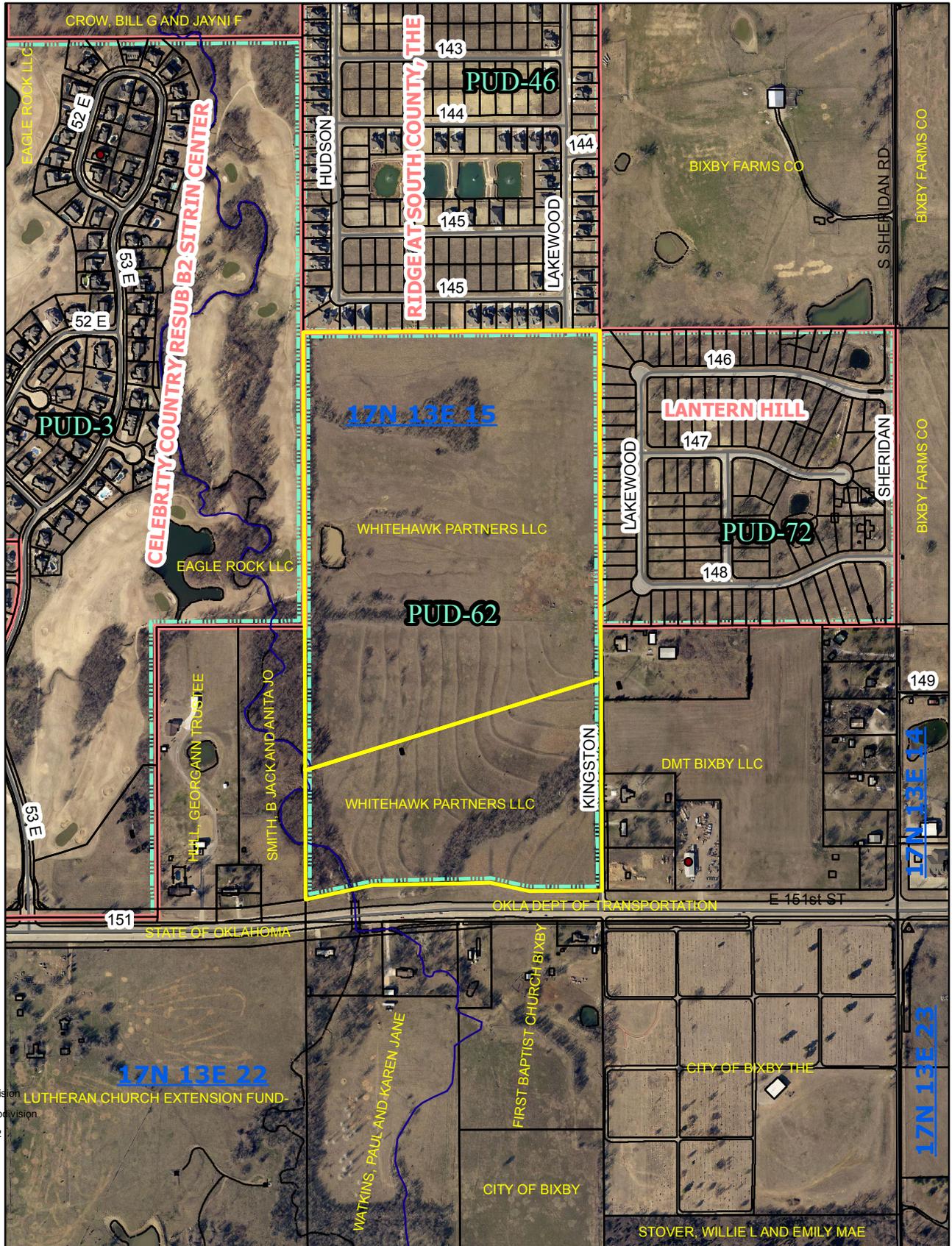


EXHIBIT D
BUILDING ELEVATIONS

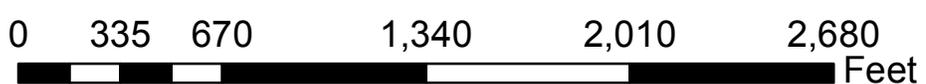


END OF PUD

Final Plat – The Trails at White Hawk Tulsa Engineering & Planning, Inc. (PUD 62)



- Businesses
- bixby_streams
- Tulsa Parcels 11/13
- WagParcels 04/13
- TulsaCounty_Subdivision
- WagonerCounty_Subdivision
- WagRoads_Aug2012
- E-911_Streets
- PUD
- bixby_s-t-r
- county



The Trails at White Hawk

ENGINEER / SURVEYOR

A subdivision in the City of Bixby, being a subdivision of a part of the W/2 of the SE/4 of Section 15, Township 17 North, Range 13 East, of the Indian Meridian, Tulsa County, State of Oklahoma

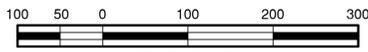
OWNER / DEVELOPER

Tulsa Engineering & Planning Associates, Inc.

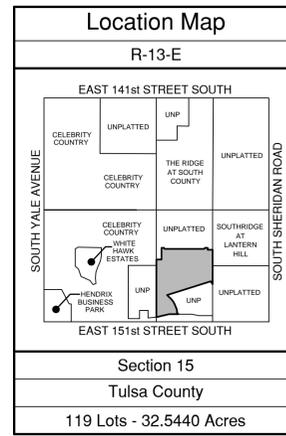
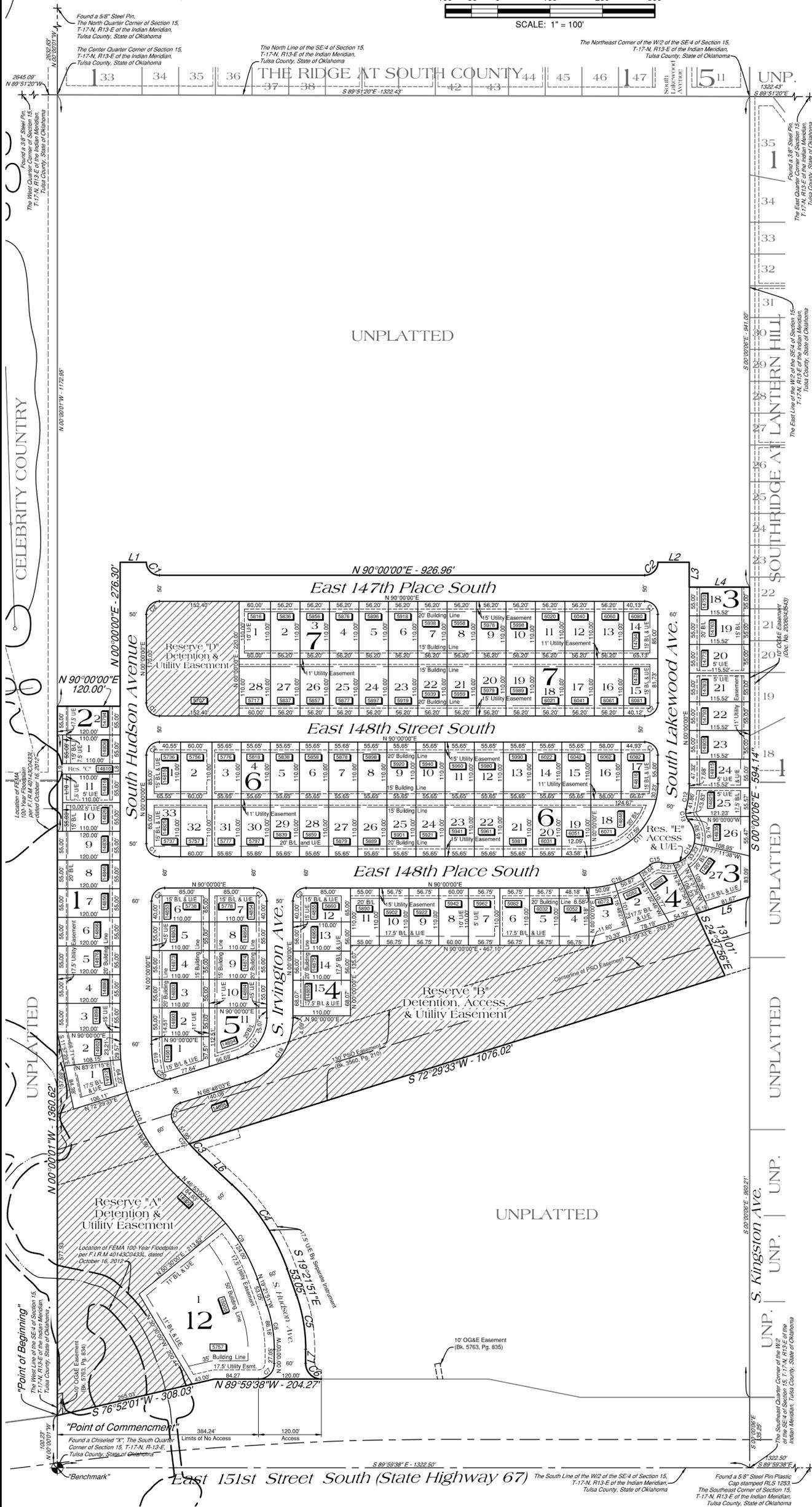
an Oklahoma corporation
9820 East 41st Street South, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

One FiftyOne Partners, LLC

an Oklahoma limited liability company
8315 East 111th Street, Suite H
Bixby, Oklahoma 74008
918.481.1285



CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2015



Legend

B/L = Building Line
 U/E = Utility Easement
 [Hatched Box] = Reserve Areas

Monument Notes

A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "RS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for this plat are based on a recorded plat bearing of N 89°51'20"W along the south line of "The Ridge of South County", a subdivision in the City of Bixby, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6213, as filed in the records of the Tulsa County Clerk's office.

Benchmark

Chiseled "X" on top of concrete pavement. The South Quarter Corner of Section 15, T-17-N, R-13-E, Tulsa County, State of Oklahoma
 Elevation = 657.94 NGVD 1988

Backflow Preventer Valve

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 90°00'00"E	50.00'	L6	S 46°53'00"E	84.63'
L2	N 90°00'00"E	60.00'	L7	S 00°00'00"W	27.06'
L3	S 00°00'00"W	47.68'	L8	N 00°00'00"E	20.00'
L4	N 90°00'00"E	115.52'	L9	N 00°00'01"W	185.00'
L5	N 72°29'33"E	106.86'	L10	N 00°00'01"W	55.00'

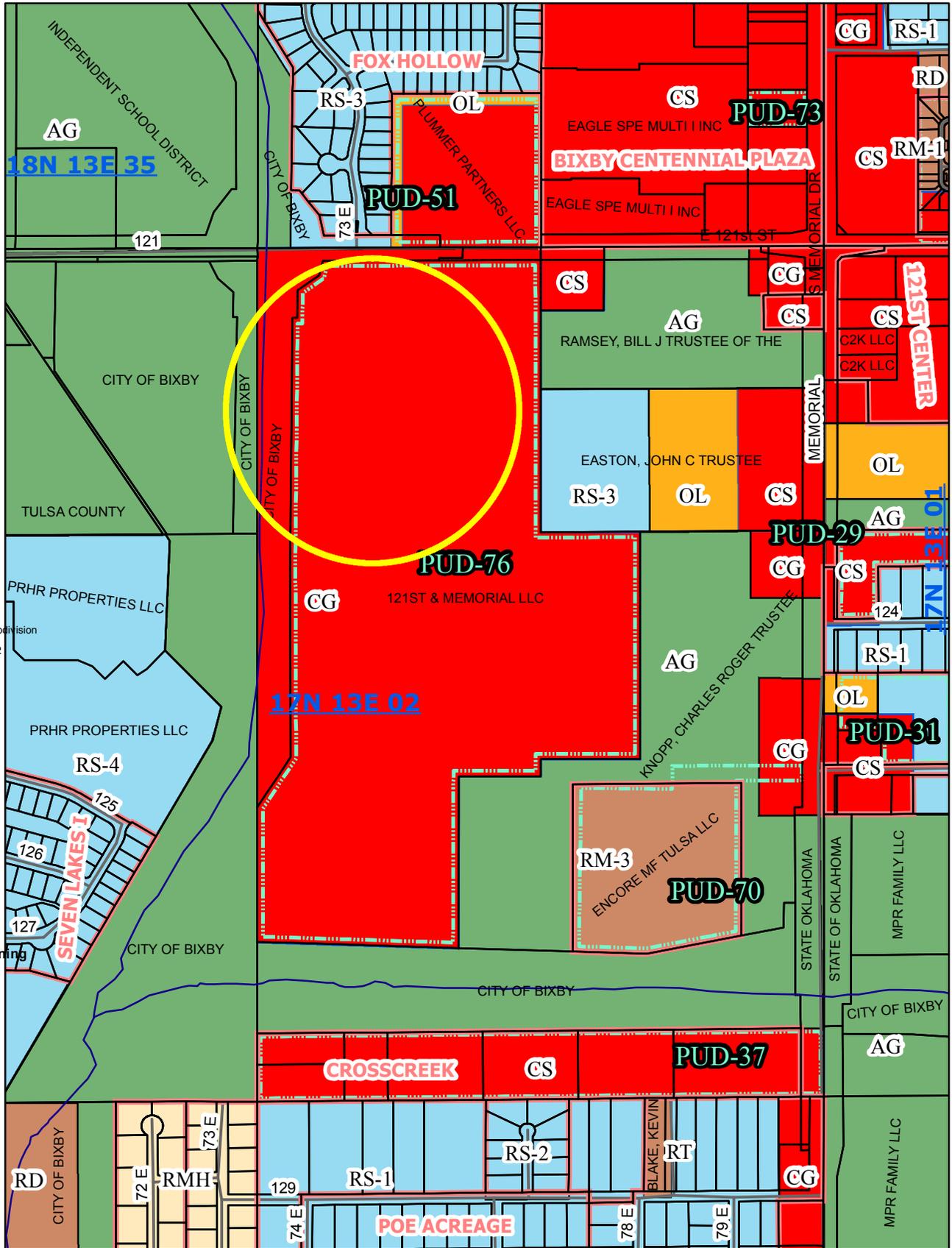
Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	90°00'00"	25.00'	39.27'	S 45°00'00"E	35.36'
C2	90°00'00"	25.00'	39.27'	N 45°00'00"E	35.36'
C3	05°36'44"	290.00'	28.41'	S 44°04'37"E	28.40'
C4	27°31'09"	405.00'	194.52'	S 33°07'25"E	192.66'
C5	19°21'51"	315.00'	106.46'	S 09°40'56"E	105.95'
C6	89°59'38"	30.00'	47.12'	S 44°59'49"E	42.42'
C7	90°00'22"	30.00'	47.13'	N 45°00'11"E	42.43'
C8	19°21'51"	255.00'	86.18'	N 09°40'56"W	85.77'
C9	27°31'09"	345.00'	165.70'	N 33°07'25"W	164.11'
C10	46°53'00"	350.00'	286.39'	N 23°26'30"W	278.47'
C11	90°00'00"	140.00'	219.91'	S 45°00'00"W	197.99'
C12	14°11'28"	200.00'	49.54'	S 07°05'44"W	49.41'
C13	54°01'02"	25.00'	23.57'	S 12°49'03"E	22.71'
C14	145°07'11"	50.00'	126.64'	S 32°44'01"W	95.40'
C15	54°01'02"	25.00'	23.57'	S 78°17'06"W	22.71'
C16	38°43'25"	200.00'	135.17'	S 70°38'17"W	132.61'
C17	72°29'33"	80.00'	101.22'	S 36°14'46"W	94.60'
C18	72°29'33"	130.00'	164.48'	S 36°14'46"W	153.73'
C19	09°13'56"	290.00'	46.73'	S 04°36'58"E	46.68'
C20	98°16'31"	25.00'	42.88'	N 58°22'12"W	37.81'
C21	103°29'56"	25.00'	45.16'	S 20°44'35"W	39.27'
C22	10°15'52"	290.00'	80.36'	S 38°56'42"E	80.10'

Lot Addresses

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

PUD 76 – Scenic Village Park – Minor Amendment # 1



- bixby_streams
- Tulsa Parcels 08/13
- WagParcels 01/13
- TulSubdivision
- WagonerCounty_Subdivision
- WagRoads_Aug2012
- E911Streets
- PUD
- Tulsa_Zoning**
- <all other values>
- ZONE_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- WagonerCounty_Zoning**
- <all other values>
- ZONE_TYPE**
- Agricultural
- Commercial
- Flood
- Industrial
- Office
- Residential SF
- Residential Multi
- Residential Manuf.
- bixby_s-t-r
- county





City of Bixby Application for PUD MINOR AMENDMENT

Applicant: Tanner Consulting, LLC
Address: 5323 S. Lewis Ave. Tulsa, OK 74105
Telephone: 918 745-9929 Call Phone: _____ Email: ricky@tannerbartshop.com

Property Owner: Scenic Development If different from Applicant, does owner consent? Yes
Property Address: 7300 E. 121st Place South
Existing Zoning: PUD 76 Requested Zoning: - Existing Use: _____
Proposed Use: Assisted Living Use Unit #: _____

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

**LOT 2 BLOCK 1 SCENIC VILLAGE PARK
(DOC. # 6477)**

Does Record Owner consent to the filing of this application? YES NO
If Applicant is other than Owner, indicate interest: Engineer for 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
(SEE ATTACHED)

BILL ADVERTISING CHARGES TO: Tanner Consulting, LLC
(NAME)
5323 S. Lewis Ave. Tulsa, OK 74105 918 745-9929
(ADDRESS) (CITY) (PHONE)

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

Signature: Ricky L. Jones Date: JAN. 24, 2014

APPLICANT - DO NOT WRITE BELOW THIS LINE

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

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

FEES:	PUD TYPE	ACREAGE	BASE FEE	ADD.	TOTAL
_____	_____	_____	_____	_____	_____

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

PUD 76 Minor Amendment

Lot 2 Block 1 Scenic Park Village

Applicant requests a minor amendment of the permitted signage for Lot 2 Block 1 from one (1) monument sign not to exceed 70 square feet in order to permit three monument signs not to exceed 20 square feet each (total monument signage not to exceed 60 square feet).

Additionally, applicant requests a minor amendment of the permitted size of directional signage from three (3) square feet maximum to nine (9) square feet per sign.

