

AGENDA
PLANNING COMMISSION
116 WEST NEEDLES, BIXBY, OKLAHOMA
August 15, 2016 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes for the Planning Commission Meeting: June 20, 2016

2. **CONDITIONAL FINAL PLAT-*Quail Creek Villas (PUD 76)*-Applicant, Justin Morgan of Tanner Consulting**
Discussion and Recommendation on the Approval of a Final Plat for approximately 11.605 acres for the purpose of finalizing a Single-family Residential Development in Section 02, T17N, R13E
Property Generally Located: West of Memorial one-quarter mile and south of 121st Street South one quarter to one-half mile

PUBLIC HEARINGS

3. **ZONING-BXZO-16.05 Cottages at Quail Creek & PUD-BXPUD-16.03 Cottages at Quail Creek Applicant, Ricky Jones of Tanner Consulting**
Discussion and Recommendation on the Approval of a Zoning change from AG (Agricultural District) to RS-3 (Residential Single Family District) and Approval of the companion Planned Unit Development for approximately 8.851 acres for the purpose of a Single-family Residential Development in Section 02, T17, R13E
Property Generally Located: West of Memorial one-quarter mile and north of 131st Street South one-half mile

4. **PRELIMINARY PLAT-*Willow Creek Estates, Blocks 6-11 (PUD 78)*-Applicant, Ryan McCarty of Select Design**
Discussion and Recommendation on the Approval of a Preliminary Plat for approximately 60.81 acres for the purpose of a residential development in Section 12, T17N, R13E
Property Generally Located: west of Mingo Road and south of 131st Street

AGENDA – Bixby Planning Commission

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All items are for Public Hearing unless the item is worded otherwise

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

OTHER BUSINESS

5. DISCUSSION OF SUNSET CLAUSE ON ZONING PER TOM HOLLAND, PLANNING COMMISSION MEMBER.

NEW BUSINESS

ADJOURNMENT

Posted By: City Staff on behalf of Marcae' Hilton



Date: August 12, 2016

Time: 5:00PM

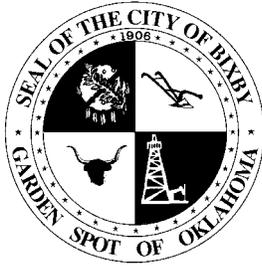
AGENDA – Bixby Planning Commission

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CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008

(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission

From: Marcae' Hilton, City Planner

Date: Monday, August 15, 2016

RE: Report and Recommendations for:
CONDITIONAL FINAL PLAT-Quail Creek Villas (PUD 76)-Applicant, Justin Morgan of Tanner Consulting
Discussion and Recommendation on the Approval of a Final Plat for approximately 11.605 acres for the purpose of finalizing a Single-family Residential Development in Section 02, T17N, R13E
Property Generally Located: West of Memorial one-quarter mile and south of 121st Street South one quarter to one-half mile

REQUEST: Approval of Conditional Final Plat of Quail Creek Villas PUD 76

EXISTING ZONING: (CG) General Commercial District with PUD 76

LOCATION: 7300-block of E. 121st St. S.-West of Memorial one-quarter mile and south of 121st Street South one quarter to one-half mile

STR: Section 02, T17N, R13E

SIZE OF TRACT: 11.605 Acres

LOT INFO: 46 Lots
2 Block
4 Reserves

PUBLIC INPUT: No known comments

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: PUD 76:CG-Commercial General District-undeveloped

West: PUD 76:CG-Commercial General District-developed as Single-family Residential and undeveloped, (AG) and Frye Creek Ditch #1 to the far west of PUD 76

South: Pending: BXZO-16.05 & BXPUD-16.03 RS-3 Single-family Residential, (AG)-agriculture parcel-Frye Creek Ditch #1

East: (RS-3) Single-family Residential-Undeveloped, PUD 76:CG-Commercial General District-undeveloped

GENERAL: The Conditional Final Plat, Quail Creek Villas (PUD 76) is generally located south of 121st Street and approximately 1/4 mile west of Memorial. The proposed plat consists of forty-six (46) lots and two (2) Blocks on 11.65 acres. City Council conditionally approved the Preliminary Plat during the regularly scheduled meeting of January 13, 2014. The property is currently zoned CG with PUD 76 as an overlay. *PUD 76 "Scenic Village Park" & BZ-364*, was submitted for application by Tanner Consulting, LLC, Planning Commission recommended Approval 02/27/2013 and City Council Conditionally Approved 03/25/2013 as amended at the meeting (Ord. # 2116).

The Technical Advisory Committee (TAC) heard this item on Wednesday, August 3, 2016. TAC, Staff and Fire Marshal comments are included below. Staff requests all outstanding comments be resolved before submittal of the Final Plat to City Council.

Staff believes the Final Conditional Plat for Quail Creek Villas meets the requirements of the Zoning Regulations and Bixby Land Use.

COMPREHENSIVE PLAN:

Land Use Intensities: None

Land Use: None

Urban Design Elements: Corridor

EXHIBITS:

Conditional Final Plat Quail Creek Villas

Aerial Map

STAFF RECOMMENDATIONS:

Staff recommends approval of the Conditional Final Plat of Quail Creek Villas PUD 76 subject to the resolution of comments from Staff and outstanding comments from the Preliminary Plat process.

TAC COMMENTS: August 3, 2016

1. Add Utility Easements:
 - a. Block 1-Lots 17/16, Lots12/11, Lots 7/6
 - b. 5 feet on each side

PLANNING COMMENTS: Not Complete List

2. Before the City Council Final Plat hearing:

- a. Please provide release letters from all utility companies serving the subdivision as per Subdivision Regulations Section 12-2-6.B.
 - b. Please have plat corrections completed before the City Council meeting. City Council reserves the right to make additional changes.
3. At the appointed time, please confirm the City of Bixby has the current HOA information including a copy of the Secretary of State Incorporation documents for placement in the permanent file and for notification to the Bixby Neighborhood Coordinator, along with the names and contact information of the current HOA Officers.

ENGINEERING COMMENTS: FORTHCOMING

FIRE MARSHAL COMMENTS:

Final Plat PUD 76 "Quail Creek Villas" are approved by this office with the following conditions:

4. All hydrants shall be operable before construction begins.
 - a. Brand- AVK or Mueller , Color- Chrome Yellow
 - b. Fire line supporting the fire hydrants shall be looped.
5. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction of homes. (IFC 2015 Appendix D Chapter 5)
6. Islands shall have mountable curbs.



NORTH

Scale: 1" = 60'

Tanner Consulting

LEGEND

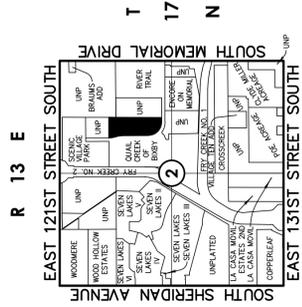
- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY
- E EASEMENT
- DOC DEDICATION
- ESMT EASEMENT
- F/A FENCE AND LANDSCAPE
- E EASEMENT
- ODE OVERLAND DRAINAGE ESMT
- SEPT SEWER
- SEP INSTR SEPARATE INSTRUMENT
- U/E UTILITY EASEMENT
- 7400 ASSIGNED ADDRESS

SUBDIVISION CONTAINS:

- FORTY-SIX (46) LOTS
- IN TWO (2) BLOCKS
- WITH FOUR (4) RESERVES
- GROSS SUBDIVISION AREA: 11.605 ACRES

Location Map

Scale: 1" = 2000'



NORTHEAST CORNER GOV'T LOT 2

East 121st Street South

NORTH LINE E/2

POINT OF COMMENCEMENT
NORTHEAST CORNER E/2
SECTION 2, T-17-N R-13-E

S. Memorial Drive

Conditional Final Plat

PUD 76

Quail Creek Villas

OF BIXBY

PART OF THE EAST HALF (E/2) OF SECTION TWO (2),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:

121st & Memorial, L.L.C.

CONTACT: RICK DOBSON
6528 East 101st Street South
D-1, Suite 409
Tulsa, Oklahoma 74133
Phone: (918)638-3003

SURVEYOR/ENGINEER:

Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

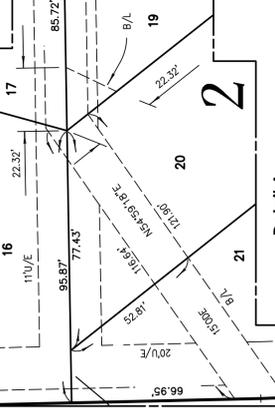
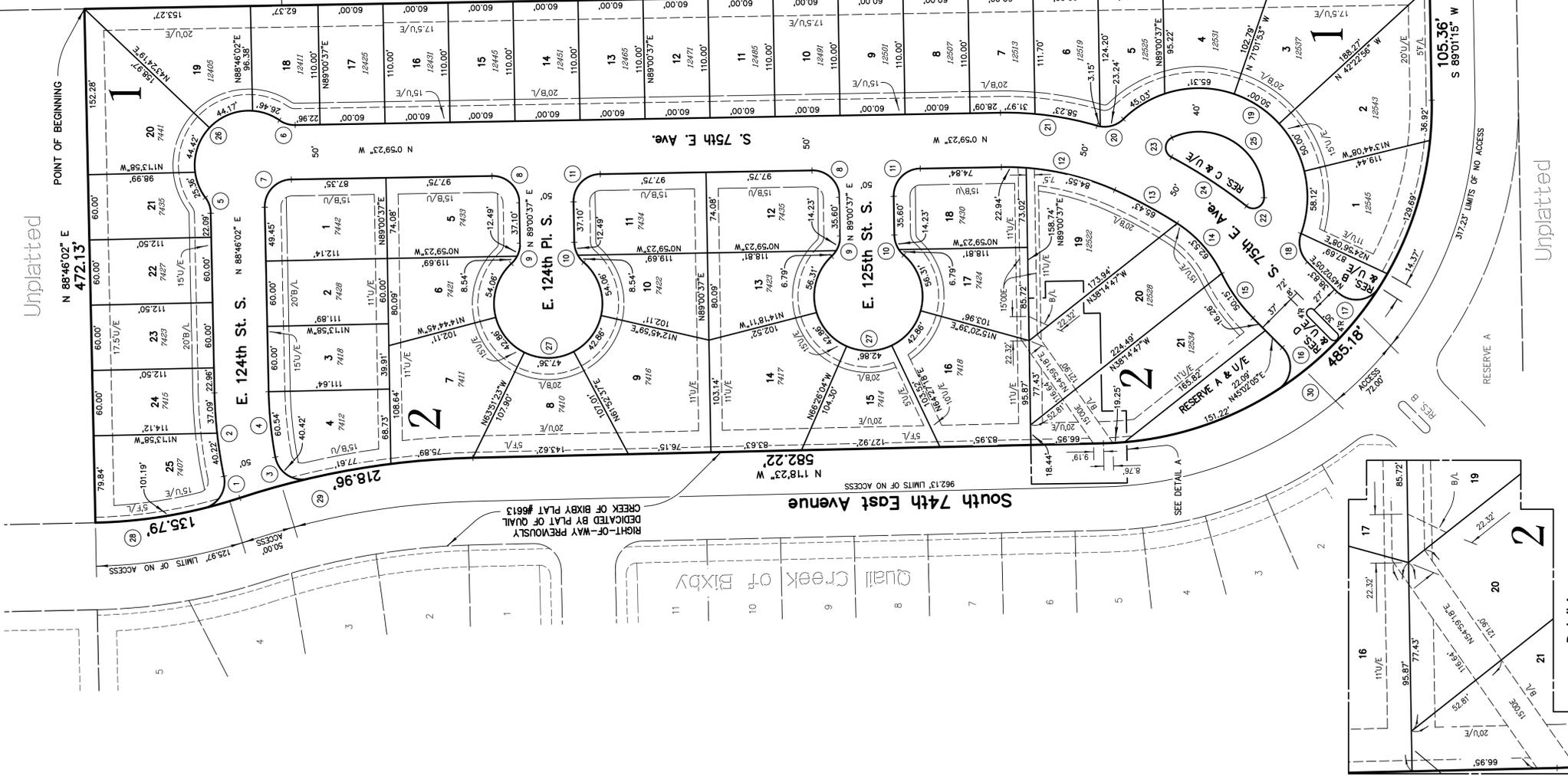
Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8501), NORTH AMERICAN DATUM 1983 (NAD83).
4. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 74TH EAST AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY FINAL PLAT OF "QUAIL CREEK OF BIXBY", AN ADDITION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA PLAT #6613.
5. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(D)	CHORD(C)	CHORD(B)	CHORD(S)(D)
1	38.32'	25.00'	87°49'03"	N 57°44'44" W	34.68'	N 57°44'44" W
2	77.30'	425.00'	10°25'18"	N 83°33'23" E	77.20'	N 83°33'23" E
3	40.42'	25.00'	92°37'48"	N 33°12'10" E	36.16'	N 33°12'10" E
4	60.54'	375.00'	9°14'58"	N 84°08'33" E	60.47'	N 84°08'33" E
5	15.41'	25.00'	35°19'29"	N 71°06'18" E	15.17'	N 71°06'18" E
6	15.41'	25.00'	35°19'28"	N 16°40'21" E	15.17'	N 16°40'21" E
7	39.38'	25.00'	90°14'35"	S 46°06'40" E	35.43'	S 46°06'40" E
8	39.27'	25.00'	90°00'00"	N 44°00'37" E	35.36'	N 44°00'37" E
9	21.03'	25.00'	48°11'23"	N 66°53'41" W	20.41'	N 66°53'41" W
10	21.03'	25.00'	48°11'23"	N 64°54'56" E	20.41'	N 64°54'56" E
11	39.27'	25.00'	90°00'00"	N 45°59'23" W	35.36'	N 45°59'23" W
12	107.49'	250.00'	24°38'07"	N 11°19'41" E	106.67'	N 11°19'41" E
13	65.43'	424.23'	8°50'15"	N 28°03'52" E	65.37'	N 28°03'52" E
14	62.53'	113.00'	31°42'25"	N 48°20'12" E	61.74'	N 48°20'12" E
15	50.15'	150.00'	19°09'20"	N 54°36'45" E	49.92'	N 54°36'45" E
16	44.57'	25.00'	102°09'12"	N 83°53'19" W	38.90'	N 83°53'19" W
17	44.75'	25.00'	102°33'53"	N 6°14'52" W	39.01'	N 6°14'52" W
18	28.16'	25.00'	64°31'51"	N 77°18'00" E	26.69'	N 77°18'00" E
19	268.46'	100.00'	153°48'55"	N 32°39'28" E	194.80'	N 32°39'28" E
20	26.39'	25.00'	60°29'15"	N 14°00'22" W	25.18'	N 14°00'22" W
21	90.20'	300.00'	17°13'38"	N 7°37'26" E	89.86'	N 7°37'26" E
22	22.25'	10.00'	127°30'32"	N 25°46'33" W	17.94'	N 25°46'33" W
23	22.25'	10.00'	127°30'32"	N 88°15'27" W	17.94'	N 88°15'27" W
24	82.69'	474.23'	9°59'25"	N 32°59'00" E	82.58'	N 32°59'00" E
25	120.40'	60.00'	114°58'22"	N 32°59'00" E	101.19'	N 32°59'00" E
26	140.40'	50.00'	160°53'32"	N 46°06'40" W	98.61'	N 46°06'40" W
27	241.19'	50.00'	276°22'46"	N 0°59'23" E	66.67'	N 0°59'23" E
28	135.79'	460.00'	16°54'47"	N 9°44'21" W	135.29'	N 9°44'21" W
29	218.96'	745.00'	16°50'21"	N 9°43'34" W	218.17'	N 9°43'34" W
30	485.18'	310.00'	89°40'22"	N 46°08'34" W	437.15'	N 46°08'34" W

Unplatted



Detail A

Scale: 1" = 30'

DATE OF PREPARATION: July 15, 2016

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved

by the City Council of the City of Bixby,

on _____

MAYOR-VICE MAYOR

This approval is void if the above signature

is not endorsed by the City Manager or

City Clerk.

CITY MANAGER-CITY CLERK

Conditional Final Plat

PUD 76

Quail Creek Villas

OF BIXBY

PART OF THE EAST HALF (E/2) OF SECTION TWO (2),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT 121ST AND MEMORIAL L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

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

COMMENCING AT THE NORTHEAST CORNER OF SAID E/2; THENCE SOUTH 88°46'02" WEST AND ALONG THE NORTH LINE OF THE E/2, FOR A DISTANCE OF 1323.13 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 2; THENCE SOUTH 0°59'22" EAST AND ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, FOR A DISTANCE OF 1160.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°59'22" EAST FOR A DISTANCE OF 1241.90 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST 126TH STREET SOUTH; THENCE SOUTH 89°01'15" WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 105.36 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF SOUTH 74TH EAST AVENUE ALONG A 310.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°40'22", A CHORD BEARING AND DISTANCE OF NORTH 46°08'34" WEST FOR 437.15 FEET, FOR AN ARC DISTANCE OF 485.18 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES: NORTH 1°18'23" WEST FOR A DISTANCE OF 582.22 FEET TO A POINT OF CURVATURE; THENCE ALONG A 745.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°50'21", A CHORD BEARING AND DISTANCE OF NORTH 9°43'34" WEST FOR 218.17 FEET, FOR AN ARC DISTANCE OF 218.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 460.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°54'47", A CHORD BEARING AND DISTANCE OF NORTH 9°41'21" WEST FOR 135.29 FEET, FOR AN ARC DISTANCE OF 135.79 FEET TO A POINT; THENCE NORTH 88°46'02" EAST FOR A DISTANCE OF 472.13 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 505,492 SQUARE FEET OR 11.604 ACRES.

AND THE OWNER HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED AND SUBDIVIDED INTO FORTY-SIX (46) LOTS IN TWO (2) BLOCKS AND FOUR (4) RESERVES, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS DESIGNATED THE SUBDIVISION AS "QUAIL CREEK VILLAS OF BIXBY", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "QUAIL CREEK VILLAS OF BIXBY"). THE LOTS DEPICTED UPON THE PLAT SHALL HEREINAFTER BE REFERRED TO COLLECTIVELY AS THE "LOTS" AND INDIVIDUALLY AS A "LOT".

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS.

THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS IN THE PUBLIC STREETS, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WATER LINES AND SEWER LINES WITHIN THE UTILITY EASEMENTS FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO AREAS WITHIN OR OUTSIDE THE PLAT AND THE OWNER FURTHER RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN WITHIN THE UTILITY EASEMENTS PROPERLY PERMITTED PARKING AREAS, LANDSCAPING, SCREENING FENCES AND WALLS AND OTHER NON-OBSTRUCTING IMPROVEMENTS.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE.

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS LOCATED ON THE LOT.

2. WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER, SANITARY SEWER MAIN OR STORM SEWER MAINS, SHALL BE PROHIBITED. WITHIN THE UTILITY EASEMENTS, IF THE GROUND ELEVATIONS ARE ALTERED BY THE LOT OWNER, FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER MAIN, ALL GROUND LEVEL APPURTENANCES, INCLUDING VALVE BOXES, FIRE HYDRANTS AND MANHOLES SHALL BE ADJUSTED TO THE ALTERED GROUND ELEVATIONS BY THE OWNER OF THE LOT OR AT ITS ELECTION, THE CITY OF BIXBY, OKLAHOMA MAY MAKE SUCH ADJUSTMENT AT THE LOT OWNER'S EXPENSE.

3. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER, SANITARY SEWER MAIN AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF BIXBY OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. UNDERGROUND SERVICE.

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE 17.5 FOOT UTILITY EASEMENT ALONG THE EAST BOUNDARY LINE OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. PAVING AND LANDSCAPING WITHIN EASEMENTS.

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO LANDSCAPING AND PAVING RESULTING FROM THE ACTIONS OF THE CITY OF BIXBY OR THE SUPPLIER OF UTILITY IN SERVICES, IN PERFORMING NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT THE CITY OF BIXBY, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ("LNA") EXCEPT AS MAY HEREAFTER BE RELEASED, ALTERED, OR AMENDED BY THE OWNER AND BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA, PERTAINING THERETO.

THE FORGOING COVENANT CONCERNING "LIMITS OF NO ACCESS" ("LNA") SHALL BE ENFORCEABLE BY THE CITY OF BIXBY OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

F. FENCE EASEMENT

THE OWNER DOES HEREBY ESTABLISH AND GRANT FENCE AND LANDSCAPE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "F/L" AND SHOWN ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF "QUAIL CREEK VILLAS OF BIXBY". THE FENCE AND LANDSCAPE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SPRINKLER SYSTEM, AND LANDSCAPING, AND FOR THE PURPOSE OF MAINTAINING AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS AND ALONG SUCH EASEMENTS AND OVER, ACROSS AND ALONG LOTS IN "QUAIL CREEK VILLAS OF BIXBY", WHICH CONTAIN SUCH EASEMENTS.

G. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF BIXBY, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA.

3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF BIXBY, OKLAHOMA.

4. OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT AT THE OWNER'S EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF BIXBY, OKLAHOMA, IN THE EVENT THE OWNER OF THE LOT FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF BIXBY, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE BIXBY COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT

WHEREAS, THE PROPERTY COMPRISING QUAIL CREEK VILLAS OF BIXBY WAS INITIALLY SUBMITTED AS A PART OF PLANNED UNIT DEVELOPMENT NO. 76 AS PROVIDED WITHIN TITLE 11 OF THE BIXBY, OKLAHOMA CITY CODE (BIXBY ZONING CODE), AND

WHEREAS, PUD NO. 76 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF BIXBY PLANNING COMMISSION ON FEBRUARY 27, 2013, AND APPROVED BY THE BIXBY CITY COUNCIL ON MARCH 25, 2013, AND

WHEREAS, A MAJOR AMENDMENT OF A PART OF PUD NO. 76 (HEREINAFTER REFERRED TO AS "PUD NO. 76-1") WHICH INCLUDED THE PROPERTY COMPRISING QUAIL CREEK VILLAS, WAS SUBMITTED AND WAS AFFIRMATIVELY RECOMMENDED FOR APPROVAL BY THE CITY OF BIXBY PLANNING COMMISSION ON SEPTEMBER 30, 2013, AND WAS APPROVED BY THE BIXBY CITY COUNCIL ON OCTOBER 14, 2013, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BIXBY, OKLAHOMA.

THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUINING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. DEVELOPMENT STANDARDS OF QUAIL CREEK VILLAS OF BIXBY (11.605 ACRES - A PART OF DEVELOPMENT AREA G)

1. DEVELOPMENT IN ACCORDANCE WITH PUD

QUAIL CREEK VILLAS OF BIXBY SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. 76-1 AS APPROVED BY THE CITY OF BIXBY, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD NO. 76-1 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE DEVELOPMENT OF QUAIL CREEK VILLAS OF BIXBY SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED ON OCTOBER 14, 2013.

3. SINGLE FAMILY DWELLINGS

PERMITTED USES:

DETACHED SINGLE FAMILY DWELLINGS INCLUDING PATIO HOMES, AND CUSTOMARY ACCESSORY USES, INCLUDING COMMON AREA FACILITIES SUCH AS CLUB HOUSE, SWIMMING POOL AND RECREATIONAL OPEN SPACE.

MAXIMUM DWELLING UNITS:	60
MAXIMUM BUILDING HEIGHT:	35 FT.
MINIMUM LOT WIDTH:	60 FT.
MINIMUM LOT SIZE:	5,000 SF
MAXIMUM STORIES:	2

MINIMUM YARDS AND BUILDING SETBACKS:

FROM FRONT STREET RIGHT-OF-WAY:	20 FT.
FROM SIDE STREET RIGHT-OF-WAY:	15 FT.
FROM REAR LOT LINE:	20 FT.
FROM SIDE YARD LOT LINE (DETACHED DWELLINGS):	5 FT.
BETWEEN DETACHED DWELLING UNITS:	10 FT.

MINIMUM OFF-STREET PARKING: AS REQUIRED WITHIN THE APPLICABLE USE UNIT.

OTHER BULK AND AREA REQUIREMENTS:

SINGLE FAMILY DWELLINGS: AS REQUIRED WITHIN A RS-3 DISTRICT

B. RESERVES A, B, C, AND D

THE OWNER HEREIN GRANTS AND ESTABLISHES RESERVES A, B, C, AND D AS DEPICTED UPON THE ACCOMPANYING PLAT FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN QUAIL CREEK VILLAS OF BIXBY AND MAY BE USED FOR RECREATIONAL OPEN SPACE, LANDSCAPING, ENTRY FEATURES AND SUBDIVISION IDENTIFICATION. RESERVES A, B, C, AND D ARE HEREIN RESERVED FOR SUBSEQUENT CONVEYANCE TO A HOMEOWNERS' ASSOCIATION AS SET FORTH WITH SECTION III.

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. RESTRICTED USES

ALL USES CLASSIFIED AS "SEXUALLY ORIENTED" WITHIN THE CITY OF BIXBY ZONING CODE (SECTION 11-7D-6) ARE HEREBY EXCLUDED FROM ANY DEVELOPMENT AREA WITHIN PUD 76-1.

2. ACCESS AND CIRCULATION

THE PRINCIPAL ACCESS FOR PUD NO. 76-1 IS TO BE DERIVED FROM EAST 121ST SOUTH AND SOUTH MEMORIAL DRIVE AND AN INTERIOR PUBLIC COLLECTOR STREET TO BE CONSTRUCTED THAT CONNECTS TO THE TWO ARTERIAL STREETS. THE CONNECTION OF THE TWO ARTERIALS IS A REQUIREMENT. THERE IS AN AREA OUTSIDE THE AREA OF PUD NO. 76-1 WHICH IS PROPOSED FOR A SEGMENT OF THE COLLECTOR STREET BUT WITHIN WHICH, REQUIRED RIGHT OF WAY DOES NOT PRESENTLY EXIST. THE OWNER OF THE AREA REQUIRED FOR RIGHT OF WAY IS UNDER CONTRACT THAT THE REQUIRED RIGHT OF WAY WILL BE DEDICATED. THE COLLECTOR STREET WILL REQUIRE A RIGHT OF WAY WIDTH OF 80 FEET AND A PAVING WIDTH OF 38 FEET, PROVIDED HOWEVER A PAVING WIDTH OF 38 FEET SHALL REQUIRE A WAIVER BY THE BIXBY CITY COUNCIL OF THE BIXBY SUBDIVISION REGULATIONS. INTERIOR PUBLIC AND/OR PRIVATE MINOR STREET SYSTEMS AND MUTUAL ACCESS EASEMENTS WILL BE ESTABLISHED AS NEEDED. NEW PUBLIC STREET CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE GEOMETRIC STREET STANDARDS OF THE CITY OF BIXBY.

SIDEWALKS ALONG THE COLLECTOR STREETS SHALL BE CONSTRUCTED BY THE OWNER AND SIDEWALKS ALONG THE INTERIOR STREETS SHALL BE CONSTRUCTED BY THE BUILDER OF THE HOME TO BE LOCATED WITHIN EACH INDIVIDUAL LOT. SIDEWALKS SHALL BE IN ACCORDANCE WITH THE BIXBY SUBDIVISION REGULATIONS INCLUDING A MINIMUM WIDTH OF FOUR FEET AND ADA COMPLIANCE. WITHIN DEVELOPMENT AREAS B AND C, PEDESTRIAN ACCESS FROM RESIDENTIAL AREAS MAY BE PROVIDED TO THE ADJOINING FRY DITCH.

3. SIGNS

SIGNS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BIXBY ZONING CODE, PROVIDED HOWEVER, PRIOR TO INSTALLATION; A DETAILED SIGN PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION. SIGNS IDENTIFYING AN INTERIOR PROPERTY MAY BE LOCATED OFF SITE WITHIN A PARCEL LOCATED WITHIN "SCENIC VILLAGE PARK", BUT SHALL REQUIRE A DETAILED SIGN PLAN SUBMITTED TO AND APPROVED BY THE BIXBY PLANNING COMMISSION.

4. UTILITIES AND DRAINAGE

UTILITIES ARE AT THE SITE OR ACCESSIBLE BY CUSTOMRY EXTENSION. FEE-IN-LIEU OF STORM WATER DETENTION FACILITIES SHALL BE PROVIDED.

5. PARCELIZATION

AFTER INITIAL PLATTING SETTING FORTH PERMITTED USES AND THE ALLOCATION OF COMMERCIAL FLOOR AREA OR RESIDENTIAL DENSITY, DIVISION OF PLATTED LOTS MAY OCCUR BY APPROVED LOT SPLIT APPLICATION AND SUBJECT TO THE APPROVAL BY THE BIXBY PLANNING COMMISSION OF PROPOSED RESIDENTIAL DENSITY ALLOCATIONS AND CONFIRMATION OF THE EXISTENCE OF ANY NECESSARY CROSS PARKING AND MUTUAL ACCESS EASEMENTS.

6. TRANSFER OF ALLOCATED RESIDENTIAL DENSITY

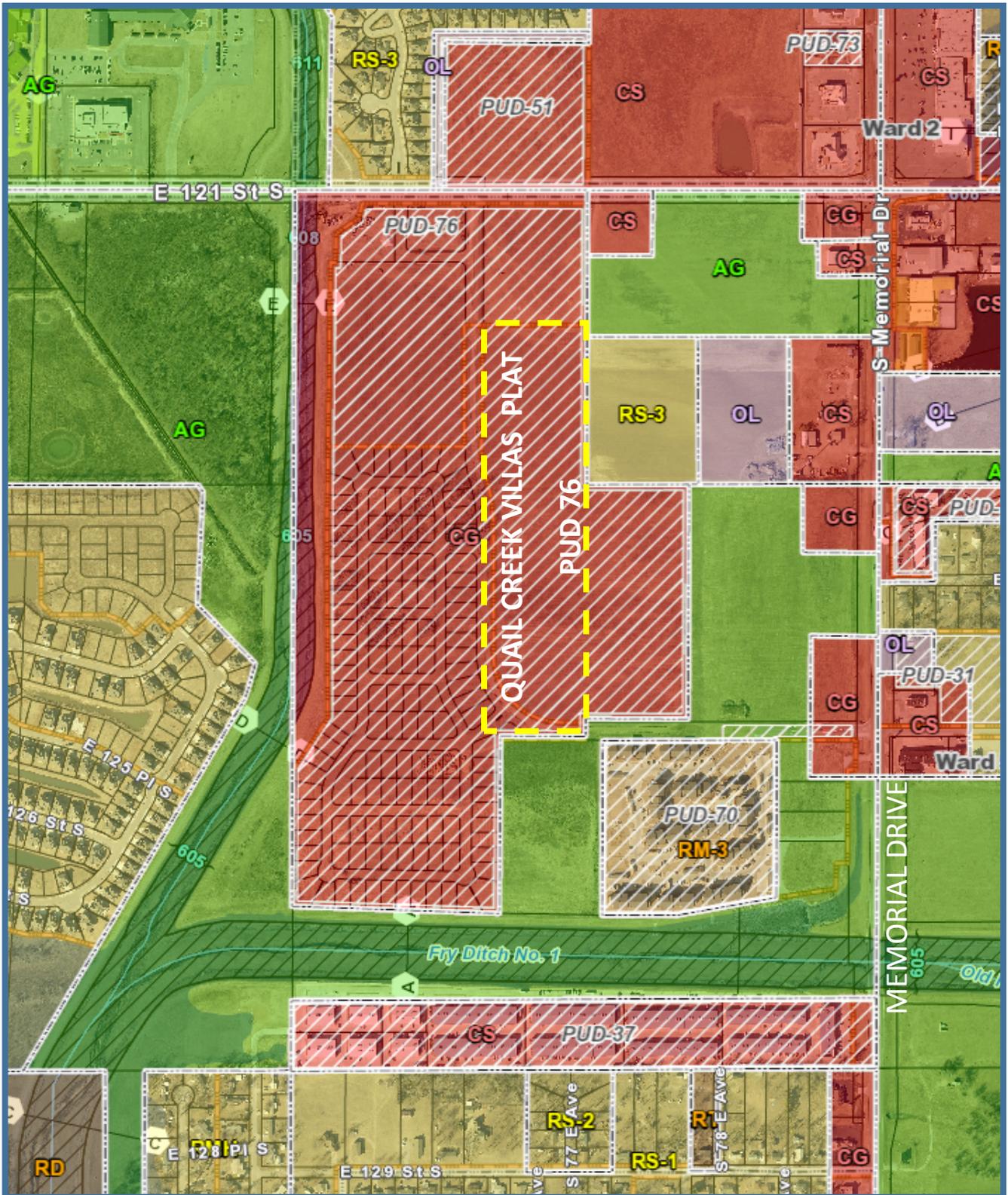
ALLOCATED RESIDENTIAL DENSITY MAY BE TRANSFERRED TO ANOTHER LOT OR LOTS BY WRITTEN INSTRUMENT EXECUTED BY THE OWNER OF THE LOT FROM WHICH THE RESIDENTIAL DENSITY IS TO BE ALLOCATED. PROVIDED HOWEVER, THE ALLOCATION SHALL NOT EXCEED 15% OF THE INITIAL ALLOCATION TO THE LOT TO WHICH THE TRANSFER OF RESIDENTIAL DENSITY IS TO BE MADE. ALLOCATION EXCEEDING 15% SHALL REQUIRE AN APPLICATION FOR MINOR AMENDMENT TO BE REVIEWED AND APPROVED BY THE BIXBY PLANNING COMMISSION.

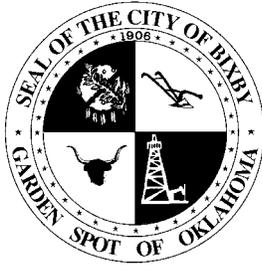
7. SITE PLAN REVIEW

THE APPROVED FINAL PLAT OF THE SUBDIVISION SHALL CONSTITUTE THE DETAILED SITE PLAN REQUIRED BY THE BIXBY ZONING CODE.

8. CITY DEPARTMENT REQUIREMENTS

STANDARD REQUIREMENTS OF THE CITY OF BIXBY FIRE MARSHALL, CITY ENGINEER AND CITY ATTORNEY SHALL BE MET.





CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008

(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission

From: Marcae' Hilton, City Planner

Date: Monday, August 15, 2016

RE: Report and Recommendations for:
ZONING-BXZO-16.05 Cottages at Quail Creek &
PUD-BXPUD-16.03 Cottages at Quail Creek
Applicant, Ricky Jones of Tanner Consulting
Discussion and Recommendation on the Approval of a Planned Unit
Development for approximately 8.851 acres for the purpose of a Single-
family Residential Development in Section 02, T17, R13E
Property Generally Located: West of Memorial one-quarter mile and
north of 131st Street South one-half mile

REQUEST: Zoning Change from AG (Agricultural District) to RS-3
(Residential Single Family District) in conjunction with PUD
BXPUD-16.03 Cottages at Quail Creek

EXISTING ZONING: AG (Agriculture)

REQUESTED ZONING: RS-3 (Residential Single Family District) & PUD

LOCATION: West of Memorial one-quarter mile and north of 131st Street
South one-half mile

STR: Section 2, T17N, R13E

SIZE: 8.851 Acres
40 Lots, 2 Reserves

EXISTING USE: Agriculture (AG) (unplatted)
PROPOSED USE: Single-family Residential
PUBLIC INPUT: (1) REQUEST FOR A COPY OF THE PUD

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: PUD 76:CG-Commercial General District-partially developed as Single-family Residential and partially undeveloped

West: PUD 76:CG-Commercial General District-developed as Single-family Residential with (AG) and Frye Creek Ditch #1 to the far west of PUD development

South: (AG)-undeveloped agriculture parcel-Frye Creek Ditch #1

East: RM-Residential Multi-family development (Encore on Memorial)

The applicant has two requests: change the Zoning to RS-3 and the acceptance of the Cottages of Quail Creek PUD in order to complete the next phase of the Quail Creek of Bixby and Quail Creek Villas of Bixby development. The Reserve Area will be combined with Reserve A and Lot 40, Block 2, of Quail Creek (Plat #6613) to provide a neighborhood amenity containing accommodations such as a pool, clubhouse, and play area. This collective area, located in the northwest corner will serve as the second point of access to the subdivision and as a connector street to Quail Creek. The Reserve A and Lot 40, Block 2, Quail Creek of Bixby will be replatted with Cottages at Quail Creek and the combined area will be set aside for use by residents of the various Quail Creek subdivisions. If the project is approved, a Minor Amendment to PUD 76 will be required for Quail Creek, to allow Lot 40 Block 2 to serve a use other than residential.

COMPREHENSIVE PLAN:

Land Use Intensities: None
Land Use: None
Urban Design Elements: Corridor

ATTACHMENTS:

Case Map Zoning
Case Map PUD
Ariel Map
Draft PUD
Plat #6613, Quail Creek of Bixby PUD 76

Staff believes the proposed Zoning and PUD request meet the requirements of the Zoning Regulations and Land Use objectives.

STAFF RECOMMENDATION

1. Staff recommends Approval of BXZO-16.05 COTTAGES AT QUAIL CREEK
Staff Report: BXPUD-16.03 & BXZO-16.05 COTTAGES AT QUAIL CREEK
AUGUST 15, 2016

2. Staff recommends Approval of BXPUD-16.03 COTTAGES AT QUAIL CREEK

Both with the following conditions:

PLANNING COMMENTS (not a complete list)

1. Review and correct PUD
2. Platting will be requisite for the new development with the necessary Right of Way and Utility Easement Dedications
3. A minor amendment to PUD 76 (Plat #6613) to allow Lot 40, Block 2 to serve as an amenity rather than a Single-family residence

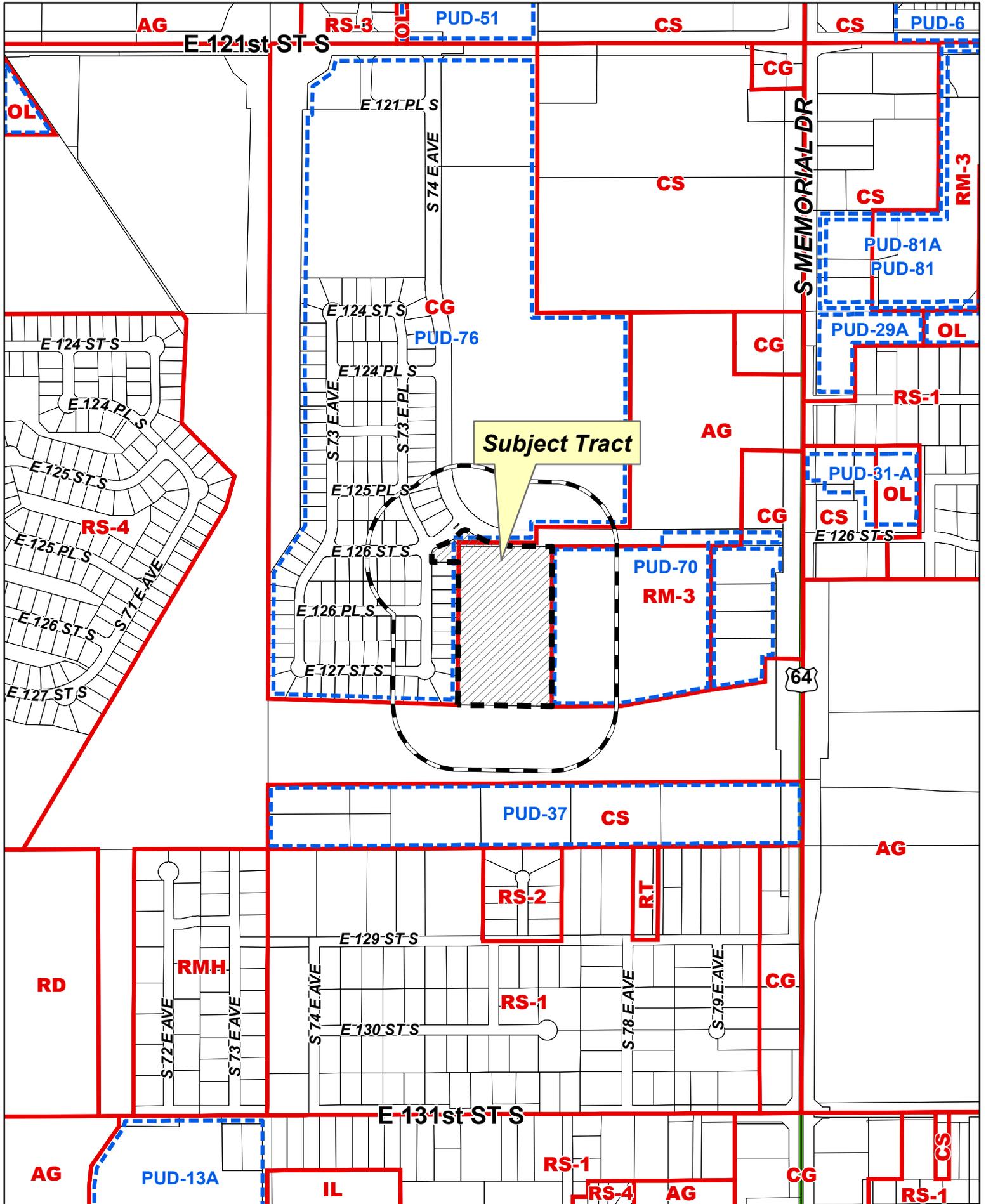
ENGINEERING COMMENTS (forthcoming)

TAC

4. Look at Cul-de-sac length
5. Joey, Fire Marshal-Send modeling on new development
6. Joey, Fire Marshal-Consider radii of turnaround (80')
7. Not Gated
8. Shared Pool
9. Joey, Fire Marshal-Consider red marking for fire lane adjacent to pool

FIRE MARSHAL COMMENTS

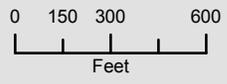
10. All hydrants shall be operable before construction begins. Hydrants shall be located no further than 600 feet apart. (Submit water plans to this office prior to final plat approval)
 - A. Brand- AVK or Mueller , Color- Chrome Yellow
 - B. Hydrants shall be located at the entry of any cul-de-sacs.
11. All roads and Second means of access capable of supporting an imposed load of 75,000 pounds shall be in place before construction begins. (IFC 2015 Appendix D)
 - A. Cul-de-sacs shall be designed to meet IFC 2015 Figure D130.1
 - B. Fire lanes and signage may be required for second entrance.
 - C. Grades shall not exceed 10%
12. Any gates proposed now or in the future shall meet the City of Bixby Ordinance 9-7-2. (Plans shall be submitted to this office for approval)

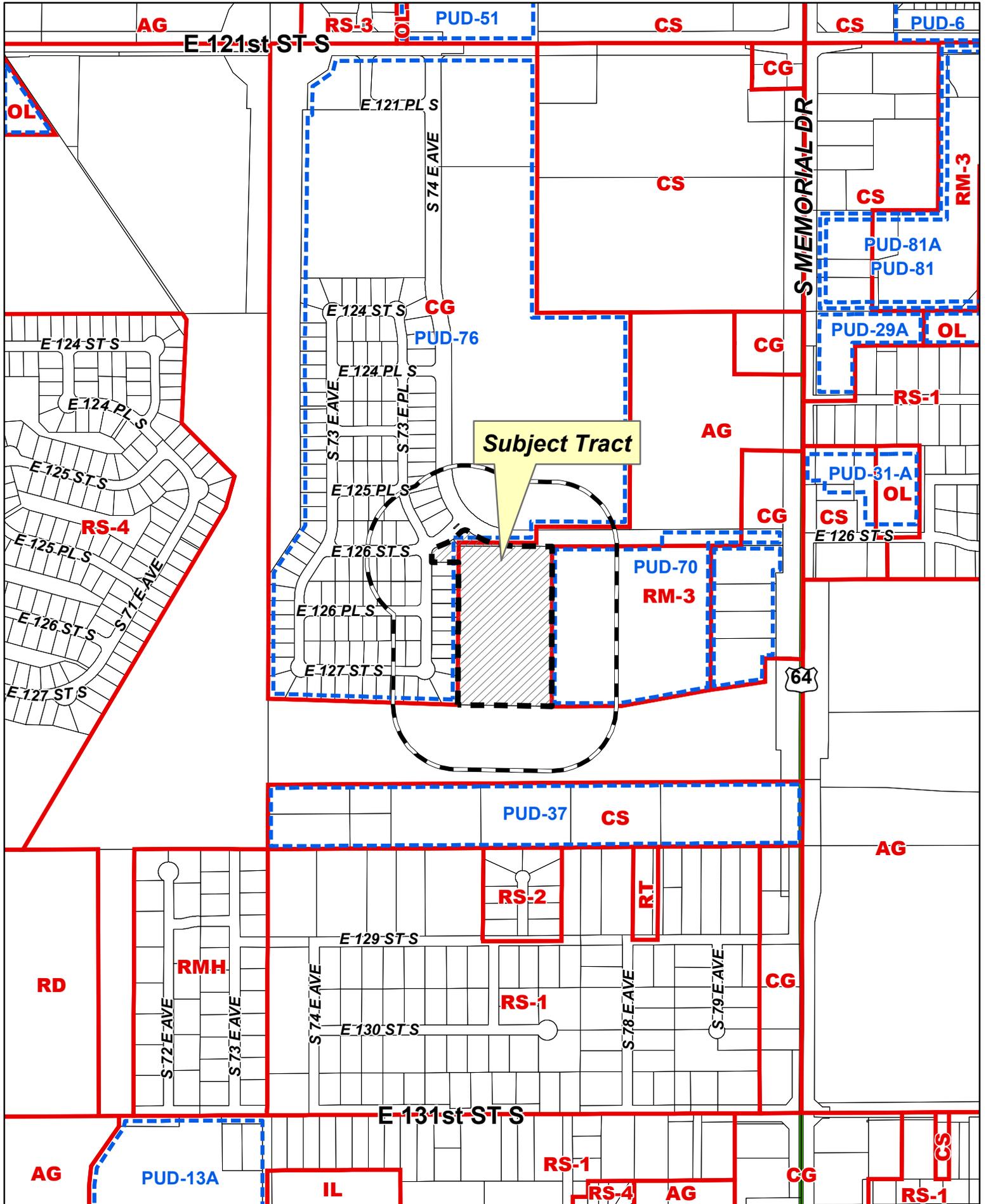


Subject Tract



BXZO-16.05

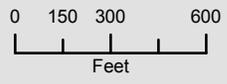




Subject Tract

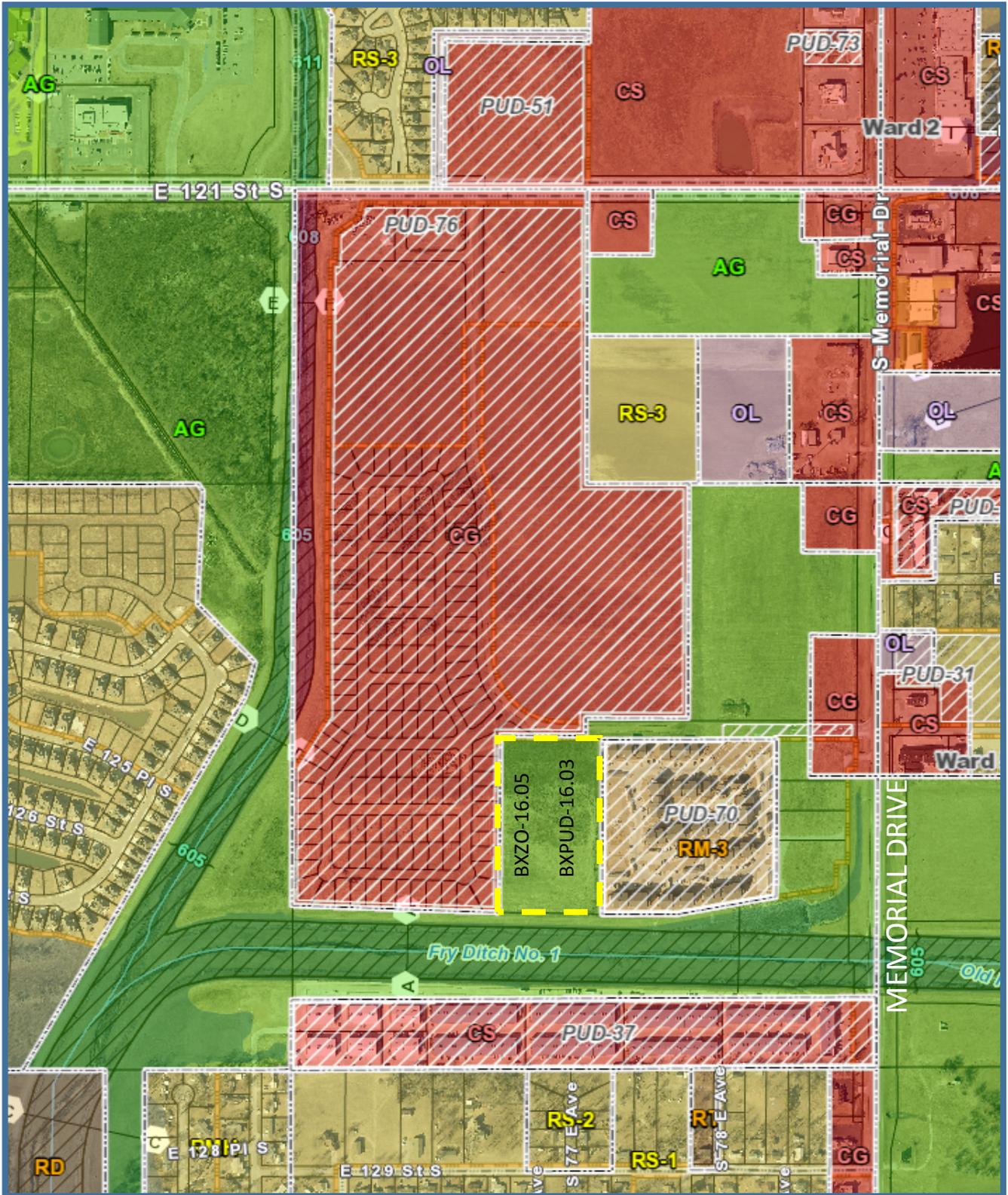


BXPUD-16.03



BXZO-16.05 & BXPUD-16.03 COTTAGES AT QUAIL CREEK

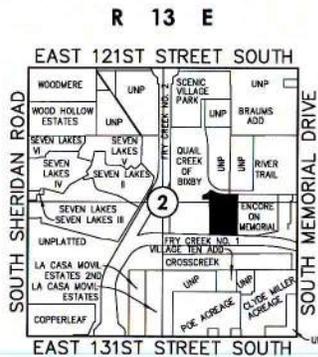
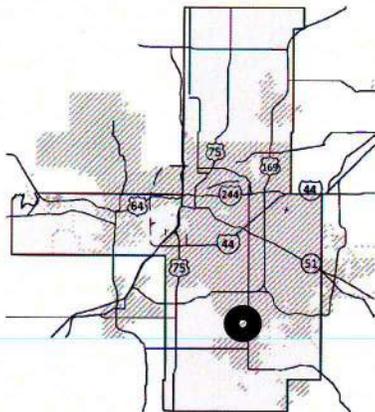
AERIAL MAP



PUD ____

Cottages at Quail Creek

APPROXIMATELY 8.850 ACRES
WEST OF THE SOUTHWEST CORNER OF
EAST 126TH STREET SOUTH AND SOUTH MEMORIAL DRIVE
BIXBY, OKLAHOMA



Location Map

Scale: 1" = 2000'



JULY, 2016

APPLICANT / OWNER:
121ST AND MEMORIAL, LLC.
c/o RICK DODSON, MANAGER
6205 E. 105TH STREET
TULSA, OK 74137
DODSONBUILDING@COX.NET

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

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I. PROPERTY DESCRIPTION

Cottages at Quail Creek consists of 8.850 acres located west of the southwest corner of 126th Street South and Memorial Drive, in the City of Bixby, Oklahoma, and is more particularly described within the following statement:

A TRACT OF LAND THAT IS ALL OF LOT FORTY (40), BLOCK TWO (2) AND ALL OF RESERVE 'A', "QUAIL CREEK OF BIXBY", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6613), AND A PART OF THE EAST HALF OF (E/2) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT THIRTY-ONE (31), BLOCK TWO (2) OF SAID SUBDIVISION; THENCE NORTH 0°58'45" WEST ALONG THE EAST LINE OF THE SUBDIVISION, FOR A DISTANCE OF 698.97 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 40; THENCE SOUTH 89°01'15" WEST AND ALONG THE SOUTH LINE OF LOT 40, FOR A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°58'45" WEST AND ALONG THE WEST LINE OF LOT 40, FOR A DISTANCE OF 44.42 FEET TO A POINT OF CURVATURE; THENCE ALONG A 30.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 66°59'22", WITH A CHORD BEARING AND DISTANCE OF NORTH 32°30'56" EAST FOR 33.11 FEET, FOR AN ARC DISTANCE OF 35.08 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF LOT 40; THENCE NORTH 66°00'37" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 59.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A 150.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°58'32", WITH A CHORD BEARING AND DISTANCE OF NORTH 55°31'21" EAST FOR 54.61 FEET, FOR AN ARC DISTANCE OF 54.91 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID RESERVE 'A'; THENCE NORTH 45°02'05" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 80°00'32", WITH A CHORD BEARING AND DISTANCE OF NORTH 85°02'21" EAST FOR 32.14 FEET, FOR AN ARC DISTANCE OF 34.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 390.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 36°01'22", WITH A CHORD BEARING AND DISTANCE OF SOUTH 72°58'04" EAST FOR 241.18 FEET, FOR AN ARC DISTANCE OF 245.20 FEET TO A POINT OF TANGENCY, SAID POINT BEING THE EAST CORNER OF SAID RESERVE 'A'; THENCE NORTH 89°01'15" EAST AND ALONG THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST 126TH STREET SOUTH, FOR A DISTANCE OF 185.22 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "ENCORE ON MEMORIAL", A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6380); THENCE SOUTH 0°58'45" EAST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 791.22 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°33'45" WEST FOR A DISTANCE OF 463.93 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 385,537 SQUARE FEET OR 8.851 ACRES.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

Cottages at Quail Creek is next phase of the highly successful Quail Creek of Bixby and Quail Creek Villas of Bixby subdivisions developed by 121st and Memorial, LLC in the City of Bixby, Oklahoma. Cottages at Quail Creek is a proposed single-family subdivision of approximately 40 lots designed around three (3) cul-de-sac streets and one (1) Reserve Area planned on 8.850 acres of vacant land. The Reserve Area will be combined with Reserve A and Lot 40, Block 2, Quail Creek of Bixby to provide a neighborhood amenity containing facilities such as a pool, clubhouse, and playground. This combined area, located at the northwest corner of the subdivision, will additionally serve as a second point of access to the subdivision and as a point of connection between the Quail Creek of Bixby and Cottages at Quail Creek neighborhoods. Reserve A and Lot 40, Block 2, Quail Creek of Bixby will be replatted with Cottages at Quail Creek, and the combined area will be reserved for use by residents of the various Quail Creek subdivisions.

This proposed Planned Unit Development will create a high-end residential development with amenities and direct access to the Fry Ditch Creek # 1 for residents to use and enjoy. The 8.850 acres is bounded on the north by 126th St. S., on the east by the Encore on Memorial apartments, on the south by Fry Ditch Creek # 1, and on the west by the single-family residential neighborhood Quail Creek of Bixby.

Similar to the preceding Quail Creek of Bixby and Quail Creek Villas of Bixby subdivisions, this site will utilize the flexibility offered in the Planned Unit Development provisions of the Bixby Zoning Code. The PUD will allow most efficient use of the land which is harmonious with the surrounding neighborhoods. A conceptual site plan depicting the development design is provided on Exhibit B "Conceptual Site Plan."

Along with and in order to implement this PUD, an application is being filed to change the underlying zoning from AG Agricultural District to ~~CC General Commercial District, consistent with the CC zoning patterns with residential land uses approved by PUD 76 in Quail Creek of Bixby to the west, Scenic Village Park to the northwest, and the contemporary "Quail Creek Villas of Bixby" to the north. In the alternative, the rezoning application will request RS-3 zoning. The proposed development standards will remain the same in either case.~~

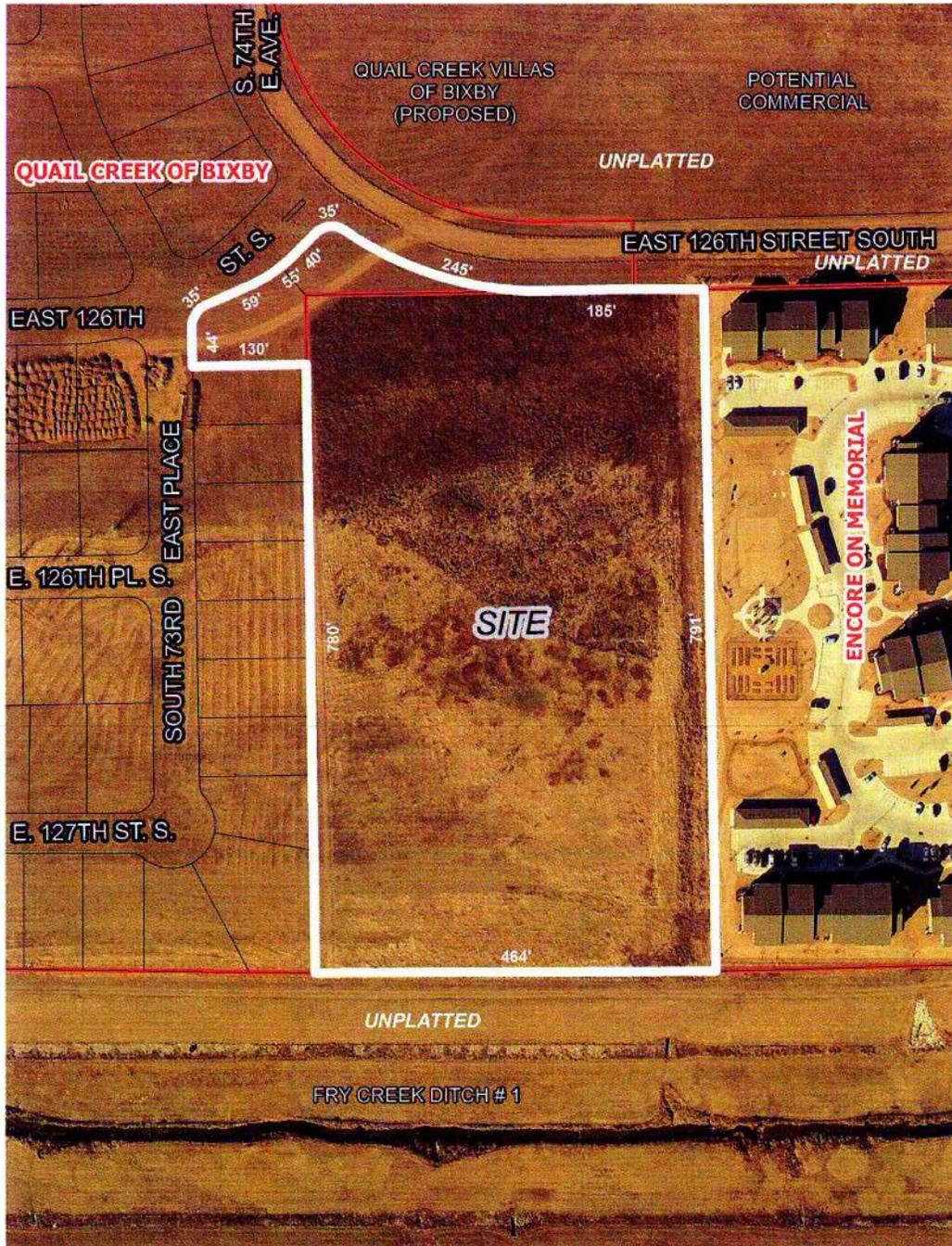
As Exhibit H "Comprehensive Plan" depicts, the Bixby Comprehensive Plan 2001-2020 designates the subject property as "Corridor" with no specific land use. The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" on page 27 of the Comprehensive Plan provides that ~~both CC zoning and RS-3 zoning districts May Be Found In Accordance with the Corridor designation of the Comprehensive Plan Land Use Map.~~

Although Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 3 would permit many more in ~~CC~~ or RS-3 zoning, this PUD will restrict the development to 45 dwelling units, and only 40 lots are actually proposed at this time. If ~~CC~~ zoning is conferred upon the property, this PUD will hereby provide for the generation of a maximum of 45 dwelling units with the 9.452 acres of gross land area within the ~~CC~~ district.

Cottages at Quail Creek

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



Cottages at Quail Creek

EXHIBIT B

CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT SHOWN AS OF JULY, 2016



III. DEVELOPMENT STANDARDS

III.A. BULK AND AREA STANDARDS: This Planned Unit Development shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as noted herein:

Gross Land Area:	411,728 SF	9.452 AC
Net Land Area:	385,537 SF	8.850 AC
Permitted Uses: Use Unit 6 detached residential dwelling units, including single-family, patio home, and customary accessory uses, including Use Unit 5 common area facilities such as clubhouse, swimming pool, playground, and recreational open space.		
Maximum Number of Lots:	45 Lots	
Minimum Lot Width:	55 FT	
Minimum Lot Size:	4,700 SF	
Maximum Building Height:	2 Stories and 35 FT *	
Off-street Parking and Front Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard.	
Minimum Livability Space	2,000 SF **	
Minimum Yard Setbacks		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard Abutting a Street:	15 FT	
Side Yard <u>Not</u> Abutting a Street:	5 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Architectural features may extend a max. of five (5) feet above maximum permitted building height.

** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-71-5.C of the Bixby Zoning Code.

III.B. SIGNS: Subdivision entrance signage shall be permitted along the East 126th Street South and South 74th East Place frontages, each sign not to exceed thirty-five (35) square feet in size, and five (5) feet in height. Signage serving neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. All other signage shall comply with the Bixby Zoning Code.

III.C. STANDARDS PERTAINING TO DWELLINGS: All single family dwelling units shall have a minimum of 1,800 square feet of finished heated living area. The first floor of each dwelling shall be a minimum of 75% masonry excluding windows and beneath covered porches. The masonry requirement shall mean brick, natural or manufactured stone, or stucco. The exterior surface of any foundation, including stem walls, shall also be of masonry. The foregoing standards shall be included in the Deed of Dedication and Restrictive Covenants of the plat; all other such restrictions pertaining to dwellings shall be private and will be contained in a separate instrument declaration of covenants, conditions and restrictions, or a similarly-titled document.

IV. GENERAL PROVISIONS

IV.A. ACCESS AND CIRCULATION:

Streets serving Cottages at Quail Creek will be public, constructed to meet the standards of the City of Bixby for minor residential streets, including 50' minimum rights-of-way and 26' minimum paving between curb faces. Primary access into the subdivision will be from East 126th Street South, with secondary access provided via South 74th East Place in Quail Creek of Bixby.

Sidewalks, including both internal and along exterior street frontages, shall be constructed by the developer or individual lot owners in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer. Sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement. During the platting phase, pedestrian access from the subdivision may be provided to the adjoining Fry Creek Ditch right-of-way.

IV.B. UTILITIES: Water and Sanitary Sewer services are both available to the site. Eight (8) inch sanitary sewer lines are located along the east, south, and west boundaries and serve adjacent developments. New sanitary sewer lines will be extended within the development in order to provide all lots with service. Two (2) water connections are planned to the existing 12" waterline along the south side of East 126th Street South, and will loop within the interior of the subdivision will provide water service and fire protection.

An internal storm water collection and detention system will be designed and constructed to drain the site to the south to the Fry Creek Ditch # 1. Fee-in-lieu of providing onsite stormwater detention facilities will be provided to the City of Bixby. Existing and conceptual plans for water, sanitary sewer, and storm sewer are shown on Exhibit "C" of this PUD.

IV.C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property is relatively flat and drains to the south to Fry Creek Ditch # 1, which runs generally east to west within the City's channel right-of-way abutting the subject property to the south. The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Latanier Clay (0 to 1% slope), Wynona Silty Clay Loam (0 to 1% slope), and Osage Clay (0 to 1% slope). Development constraints associated with these soils types will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report will be performed to recommend paving sections and subgrade design. The soils types are shown on Exhibit "D" of this PUD.

IV.D. EXISTING ZONING AND LAND USE: The site is currently zoned AG (Agriculture) and sits vacant. To the north and west of the site are single-family residential development areas within PUD 76, with CG underlying zoning, including Quail Creek of Bixby and the contemporary Quail Creek Villas of Bixby. The Encore on Memorial apartment complex abuts to the east within Lot 1, Block 1, Encore on Memorial, and is zoned RM-3 with PUD 70. The City of Bixby's Fry Ditch Creek # 1 forms the subject property's south boundary and is zoned AG.

IV.E. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and approved by the Bixby Planning Commission and the Council of the City of Bixby, 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. The plat will also serve as the site plan for all residential lots contained within the plat. Any neighborhood amenities requiring a building permit shall submit and receive Bixby city staff approval of a site plan application.

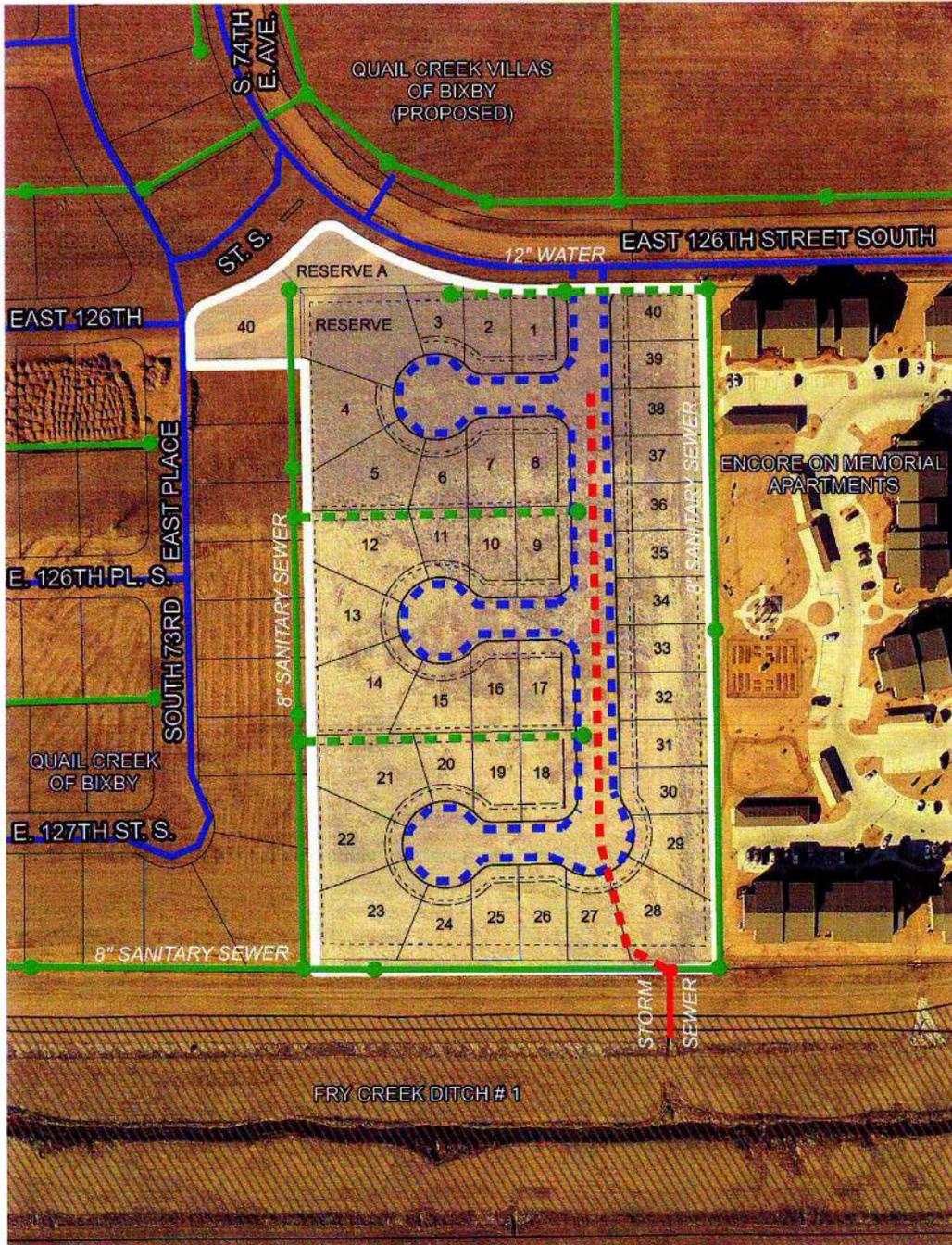
IV.F. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

IV.G. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be completed as market conditions permit.

Cottages at Quail Creek

EXHIBIT C

EXISTING & PROPOSED UTILITIES
EXISTING UTILITIES LOCATED FROM CITY OF BIXBY ATLAS MAPS
AND TANNER CONSULTING SURVEYING

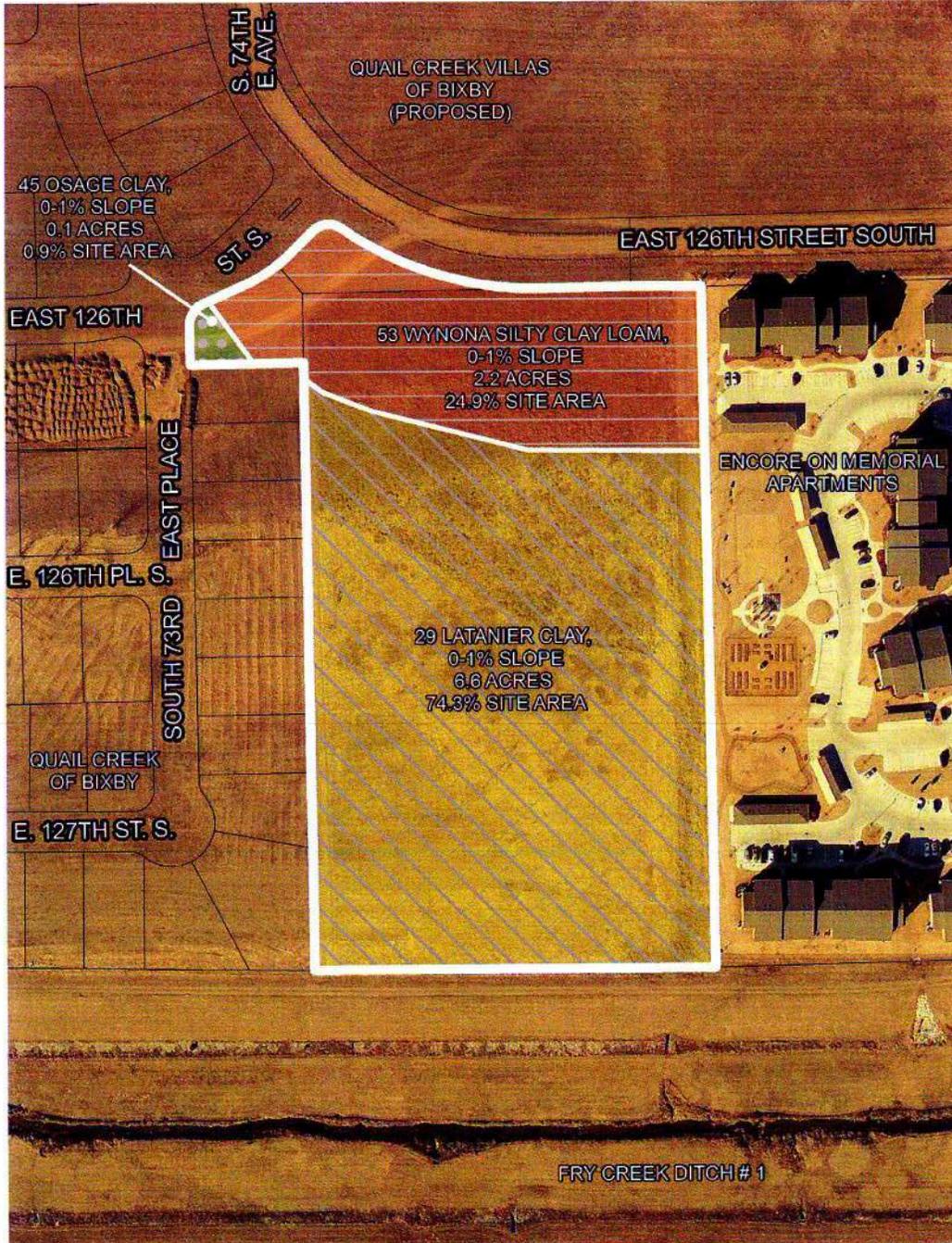


Cottages at Quail Creek

EXHIBIT D

EXISTING SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JULY 05, 2016





Tulsa County Clerk - PAT KEY
 Doc # 6813 Page(s) : 3
 Recorded 06/03/2015 at 1:59 AM
 Receipt # 541222 Fee \$30.00

Quail Creek OF BIXBY

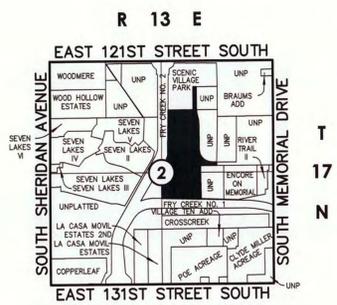
PUD 76
 PART OF THE EAST HALF (E/2) OF SECTION TWO (2),
 TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
 A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
121st & Memorial LLC
 CONTACT: RICK DODSON
 6528 East 101st Street South
 D-1, Suite 409
 Tulsa, Oklahoma 74133
 Phone: (918)638-3003

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
 DAN E. TANNER, P.L.S. NO. 1435
 OK CA NO. 2661, EXPIRES 6/30/2015
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918)745-9929



NORTH
 Scale: 1"= 100'
 Tanner Consulting



Location Map
 Scale: 1"= 2000'

- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CL CENTERLINE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - F/L FENCE & LANDSCAPE EASEMENT
 - RES RESERVE AREA
 - SEP INSTR SEPARATE INSTRUMENT
 - U/E UTILITY EASEMENT
 - 7300 ASSIGNED ADDRESS

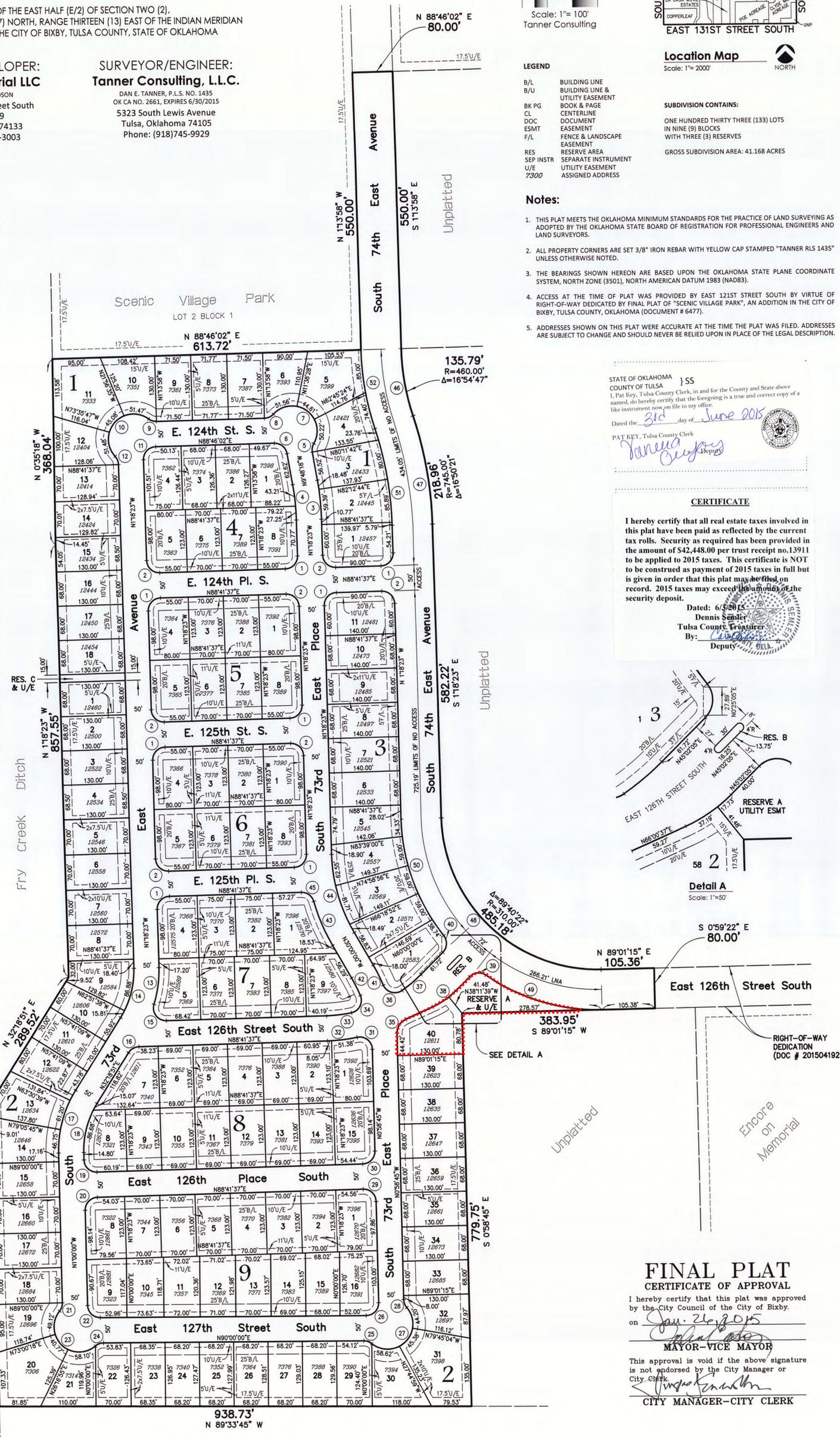
SUBDIVISION CONTAINS:
 ONE HUNDRED THIRTY THREE (133) LOTS
 IN NINE (9) BLOCKS
 WITH THREE (3) RESERVES
 GROSS SUBDIVISION AREA: 41.168 ACRES

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8501), NORTH AMERICAN DATUM 1983 (NAD83).
4. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY FINAL PLAT OF "SCENIC VILLAGE PARK", AN ADDITION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA (DOCUMENT # 6477).
5. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.

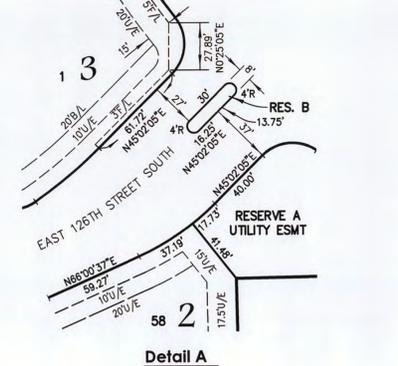
Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD BEARING	CHORD DISTANCE
1	39.27	25.00	90°00'00"	N 43°41'37" E	35.36
2	39.27	25.00	90°00'00"	N 46°18'23" W	35.36
3	77.87	525.00	8°29'55"	N 05°33'20" W	77.80
4	70.46	475.00	8°29'55"	N 05°33'20" W	70.39
5	17.50	25.00	40°06'29"	N 10°14'57" E	17.15
6	35.53	25.00	81°25'40"	N 50°31'08" W	32.61
7	146.39	50.00	167°44'42"	N 53°34'10" W	99.43
8	20.16	25.00	46°12'32"	N 65°39'46" E	19.62
9	16.70	25.00	38°16'28"	N 72°05'44" W	16.39
10	148.03	50.00	169°37'49"	N 42°13'36" E	99.59
11	39.30	25.00	90°04'25"	N 43°43'50" E	35.38
12	18.01	25.00	41°16'56"	N 21°56'51" W	17.63
13	74.05	225.00	18°51'22"	N 08°07'18" E	73.71
14	102.69	175.00	33°37'14"	N 15°30'14" E	101.22
15	47.50	25.00	108°51'22"	N 36°52'42" W	40.67
16	24.60	25.00	56°22'46"	N 60°30'14" E	23.62
17	130.82	225.00	33°18'51"	N 15°39'26" E	128.99
18	101.75	175.00	33°18'51"	N 15°39'26" E	100.33
19	39.40	25.00	90°18'23"	N 46°09'11" W	35.45
20	39.14	25.00	89°41'37"	N 43°50'49" E	35.26
21	17.58	25.00	40°17'39"	N 19°08'50" E	17.22
22	38.83	25.00	89°00'00"	N 45°30'00" W	35.05
23	147.99	50.00	169°35'19"	N 45°30'00" W	99.59
24	17.58	25.00	40°17'39"	N 19°08'50" E	17.22
25	17.20	25.00	39°25'15"	N 70°17'22" W	16.86
26	39.70	25.00	90°58'45"	N 44°30'38" E	35.66
27	148.20	50.00	169°49'15"	N 44°30'38" E	99.61
28	17.20	25.00	39°25'15"	N 20°41'23" W	16.86
29	39.41	25.00	90°19'38"	N 46°08'34" W	35.46
30	39.13	25.00	89°40'22"	N 43°51'26" E	35.25
31	43.98	25.00	100°48'12"	N 51°22'51" W	38.53
32	59.42	325.00	10°28'34"	N 83°27'20" E	59.34
33	49.77	275.00	10°22'06"	N 83°30'34" E	49.70
34	44.00	25.00	100°50'37"	N 27°54'12" E	38.54
35	35.08	30.00	66°59'22"	N 32°30'56" E	33.11
36	44.53	25.00	102°02'47"	N 73°43'37" W	38.87
37	49.03	275.00	10°12'55"	N 50°08'32" E	48.97
38	54.91	150.00	20°58'32"	N 55°31'21" E	54.61
39	34.91	25.00	80°00'32"	N 85°02'21" E	32.14
40	36.25	25.00	83°04'48"	N 03°29'41" E	33.16
41	44.57	350.00	7°17'47"	N 26°21'06" W	44.54
42	39.17	300.00	7°28'53"	N 26°15'33" W	39.14
43	94.69	375.00	14°28'01"	N 22°45'59" W	94.43
44	162.76	325.00	28°41'37"	N 15°39'11" W	161.06
45	33.06	25.00	75°46'24"	N 53°25'11" W	30.71
46	135.79	460.00	16°54'47"	S 09°41'21" E	135.29
47	218.96	745.00	16°50'21"	S 09°43'33" E	218.17
48	485.18	310.00	89°40'22"	S 46°08'34" E	437.15
49	245.20	390.00	36°01'22"	N 72°58'4" W	241.18
50	250.07	390.00	36°44'20"	N 19°40'33" W	245.81
51	195.44	665.00	16°50'21"	N 09°43'34" W	194.74
52	159.40	540.00	16°54'47"	N 09°41'21" W	158.82



STATE OF OKLAHOMA } SS
 COUNTY OF TULSA }
 I, Pat Key, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.
 Dated the 3rd day of June 2015
 PAT KEY, Tulsa County Clerk
Dennis Sander
 Deputy

CERTIFICATE
 I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$42,448.00 per trust receipt no. 13911 to be applied to 2015 taxes. This certificate is NOT to be construed as payment of 2015 taxes in full but is given in order that this plat may be filed on record. 2015 taxes may exceed the amount of the security deposit.
 Dated: 6/3/2015
 Dennis Sander
 Tulsa County Treasurer
 By: *Dennis Sander*
 Deputy



Detail A
 Scale: 1"=50'

FINAL PLAT
CERTIFICATE OF APPROVAL
 I hereby certify that this plat was approved by the City Council of the City of Bixby, on Jan. 26, 2015
Pat Key
 MAYOR-VICE MAYOR
 This approval is void if the above signature is not endorsed by the City Manager or City Clerk.
Pat Key
 CITY MANAGER-CITY CLERK

Cottages at Quail Creek

EXHIBIT E

FEMA FLOODPLAIN MAP
FEMA FIRM PANEL NO. 40143C0332L, REVISED OCTOBER 16, 2012

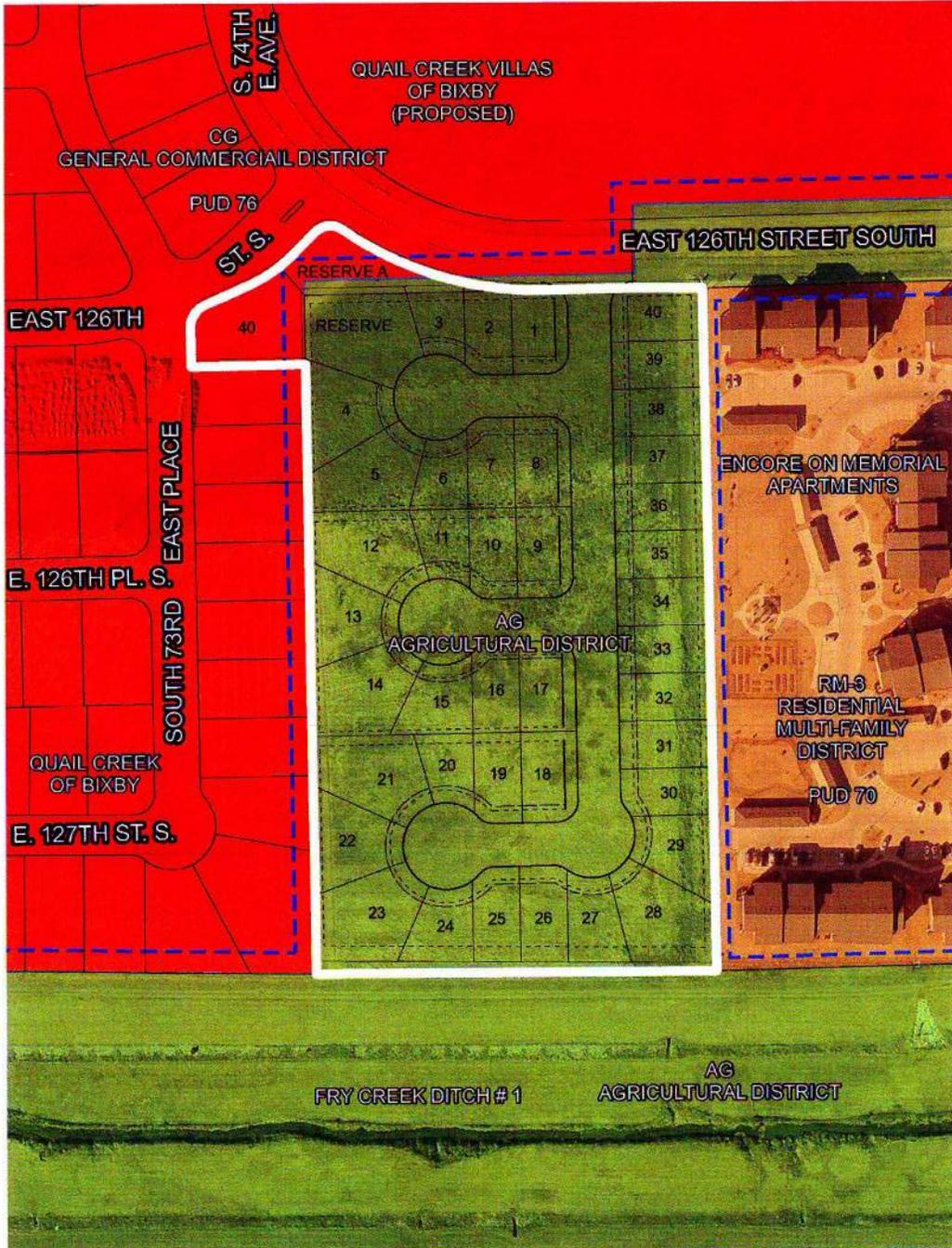


Cottages at Quail Creek

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, VERIFIED BY INCOG WEBSITE JULY 07, 2016

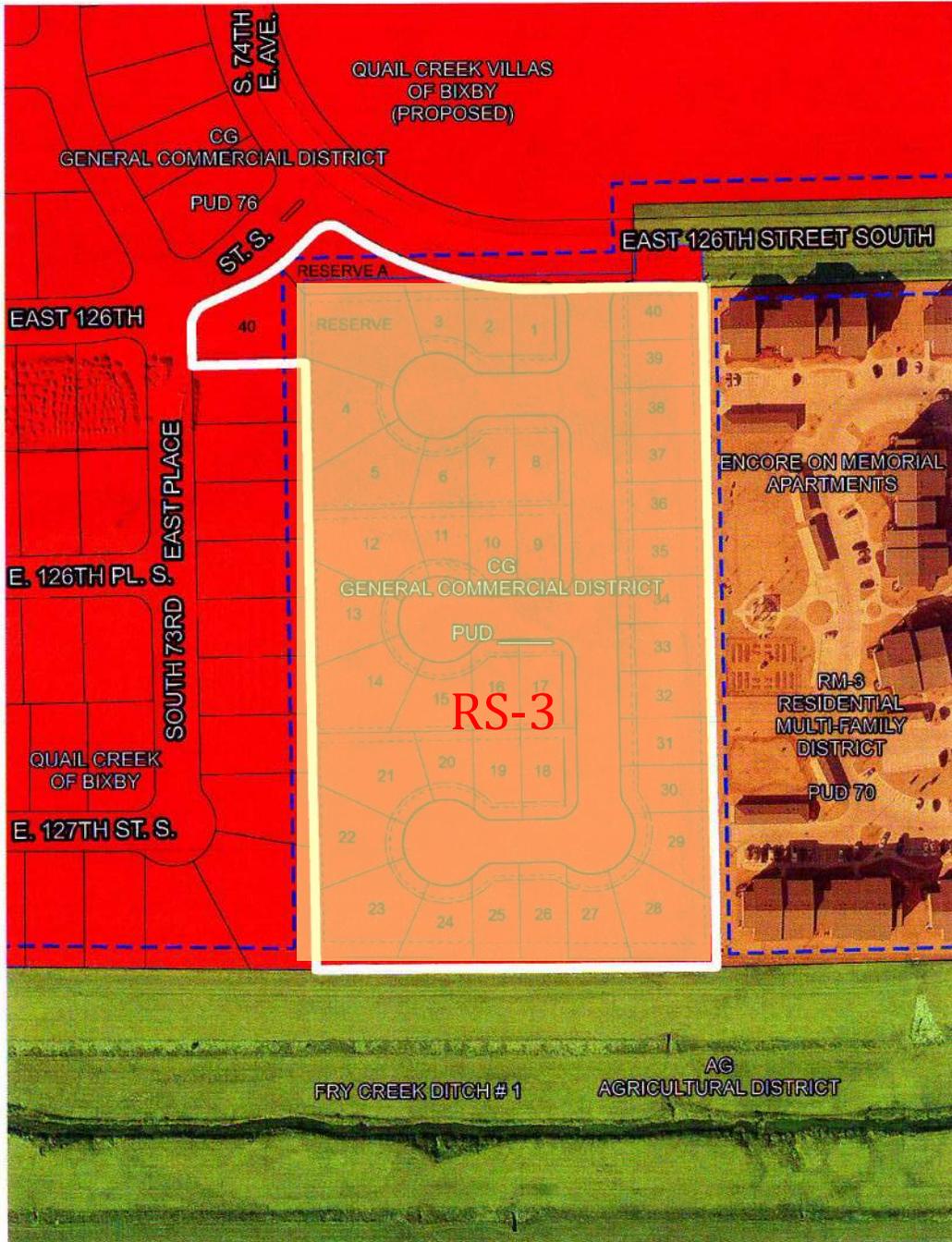


Cottages at Quail Creek

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED FROM INCOG GIS, VERIFIED BY INCOG WEBSITE JULY 07, 2016



Cottages at Quail Creek

EXHIBIT H

COMPREHENSIVE PLAN MAP
DATA FROM BIXBY COMPREHENSIVE PLAN 2001-2020





CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008

(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission

From: Marcae' Hilton, City Planner

Date: Monday, August 15, 2016

RE: Report and Recommendations for:
PRELIMINARY PLAT-Willow Creek Estates, Blocks 6-11 (PUD 78)-
Applicant, Ryan McCarty of Select Design
Discussion and Recommendation on the Approval of a Preliminary Plat for approximately 60.81 acres for the purpose of a residential development in Section 12, T17N, R13E
Property Generally Located: west of Mingo Road and south of 131st Street

REQUEST: Approval of Preliminary Plat, Willow Creek Estates, Blocks 6-11, PUD 78

EXISTING ZONING: (RS-3) Residential Single-Family District, (RM-3) Residential Multi-Family District, & PUD 78

LOCATION: West of Mingo Road and south of 131st Street

STR: Section 12, T17N, R13E

SIZE OF TRACT: 60.81 Acres

LOT INFO: 195 Lots
6 Block
3 Reserves

PUBLIC INPUT: No known comments

BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: AG (Agriculture District), undeveloped farmland

West: PUD 78:RS-3 Willow Creek Estates (Single-family Residential), RS-3 (Single-family Residential), Blue Ridge II, Blue Ridge Estates

South: RE (Residential Estate), Southwood South Addition

East: AG (Agriculture District)

GENERAL HISTORY: The *Willow Creek Estates (PUD 78)* is generally located West of Mingo Road and south of 131st Street.

Step One of Willow Creek:

PUD: Willow Creek (PUD 78), applicant Rosenbaum Consulting, LLC, requested approval for a PUD *parent tract*, Planning Commission recommended Conditional Approval 05/02/2013 and City Council Conditionally Approved 05/13/2013 (Ord. # 2120 approving PUD, 09/23/2013 upon receipt of the “Final As Approved” PUD on 09/11/2013).

PRELIMINARY PLAT OF WILLOW CREEK PUD 78, applicant Rosenbaum Consulting, LLC, requested approval for a 291-lot residential subdivision for parent tract, Planning Commission recommended Conditional Approval 05/02/2013 and City Council Conditionally Approved 05/13/2013.

Step Two of Willow Creek:

FINAL PLAT OF WILLOW CREEK ESTATES PUD 78 was filed in Tulsa County on August 24, 2015 Plat # 6625, 111 Lots in five (5) Blocks and five (5) Reserves

SURVEYORS AFFIDAVIT: Multiple scrivener errors were found and corrected per DOC# 2016072984 filed with the Tulsa County Clerk for nine (9) errors found in the plat “Willow Creek Estates”.

Step Three of Willow Creek:

PRELIMINARY PLAT OF WILLOW CREEK, Blocks 6-11 (PUD 78), applicant Ryan McCarty of Select Design, is requesting approval of this Phase II of the original Willow Creek Plat (PUD 78). The plat consists of one hundred sixty-five (165) lots and six (6) Blocks on 60.81 acres.

The Technical Advisory Committee (TAC) heard this item on Wednesday, August 3, 2016. Staff, TAC and Fire Marshal comments are included in report. Staff requests all outstanding comments be resolved before submittal of the Final Plat to City Council.

Staff believes the *Preliminary Plat for Willow Creek Estates Blocks 6-11, PUD 78* meets the requirements of the Zoning Regulations and Bixby Land Use.

COMPREHENSIVE PLAN:

Land Use Intensities: Medium, Low, and Development Sensitive
Land Use: Commercial, Residential, Vacant, AG, Rural Residences and Open Land
Urban Design Elements: Borders Secondary Arterial

EXHIBITS:

Preliminary Plat Willow Creek Estates Blocks 6-11, PUD 78
Aerial Map

STAFF RECOMMENDATIONS:

Staff recommends approval of the Preliminary Plat of Willow Creek Estates PUD 78 subject to the resolution of comments from Staff and outstanding comments from the Preliminary Plat process.

TAC COMMENTS: August 3, 2016

1. Marcae'-Resend Plat to Utility Companies with Utility Easements turned on
2. Get hard copy of Plat to Police Department
3. Address 300' Cul-de-sac issue with Fire Marshal
4. Address 600' spacing of hydrants
5. Set up Predevelopment Meeting after Monday, August 15th, 2016
6. Will be heard at Planning Commission on August 15, 2016
7. Will be heard at City Council on September 12, 2016 pending Planning Commission approval

PLANNING COMMENTS: (Not Complete List)

8. Before the City Council Final Plat hearing:
 1. Please provide release letters from all utility companies serving the subdivision as per Subdivision Regulations Section 12-2-6.B.
 2. Please have plat corrections completed and be ready to run your prints before the City Council meeting.
9. At the appointed time, please confirm the City of Bixby has the current HOA information including a copy of the Secretary of State Incorporation documents for placement in the permanent file and for notification to the Bixby Neighborhood Coordinator, along with the names and contact information of the current HOA Officers.

ENGINEERING COMMENTS: FORTHCOMING

FIRE MARSHAL COMMENTS: FORTHCOMING

Planned Unit Development No. 78

Willow Creek Estates

BLOCKS 6-11

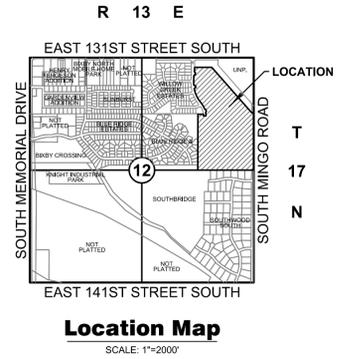
A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

WILLOW CREEK DEVELOPMENT, LLC
12150 EAST 96TH STREET NORTH, STE 200
OWASSO, OKLAHOMA 74005
PHONE: (918) 274-0406
MR. PETE KOURTIS

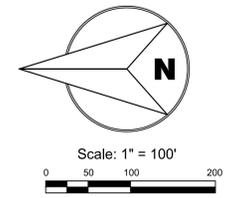
Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2017



Subdivision Statistics

SUBDIVISION CONTAINS ONE HUNDRED AND NINETY-FIVE (195) LOTS IN SIX (6) BLOCKS AND THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 2,648,892.68 SF (60.81 AC)



Legend

- B/L -- BUILDING SETBACK LINE
- POB -- POINT OF BEGINNING
- L.N.A. -- LIMITS OF NO ACCESS
- MAVE -- MUTUAL ACCESS EASEMENT
- U/E -- UTILITY EASEMENT
- 10000 -- STREET ADDRESS

Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY, OKLAHOMA.



STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, PAT KEY, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2016.

PAT KEY, TULSA COUNTY CLERK

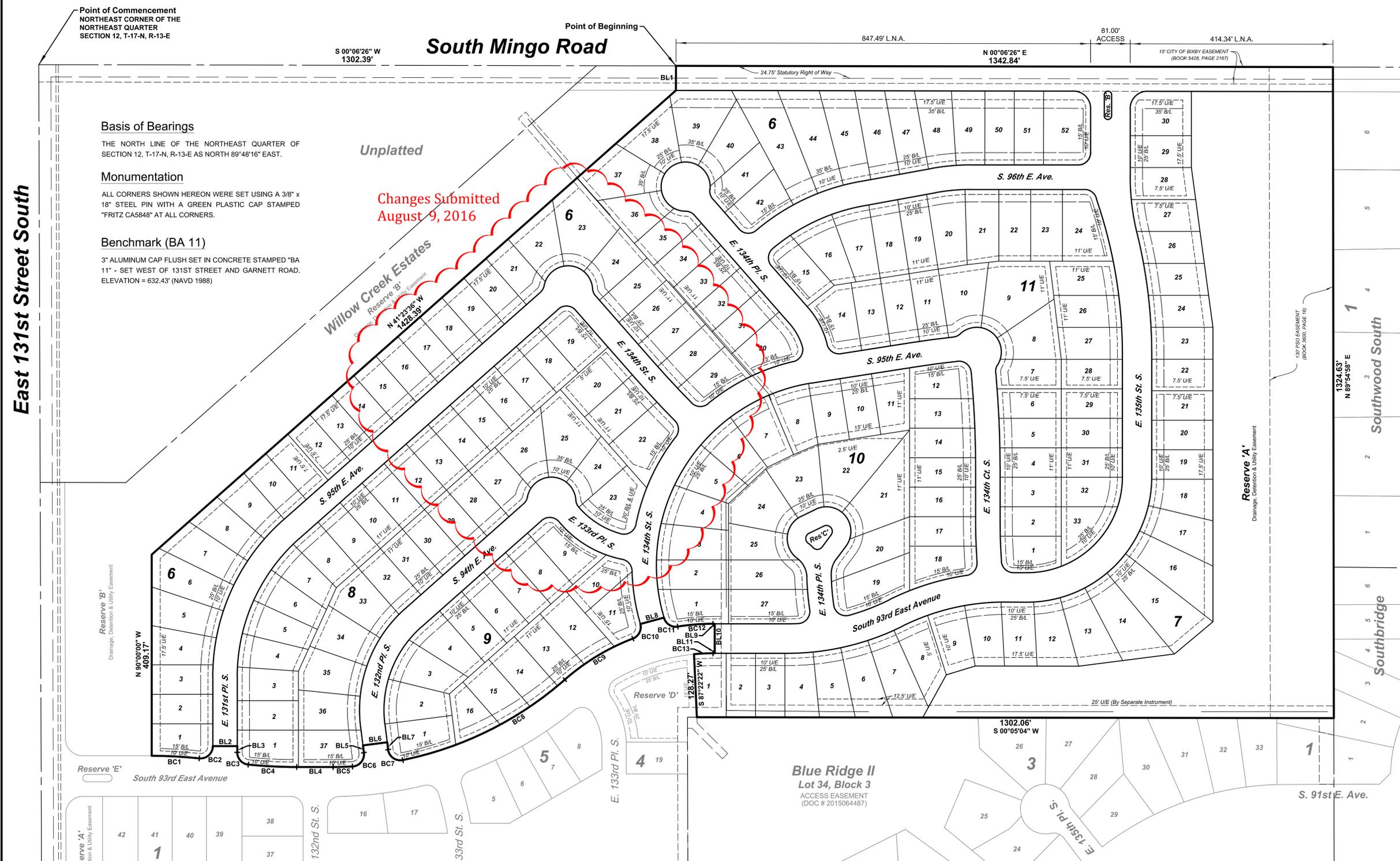
DEPUTY

Boundary Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
BC1	97.63'	1012.00'	5°31'38"	N 03°05'55" E	97.59'
BC2	41.83'	25.00'	95°51'4"	S 42°04'08" E	37.12'
BC3	36.76'	25.00'	84°14'51"	S 47°52'34" W	33.54'
BC4	99.20'	988.00'	5°45'09"	S 02°52'34" W	99.15'
BC5	39.52'	720.00'	3°08'40"	S 01°34'21" E	39.51'
BC6	41.07'	25.00'	94°07'34"	S 50°12'28" E	36.61'
BC7	41.07'	25.00'	94°07'30"	S 35°40'00" W	36.60'
BC8	373.87'	719.92'	29°45'17"	S 26°16'21" E	369.68'
BC9	162.99'	460.00'	20°18'06"	N 30°59'49" W	162.14'
BC10	36.69'	25.00'	84°04'58"	S 62°53'15" E	33.48'
BC11	36.69'	25.00'	84°04'58"	S 33°01'48" W	33.48'
BC12	72.35'	460.00'	9°00'41"	N 04°30'21" W	72.27'
BC13	38.92'	400.00'	5°34'30"	N 02°47'15" W	38.90'

Boundary Line Table

LINE	BEARING	DISTANCE
BL1	N 89°53'35" W	50.00'
BL2	S 00°00'01" E	50.00'
BL3	S 89°59'59" W	12.73'
BL4	S 00°00'01" E	74.39'
BL5	N 82°43'44" E	15.00'
BL6	S 07°18'11" E	50.00'
BL7	S 82°43'44" W	15.00'
BL8	S 14°55'35" E	50.01'
BL9	S 00°00'01" E	3.45'
BL10	S 89°59'59" W	60.00'
BL11	N 00°00'01" W	3.46'



Point of Commencement
NORTHEAST CORNER OF THE
NORTHEAST QUARTER
SECTION 12, T-17-N, R-13-E

Point of Beginning
South Mingo Road
S 00°06'26" W
1302.39'

Basis of Bearings

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, T-17-N, R-13-E AS NORTH 89°48'16" EAST.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848" AT ALL CORNERS.

Benchmark (BA 11)

3" ALUMINUM CAP FLUSH SET IN CONCRETE STAMPED "BA 11" - SET WEST OF 131ST STREET AND GARNETT ROAD. ELEVATION = 632.43' (NAVD 1988)

East 131st Street South

Unplatted

Changes Submitted
August 9, 2016

Blue Ridge II
Lot 34, Block 3
ACCESS EASEMENT
(DOC # 2015064487)

COUNTY TREASURER STAMP

Planned Unit Development No. 78

Willow Creek Estates

BLOCKS 6-11

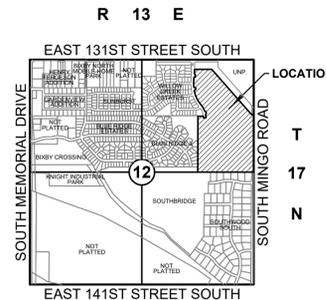
A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

WILLOW CREEK DEVELOPMENT, LLC
12150 EAST 96TH STREET NORTH, STE 200
OWASSO, OKLAHOMA 74005
PHONE: (918) 274-0406
MR. PETE KOURTIS

Surveyor

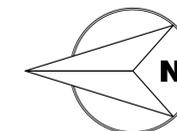
FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2017



Location Map
SCALE: 1"=2000'

Subdivision Statistics

SUBDIVISION CONTAINS ONE HUNDRED AND NINETY-FIVE (195) LOTS IN SIX (6) BLOCKS AND THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 2,648,892.68 SF (60.81 AC)



Scale: 1" = 100'

Legend

- BL -- BUILDING SETBACK LINE
- POB -- POINT OF BEGINNING
- L.N.A. -- LIMITS OF NO ACCESS
- MAVE -- MUTUAL ACCESS EASEMENT
- U/E -- UTILITY EASEMENT
- 10000 -- STREET ADDRESS

Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BIXBY, OKLAHOMA.

COUNTY TREASURER STAMP

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, PAT KEY, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2016.

PAT KEY, TULSA COUNTY CLERK

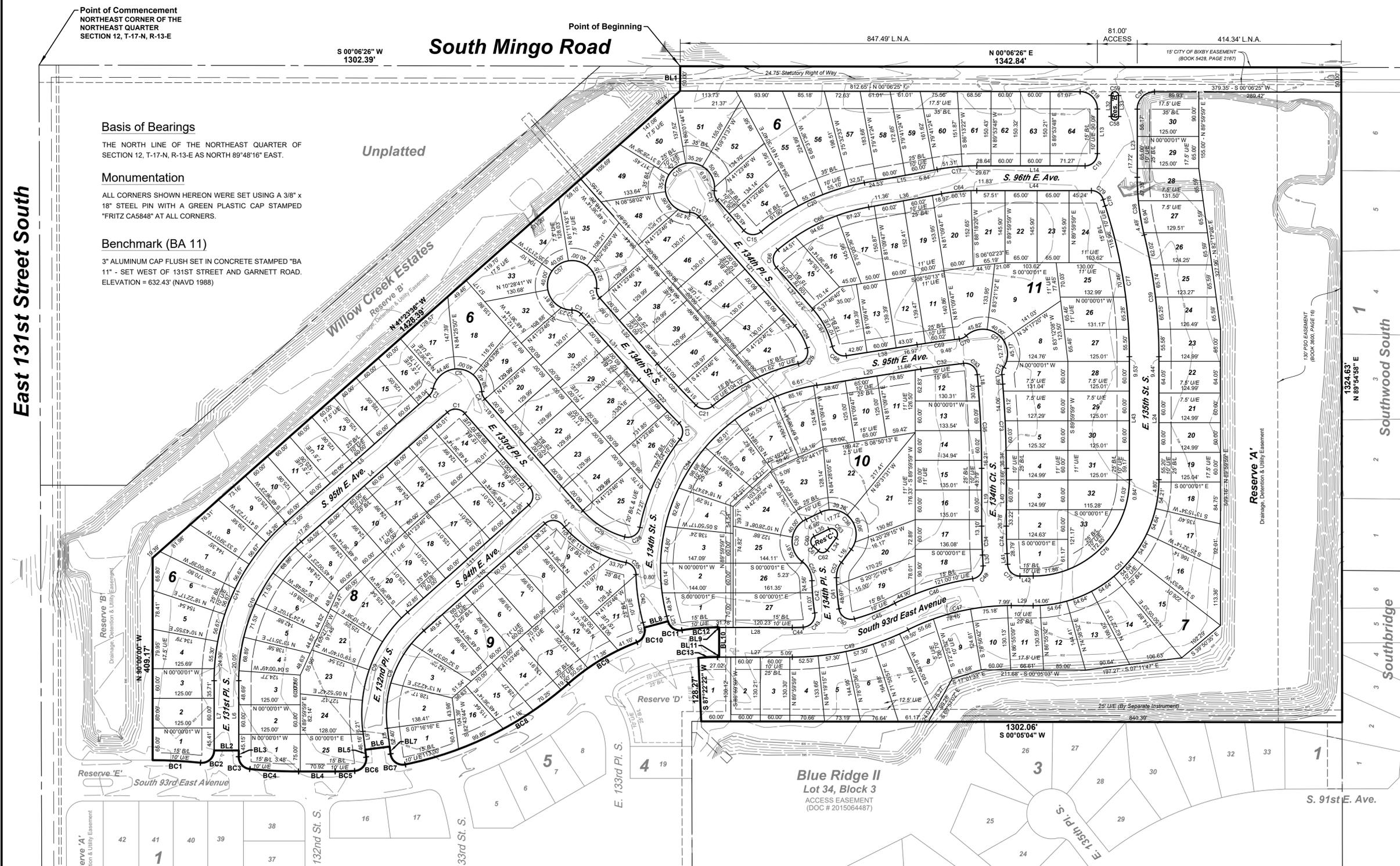
DEPUTY

Boundary Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
BC1	97.63'	1012.00'	5°31'38"	N 03°05'55" E	97.59'
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BC12	72.35'	460.00'	9°00'41"	N 04°30'21" W	72.27'
BC13	38.92'	400.00'	5°34'30"	N 02°47'15" W	38.90'

Boundary Line Table

LINE	BEARING	DISTANCE
BL1	N 89°53'35" W	50.00'
BL2	S 00°00'01" E	50.00'
BL3	S 89°59'59" W	12.73'
BL4	S 00°00'01" E	74.39'
BL5	N 82°43'44" E	15.00'
BL6	S 07°16'11" E	50.00'
BL7	S 82°43'44" W	15.00'
BL8	S 14°55'35" E	50.01'
BL9	S 00°00'01" E	3.45'
BL10	S 89°59'59" W	60.00'
BL11	N 00°00'01" W	3.46'



Planned Unit Development No. 78

Willow Creek Estates

BLOCKS 6-11

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Curve Table

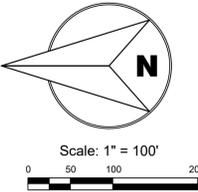
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00.00"	N 03°36'14" E	35.36'
C2	16.09'	25.00'	36°52'11.63"	S 59°49'52" E	15.81'
C3	21.03'	25.00'	48°11'22.87"	N 24°30'33" E	20.41'
C4	16.09'	25.00'	36°52'11.63"	S 67°02'20" W	15.81'
C5	142.89'	50.00'	163°44'23.26"	N 03°36'14" E	98.99'
C6	39.27'	25.00'	90°00'00.00"	N 03°36'14" E	35.36'
C7	39.27'	25.00'	90°00'00.00"	S 86°23'46" E	35.36'
C8	219.42'	225.00'	55°52'29.81"	N 69°20'01" W	210.83'
C9	268.18'	275.00'	55°52'29.81"	N 69°20'01" W	257.68'
C10	318.11'	375.00'	48°36'15.00"	N 65°41'53" W	308.66'
C11	360.53'	425.00'	48°36'15.00"	N 65°41'53" W	349.82'
C12	21.03'	25.00'	48°11'22.87"	S 72°41'56" W	20.41'
C13	21.03'	25.00'	48°11'22.87"	N 24°30'33" E	20.41'
C14	21.03'	25.00'	48°11'22.87"	S 72°41'56" W	20.41'
C15	38.74'	25.00'	88°47'37.26"	S 04°12'26" W	34.98'
C16	241.19'	50.00'	276°22'45.73"	N 41°23'46" W	66.67'
C17	80.97'	450.00'	10°18'35.68"	N 05°09'19" W	80.86'
C18	54.91'	35.00'	89°53'34.18"	N 45°03'12" E	49.45'
C19	39.27'	25.00'	90°00'00.00"	S 45°00'01" E	35.36'
C20	234.67'	450.00'	29°52'46.58"	N 25°15'00" W	232.02'
C21	36.92'	25.00'	84°37'02.62"	S 02°57'08" W	33.66'
C22	119.88'	2025.00'	3°23'30.38"	S 46°54'29" W	119.88'
C23	115.24'	1975.00'	3°20'35.16"	S 46°55'57" W	115.22'
C24	51.81'	125.00'	23°45'00.52"	N 60°28'45" E	51.44'
C25	41.31'	25.00'	94°40'41.92"	S 60°18'24" E	36.77'
C26	195.74'	425.00'	26°23'20.22"	N 26°09'43" W	194.02'
C27	197.31'	425.00'	26°36'00.23"	N 65°25'02" W	195.54'
C28	41.07'	25.00'	94°07'37.84"	S 31°39'13" E	36.61'
C29	101.39'	175.00'	33°11'38.29"	S 32°00'25" W	99.97'
C30	102.47'	50.00'	117°25'39.08"	N 84°32'43" W	85.46'
C31	36.07'	25.00'	82°40'14.48"	N 86°32'51" E	33.02'
C32	87.62'	1975.00'	2°32'30.66"	N 07°33'58" W	87.61'
C33	39.91'	25.00'	91°28'09.42"	N 39°26'22" E	35.81'
C34	58.42'	1025.00'	3°15'56.34"	S 88°22'01" W	58.41'
C35	166.34'	1975.00'	4°49'32.52"	N 87°35'13" E	166.29'
C36	133.21'	50.00'	152°39'01.48"	N 50°29'37" E	97.17'
C37	55.04'	35.00'	90°06'25.82"	N 44°56'48" W	49.54'
C38	117.78'	488.00'	13°49'43.30"	S 83°05'08" W	117.50'
C39	248.60'	1030.00'	13°49'43.30"	N 83°05'08" E	247.99'
C40	98.81'	425.00'	13°19'16.62"	S 81°43'55" W	98.59'
C41	63.07'	475.00'	7°36'28.87"	S 85°20'07" W	63.03'
C42	65.59'	525.00'	7°09'30.51"	S 84°59'12" W	65.55'
C43	41.84'	25.00'	95°53'40.34"	S 50°38'43" E	37.13'
C44	22.13'	470.00'	2°41'51.82"	S 01°20'57" E	22.13'
C45	88.33'	470.00'	10°46'04.00"	S 20°59'07" E	88.20'
C46	165.90'	530.00'	17°56'04.26"	N 17°24'07" W	165.22'
C47	217.00'	470.00'	26°27'12.41"	N 13°08'33" W	215.08'
C48	37.01'	25.00'	84°49'52.36"	S 50°51'01" E	33.73'
C49	243.82'	530.00'	26°21'29.00"	S 13°11'24" E	241.67'
C50	42.38'	25.00'	97°07'57.86"	S 32°57'54" W	37.49'
C51	400.93'	255.00'	90°05'04.17"	S 44°57'29" E	360.89'
C52	32.88'	50.00'	37°40'45.93"	N 72°01'15" W	32.29'
C53	45.23'	50.00'	51°49'30.51"	N 62°39'12" E	43.70'
C54	629.46'	375.00'	96°10'30.37"	N 56°55'28" W	558.12'
C55	33.70'	25.00'	77°14'04.45"	N 49°46'31" E	31.21'
C56	147.05'	225.00'	37°26'45.71"	S 29°52'51" W	144.45'
C57	241.19'	50.00'	276°22'45.73"	N 41°23'46" W	66.67'
C58	23.56'	7.50'	180°00'00.00"	S 00°00'01" E	15.00'
C59	23.56'	7.50'	180°00'00.00"	N 00°00'01" W	15.00'
C60	24.59'	12.00'	117°25'39.08"	N 84°32'43" W	20.51'
C61	13.53'	88.00'	8°48'25.91"	S 41°08'40" W	13.51'
C62	20.68'	12.00'	98°43'45.35"	S 03°49'00" E	18.21'
C63	31.97'	12.00'	152°39'01.48"	N 50°29'37" E	23.32'
C64	71.98'	400.00'	10°18'35.68"	N 05°09'19" W	71.88'
C65	206.35'	400.00'	29°33'28.27"	N 25°05'21" W	204.07'
C66	39.94'	25.00'	91°31'41.05"	N 85°37'55" W	35.82'
C67	85.01'	175.00'	27°49'54.07"	S 62°31'11" W	84.17'
C68	37.21'	25.00'	85°16'21.67"	S 33°47'58" W	33.87'
C69	86.47'	2025.00'	2°26'47.96"	S 07°36'49" E	86.47'
C70	15.81'	25.00'	36°14'10.89"	S 24°30'31" E	15.55'
C71	143.70'	50.00'	164°40'14.64"	S 39°42'31" W	99.11'
C72	16.09'	25.00'	36°52'11.63"	N 76°23'27" W	15.81'
C73	170.55'	2025.00'	4°49'32.52"	S 87°35'13" W	170.50'
C74	55.57'	975.00'	3°15'56.34"	S 88°22'01" W	55.56'
C75	37.81'	25.00'	86°38'59.49"	S 43°24'33" W	34.31'
C76	306.59'	195.00'	90°05'04.17"	S 44°57'29" E	275.97'
C77	310.21'	970.00'	18°19'23.55"	N 80°50'18" E	308.89'
C78	13.39'	312.00'	2°27'35.26"	N 72°54'23" E	13.39'
C79	32.35'	25.00'	74°08'11.72"	N 37°04'05" E	30.14'

Line Table

LINE	BEARING	DISTANCE
L1	N 48°36'14" E	6.38'
L2	N 48°36'14" E	200.00'
L3	S 48°36'14" W	301.38'
L4	N 41°23'46" W	395.59'
L5	S 41°23'46" E	390.59'
L6	S 89°59'59" W	141.12'
L7	N 89°59'59" E	141.12'
L8	S 82°43'44" W	37.37'
L9	N 82°43'44" E	37.37'
L10	N 41°23'46" W	327.86'
L11	S 41°23'46" E	327.86'
L12	S 48°36'14" W	81.37'
L13	N 89°59'59" E	90.09'
L14	S 00°00'01" E	219.92'
L15	S 10°18'36" E	150.37'
L16	N 53°10'52" W	33.38'
L17	S 25°49'54" E	33.33'
L18	N 85°10'27" E	23.56'
L19	N 89°59'59" E	116.88'
L20	N 08°50'13" W	213.91'
L21	N 48°36'14" E	294.45'
L22	S 48°36'14" W	177.06'
L23	S 89°59'59" W	137.89'
L24	S 89°59'59" W	248.69'
L25	S 75°01'46" W	9.89'
L26	N 75°04'16" E	10.40'
L27	N 00°00'01" W	148.65'
L28	S 00°00'01" E	148.55'
L29	N 00°05'03" E	44.56'
L30	N 86°44'03" E	22.10'
L31	N 48°36'14" E	177.06'
L32	S 89°59'59" W	42.50'
L33	N 89°59'59" E	42.50'
L34	S 53°10'52" E	30.76'
L35	N 25°49'54" W	33.33'
L36	N 10°18'36" W	150.37'
L37	S 48°36'14" W	113.05'
L38	S 08°50'13" E	145.63'
L39	S 85°10'27" W	19.17'
L40	S 89°59'59" W	116.88'
L41	S 86°44'03" W	21.82'
L42	S 00°05'03" W	26.97'
L43	N 89°59'59" E	248.69'
L44	N 00°00'01" W	232.76'

Lot Address Table

BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS
6	1		7	1		10	1	
	2			2			2	
	3			3			3	
	4			4			4	
	5			5			5	
	6			6			6	
	7			7			7	
	8			8			8	
	9			9			9	
	10			10			10	
	11			11			11	
	12			12			12	
	13			13			13	
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	15			15				
	16			16				



Planned Unit Development No. 78

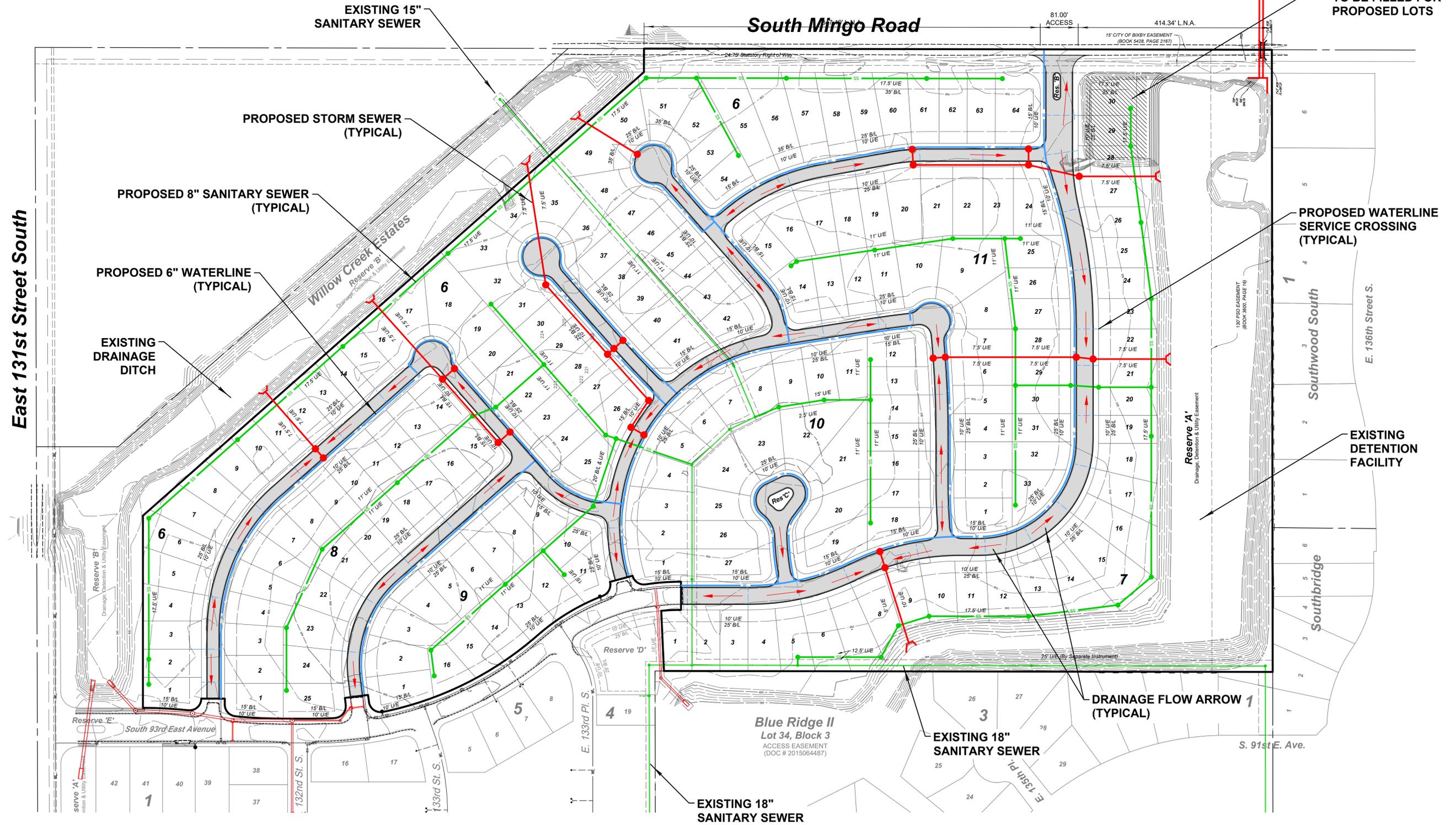
Willow Creek Estates

BLOCKS 6-11

CONCEPTUAL UTILITY PLAN

INSTALL NEW RCB UNDER MINGO ROAD AND EXTEND EAST TO NEW DITCH

THIS AREA OF POND TO BE FILLED FOR PROPOSED LOTS



EXISTING 15" SANITARY SEWER

PROPOSED STORM SEWER (TYPICAL)

PROPOSED 8" SANITARY SEWER (TYPICAL)

PROPOSED 6" WATERLINE (TYPICAL)

EXISTING DRAINAGE DITCH

East 131st Street South

South Mingo Road

PROPOSED WATERLINE SERVICE CROSSING (TYPICAL)

EXISTING DETENTION FACILITY

DRAINAGE FLOW ARROW 1 (TYPICAL)

EXISTING 18" SANITARY SEWER

EXISTING 18" SANITARY SEWER

WILLOW CREEK ESTATES, BLOCKS 6-11.PUD 78 AERIAL MAP

