

# REQUEST FOR COMMENTS

## TECHNICAL ADVISORY COMMITTEE CITY OF BIXBY, OKLAHOMA

**Request for Comments by December 03, 2014**

Please complete the following and fax to (918) 366-4416 or email to [eenyart \(at\) bixby \(dot\) com](mailto:eenyart@bixby.com)

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1. **PUD 60 – Brisbane Office Park – Minor Amendment # 1.** Discussion and comment on Minor Amendment # 1 to PUD 60 for approximately 10 acres in part of the W. 10 Ac. of the E. 20 Ac. of Government Lot 1, Section 31, T18N, R14E, with underlying zoning OL Office and AG Agricultural, which amendment proposes relaxing certain signage and building height restrictions and making certain other amendments.  
Property Located: 9900-block of E. 111<sup>th</sup> St. S.

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Comments: \_\_\_\_\_  
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\_\_\_\_\_

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2. **BL-394 – Allen Locke.** Discussion and comment on a Lot-Split for Lot 24, Block 3, *Amended Deer Run Estates.*  
Property located: 13200-block of E. 183<sup>rd</sup> Cir. S.

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Comments: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

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3. **BL-395 – SpiritBank care of AAB Engineering, LLC.** Discussion and comment on a Lot-Split for part of Lot 4, Block 1, *Regal Plaza.*  
Property located: 10423 S. Memorial Dr., 10424 S. 82<sup>nd</sup> E. Ave., and 10438 S. 82<sup>nd</sup> E. Ave.

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Comments: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

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**Respondent Information**

Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: (\_\_\_\_) \_\_\_\_/\_\_\_\_ Fax Number: (\_\_\_\_) \_\_\_\_/\_\_\_\_

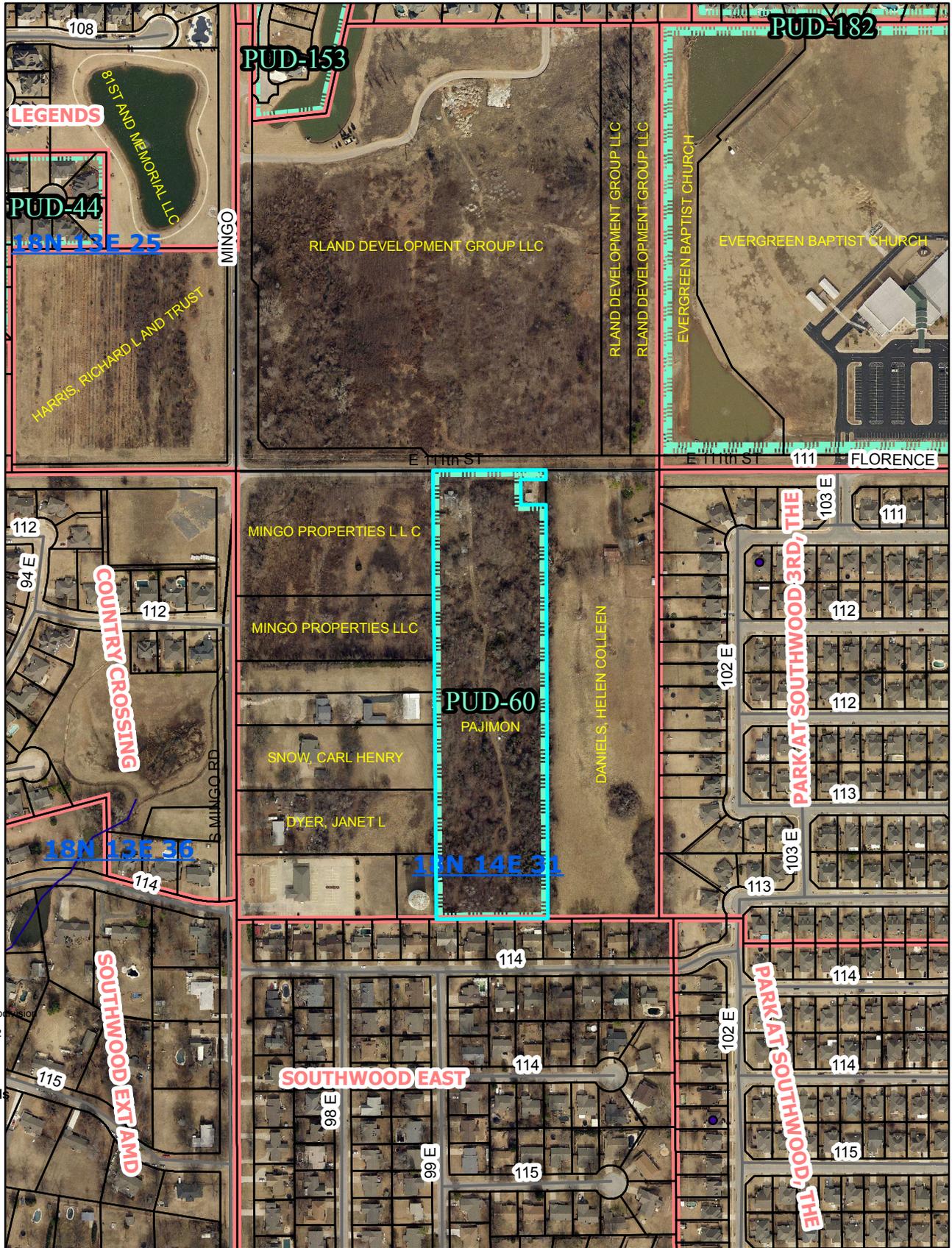
Email: \_\_\_\_\_

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

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

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

# PUD 60 – Brisbane Office Park – Minor Amendment # 1



- Businesses
- bixby\_streams
- ▭ Tulsa Parcels 02/14
- ▭ WagParcels 02/14
- ▭ TulSubdivision
- ▭ WagonerCounty\_Subdivision
- WagRoads\_Aug2012
- E-911\_Streets
- ▭ PUD
- February 2014 Aerials
- RGB
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- ▭ bixby\_s-t-r
- ▭ county



# Brisbane Office Park

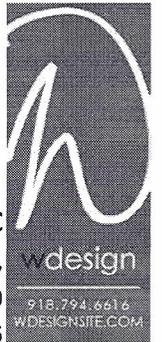
Bixby, Oklahoma

Planned Unit Development: Number 60

November 1, 2007

Major Amendment #1

Prepared August 11<sup>th</sup>, 2014



W Design, LLC  
1513 East 15<sup>th</sup> Street,  
Tulsa, Oklahoma 74120  
Ph: 918.794.6616

918.794.6616  
WDESIGNSITE.COM

**Brisbane Office Park  
PUD No. 60**

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b. Development Area 'B'	Page 6
c. Reserve Area 'A'	Page 7
3. Development Standards for All Lots	Page 8

List of Exhibits:

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

# Brisbane Office Park

## Planned unit Development No. 60

### DEVELOPMENT CONCEPT

#### ***Introduction:***

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

The Scope of this PUD Amendment removes Development Area 'C' and expands Development Area 'A'. Also, this Amendment decreases Development Area 'B' and renames the PUD from Riverside Group to Brisbane Office Park. Part of the allowable 0.40 FAR in Development Area A is being donated to Development Area B by this PUD Major Amendment #1. This Major Amendment #1 replaces the originally approved PUD #60 in its entirety.

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

Development Area A, which is planned for Office Use, is at the north and front or front side of the PUD. It extends south 384 feet from East 111<sup>th</sup> Street to the north line of Development Area B. Development Area A is legally described on Exhibit B-2.

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

Reserve Area A is planned for storm water detention use for open space/buffer purposes. It begins at the south line of Development Area B and extends 320 feet to the south boundary of the overall site. Reserve Area A is legally described on Exhibit B-4.

By this Major Amendment #1, the original 50' MAE and 32' MAE roadway are being reduced to 26 feet wide. The 26' wide roadway extends along the east and west side of the PUD from East 111<sup>th</sup> Street to the southernmost area in Development Area B. This roadway provides access to all of the Development Areas. It also allows access to the detention pond and open space to the south end of the PUD, for maintenance purposes.

**Zoning:**

The overall site is currently zoned OL and AG by PUD 60. This Major Amendment #1 does not alter the underlying zoning or PUD designation on the official Zoning Map. Attached as Exhibit C is an exhibit that identifies the existing zoning of the site and surrounding areas. Exhibit C-1, which is an aerial photograph dated July 2014 obtained from INCOG, also depicts the existing zoning of the site and surrounding areas.

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

***The Comprehensive Land-Use Plan:***

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

***OL Zoning and Mini-Storage Use:***

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

***Features of the Site and Surrounding Area; Viability and Compatibility:***

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

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

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

## DEVELOPMENT STANDARDS

### DEVELOPMENT AREA A (OFFICE USE)

LAND AREA\*: 2.777 acres 120,960 square feet

\* The Land Area includes one-half the designated primary arterial road right-of-way per Section 11-7I-5.A.2 of the Bixby Zoning Code.

PERMITTED USES (to be allowed by right):

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

MINIMUM FRONTAGE: 75 feet

MAXIMUM BUILDING FLOOR AREA:

**Office Use (maximum total floor area):** 32,054 square feet\*

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

\*A portion of the allowable 0.40 maximum FAR is being donated to Development Area B as specified in the Development Standards for Development Area B resulting in a new FAR of 0.265

MAXIMUM BUILDING HEIGHT: 25 feet

MINIMUM BUILDING SETBACKS\*

From the west boundary	10.0 feet
From the south boundary	N/A
From the north boundary	
In addition to the right-of-way designated on the Major Street and Highway Plan for East 111 <sup>th</sup> Street.	50.0 feet
From the east boundary**	10.0 feet

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

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

**DEVELOPMENT AREA B (MINI-STORAGE USE)**

LAND AREA: 4.681 acres 203,923 square feet

**PERMITTED USES:**

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

MINIMUM FRONTAGE (per lot): N/A

MAXIMUM BUILDING FLOOR AREA: 97,883 square feet\*

\*Part of the maximum allowable FAR of 0.40 from Development Area A is donated to Development Area B by this PUD Major Amendment #1 resulting in a new FAR of 0.48

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

**MAXIMUM BUILDING SETBACKS\***

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

From the west boundary	10.0 feet
From the south boundary (Reserve Area A North Line)	N/A
From the north boundary (Development Area A South Line)	N/A
From the east boundary	10.0 feet

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

**USE UNIT 16 STANDARDS – DETAILED SITE PLAN**

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

**RESERVE AREA A**

LAND AREA: 2.424 acres 105,589 square feet

**PERMITTED USES:**

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

## **DEVELOPMENT STANDARDS FOR ALL LOTS**

### **STANDARD REQUIREMENTS**

The Standard Requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met as a condition of approval.

### **LANDSCAPED AREA AND SCREENING**

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

### **SIGNS**

- (1) Signage advertising the mini storage will be permitted on the office park since the mini storage is on the "back" end of the development per the PUD / lot development
- (2) No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for that lot has been reviewed by the Bixby Planning Commission and approved by the City Council as being in compliance with the approved PUD development standards.

- (3) Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movements shall be prohibited, except as reviewed by the Bixby Planning Commission and approved by the City Council as part of the approved detail sign plan.

#### LIGHTING

- (1) Lighting used to illuminate the development area shall be so arranged as to shield and direct light away from adjacent residential areas and residential uses within the PUD. No light standard or building-mounted light shall exceed 14 feet. Light, as measured in footcandles, shall not exceed 0.0 footcandles at all PUD boundaries shared with a residential property. A lighting plan shall be a required element of the PUD Detailed Site Plan and shall include a photometric plan demonstrating compliance with the foregoing lighting requirements.

#### TRASH, MECHANICAL AND EQUIPMENT AREAS

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

#### TOPOGRAPHY, DRAINAGE AND UTILITIES

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

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

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

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

#### ACCESS, CIRCULATION AND PARKING

Access, traffic circulation and parking are depicted on Exhibit G. All drives and parking areas within the PUD shall be privately owned and maintained. Mutual access between and across individual lots and mutual parking privileges shall be provided by a mutual access agreement to be recorded in office of the Tulsa County Clerk by the Owner/Developer or by provisions in the Deed of Dedication and Restrictive Covenants that will be filed along with the plat of property.

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

The subdivision plat shall include a mutual parking agreement covenant for Development Areas A and B. Minimum and maximum parking requirements for Development Areas and B shall be determined upon City of Bixby Planning Commission recommendation and City Council PUD Detailed Site Plan approval.

#### RESTRICTIVE COVENANTS: ENFORCEMENT

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

#### PERMIT PREREQUISITES

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

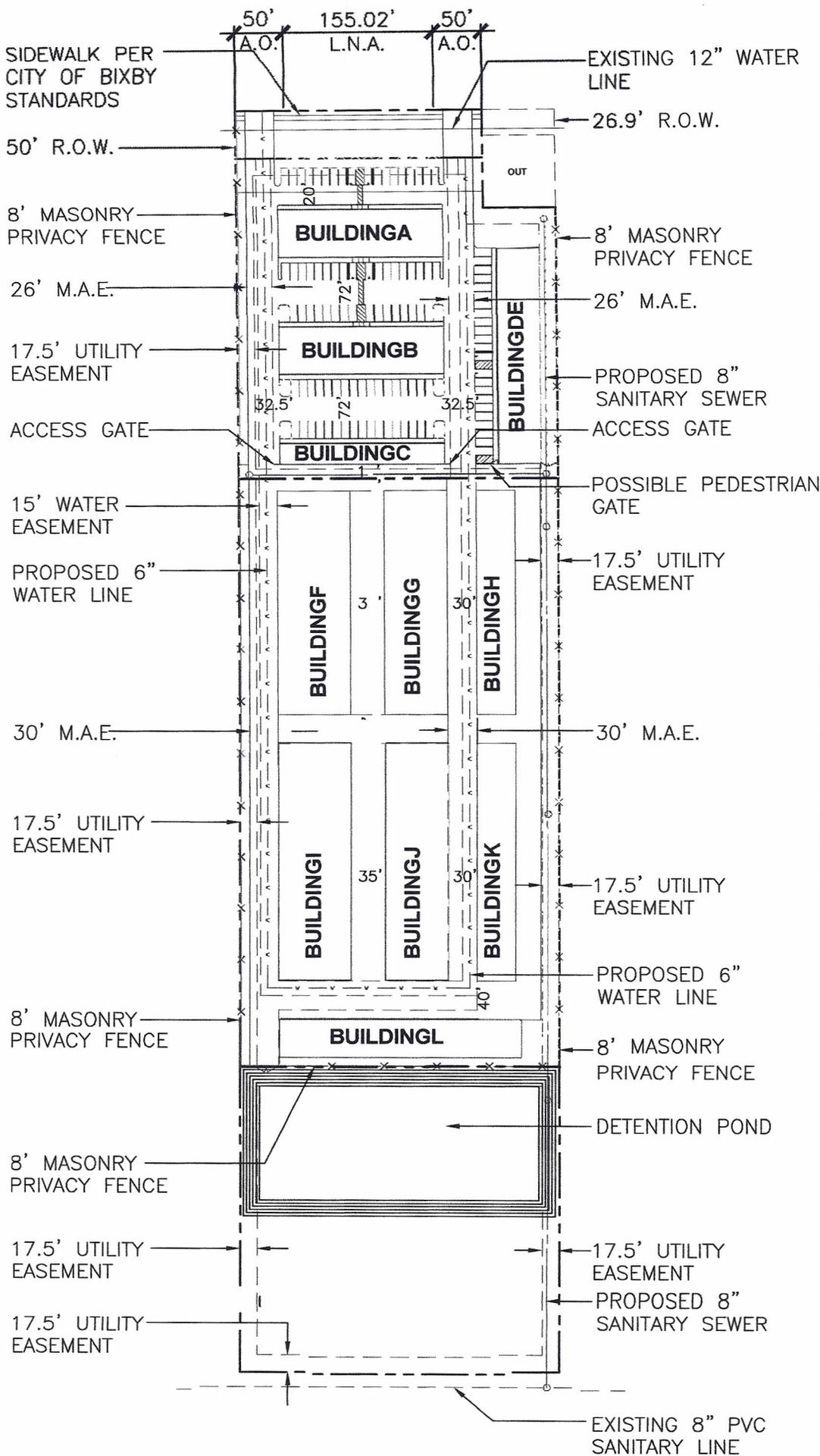
SCHEDULE OF DEVELOPMENT

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

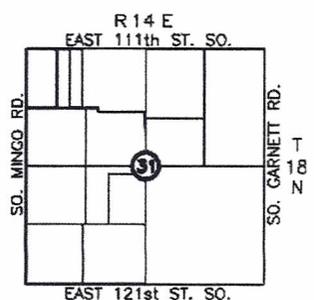
- |   |                   |
|---|-------------------|
| 1. Approval of construction plans:  | August 25, 2014   |
| 2. Installation of site erosion control:                                  | September 1, 2014 |
| 3. Begin site grading:  | September 8, 2014 |
| 4. Begin site utilities, storm water drainage and detention construction: | October 1, 2014   |
| 5. Begin Development Area A and B improvements:                           | October 1, 2014   |
| 6. Complete development/construction:                                     | January 15, 2015  |



SCALE: 1"=150'



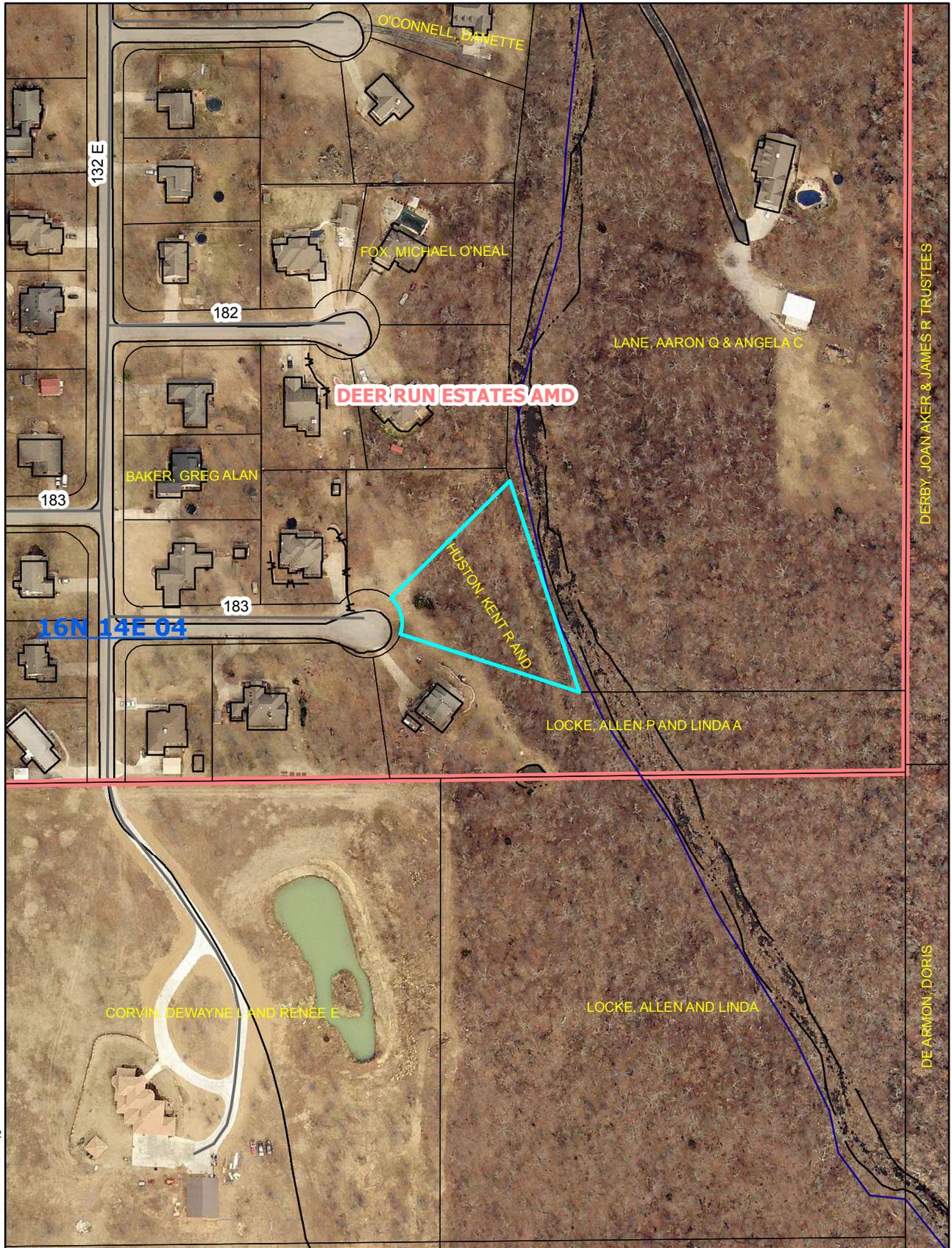
BUILDING SIZE INFO.	
BLDG A:	50' x 170' x 25.0'
BLDG B:	50' x 170' x 25.0'
BLDG C:	22' x 170' x 25.0'
BLDG D/E:	45' x 225' x 25.0'
BLDG F:	75' x 235'
BLDG G:	65' x 235'
BLDG H:	40' x 235'
BLDG I:	75' x 250'
BLDG J:	65' x 250'
BLDG K:	40' x 250'
BLDG L:	40' x 250'



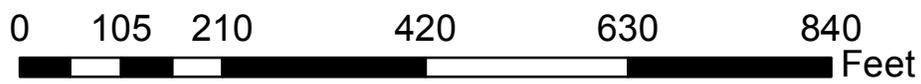
**LOCATION MAP**

BRISBANE OFFICE PARK  
 PUD60  
 EXHIBIT 'A'  
 CONCEPTUAL SITE PLAN

# BL-394 – Allen Locke



- Businesses
- bixby\_streams
- ▭ Tulsa Parcels 08/14
- ▭ WagParcels 08/14
- ▭ TulSubdivision
- ▭ WagSubdivision
- WagRoads\_Aug2012
- E911Streets
- ▭ PUD
- ▭ bixby\_s-t-r
- ▭ county





# City of Bixby Application for Lot-Split

Applicant: Allen Locke & Eric Nielson  
 Address: 13222 E. 183rd Circle X  
 Telephone: 918 366-3812 Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Property Owner: Allen Locke & Eric Nielson Property Address: N/A  
 Existing Zoning: RI Existing Use: VACANT Use Unit #: \_\_\_\_\_

Attach four (4) copies of a survey drawing including existing and proposed lot lines, buildings and improvements dimensioned to existing and proposed lot lines, adjacent street and other rights-of-ways, street widths, easements of record, existing access limitations, north arrow, scale, and date.

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

<p><i>Lot 24, Block 3, Deer Run Estates - Amended to be split and combined with 23 &amp; 25</i></p>				
FIRST TRACT TO BE CREATED	Legal Description of Proposed Tract  <p style="font-size: 1.2em; text-align: center;"><i>see attached</i></p>	Source of Water supply for this Tract <input checked="" type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER <span style="float: right; font-size: 1.2em;"><i>N/A</i></span>		
	Type of Sewage Disposal to be Available for this Tract <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER <span style="float: right; font-size: 1.2em;"><i>N/A</i></span>		Street or Streets Tract will face <p style="text-align: center;"><i>183rd Circle</i></p>	
	Proposed Use of this Tract <p style="text-align: center;"><i>Vacant</i></p>		Average Lot Width	Street frontage <p style="text-align: center;"><i>55.18'</i></p>
	(Empty row for additional data)			
SECOND TRACT TO BE CREATED	Legal Description of Proposed Tract  <p style="font-size: 1.2em; text-align: center;"><i>see attached</i></p>	Source of Water supply for this Tract <input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER		
	Type of Sewage Disposal to be Available for this Tract <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER		Street or Streets Tract will face	
	Proposed Use of this Tract		Average Lot Width	Street frontage
	(Empty row for additional data)			
THIRD TRACT TO BE CREATED	Legal Description of Proposed Tract  <p style="font-size: 1.2em; text-align: center;"><i>see attached</i></p>	Source of Water supply for this Tract <input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER		
	Type of Sewage Disposal to be Available for this Tract <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER		Street or Streets Tract will face	
	Proposed Use of this Tract		Average Lot Width	Street frontage
	(Empty row for additional data)			
FOURTH TRACT TO BE CREATED	Legal Description of Proposed Tract  <p style="font-size: 1.2em; text-align: center;"><i>see attached</i></p>	Source of Water supply for this Tract <input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER		
	Type of Sewage Disposal to be Available for this Tract <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER		Street or Streets Tract will face	
	Proposed Use of this Tract		Average Lot Width	Street frontage
	(Empty row for additional data)			

# City of Bixby Application for Lot-Split

Does Record Owner consent to the filing of this application?  YES  NO

If Applicant is other than Owner, indicate interest: \_\_\_\_\_

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

Has \$50.00 application review fee been paid at City Hall?  YES  NO

BILL ADVERTISING CHARGES TO: Allen Locke (NAME)  
13222 E 183rd circle Bixby (ADDRESS) (CITY) 918-366-3512 (PHONE)

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

Signature: Allen Locke Date: 11/5/14

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

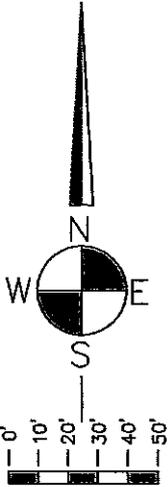
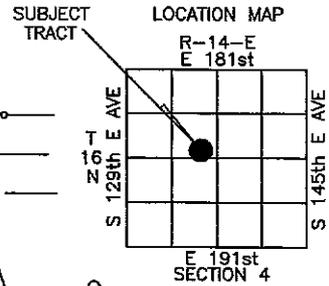
BL-399 Date Received 11/06/2014 Received By Kryant Receipt # \_\_\_\_\_

PC Action: \_\_\_\_\_ Conditions: \_\_\_\_\_

Date: 12/15/2014 Roll Call: \_\_\_\_\_  
 Staff Rec. \_\_\_\_\_

fee : \$ 50.00 appl. fee  
 \$ 50.00 sign-posting fee (ord. 599)

# PLAT FOR LOT SPLIT



- IRON PIN FOUND ⊕
- IRON PIN SET ●
- FENCE —○—○—○—○—○—○—○—○—○—
- UNDERGROUND LINE —○—○—○—○—○—○—○—○—○—
- OVERHEAD LINE — — — — —
- EASEMENT OR BLDG LINE - - - - -

NOTE: NOT ALL ITEMS IN LEGEND MAY APPEAR ON THIS PLAT

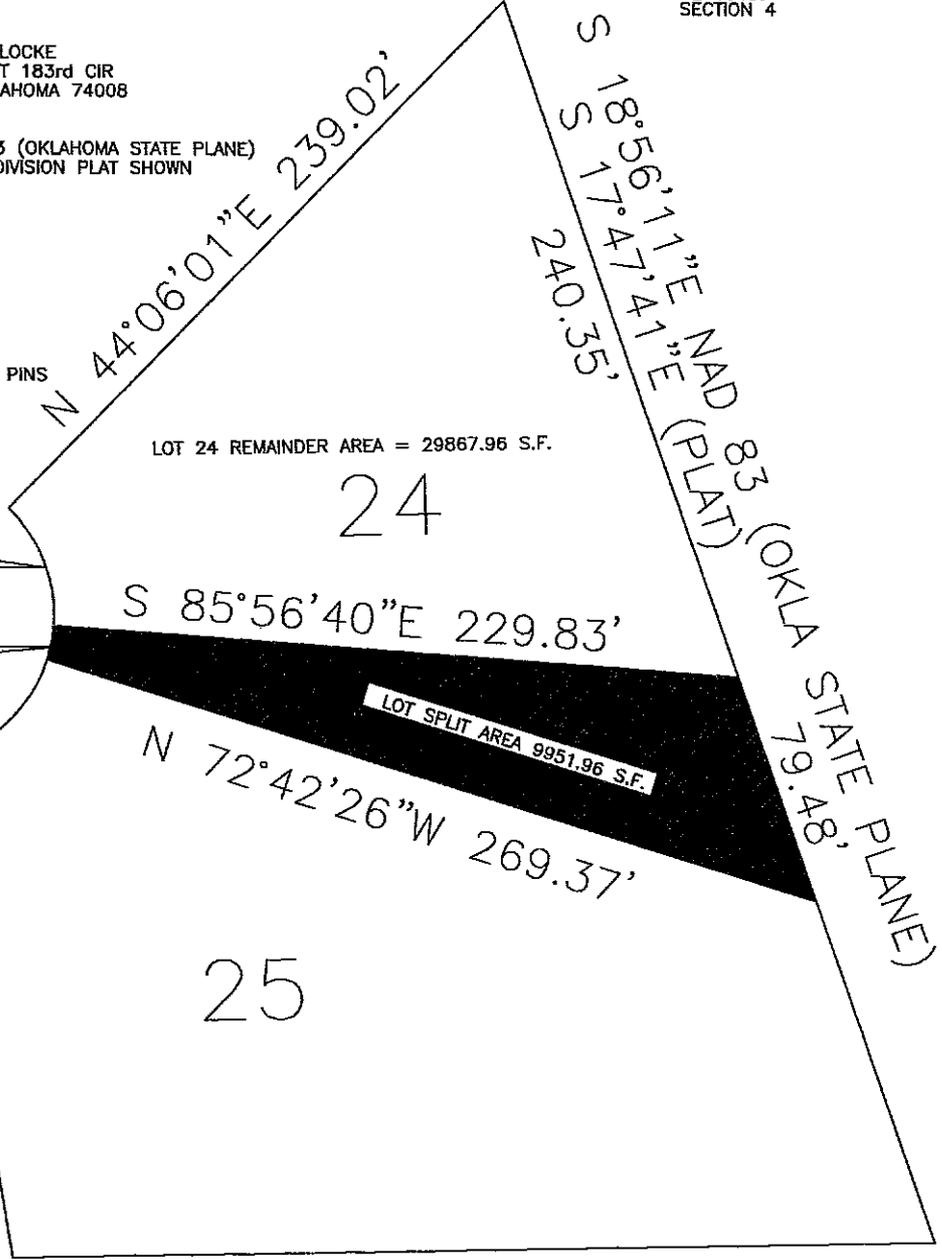
PREPARED FOR : MR ALLEN LOCKE  
13222 EAST 183rd CIR  
BIXBY, OKLAHOMA 74008

BEARINGS SHOWN ARE NAD 83 (OKLAHOMA STATE PLANE) WITH RELATION TO FILED SUBDIVISION PLAT SHOWN HEREON.

NOTE NO ABSTRACT OR TITLE OPINION WAS PROVIDED FOR THE EXECUTION OF THIS LOT SPLIT SURVEY.

CORNERS OF LOT SPLIT AREA MARKED WITH 3/8" IRON PINS

RADIUS = 50'  
ARC = 43.59'  
ARC = 11.59'  
CHORD  
N 10°41'37"E 11.56'



LOT 24 REMAINDER AREA = 29867.96 S.F.

24

25



**DESCRIPTION**

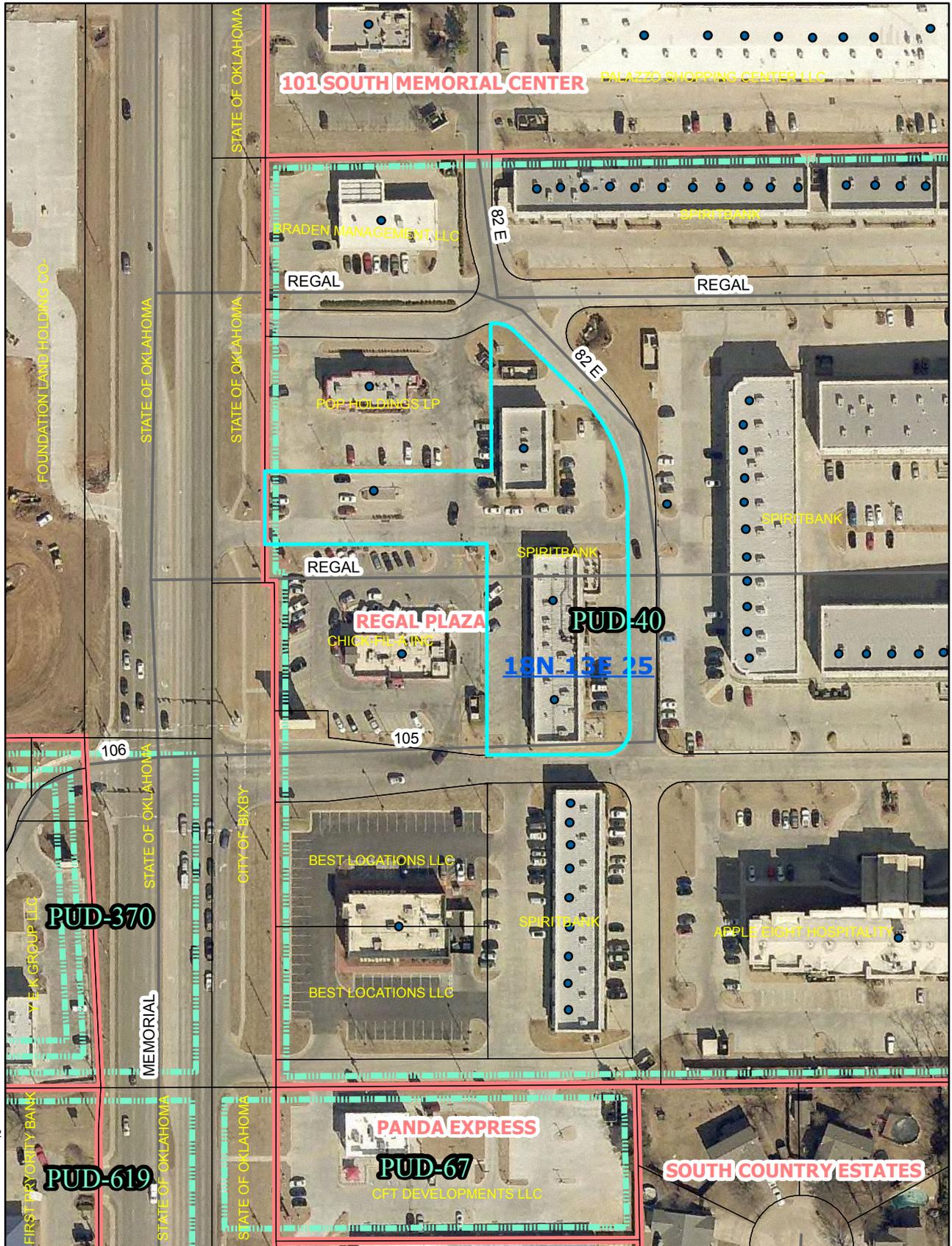
A PART OF LOT TWENTY-FOUR (24), BLOCK THREE (3), AMENDED DEER RUN ESTATES, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, TO BECOME PART OF AND CONVEYED WITH LOT TWENTY-FIVE, BLOCK THREE (3) OF SAID DEER RUN ESTATES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24, THENCE N 72°42'26"W ON A STATE PLANE BEARING ALONG THE SOUTHERLY LINE THEREOF FOR 269.37 FEET, THENCE NORTHERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET FOR 11.59 FEET WITH A CHORD BEARING OF N 10°41'37"E FOR 11.56 FEET, THENCE S 85°56'40"E FOR 229.83 FEET TO THE EAST LINE OF SAID LOT 24, THENCE S 18°56'11"E ON A STATE PLANE BEARING ALONG SAID EAST LINE HAVING A SUBDIVISION PLAT BEARING OF S 17°47'41"E FOR 79.48 FEET TO THE POINT OF BEGINNING.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

*Jack D. Ramsey*  
JACK D RAMSEY LS 387 OCTOBER 6, 2014

**RAMSEY SURVEYING SERVICE**  
P.O. BOX 366 BIXBY, OKLAHOMA 74008  
918 366 4520 FAX 918 970 6628  
OKLAHOMA CERTIFICATE OF AUTHORIZATION  
NUMBER 2112 EXPIRES JUNE 30, 2015  
ramseysurvey4520 @ yahoo .com

# BL-395 – SpiritBank care of AAB Engineering, LLC



- Businesses
- bixby\_streams
- Tulsa Parcels 08/14
- WagParcels 08/14
- TulSubdivision
- WagSubdivision
- WagRoads\_Aug2012
- E911Streets
- PUD
- bixby\_s-t-r
- county





# City of Bixby Application for Lot-Split

Applicant: AAB Engineering LLC  
 Address: PO Box 21316 Sand Springs OK 74063  
 Telephone: 918514 4283 Cell Phone: 9184935155 Email: alan@aabeng.com

Property Owner: Spirit Bank Property Address: 10438 S. 82nd Ave East  
 Existing Zoning: CS Pub 40 Existing Use: Commercial Restaurant Use Unit #: 12

Attach four (4) copies of a survey drawing including existing and proposed lot lines, buildings and improvements dimensioned to existing and proposed lot lines, adjacent street and other rights-of-ways, street widths, easements of record, existing access limitations, north arrow, scale, and date.

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

<i>See Attached Exhibit "A"</i>			
FIRST TRACT TO BE CREATED	Legal Description of Proposed Tract	Source of Water supply for this Tract	
	<i>See Attached exhibit B</i>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER	
		Type of Sewage Disposal to be Available for this Tract	
		<input checked="" type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER	
Street or Streets Tract will face		<i>Internal Private Streets</i>	
Proposed Use of this Tract		Average Lot Width	Street frontage
		<i>Parking transfer to Lot 3</i>	<i>N/A</i>
SECOND TRACT TO BE CREATED	Legal Description of Proposed Tract	Source of Water supply for this Tract	
	<i>See Attached exhibit C</i>	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER	
		Type of Sewage Disposal to be Available for this Tract	
		<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER	
Street or Streets Tract will face			
Proposed Use of this Tract		Average Lot Width	Street frontage
		<i>Commercial</i>	<i>146'</i> <i>68.06</i>
THIRD TRACT TO BE CREATED	Legal Description of Proposed Tract	Source of Water supply for this Tract	
		<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER	
		Type of Sewage Disposal to be Available for this Tract	
		<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER	
Street or Streets Tract will face			
Proposed Use of this Tract		Average Lot Width	Street frontage
FOURTH TRACT TO BE CREATED	Legal Description of Proposed Tract	Source of Water supply for this Tract	
		<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER	
		Type of Sewage Disposal to be Available for this Tract	
		<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER	
Street or Streets Tract will face			
Proposed Use of this Tract		Average Lot Width	Street frontage

# City of Bixby Application for Lot-Split

Does Record Owner consent to the filing of this application?  YES  NO  
If Applicant is other than Owner, indicate interest: Engineering/Surveyor  
Is subject tract located in the 100 year floodplain?  YES  NO  
Has \$50.00 application review fee been paid at City Hall?  YES  NO

BILL ADVERTISING CHARGES TO: SBK Properties LLC c/o Regal Properties  
(NAME)  
5810 E Skelly Drive 12 floor Tulsa OK 74135 918 510 3027  
(ADDRESS) (CITY) (PHONE)

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

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

### APPLICANT – DO NOT WRITE BELOW THIS LINE

.....  
BL- \_\_\_\_\_ Date Received \_\_\_\_\_ Received By \_\_\_\_\_ Receipt # \_\_\_\_\_  
.....

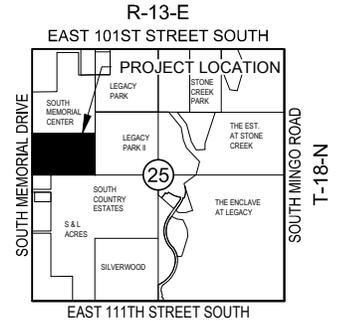
PC Action: \_\_\_\_\_ Conditions: \_\_\_\_\_  
Date: \_\_\_\_\_ Roll Call: \_\_\_\_\_  
Staff Rec. \_\_\_\_\_

# Lot 4 Lot Split

## Existing Improvements



0 50 100 200  
DRAWING SCALE: 1"=100'

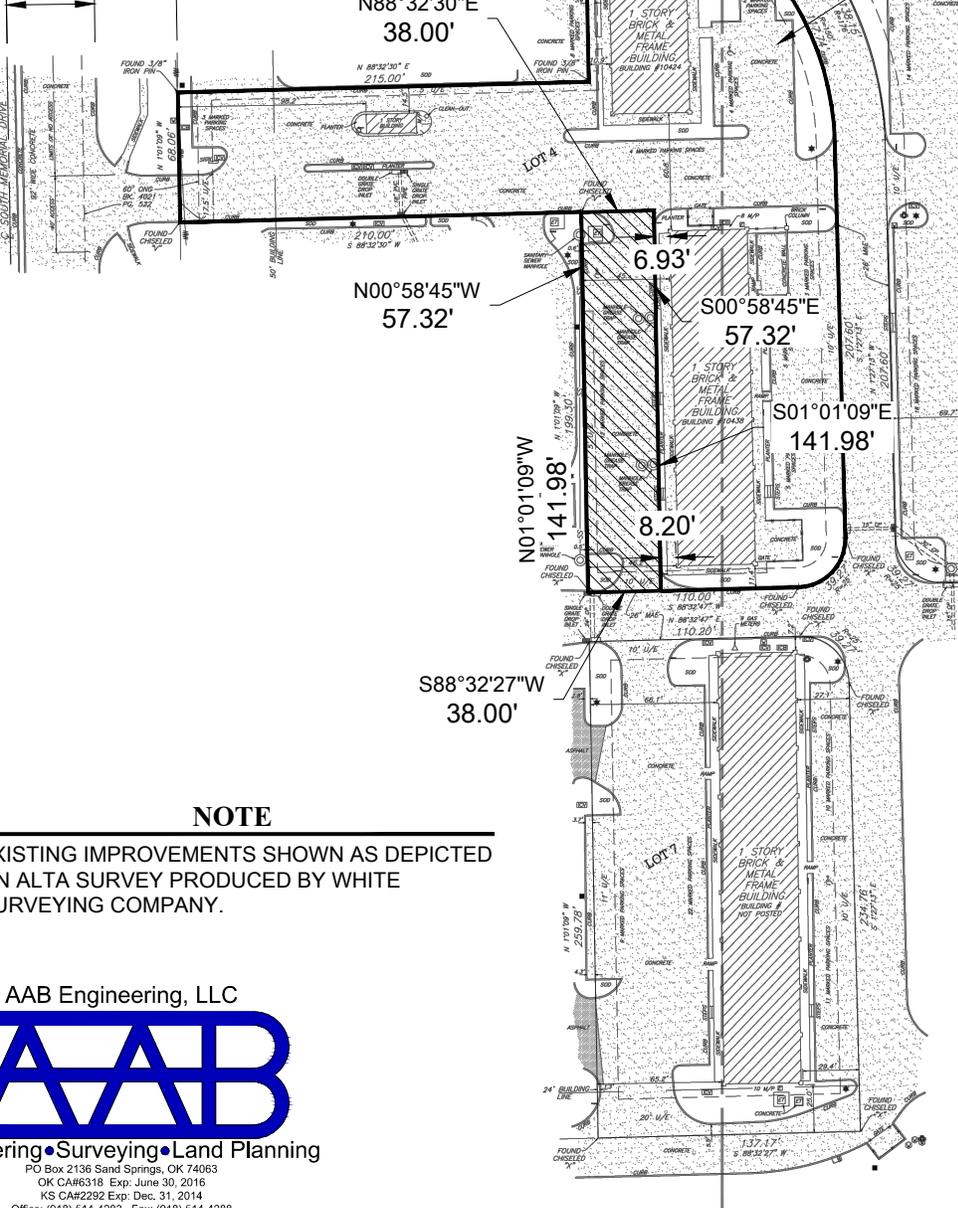


### LEGEND



LOT SPLIT TRACTS

89.00'  
46.00'

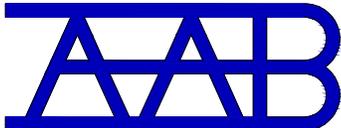


EXISTING LOT 4

### NOTE

EXISTING IMPROVEMENTS SHOWN AS DEPICTED ON ALTA SURVEY PRODUCED BY WHITE SURVEYING COMPANY.

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2016  
KS CA#2292 Exp: Dec. 31, 2014  
Office: (918) 514-4283 Fax: (918) 514-4288

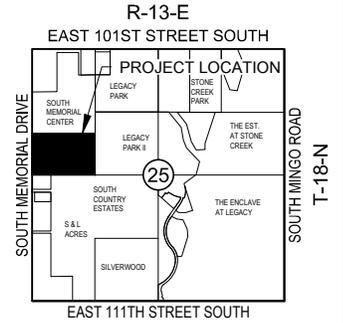
PLOT DATE: WED, 11 NOV 2014 FILE: P1813254-REGAL PLAZA\KHIBT\_CONCEPTUAL.MXD

# Exhibit A

## Lot Split - Parent Tract



0 30 60 120  
DRAWING SCALE: 1"=60'

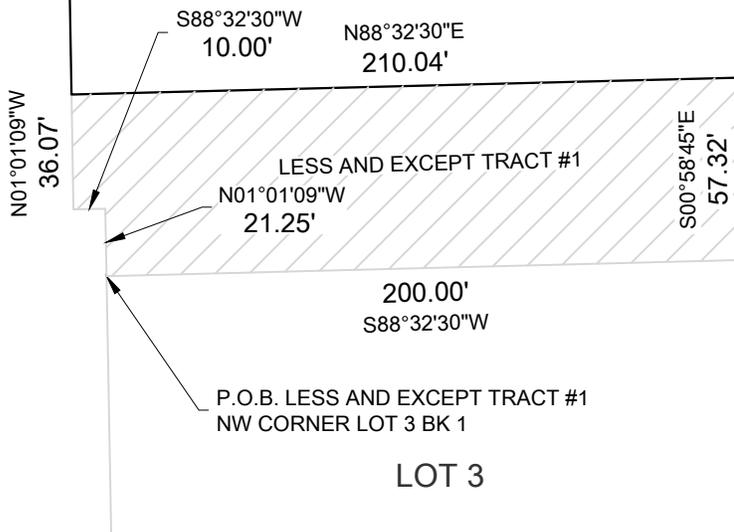


LOCATION MAP  
SCALE: 1"=2000'

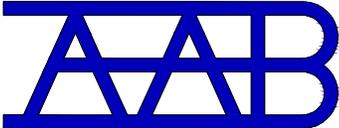
SOUTH MEMORIAL DRIVE

LOT 5

LOT 4  
BLOCK 1  
REGAL PLAZA



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PLOT DATE: Wed, 11 Nov 2014 FILE: P:\181325-REGAL PLAZA\EXHIBIT\_LOTSPLIT

# Exhibit A

Lot Split - Parent Tract

## LEGAL DESCRIPTION

LOT FOUR (4), BLOCK ONE (1), REGAL PLAZA, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6019 THEREOF, LESS AND EXCEPT;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1 OF SAID REGAL PLAZA; THENCE NORTH 01°01'09" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 21.25 FEET; THENCE SOUTH 88°32'30" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 01°01'09" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 36.07 FEET; THENCE NORTH 88°32'30" EAST A DISTANCE OF 210.04; THENCE SOUTH 00°58'45" EAST A DISTANCE OF 57.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 88°32'30" WEST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS AN AREA OF 11,825 SQUARE FEET OR 0.2715 ACRES, MORE OR LESS.

## GENERAL NOTES

### BASIS OF BEARINGS:

THE BASIS FOR BEARINGS IS THE WEST LINE OF SECTION 25, T-18-N, R-13-E, N 01°01'09" W.

## SURVEYOR'S STATEMENT

I, ERIC ROLLSTON, OF AAB ENGINEERING, DO HEREBY CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING FOR THE STATE OF OKLAHOMA.

CERTIFIED THIS DAY NOVEMBER 19, 2014.

 11/19/2014

ERIC ROLLSTON, PLS  
OKLAHOMA PLS NO. 1761



AAB Engineering, LLC



Engineering • Surveying • Land Planning

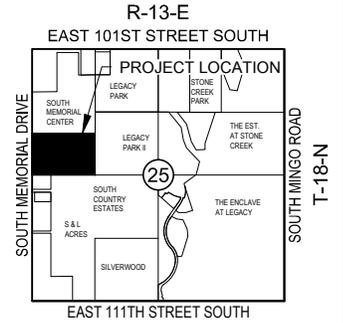
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# Exhibit B

## Split Tract



0 30 60 120  
DRAWING SCALE: 1"=60'

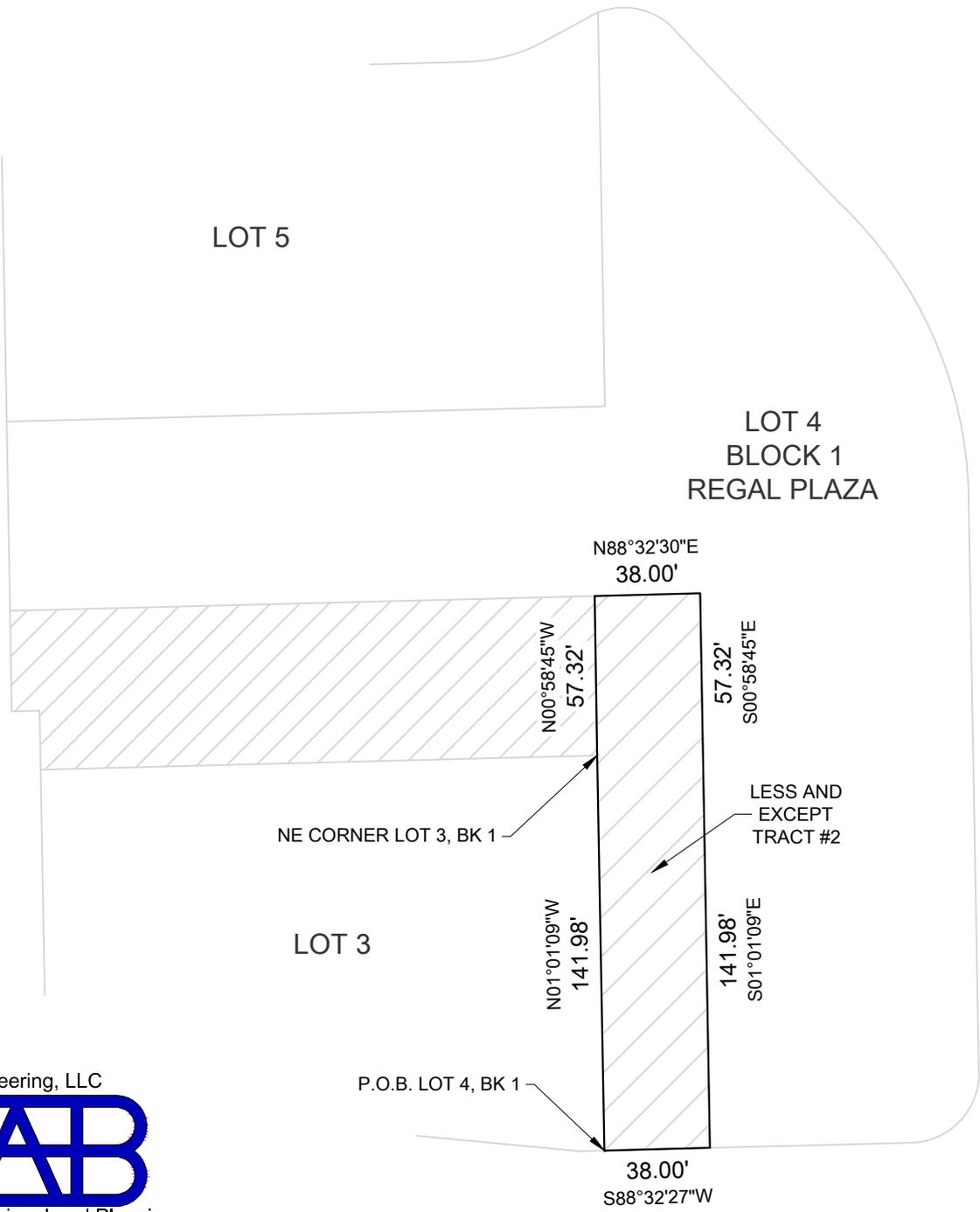


LOCATION MAP  
SCALE: 1"=2000'

SOUTH MEMORIAL DRIVE

LOT 5

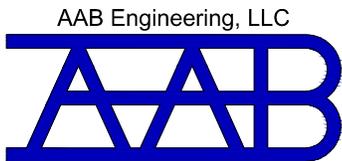
LOT 4  
BLOCK 1  
REGAL PLAZA



NE CORNER LOT 3, BK 1

LESS AND EXCEPT TRACT #2

P.O.B. LOT 4, BK 1



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PLOT DATE: Wed, 11 Nov 2014 FILE: P:\181325-REGAL PLAZA\EXHIBIT\_LOTSPLIT

# Exhibit B

## Split Tract

### LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT FOUR (4), BLOCK ONE (1), REGAL PLAZA, AN ADDITION TO THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6019 THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS;

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 1 OF SAID REGAL PLAZA; THENCE NORTH 01°01'09" WEST, ALONG THE COMMON LINE BETWEEN SAID LOTS 3 AND 4, A DISTANCE OF 141.98 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°58'45" WEST A DISTANCE OF 57.32; THENCE NORTH 88°32'30" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 38.00 FEET; THENCE SOUTH 00°58'45" EAST A DISTANCE OF 57.32 FEET; THENCE SOUTH 01°01'09" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 141.98 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 88°32'27" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 7573 SQUARE FEET OR 0.1739 ACRES, MORE OR LESS.

### GENERAL NOTES

#### BASIS OF BEARINGS:

THE BASIS FOR BEARINGS IS THE WEST LINE OF SECTION 25, T-18-N, R-13-E, N 01°01'09" W.

### SURVEYOR'S STATEMENT

I, ERIC ROLLSTON, OF AAB ENGINEERING, DO HEREBY CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING FOR THE STATE OF OKLAHOMA.

CERTIFIED THIS DAY NOVEMBER 19, 2014.

 11/19/2014

ERIC ROLLSTON, PLS  
OKLAHOMA PLS NO. 1761



AAB Engineering, LLC



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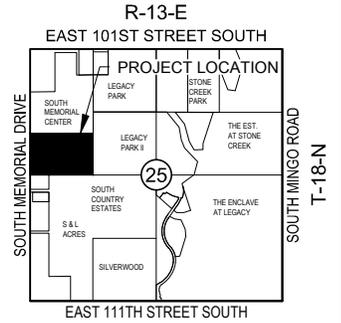
PO Box 2136 Sand Springs, OK 74063  
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# Exhibit C

## Split Tract



0 30 60 120  
DRAWING SCALE: 1"=60'

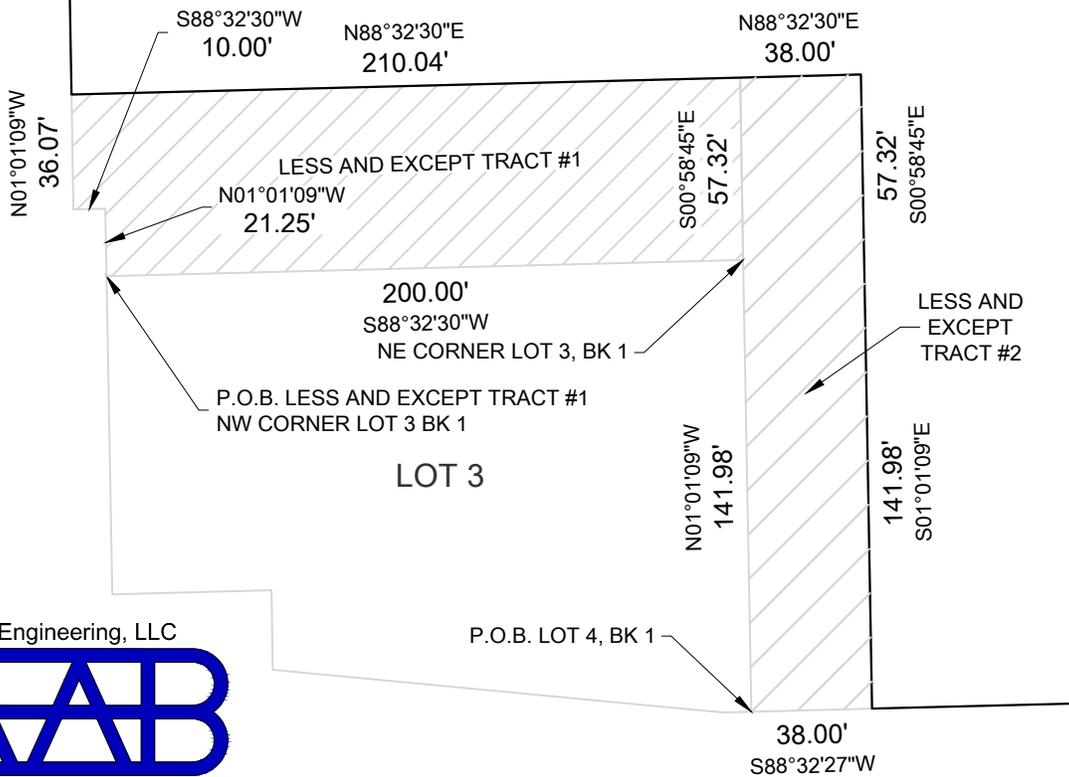


LOCATION MAP  
SCALE: 1"=2000'

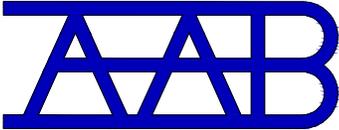
SOUTH MEMORIAL DRIVE

LOT 5

LOT 4  
BLOCK 1  
REGAL PLAZA



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PLOT DATE: Wed, 11 Nov 2014 FILE: P:\18\3254-REGAL PLAZA\EXHIBIT\_LOTSPLIT

# Exhibit C

Split Tract

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AND LESS AND EXCEPT;

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1, OF SAID REGAL PLAZA; THENCE NORTH 01°01'09" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 21.25 FEET; THENCE SOUTH 88°32'30" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 01°01'09" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 36.07 FEET; THENCE NORTH 88°32'30" EAST A DISTANCE OF 210.04; THENCE SOUTH 00°58'45" EAST A DISTANCE OF 57.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 88°32'30" WEST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

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### BASIS OF BEARINGS:

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