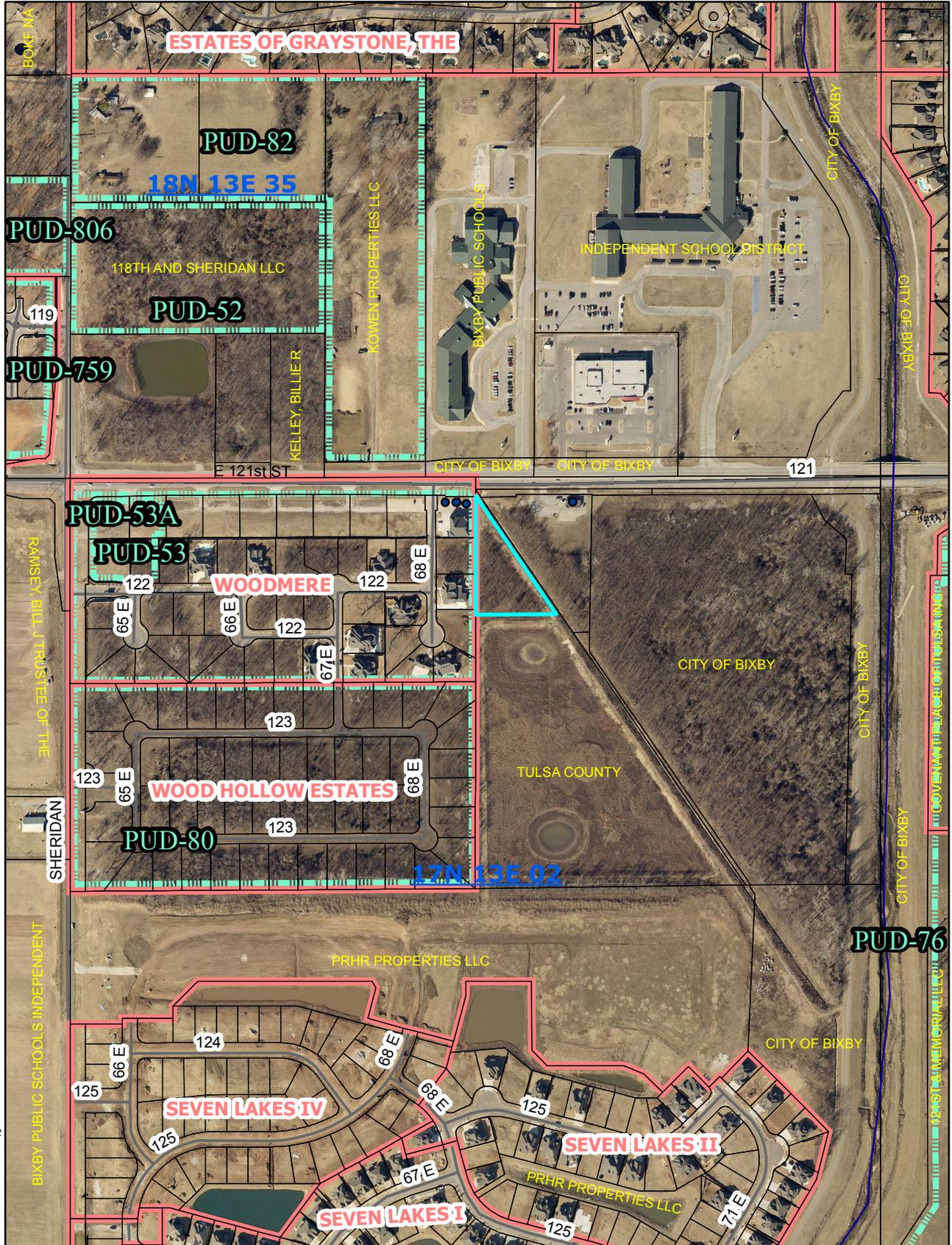


AGENDA
TECHNICAL ADVISORY COMMITTEE
CONFERENCE ROOM
DAWES BUILDING CITY OFFICES
113 WEST DAWES AVE
BIXBY, OK 74008
November 04, 2015 – 10:00 AM

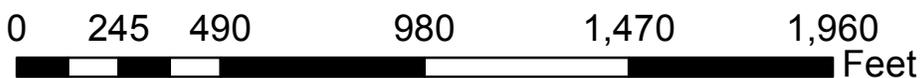
1. Call to Order
2. **PUD 92 – “Stone River Place” – Marc P. Bullock.** Public Hearing, discussion, and consideration of a rezoning request for approval of a Planned Unit Development (PUD) for approximately 1.172 acres in part of the NE/4 NW/4 of Section 02, T17N, R13E.
Property Located: 6900-block of E. 121st St. S.
3. **PUD 78 – “Willow Creek” – Major Amendment # 1 – Rosenbaum Consulting, LLC for Willow Creek Development, LLC.** Public Hearing, discussion, and consideration of a rezoning request for approval of Major Amendment # 1 to Planned Unit Development (PUD) # 78 for approximately 43.965 acres, all of *Willow Creek Estates*, with underlying zoning RS-3 Residential Single-Family District and RM-3 Residential Multi-Family District, which amendment proposes to allow off-street parking to be located off the subject property and within the Public street right-of-way (cf. Zoning Code / City Code Section 11-10-2.D), to remove the 7.5’ minimum width parking lot setback and landscaped strip requirements (cf. Zoning Code / City Code Section 11-10-3.B Table 1 and 11-12-3.A.2), and make certain other amendments.
Property Located: South and west of the intersection of 131st St. S. & 93rd E. Ave.
4. **BL-401 – Steve & Tana Killman.** Discussion and possible action to approve a Lot-Split for approximately 7.5 acres in part of the NE/4 of the NE/4 of Section 20, T17N, R13E.
Property located: 15310 S. Harvard Ave.
5. Old Business
6. New Business
7. Adjournment

Posted By: _____ Date: _____ Time: _____

PUD 92 – “Stone River Place” – Marc P. Bullock



- Businesses
- bixby_streams
- Tulsa Parcels 04/15
- WagParcels 04/15
- ▨ Tulsa_Subdivision
- ▨ WagSubdivision
- WagRoads_Aug2012
- E911_Streets
- ▨ PUD
- ▨ bixby_s-t-r
- county



PUD-92

STONE RIVER PLACE

APPROXIMATELY 1.1720 ACRES
SOUTH OF E. 121ST STREET
EAST OF S. SHERIDAN ROAD
WEST OF MEMORIAL DRIVE
BIXBY OKLAHOMA



Owner and Applicant:

Marc P. Bullock
12028 S. Norwood Ave. Suite 400
Tulsa OK 74137

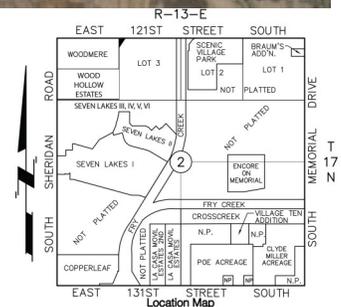
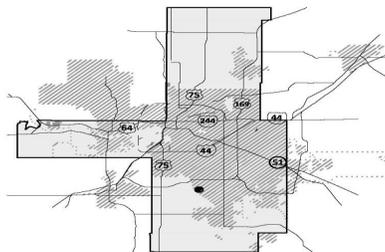


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I PROPERTY DESCRIPTION

STONE RIVER PLACE is a 1.1720 acre tract located south of E. 121st Street S, approximately 1,340 feet (.2519 miles) east of the E. 121st St South and S. Sheridan Road intersection and 3,950 feet (.7481 miles) west of the Memorial and E. 121st St South intersection, Bixby, Oklahoma, and is more particularly described within the following statement.

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT 3 IN SECTION 2, T-17-N, R-13-E OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE S 01° 00'35" E ALONG THE WESTERLY LINE OF GOVERNMENT LOT 3 FOR 61.33' TO "THE POINT OF BEGINNING" OF SAID TRACT OF LAND, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF AN EXISTING 30' WIDE EASEMENT TO TULSA COUNTY RECORDED IN BOOK 918, PAGE 583; THENCE S 35°08'05" E ALONG SAID SOUTHWESTERLY LINE FOR 468.28'; THENCE S 88°46'00" W AND PARALLEL WITH THE NORTHERLY LINE OF SECTION 2 FOR 262.71' O A POINT ON THE WESTERLY LINE OF GOVERNMENT LOT 3; THENCE N 01°00'35" W ALONG SAID WESTERNLY LINEFOR 388.67' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 51,053 SQUARE FEET OR 1.1720 ACRES.

II DEVELOPMENT CONCEPT

As a complement to the expanding activity along the E. 121st St South corridor between Memorial Drive and Sheridan Road and at the intersection of Sheridan Road and E. 121 Street, the **Stone River Place** office park is proposed through PUD No. 92. **Stone River Place** is uniquely situated on a triangular piece of land, which was formerly owned by Tulsa County and originally intended for wetland mitigation associated with the widening of E. 121st St. Tulsa County subsequently determined the land to be surplus and is now re-claimed for development. An accompanying application, BZ-387, has been submitted to rezone the property from AG, Agricultural, to Office Low Density, in support of the proposed development.

The north quarter of the office park is abutted on the west by an office use zoned CS Commercial Shopping; while the south three-quarters on the west is abutted by a RS-2 residential subdivision. The south boundary abuts an area owned and designated by Tulsa County as wetland mitigation ponds. The east boundary abuts a drainage channel owned by Tulsa county which is zoned AG as well as an area owned and designated by the City of Bixby as a Hardwood Mitigation Area.

The proposed PUD and accompanying Office zoning will provide low density land use in conformance with the Bixby Comprehensive Plan while acknowledging the area's growing significance as one of Bixby's main corridors into the community.

The proposed office buildings will be residential-style construction with a minimum of 70% brick/stone/stucco exterior, architectural element details, appropriate exterior lighting, and professionally landscaped.

EXHIBIT A AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS

PUD—92

STONE RIVER PLACE

APPROXIMATELY 1.1720 ACRES
SOUTH OF E. 121ST STREET
EAST OF S. SHERIDAN ROAD
WEST OF MEMORIAL DRIVE
BIXBY OKLAHOMA



EXHIBIT B CONCEPTUAL SITE PLAN

PUD—92

STONE RIVER PLACE

APPROXIMATELY 1.1720 ACRES
SOUTH OF E. 121ST STREET
EAST OF S. SHERIDAN ROAD
WEST OF MEMORIAL DRIVE
BIXBY OKLAHOMA



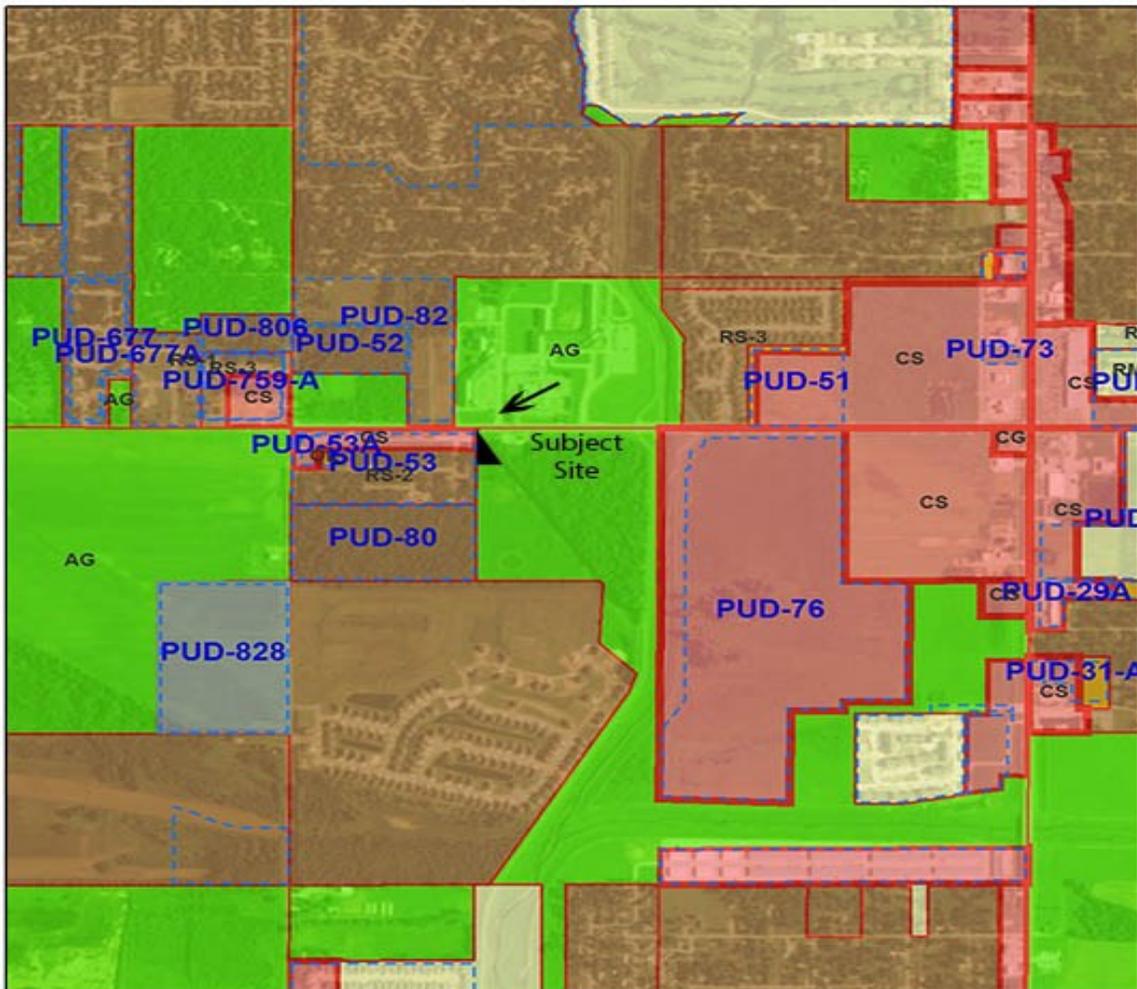
EXHIBIT C ZONING MAP

PUD—92

STONE RIVER PLACE

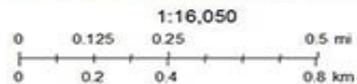
APPROXIMATELY 1.1720 ACRES
 SOUTH OF E. 121ST STREET
 EAST OF S. SHERIDAN ROAD
 WEST OF MEMORIAL DRIVE
 BIXBY OKLAHOMA

INCOG Zoning Map



September 25, 2015

- | | | |
|---------------------------------|--|---------------------------|
| Administration.SDE.Tulsa_PUD | | Residential Multi-Family |
| | | Agriculture |
| Administration.SDE.Tulsa_Zoning | | Office |
| | | Other |
| | | Commercial |
| | | Residential Single-Family |



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NAVICAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

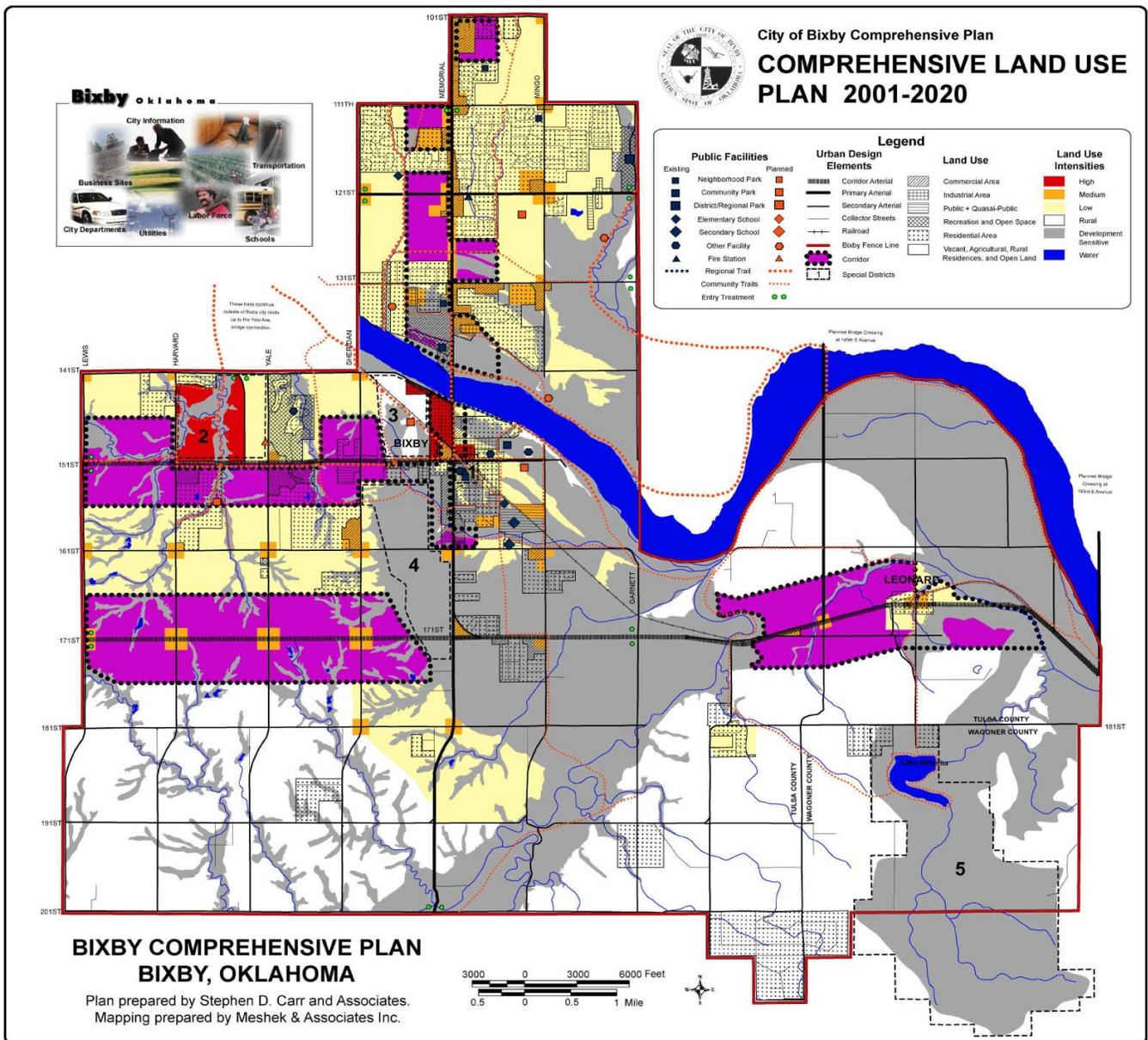
INCOG Mapping and Graphics Department
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EXHIBIT D COMPREHENSIVE PLAN MAP

PUD—92

STONE RIVER PLACE

APPROXIMATELY 1.1720 ACRES
 SOUTH OF E. 121ST STREET
 EAST OF S. SHERIDAN ROAD
 WEST OF MEMORIAL DRIVE
 BIXBY OKLAHOMA



III DEVELOPMENT STANDARDS

Project Net Land Area:	1.1720 acres	51,053 SF
Permitted Uses:	Uses permitted as a matter of right in Office Low Density zoning district in the City of Bixby Zoning Code	
Maximum number of Lots:	3	
Maximum Permitted Building Floor Area:	20,421 SF	
Maximum Building Height:	Two Stories/ 35 FT (Architectural elements may exceed maximum building height with detail site plan approval)	
Minimum Building Setbacks:	From west boundary	50 FT
	From east boundary	11 FT
	From south boundary	11 FT
	From E. 121 st St.	50 FT
Off-Street Parking:	62*	
E. 121 st Street Arterial Frontage	20 FT**	
Landscaped Area:	A minimum of 15% of total net land area shall be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the City of Bixby Zoning Code.	
Landscape Buffer and Screening:	A minimum 5-foot wide landscaped buffer strip shall be provided along the west boundary of the PUD where it is adjacent to an R District. A screening fence not less than 6 feet in height shall be erected along the property line along the west boundary where it is adjacent to an R District.	
Lighting:	Parking lot lighting shall not exceed a height of 20 feet. All light standards, including building mounted, shall be directed downward and away from the adjacent R District. 1 foot candle at property line.	
Signage:	<p>a. One free-standing ground sign, not to exceed 32 SF of display surface area or 20 feet in height, shall be permitted along the E 121st St. frontage</p> <p>b. Wall signs shall be permitted not to exceed 2.0 SF of display surface area per lineal foot of building wall to which attached.</p>	
*A cross-parking provision will be contained in the subdivision plat. Required parking may be contained on a lot separate from the use.		
**See Parcelization Section		

IV Frontage, Access, Streets and Circulation

Frontage is 20 feet along E. 121st Street with access into the property via a newly constructed entry built to Tulsa County specifications. Internal streets and parking lots shall be constructed according to City of Bixby standards for minor streets. A secondary egress for fire safety provisions has been provided at the southwest corner of the property where a Tulsa County maintenance road exists.

V Environmental Analysis

The site is vacant, relatively flat and densely populated with scrub trees and brush. It slopes from a high point of 612.9 elevation at the north side to a 609.3 elevation at the southwest corner. The USDA Web Soil Survey was used to identify the soil types and possible constraints to development. The site consists of Latanier Clay soil classification, with 0%-1% slopes, occasionally flooded; and Wynona Silty clay Loam soil classification, with 0%-1% slopes, occasionally flooded (“Exhibit F”). Development constraints associated with these soils will be addressed in the engineering design.

VI Drainage and Utilities

Water and sanitary sewer are available to the site via the Woodmere R District subdivision to the west of the site (See Exhibit “H”). Stormwater will be collected by inlets and piped to the east into the Tulsa County concrete flume which discharges the water into Fry Creek. Proposed utilities and drainage are shown in Exhibit “I”.

VII Site Plan Review

No building permit shall be issued until a detailed site plan of the proposed improvement has been approved by the City of Bixby.

VIII Parcelization

After initial platting setting forth the allocation of floor area, division of lots may occur by approved lot split application and subject to the further approval by the City of Bixby of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements. In the case of one or more lot splits for any lot south of the lot fronting E. 121st Street, the lots shall have zero frontage along E. 121st Street.

IX Schedule of Development

Development of the Stone River Place office complex will begin upon approval of the PUD, platting of the property, and detail site plan approval.

EXHIBIT E EXISTING TOPOGRAPHY

PUD—92

STONE RIVER PLACE

APPROXIMATELY 1.1720 ACRES
SOUTH OF E. 121ST STREET
EAST OF S. SHERIDAN ROAD
WEST OF MEMORIAL DRIVE
BIXBY OKLAHOMA

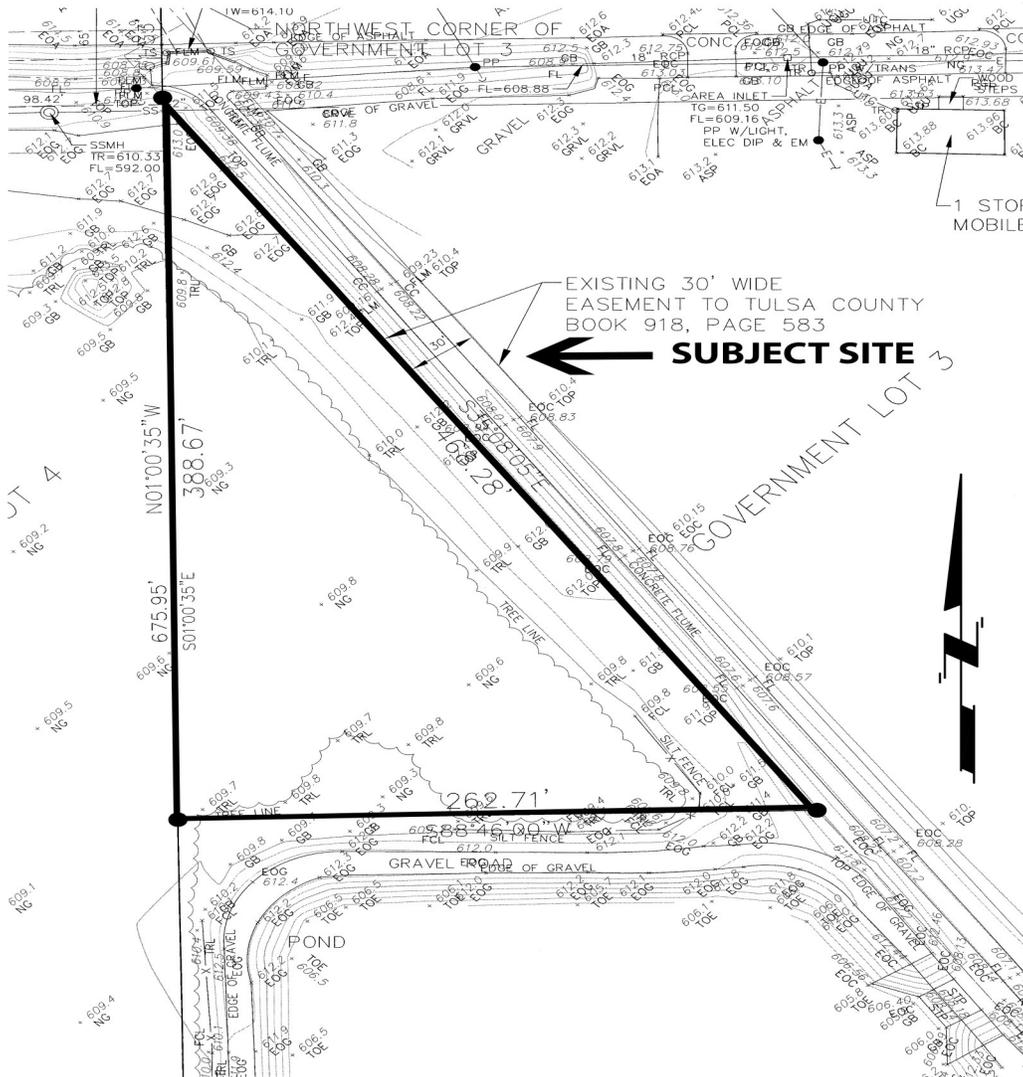


EXHIBIT F EXISTING SOILS

PUD—92

STONE RIVER PLACE

APPROXIMATELY 1.1720 ACRES
SOUTH OF E. 121ST STREET
EAST OF S. SHERIDAN ROAD
WEST OF MEMORIAL DRIVE
BIXBY OKLAHOMA

Tulsa County, Oklahoma (OK143)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Latanier clay, 0 to 1 percent slopes, occasionally flooded	1.0	71.1%
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.4	28.9%
Totals for Area of Interest		1.4	100.0%

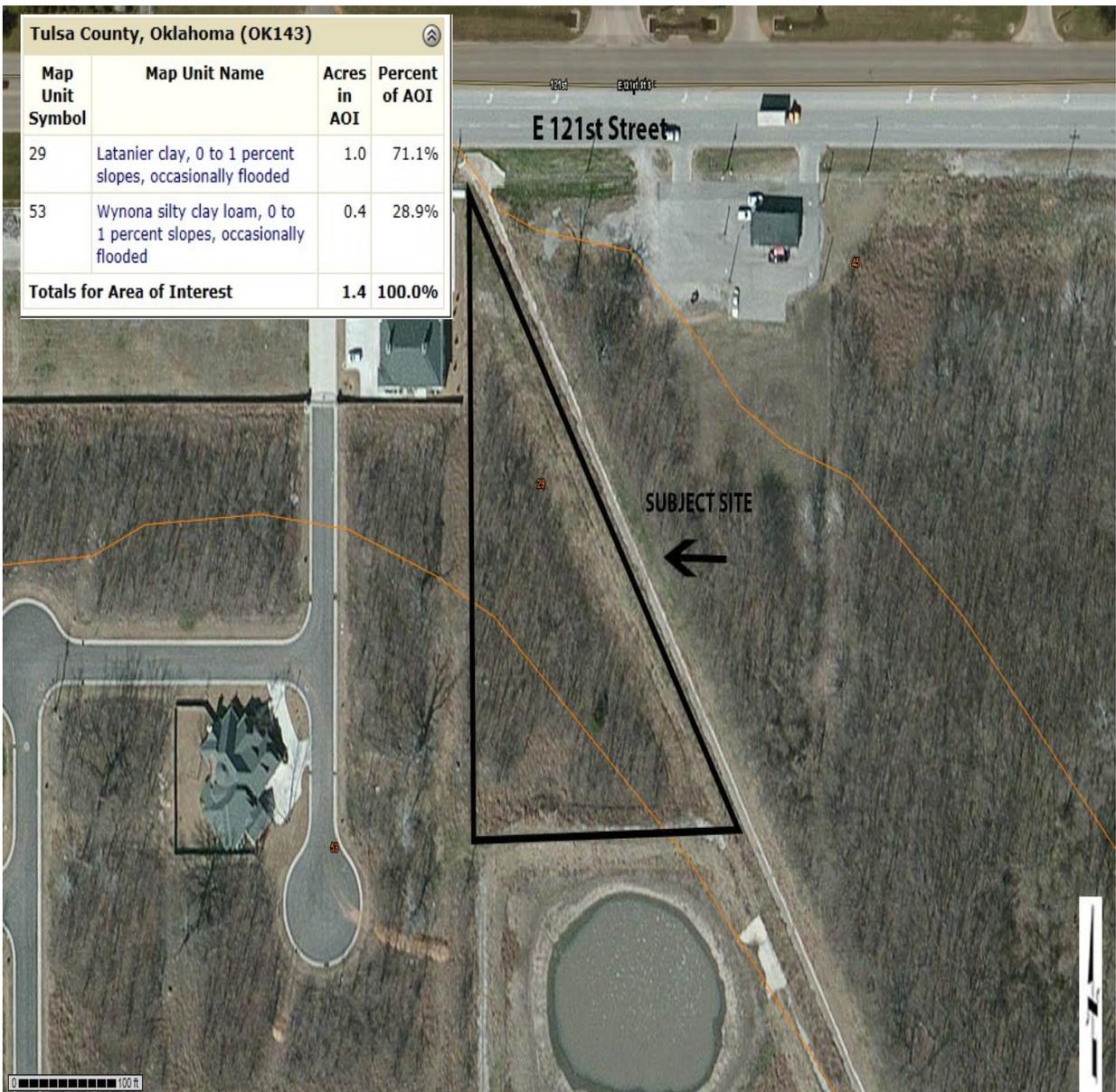


EXHIBIT G FEMA FLOODPLAIN MAP

PUD—92

STONE RIVER PLACE

APPROXIMATELY 1.1720 ACRES
SOUTH OF E. 121ST STREET
EAST OF S. SHERIDAN ROAD
WEST OF MEMORIAL DRIVE
BIXBY OKLAHOMA

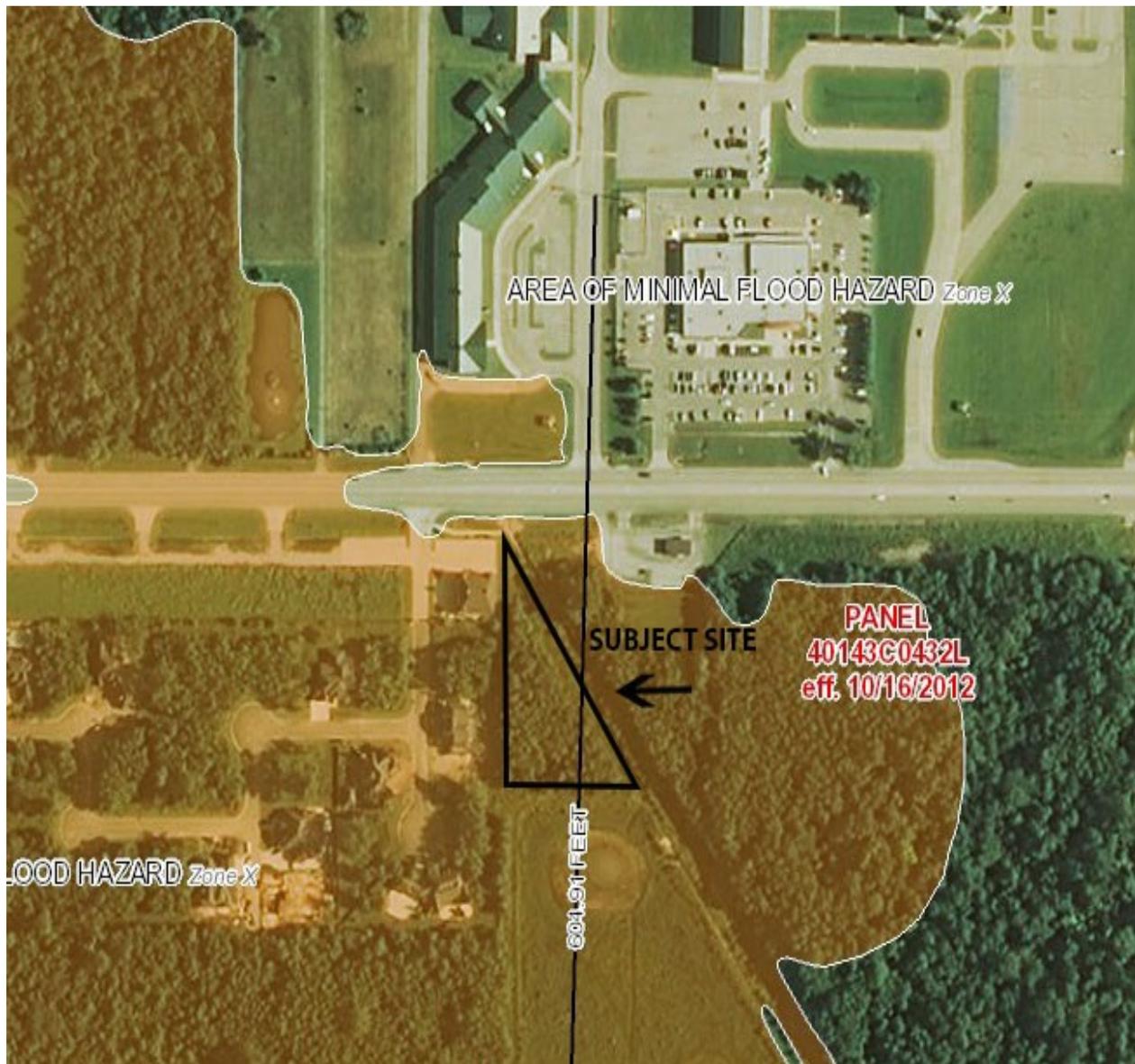
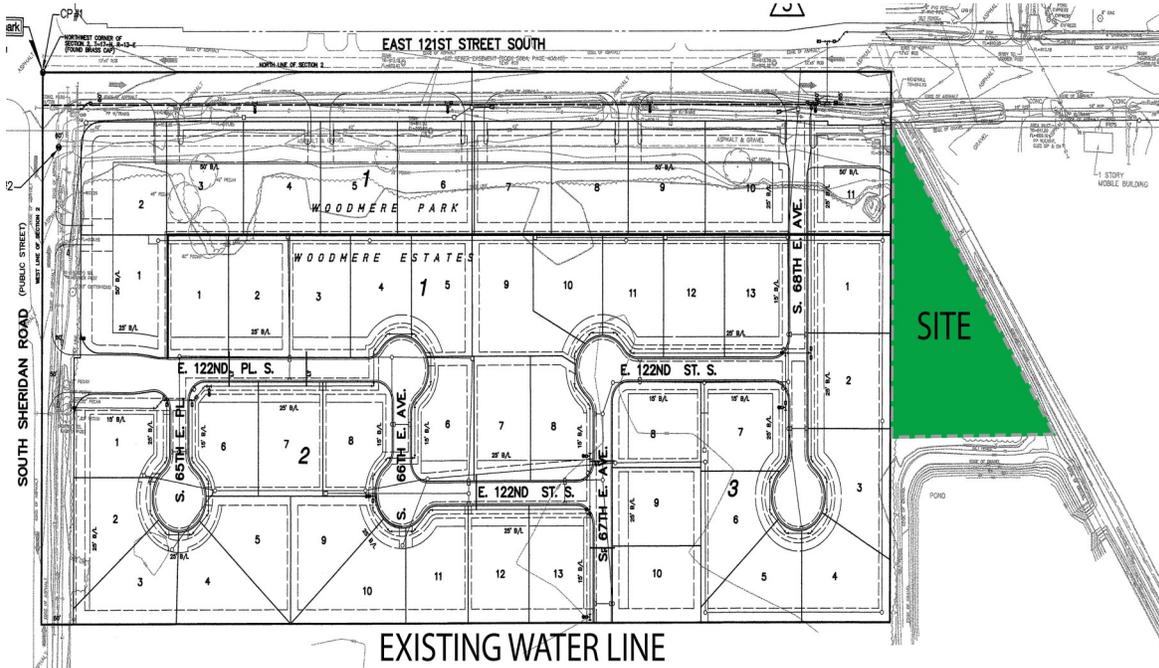


EXHIBIT H EXISTING UTILITIES

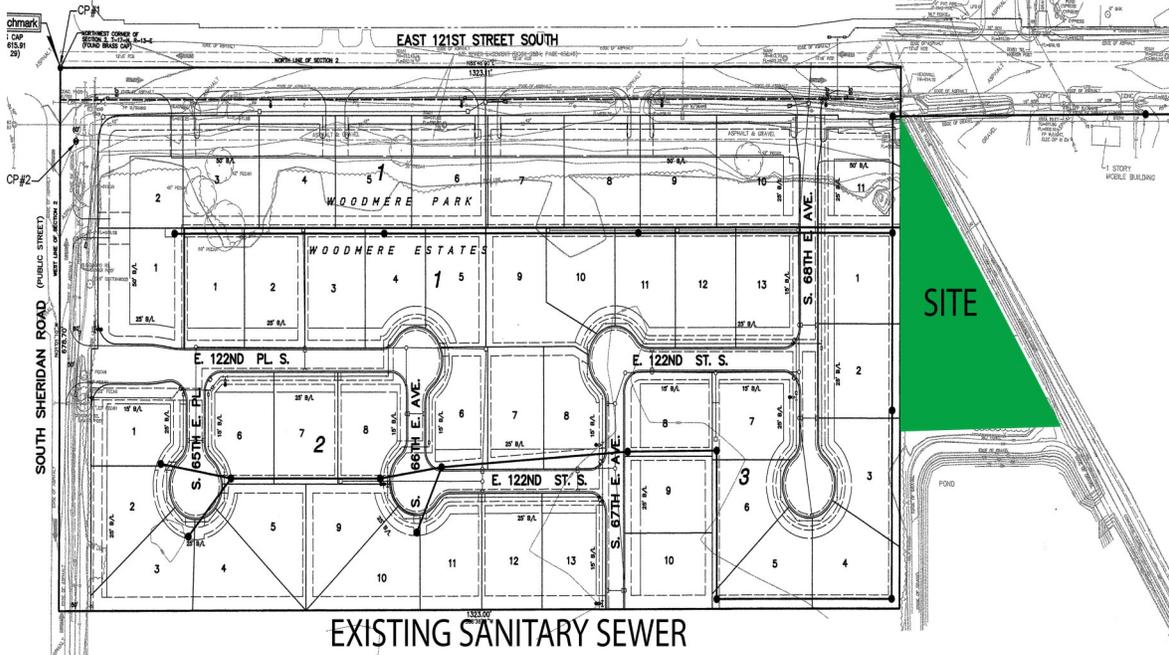
PUD—92

STONE RIVER PLACE

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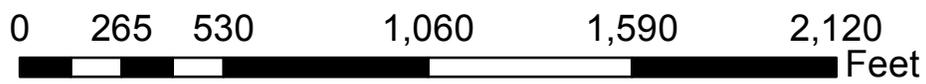


EXISTING WATER LINE



EXISTING SANITARY SEWER

PUD 78 – “Willow Creek” – Major Amendment # 1 – Rosenbaum Consulting, LLC for Willow Creek Development, LLC & License / Encroachment Agreement for Willow Creek Development, LLC





City of Bixby Application for PUD

Applicant: Rosenbaum, LLC for Willow Creek Development LLC
 Address: 1709 W. George Street Broken Arrow OK 74012
 Telephone: 918-998-0210 Cell Phone: None Email: barrack.rosenbaum@cox.net
 Property Owner: Willow Creek Development LLC If different from Applicant, does owner consent? Y
 Property Address: 9290 East 133rd Street South
 Existing Zoning: RN-8 Requested Zoning: _____ Existing Use: Residential Pool & clubhouse
 Proposed Use: Residential Pool & Clubhouse Use Unit #: 5 proposed

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

Reserved, Willow Creek Estates filed plat no. 6625

Does Record Owner consent to the filing of this application? YES NO
 If Applicant is other than Owner, indicate interest: Consultant
 Is subject tract located in the 100 year floodplain? YES NO
 Are 5 copies of the PUD text and exhibits package attached? YES NO
 Application for: PUD Major Amendment Minor Amendment Abandonment

BILL ADVERTISING CHARGES TO: Willow Creek Development, LLC
12150 East 96th Street North Suite 200 (NAME) 918 272-3282
 (ADDRESS) (CITY) Owasso (PHONE)
OK 74055

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

Signature: [Signature] Date: 10/14/2015 (RS)

#1 Major Amendment **APPLICANT - DO NOT WRITE BELOW THIS LINE**

PUD 78 Date Received 10/16/2015 Received By Enyart Receipt # 01290802
 Planning Commission Date 11/16/2015 City Council Date _____

Sign(s) at \$ 50.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ 828.00

FEES:	PUD TYPE	ACREAGE	BASE FEE	ADD	TOTAL
					<u>\$ 828.00</u>

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

Rosenbaum Consulting, LLC

October 14, 2015

Mr. Erik Enyart, AICP, City Planner
City of Bixby
PO Box 70
Bixby, OK 74008
eenyart@bixby.com

CITY OF BIXBY

OCT 19 2015

RECEIVED

By *Enyart*

Re: PUD No. 78 major amendment for pool and clubhouse, use unit 5, in Willow Creek Estates, Bixby, Oklahoma

Dear Erik,

We are requesting a major amendment to the Willow Creek Planned Unit Development PUD No. 78 as approved by City Council September 10, 2013. The Willow Creek PUD No. 78 is a residential development area of 104.78 acres located south and west of East 131st Street South and South Mingo Road. The Willow Creek Estates phase I portion of the property was platted and filed of record on August 24, 2015. All streets and associated utilities for the phase I of the development are constructed.

As approved, PUD No. 78 allows one use unit 5 "Neighborhood swimming pool and/or clubhouse" on a lot or lots as determined by the developer/owner of Willow Creek. In addition the facility shall be subject to a site plan and, upon completion of construction pursuant to an approved building permit, the approval of use of the singular facility shall attach only to the lot or lots on which the building permit was issued.

The developer/owner of Willow Creek included, in the approved PUD No. 78, an original concept plan showing the proposed pool and clubhouse with associated parking. The parking was shown on the north side of the proposed area (i.e. Reserve "D" of the Willow Creek Estates filed plat – parking along East 133rd Place South) with a portion of said parking in the street rights-of-way.

This Major Amendment to PUD No. 78 is submitted to allow the proposed parking to be along East 133rd Place South and with a portion of the parking to be located in the public street rights-of-way.

City of Bixby Zoning Code section 11-10-3 A setbacks: requires parking to be located a minimum offset of 7.5 feet from the abutting street rights-of-way. The requested amendment is to allow parking within the public street rights-of-way along East 133rd Place South with a license agreement between City of Bixby and owner/developer in place.

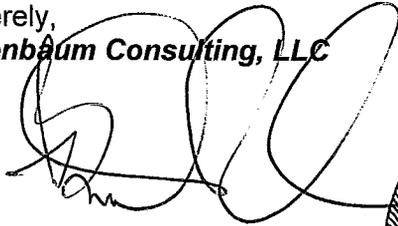
1709 West Granger Street
Broken Arrow, Oklahoma 74012
918.798.0210

Rosenbaum Consulting, LLC

The developer/owner has caused a site plan application and building permit to be provided to the City for the proposed pool and clubhouse with associated parking with review in progress. A copy of the site plan is attached hereto showing all proposed parking. In addition, a license agreement is attached for parking in the public street rights-of-way.

We would appreciate the City approving this Major Amendment request. Please advise if you have any questions or comments.

Sincerely,
Rosenbaum Consulting, LLC



Barrick Rosenbaum, P.E., CFM
President



10/15/2015

DEVELOPMENT AND LICENSE AGREEMENT

THIS DEVELOPMENT AND LICENSE AGREEMENT (this "Agreement") is made and entered into this _____ day of _____, 2015, by and between the **CITY OF BIXBY**, a municipal corporation ("City") and **WILLOW CREEK DEVELOPMENT, LLC**.

RECITALS

- A. The Willow Creek Development, LLC is the owner of a certain tract of land Reserve "D" on the filed plat no. 6255 Willow Creek Estates.
- B. The filed plat no. 6255 Willow Creek Estates dedicated public rights-of-way on the adjacent street East 133rd Place South.
- C. The Willow Creek Development, LLC owners have designed through their landscape architect a pool and clubhouse facility with sufficient parking as shown on the attached Exhibit "A".
- D. The parking for the pool and clubhouse extends into the street rights-of-way on East 133rd Place South.
- E. The Willow Creek Development, LLC wishes to construction said pool and clubhouse as proposed.
- F. The City will allow the parking to extend into the said public street rights-of-way as shown on the proposed site plan per the agreements shown below.

AGREEMENTS

In consideration of the premises and mutual covenants herein set forth, the City and Willow Creek Development, LLC do hereby respectively grant, covenant, and agree as follows:

1. **Definition of Terms.** In addition to any other terms defined herein, the following terms shall have the described meanings when used herein:

A. **Effective Date.** The term "Effective Date" shall mean the day and year set forth on the first page of this Agreement, which shall be the date upon which this Agreement has been executed by the last party to execute the same.

B. **License.** The term "License" shall have the meaning set forth in Section 2 hereof.

C. **Term.** The term "Term" shall have the meaning set forth in Section 3 hereof.

2. **License.** The City hereby expressly permits and allows the Encroachments into the Agreement Area and grants the Willow Creek Development, LLC and its employees, agents, and contractors the exclusive irrevocable license to use and occupy the Agreement Area for the purpose of maintaining, renovating, and upgrading the existing facilities including any activities incidental thereto. Furthermore, the City grants the Willow Creek Development, LLC and its employees, agents, and contractors the right to occupy and use the East 133rd Place South rights-of-way to perform the above mentioned maintaining, renovating, and upgrading so long as said uses do not interfere with the public's usual use and enjoyment of said right-of-ways.

3. **Term.** The License shall commence on the Effective Date and shall terminate upon the Demolition of the Willow Creek Development, LLC's Facilities within the Agreement Area, whether voluntarily or involuntarily performed by the Willow Creek Development, LLC or its agents, including acts of god, fire, flood, riot, or the like.

4. **Remedies.** In the event of any default in or breach of any terms or conditions of the Agreement by any party, or any successor, the defaulting or breaching party shall, upon written notice from the other party, proceed immediately to cure or remedy such default or breach, and shall in any event, within thirty (30) days after receipt of notice, commence to cure or remedy such default or breach. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party shall be entitled to all rights and remedies available at law or in equity, and may also institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default defaulting or breaching party. The parties, their successors and assignees, further agree that the other party shall have the right and power to institute and prosecute proceedings to enjoin the threatened or attempted violation of any clauses contained herein.

5. **Indemnification.** Willow Creek Development, LLC agrees to indemnify, defend and hold harmless the City, its officers and employees, from and against any and all claims, suits, judgments, and actions in equity to the extent arising out of or relating to Willow Creek Development, LLC's use of the Property, Willow Creek Development, LLC's use of the License or the performance of Willow Creek Development, LLC's obligations set forth in this Agreement.

6. **Miscellaneous.**

A. **Inspection.** Willow Creek Development, LLC shall allow the City, or their authorized representatives, to access the Property to inspect the work at any time.

B. **Choice of Law.** This Agreement shall be governed by the laws of the State of Oklahoma. This Agreement shall be construed as having been drafted by both of the parties hereto, and not by one party to the exclusion of the other.

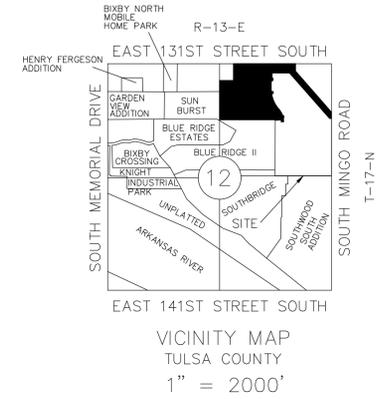
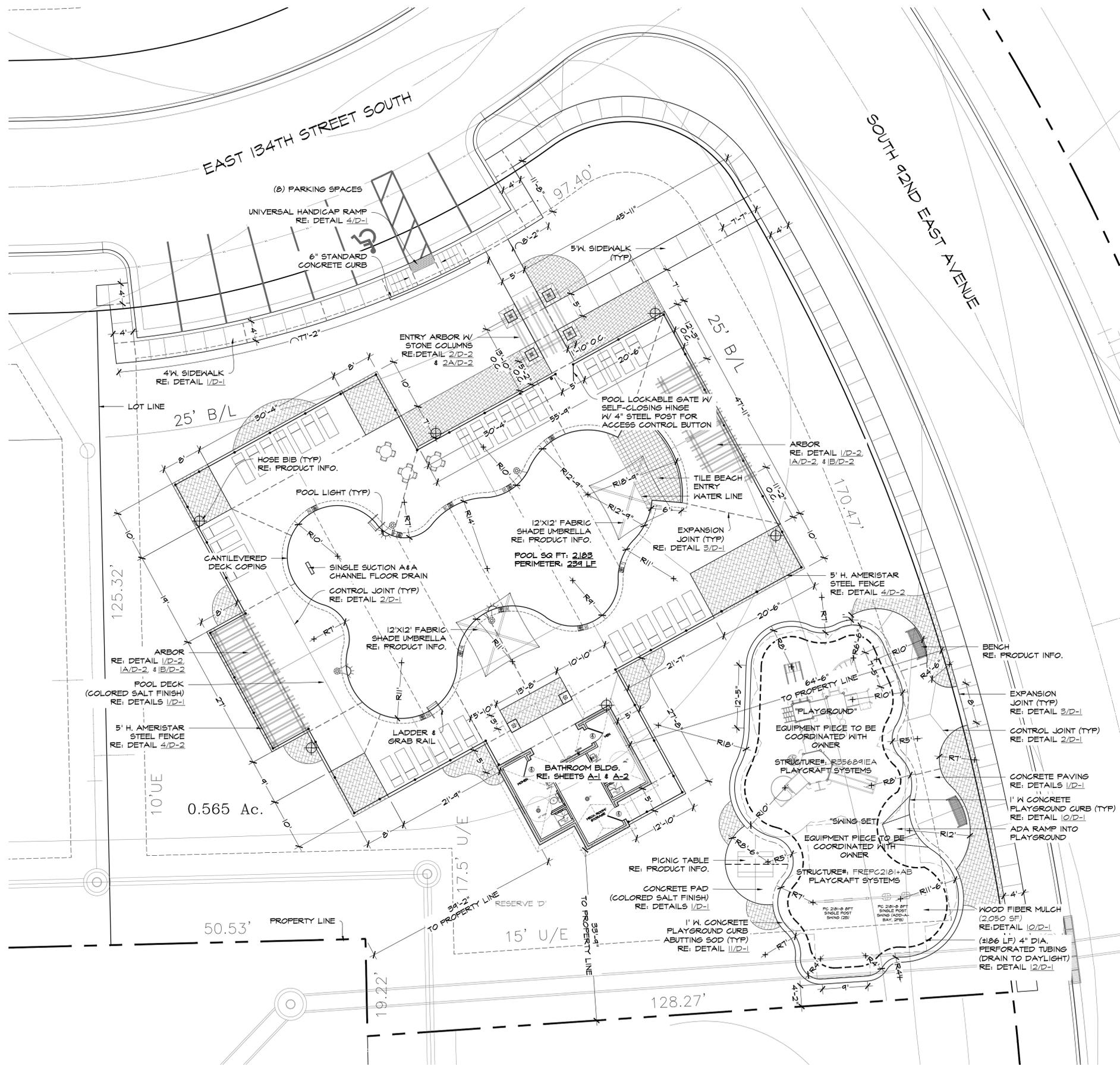
C. **Entire Agreement.** This Agreement contains the entire agreement between the parties relating to the subject matter hereof, and all prior proposals, discussions and/or writings are superseded hereby.

D. **Counterparts.** This Agreement may be executed via facsimile and in any number of counterparts, each of which shall be an original and all of which shall constitute the same instrument.

E. **Severability.** The finding of a Court that a provision of this Agreement is invalid shall not operate or be construed to invalidate the balance of the provisions contained in this Agreement, which provision shall continue to remain in full force and effect.

F. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assignees and not to the benefit of any third parties and shall be deemed to be a covenant and burden running with the land.

IN WITNESS WHEREOF, City and Willow Creek Development, LLC have executed this Agreement to be effective as of the Effective Date.



DUTY OF COOPERATION

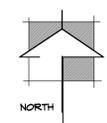
P.D.G., INC. 600 PLANNING DESIGN GROUP IN THIS STATEMENT SHALL BE KNOWN AS ARCHITECT. RELEASE OF THESE PLANS CONSTITUTES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTRACTOR CHANGE BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USER OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT CONSTITUTES MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

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BASE INFORMATION

ALL BASE INFORMATION INCLUDING EXISTING DRAINAGE PAYS, EXISTING CONTOURS, EXISTING VEGETATION, EXISTING STRUCTURES AND STREETS WERE PROVIDED TO PLANNING DESIGN GROUP BASED FROM DATA COLLECTED BY ROSENBAUM CONSULTING, LLC, BROKEN ARROW, OKLAHOMA.



CityofBi City of Bixby
P.O. Box 70
Bixby, OK 74008

Willow Creek Development, LLC
Check Number 2603A-00001148
Check Date Oct 16, 2015

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
2603 Willow Creek Development, LLC						
10/16/15	PUD amendment	2603001,WCI	878.00	0.00	0.00	878.00
Total Remittance			878.00	0.00	.00	878.00

WARNING: DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE A TRUE WATERMARK WHEN HOLDING THE CHECK TO THE LIGHT AND PINK LOCK AND KEY ICONS THAT FADE WHEN WARMED.

Willow Creek Development, LLC

12150 E 96th St N
Suite 200
Owasso, OK 74055

Void after 20 days

Pay **Eight Hundred Seventy Eight Dollars 00 Cents**

To The Order Of
City of Bixby
P.O. Box 70
Bixby, OK 74008

BancFirst
Attn: Krista Cash
7625 E 51st St
Tulsa, OK 74145

39-363/1030

Date
Oct 16, 2015

Check Number
2603A-00001148

Amount
\$878.00

Per *[Signature]*

PAYABLE IN US DOLLARS

⑈00001148⑈ ⑆103003632⑆ 0551098464⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS. COLOR WILL FADE AND RETURN ON AN AUTHENTIC CHECK. IF COLOR DOES NOT FADE DO NOT ACCEPT.

Betty has this for FRANK

FRANK

CITY OF BIXBY
OCT 16 2015
REC

CITY OF BIXBY
918-366-4430

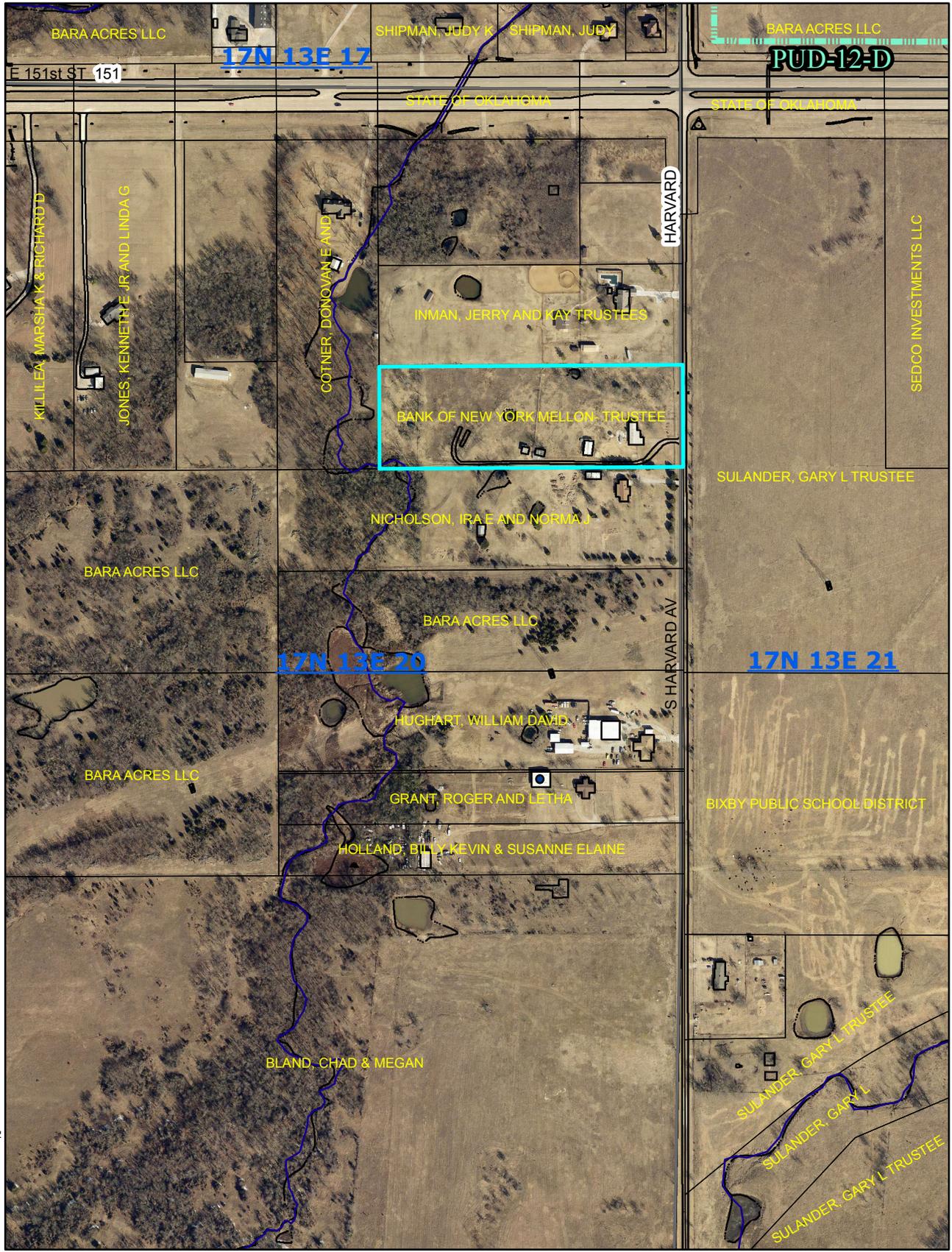
RECH: 01290802 10/19/2015 8:45 AM
OPER: 662 TERM: 997
REF#: 1148

TRAN: 108.0000 ZONING
PUD 78 MAYOR AMENDMENT
LICENSE AGREEMENT
ZONING PERMITS (PLA) 878.00CR

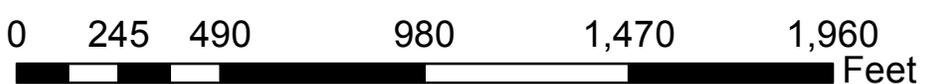
TENDERED: 878.00 CHECK
APPLIED: 878.00-
CHANGE: 0.00

THIS CHECK CLEARS THROUGH POSITIVE PAY S & K

BL-401 – Steve & Tana Killman



- Businesses
- bixby_streams
- Tulsa Parcels 04/15
- WagParcels 04/15
- Tulsa_Subdivision
- WagSubdivision
- WagRoads_Aug2012
- E911_Streets
- PUD
- bixby_s-t-r
- county





City of Bixby Application for Lot-Split

Applicant: Steve + Tana Killman
 Address: 4607 E. 14th Pl. S. Bixby OK 74008
 Telephone: _____ Cell Phone: 918-752-7235 Email: tanaK708@yahoo

Property Owner: Tana Killman Property Address: 15310 S. Harvard Bixby 74008
 Existing Zoning: _____ Existing Use: _____ 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):

FIRST 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 checked="" type="checkbox"/> OTHER <u>RWD</u>	
		Type of Sewage Disposal to be Available for this Tract <input type="checkbox"/> SEWER <input checked="" type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER	
		Street or Streets Tract will face <u>S. Harvard</u>	
		Proposed Use of this Tract <u>Build Home</u>	Average Lot Width
		Street frontage 	
SECOND 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 	
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: _____
 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: 4607 E 144th Pl. S. Bixby OK 74008
Tana Killman (NAME) 918-752-7235
 _____ (ADDRESS) _____ (CITY) _____ (PHONE)

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

Signature: Tana Killman Date: 10.14.15

APPLICANT - DO NOT WRITE BELOW THIS LINE

BL-401 Date Received 10/14/2015 Received By Enyard Receipt # 01288988

PC Action: _____ Conditions: _____
 Date: _____ Roll Call: _____
 Staff Rec. _____

\$ 210.00

CITY OF BIXBY
918-366-4430

REC#: 01288988 10/14/2015 12:15 PM
 OPER: 662 TERM: 997
 REF#:

ACCT #: XXXX-XXXX-XXXX-2250
 AUTH #: 191457
 TRAN #: 00000003201

TRAN: 108.0000 ZONING
 CASE# BL-401
 ZONING PERMITS (PLA 210.00CR

TENDERED: 210.00 CREDIT CARD
 APPLIED: 210.00-

CHANGE: 0.00

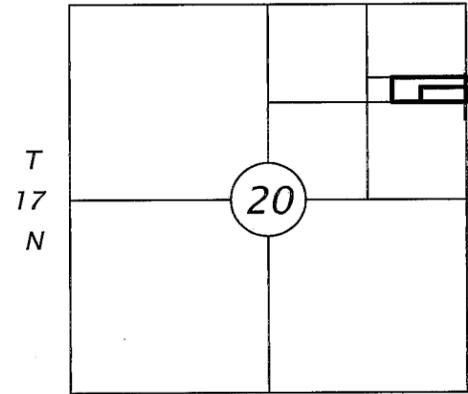
SCALE: 1"=150'



Legal Description (Tract 1)

A tract of land being the East nine hundred ninety (990) feet of the South Half of the South Half of the Northeast Quarter of the Northeast Quarter (S/2 S/2 NE/4 NE/4) of Section Twenty (20), Township Seventeen (17) North, Range Thirteen (13) East of the Idian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government survey thereof. Less and Except the South Two Hundred (200) feet of the East Six Hundred Five (605) feet thereof. Containing 4.72 acres more or less.

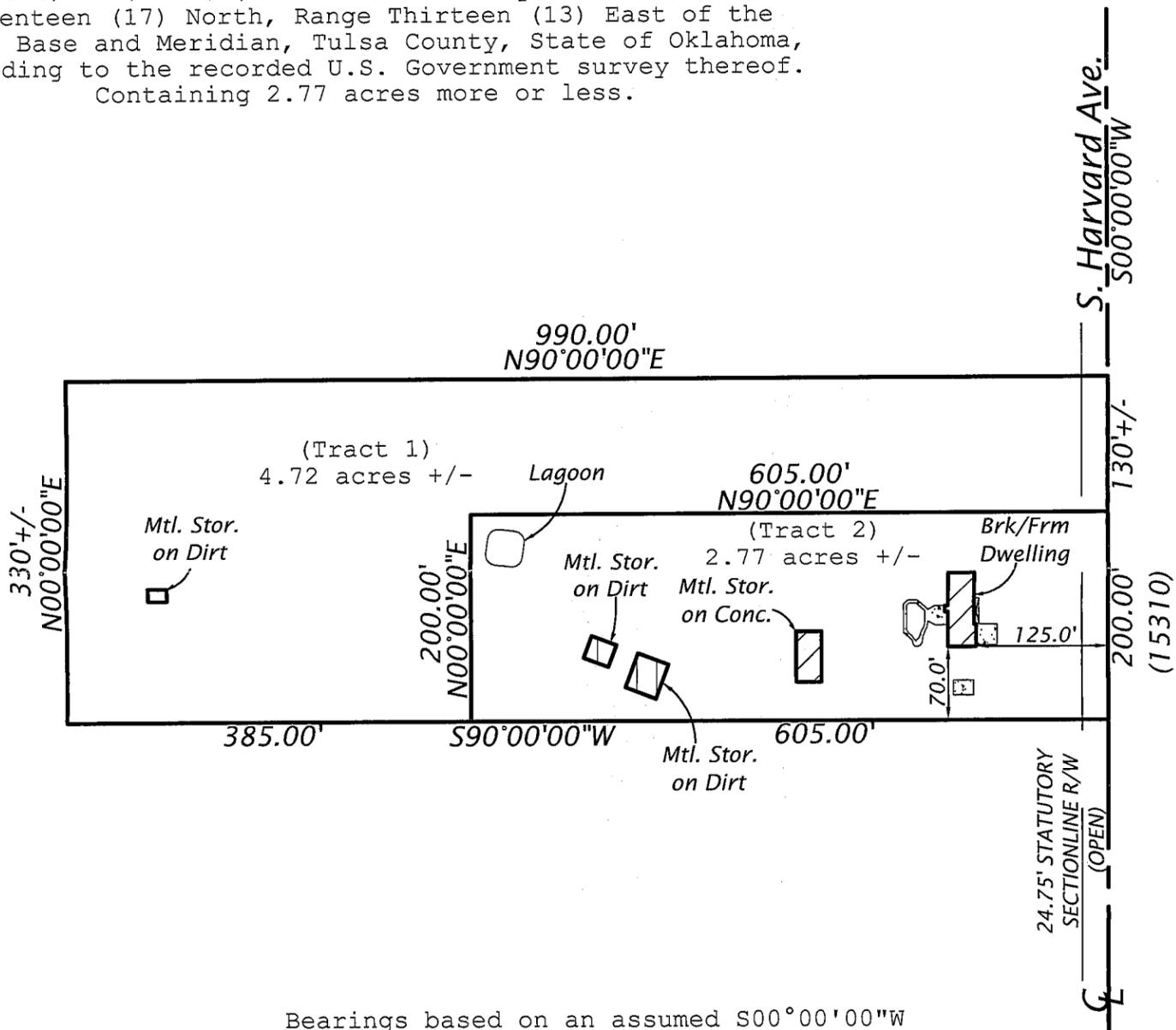
R - 13 - E



LOCATION MAP

Legal Description (Tract 2)

A tract of land being the South Two Hundred (200) feet of the East Six Hundred Five (605) feet the East nine hundred ninety (990) feet of the South Half of the South Half of the Northeast Quarter of the Northeast Quarter (S/2 S/2 NE/4 NE/4) of Section Twenty (20), Township Seventeen (17) North, Range Thirteen (13) East of the Idian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government survey thereof. Containing 2.77 acres more or less.



Bearings based on an assumed S00°00'00"W along the East line of subject property.

COLLINS LAND SURVEYING, INC. 3340 W. 151st ST. S. - P.O. Box 250 KIEFER, OK. 74041 OFFICE (918)321-9400 FAX (918)321-9404 CA#2656 EXPIRES: 06/30/2016	Proposed Lot Split
	Performed For: Steven Killman J.O. NO. 15-10-080 DATE: 10/14/2015

COLLINS LAND SURVEYING, INC.
3340 West 151st Street South
P.O. Box 250
Kiefer, Ok 74041
Ph. 918-321-9400 Fax 321-9404

REF. NO. 15-10-080

LEGAL DESCRIPTION (TRACT 1)

A tract of land being the East nine hundred ninety (990) feet of the South Half of the South Half of the Northeast Quarter of the Northeast Quarter (S/2 S/2 NE/4 NE/4) of Section Twenty (20), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government survey thereof. Less and Except the South Two Hundred (200) feet of the East Six Hundred Five (605) feet thereof. Containing 4.72 acres more or less.

LEGAL DESCRIPTION (TRACT 2)

A tract of land being the South Two Hundred (200) feet of the East Six Hundred Five (605) feet the East nine hundred ninety (990) feet of the South Half of the South Half of the Northeast Quarter of the Northeast Quarter (S/2 S/2 NE/4 NE/4) of Section Twenty (20), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded U.S. Government survey thereof. Containing 2.77 acres more or less.