

Bixby Technical Advisory Committee Meeting Agenda

Dawes Building, Dawes Conference Room – 113 West Dawes, Bixby, Oklahoma

Wednesday, November 1, 2023 | 10:00 A.M.

Technical Advisory Committee Members

David Segala - A.E.P.-P.S.O.
Steve Williams - A.E.P.-P.S.O.
Aaron Smith - A.E.P.-P.S.O.
Brett Ashlock - A.T.&T.
Kevin Bender - A.T.&T.
Kevin Wingard - SDT
Richard Gann - B.T.C. Broadband
Tony Gonzalez - B.T.C. Broadband
Susan Bevard - B.T.C. Broadband
Chad Jones - B.T.C. Broadband
Rob Miller - Bixby Public Schools
Lydia Wilson - Bixby Public Schools
Bea Aamodt - Bixby Public Works Director
Jon Brown - Bixby Assistant Public Works Director
Justin Dowd - Bixby City Engineer
Joey Wiedel - Bixby Development Services Director
Gwen Plante - Bixby Assistant City Planner
Heath Wright - Bixby Utilities & Water
Mike Butler - Bixby Fire Chief

Nicholas Flanary - Bixby Fire Marshal
Richard Hakel - Cox
Loyda Mercado - Cox
Jeannette Davis - Cox
Kristin Short - Cox
Christopher Long - Cox R.O.W. Agent
Marty Lademan - Creek County R.W.D. #2
Cynthia Hubbell - Creek County R.W.D. #2
Katherine Russell - East Central Electric
Ron Wolfe - East Central Electric
Steve Whitehouse - O.G. & E.
Dewayne Perry - O.G. & E.
Keith Melson - O.G. & E.
Brandon Rainbolt - O.N.G.
Donald Kafer - O.N.G.
Chris Stobaugh - U.S.P.S. Bixby
Aaron Grodi - Windstream
Joel Ostrenga - Windstream

1. B.X.P.T. – 23.10 The Reserve at White Hawk Preliminary and Final Plat

Applicant, White Hawk Investments, L.L.C.

Discussion and review of Preliminary and Final Plat, The Reserve at White Hawk, a re-plat of part of Reserve 'A', Celebrity County (Plat Number 4411), 18.43 Acres, Thirty-eight (38) Lots, Six (6) Blocks, with Four (4) Reserve Areas for the purpose of residential development, in Section 15, Township 17 North, and Range 13 East

General Location: East of South 53rd East Avenue and North of East 151st Street South

2. B.X.P.T. – 23.18 The Reserve at White Hawk Blocks 7-9 Preliminary and Final Plat

Applicant, White Hawk Investments, L.L.C.

Discussion and review of Preliminary and Final Plat, The Reserve at White Hawk Blocks 7-9, a re-plat of part of Reserve 'A', Celebrity County (Plat Number 4411), 10.26 Acres, Fifteen (15) Lots, Three (3) Blocks, with Two (2) Reserve Areas for the purpose of residential development, in Section 15, Township 17 North, and Range 13 East

General Location: East of South Yale Avenue and South of East 141st Street South

Agenda | Bixby Technical Advisory Committee | November 1, 2023 | Page 1 of 2

Persons who require a special accommodation to participate in this meeting should contact Gwen Plante, Assistant City Planner, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email [Gwen Plante](mailto:GPlante@BixbyOK.gov) (GPlante@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) 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.

3. B.X.P.T. – 23.17 South County Industrial Park Preliminary Plat

Applicant, Select Design

Discussion and review of Preliminary Plat, South County Industrial Park, a re-plat of part of Sitrin Center Addition (Plat Number 2993), 70.06 Acres, Four (4) Lots, Two (2) Blocks, with One (1) Reserve Area for the purpose of Industrial development, in Section 16, Township 17 North, and Range 13 East

General Location: West of Kimberly Clark Place and South of East 141st Street South

4. B.X.S.P. - 23.14 6630 Office Site Plan

Applicant, W-Design

Discussion and review of site plan for 6630 Office

General Location: East of South Sheridan Road and South of East 121st Street South

5. B.X.P.T. – 23.16 Haikey Creek Estates Blocks 1-7 Final Plat

Applicant, Tanner Consulting

Discussion and review of Final Plat, Haikey Creek Estates Blocks 1-8, 22.631 Acres, Sixty-eight (68) Lots, Seven (7) Blocks, with Four (4) Reserve Areas for the purpose of residential development, in Section 7, Township 17 North, and Range 14 East

General Location: East of South Mingo Road and South of East 131st Street South

6. B.X.P.T. – 23.15 City West Complex Final Plat

Applicant, City of Bixby

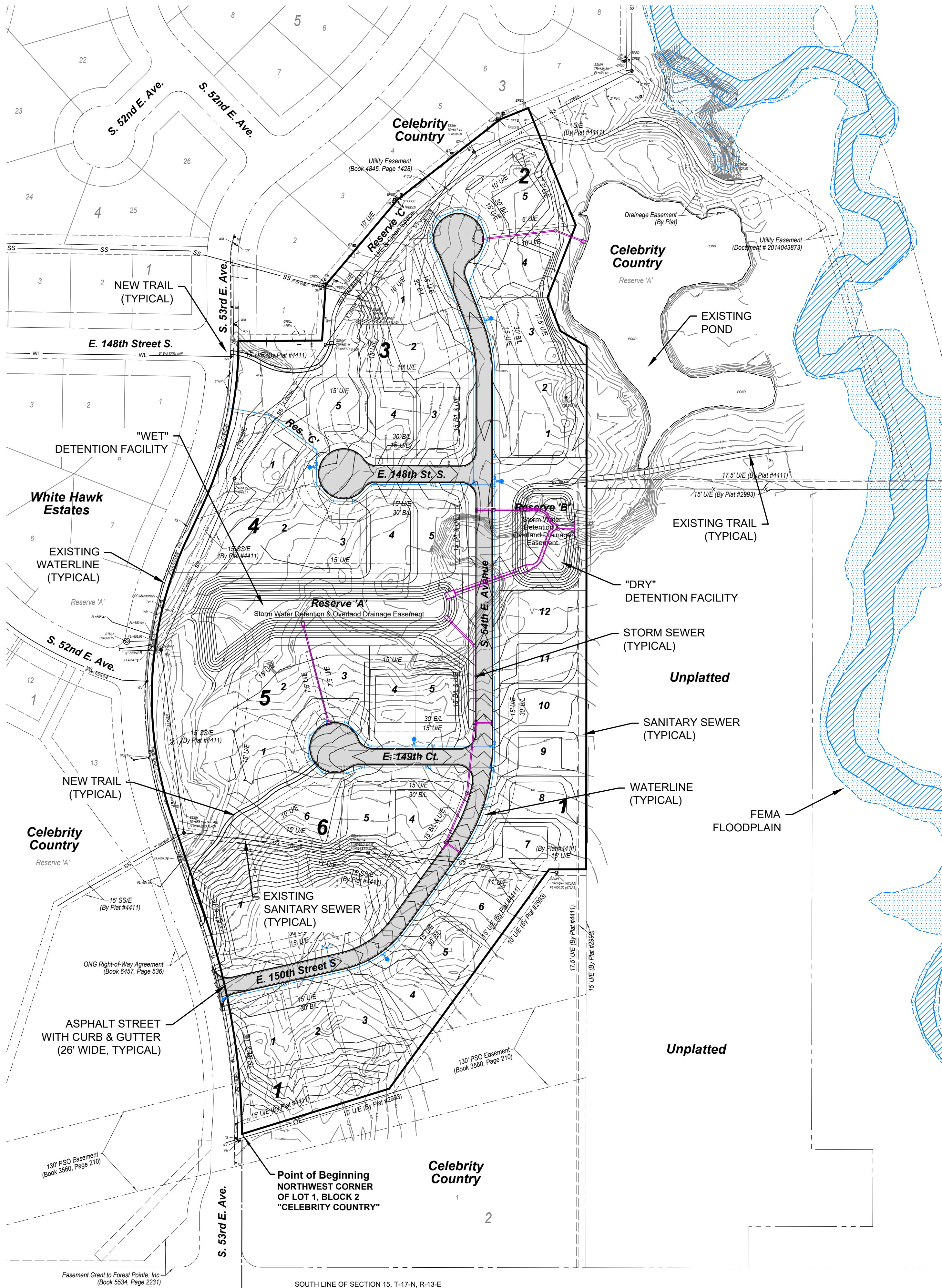
Discussion and review of Final Plat, City West Complex, 16.04 Acres, One (1) Lot, One (1) Block, with Three (3) Reserve Areas for the purpose of Commercial development, in Section 15, Township 17 North, and Range 13 East

General Location: West of South Sheridan Road and North of East 151st Street South

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., October 30th, 2023, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,
Justin Dowd, City Engineer

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East 151st Street South
(State Highway 67)

CONCEPTUAL IMPROVEMENTS PLAN

Planned Unit Development: BXPUD-18.10 MA3

The Reserve at White Hawk

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING A RE-PLAT OF PART OF RESERVE 'A', CELEBRITY COUNTRY (PLAT NO. 4411), AN ADDITION TO THE WEST HALF (W/2) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Owner / Developer

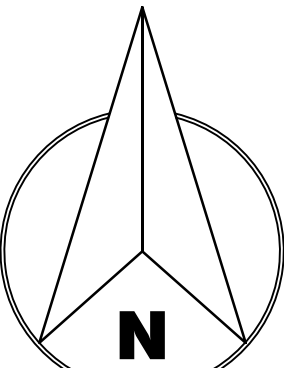
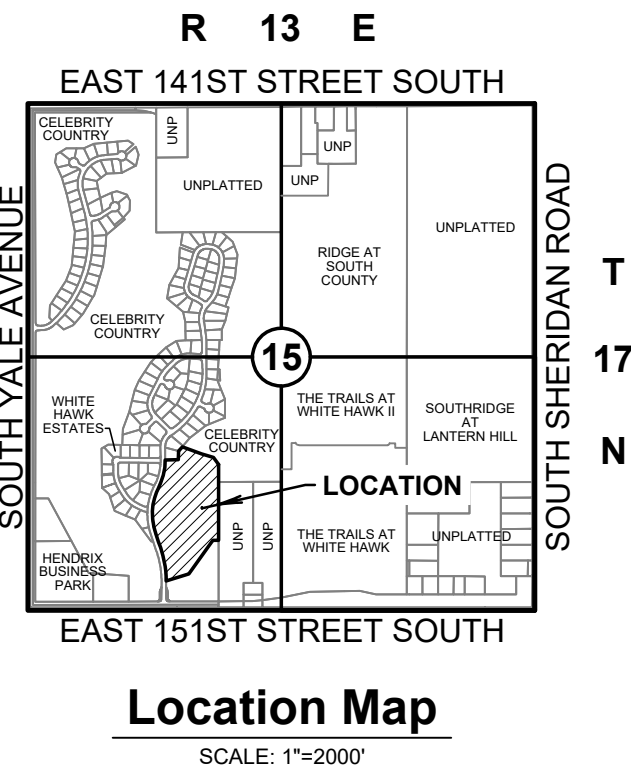
WHITE HAWK INVESTMENTS, LLC
4512 EAST 51ST STREET SOUTH, SUITE 100
TULSA, OKLAHOMA 74135
PHONE: (405) 742-7117
MR. JONATHAN WEDEL

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024



Scale: 1" = 100'

Legend

- B/L -- BUILDING SETBACK LINE
- L.N.A. -- LIMITS OF NO ACCESS
- RES -- RESERVE
- SS/E -- SANITARY SEWER EASEMENT
- U/E -- UTILITY EASEMENT

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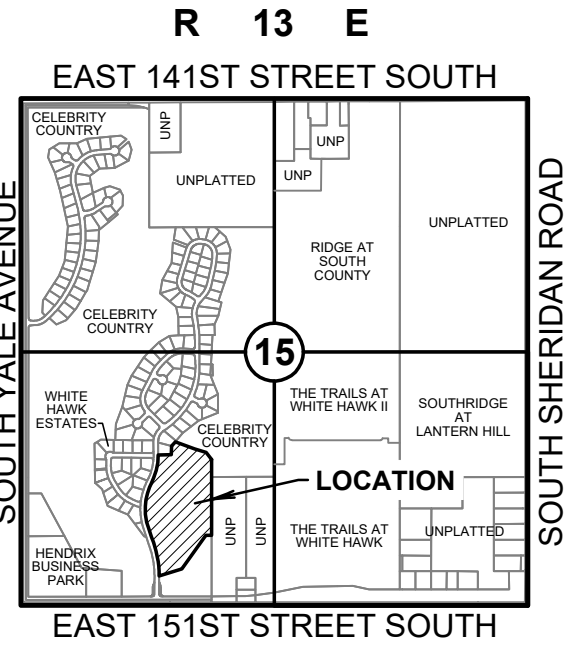
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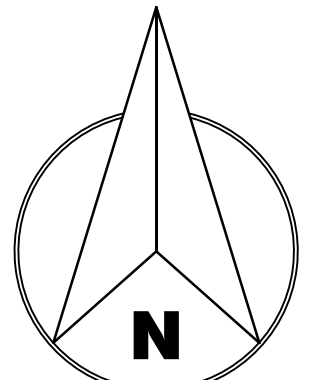
Location Map

SCALE: 1"=2000'

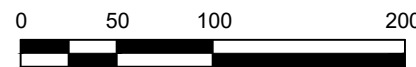
Subdivision Statistics

SUBDIVISION CONTAINS THIRTY-EIGHT (38) LOTS
IN SIX (6) BLOCKS AND FOUR (4) RESERVE AREAS

GROSS SUBDIVISION AREA: 802,789.9 SF OR 18.43 ACRES



Scale: 1" = 100'



Legend

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Address Note

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.

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.77'	25.00'	70°31'43.61"	S 13°00'18" W	28.87'
C2	218.63'	50.00'	250°31'44.40"	N 76°59'42" W	81.65'
C3	73.32'	200.00'	21°00'17.86"	N 11°45'25" W	72.91'
C4	91.65'	250.00'	21°00'17.86"	N 11°45'25" W	91.14'
C5	39.33'	25.00'	90°08'36.26"	N 43°49'03" E	35.40'
C6	21.03'	25.00'	48°11'22.87"	S 67°00'58" E	20.41'
C7	39.21'	25.00'	89°51'23.74"	N 46°10'57" W	35.31'
C8	21.03'	25.00'	48°11'22.87"	S 64°47'39" W	20.41'
C9	241.19'	50.00'	276°22'45.73"	S 01°06'39" E	66.67'
C10	39.27'	25.00'	90°00'00.00"	N 43°44'44" E	35.36'
C11	45.98'	25.00'	105°22'33.54"	N 38°33'59" W	39.77'
C12	13.55'	25.00'	31°03'09.39"	S 73°13'10" W	13.38'
C13	26.85'	25.00'	61°32'01.90"	S 60°29'15" E	25.58'
C14	90.03'	125.00'	41°15'59.81"	N 55°24'31" E	88.10'
C15	126.04'	175.00'	41°15'59.81"	N 55°24'31" E	123.34'
C16	90.12'	250.00'	20°39'13.31"	N 24°26'55" E	89.63'
C17	38.18'	25.00'	87°29'51.51"	S 60°12'33" E	34.57'
C18	237.88'	50.00'	272°35'11.29"	S 13°59'11" W	69.10'
C19	38.18'	25.00'	87°29'51.51"	S 32°17'35" W	34.57'
C20	188.65'	300.00'	36°01'46.85"	N 16°45'38" E	185.56'

Lot Area & Address Table

BLOCK	LOT	STREET ADDRESS	AREA (SF)
1	1		20676.46
	2		14999.96
	3		16396.24
	4		12525.86
	5		10139.41
	6		13529.71
	7		14314.05
	8		11357.78
	9		10539.56
	10		10500.00
	11		10500.00
	12		10500.00
2	1		10500.00
	2		10503.51
	3		13075.70
	4		16644.30
	5		16078.46
3	1		13685.28
	2		12766.21
	3		10862.61
	4		9732.08
	5		12274.27
4	1		18541.90
	2		24259.54
	3		9339.78
	4		13035.06
	5		11971.50
5	1		12553.49
	2		14534.94
	3		10267.88
	4		11535.13
	5		12947.41
6	1		17522.58
	2		15013.01
	3		17902.26
	4		14248.61
	5		10197.20
	6		15406.14
RES	A		103434.85
	B		30052.69
	C		28463.78
	D		1017.88

Basis of Bearings

OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N),
NORTH AMERICAN DATUM 1983 (NAD83).

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

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO
NAVD88 PER AN ON-SITE NGS OPUS SOLUTION REPORT.

Floodplain Data

PROPERTY IS SITUATED IN UNSHADED ZONE 'X' PER FEMA
FLOODPLAIN MAP NO. 40143C0433L - DATED OCTOBER 16, 2012.

PRELIMINARY PLAT

COUNTY TREASURER STAMP

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, MICHAEL WILLIS, 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 _____, 2023.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

Planned Unit Development: BXPUD-18.10 MA3

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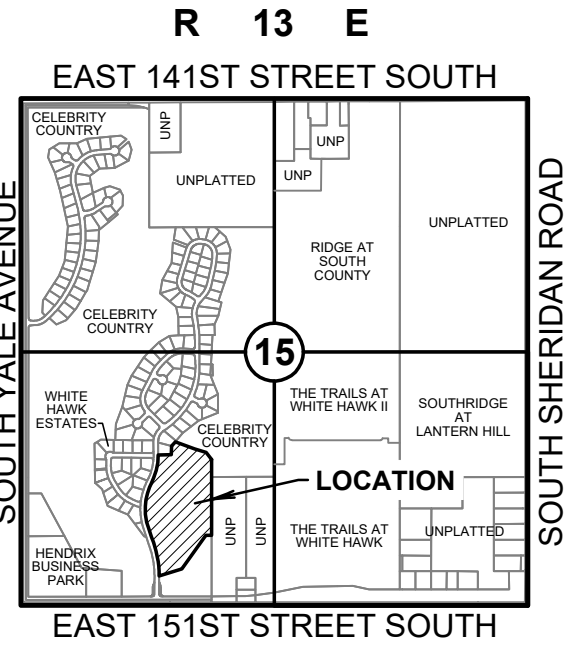
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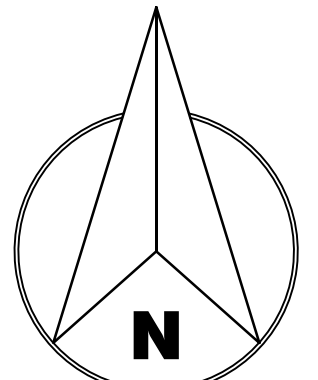
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RES	A		103434.85
	B		30052.69
	C		28463.78
	D		1017.88

Basis of Bearings

OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

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

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD88 PER AN ON-SITE NGS OPUS SOLUTION REPORT.

Floodplain Data

PROPERTY IS SITUATED IN UNSHADED ZONE 'X' PER FEMA FLOODPLAIN MAP NO. 40143C0433L - DATED OCTOBER 16, 2012.

DRAFT FINAL PLAT #1

COUNTY TREASURER STAMP

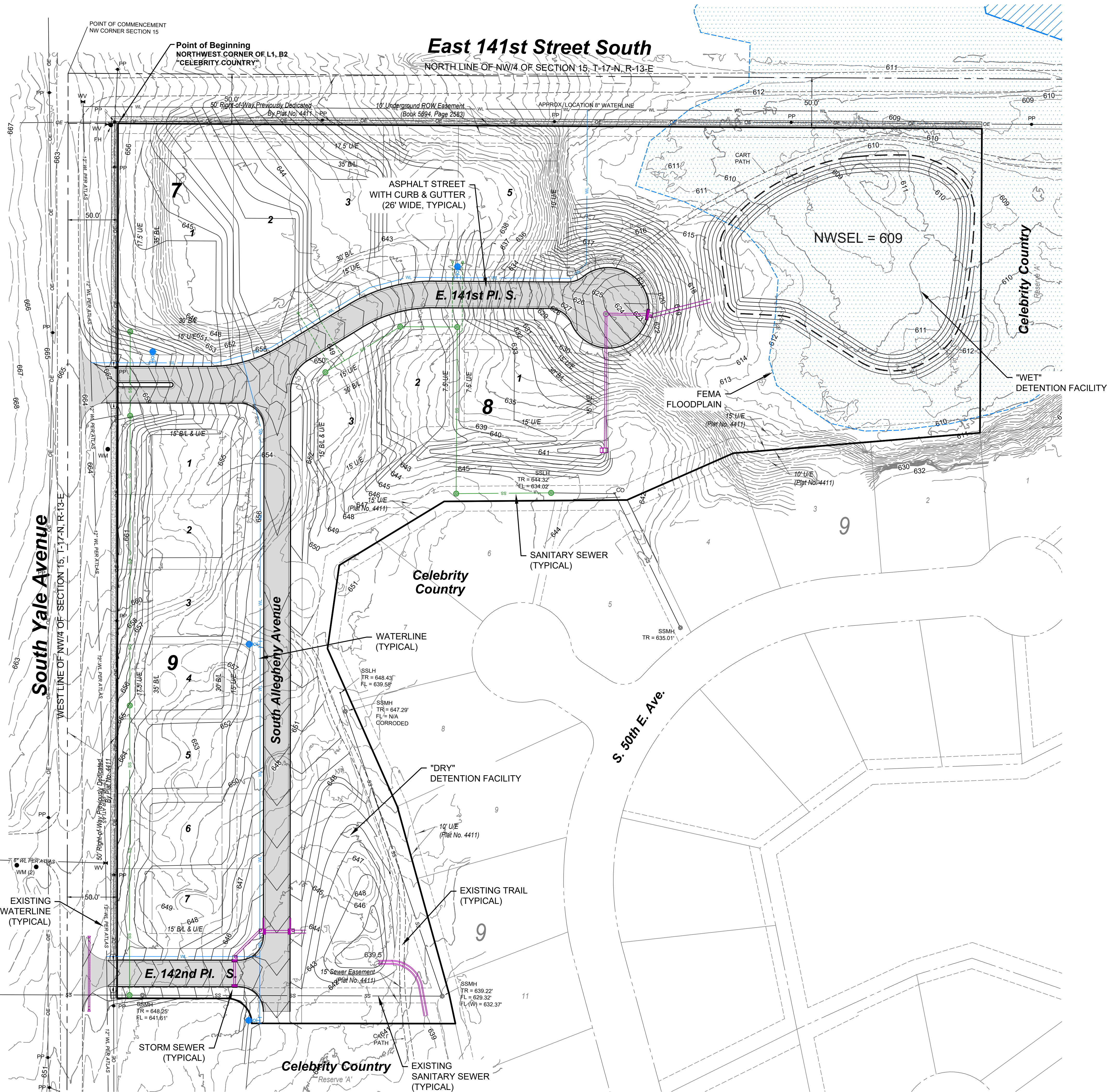
STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, MICHAEL WILLIS, 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.

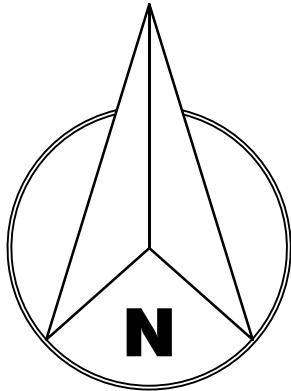
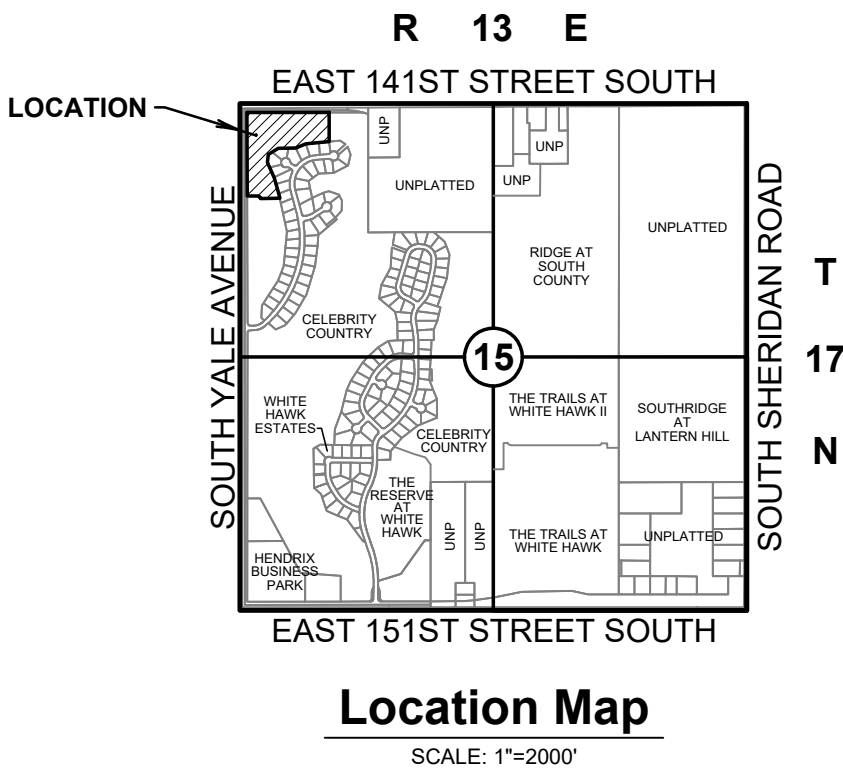
DATED THE _____ DAY OF _____, 2023.

MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY



CONCEPTUAL IMPROVEMENTS PLAN



Scale: 1" = 50'
0 25 50 100

- Legend**
- B/L -- BUILDING SETBACK LINE
 - L.N.A. -- LIMITS OF NO ACCESS
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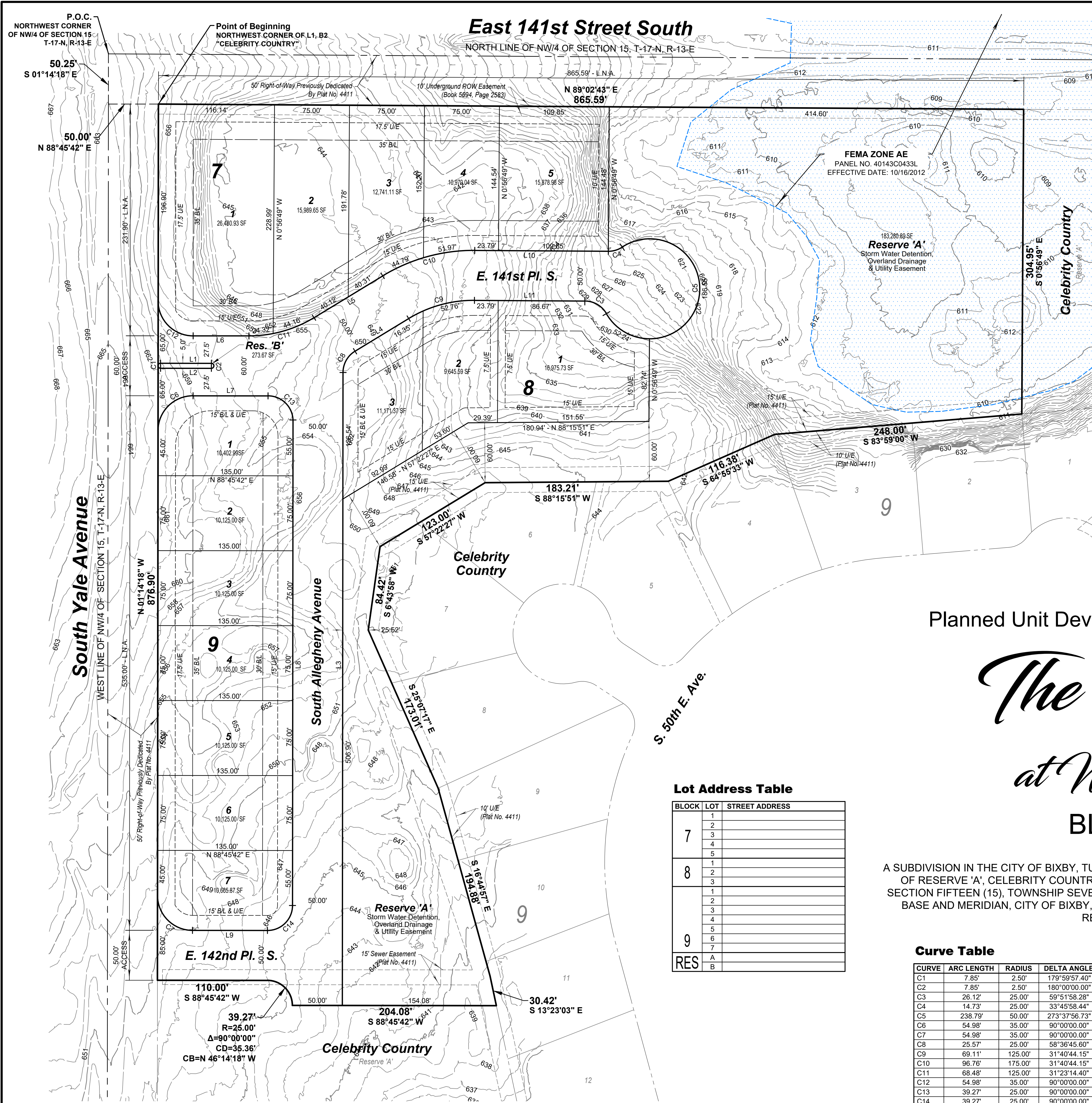
Planned Unit Development: BXPUD-18.10 MA3

The Reserve at White Hawk

BLOCKS 7-9

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Owner / Developer	Surveyor	Engineer
WHITE HAWK INVESTMENTS, LLC 4512 EAST 51ST STREET SOUTH, SUITE 100 TULSA, OKLAHOMA 74135 PHONE: (405) 742-7117 MR. JONATHAN WEDEL	FRITZ LAND SURVEYING, LLC 2017 WEST 91ST STREET TULSA, OKLAHOMA 74132 PHONE: (918) 231-0575 EMAIL: fritzlandsurveying@gmail.com C.A. # 5848 EXPIRES: 6-30-2024	ENGINEERED BY DESIGN, PLLC P.O. BOX 15567 DEL CITY, OKLAHOMA 73155 PHONE: (405) 234-0980 EMAIL: ahale@engineeredbydesign.pro C.A. # 7655 EXPIRES: 6-30-2024



Subdivision Statistics

SUBDIVISION CONTAINS EIGHTEEN (18) LOTS
IN THREE (3) BLOCKS AND ONE (1) RESERVE AREA
GROSS SUBDIVISION AREA: XXXXXXXX SF OR XXXXXX ACRES

Basis of Bearings

OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN
DATUM 1983 (NAD83).

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

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD88 PER AN
ON-SITE NGS OPUS SOLUTION REPORT.

Floodplain Data

PROPERTY IS SITUATED IN ZONE 'AE'. SHADED ZONE 'X' AND UNSHADED ZONE 'X'
PER FEMA FLOODPLAIN MAP NO. 40143C0433L - DATED OCTOBER 16, 2012.

Owner / Developer

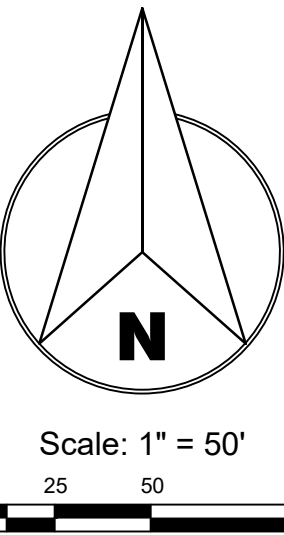
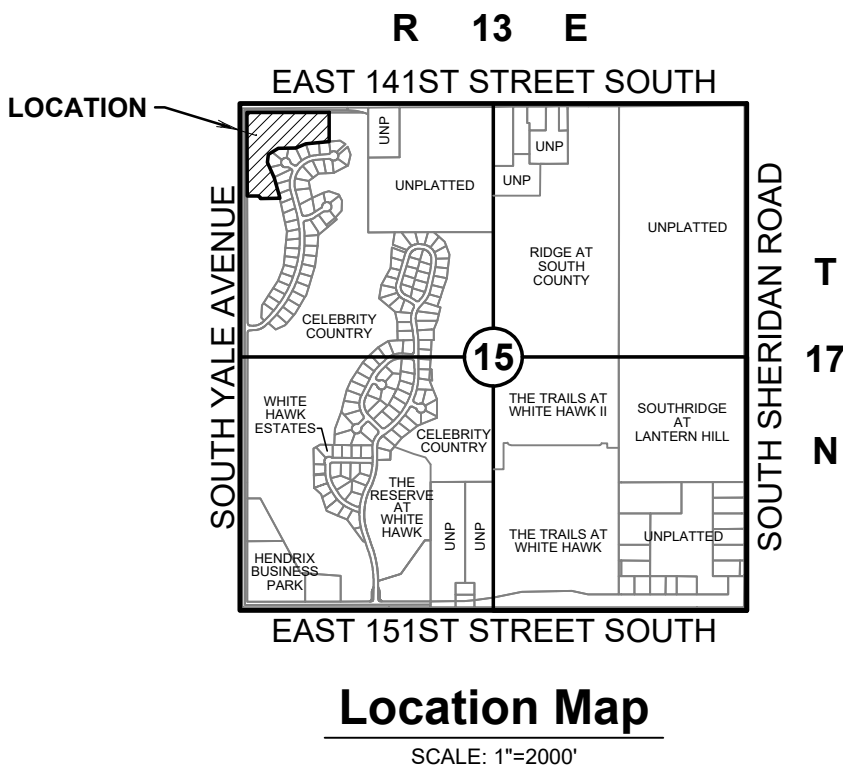
WHITE HAWK INVESTMENTS, LLC
4512 EAST 51ST STREET SOUTH, SUITE 100
TULSA, OKLAHOMA 74135
PHONE: (405) 742-7117
MR. JONATHAN WEDEL

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2024



Legend

- B/L -- BUILDING SETBACK LINE
- L.N.A. -- LIMITS OF NO ACCESS
- P.O.C. -- POINT OF COMMENCEMENT
- RES -- RESERVE
- SS/E -- SANITARY SEWER EASEMENT
- U/E -- UTILITY EASEMENT

Address Note

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.

Planned Unit Development: BXPUD-18.10 MA3

The Reserve
at White Hawk
BLOCKS 7-9

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING A RE-PLAT OF PART
OF RESERVE 'A', CELEBRITY COUNTRY (PLAT NO. 4411), AN ADDITION TO THE WEST HALF (W/2) OF
SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN
BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE
RECORDED PLAT THEREOF.

Curve Table

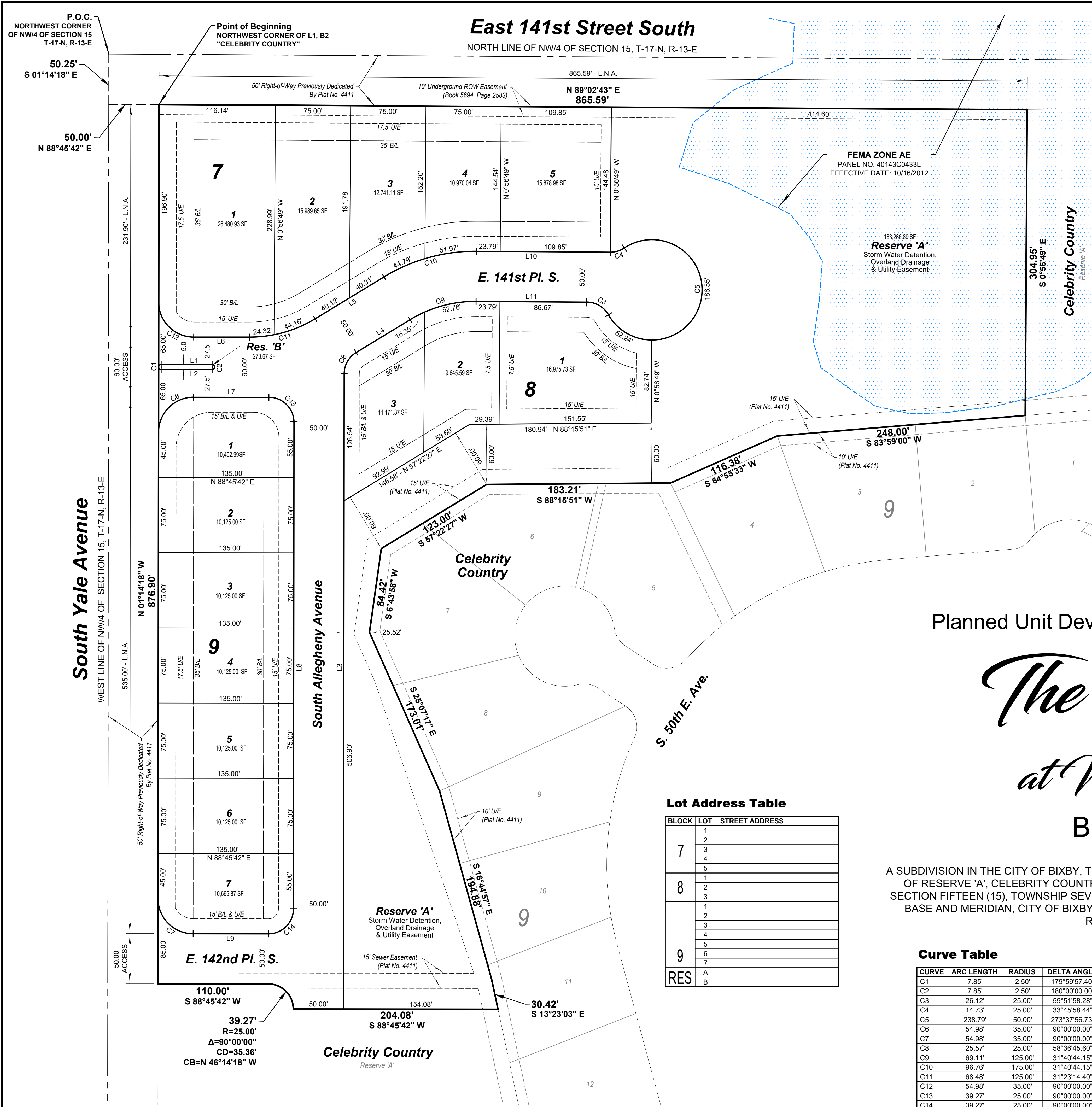
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.85'	2.50'	179°59'57.40"	N 01°14'20" W	5.00'
C2	7.85'	2.50'	180°00'00.00"	S 01°14'18" E	5.00'
C3	26.12'	25.00'	59°51'58.28"	N 61°00'49" W	24.95'
C4	14.73'	25.00'	33°45'58.44"	N 72°10'12" E	14.52'
C5	238.79'	50.00'	273°37'56.73"	N 12°06'11" E	68.43'
C6	54.98'	35.00'	90°00'00.00"	S 43°45'42" W	49.50'
C7	54.98'	35.00'	90°00'00.00"	S 46°14'18" E	49.50'
C8	25.57'	25.00'	58°36'45.60"	S 28°04'04" W	24.47'
C9	69.11'	125.00'	31°40'44.15"	S 73°12'49" W	68.24'
C10	96.76'	175.00'	31°40'44.15"	S 73°12'49" W	95.53'
C11	68.48'	125.00'	31°23'14.40"	N 73°04'04" E	67.62'
C12	54.98'	35.00'	90°00'00.00"	S 46°14'18" E	49.50'
C13	39.27'	25.00'	90°00'00.00"	N 46°14'18" W	35.36'
C14	39.27'	25.00'	90°00'00.00"	N 43°45'42" E	35.36'

Line Table

LINE	BEARING	DISTANCE
L1	N 88°45'42" E	50.81'
L2	S 88°45'42" W	50.81'
L3	S 01°14'18" E	633.44'
L4	S 57°22'27" W	62.83'
L5	N 57°22'27" E	80.44'
L6	N 88°45'42" E	55.81'
L7	S 88°45'42" W	75.00'
L8	N 01°14'18" W	485.00'
L9	N 88°45'42" E	75.00'
L10	N 89°03'11" E	133.64'
L11	N 89°03'11" E	110.46'

Lot Address Table

BLOCK	LOT	STREET ADDRESS
7	1	
	2	
	3	
	4	
	5	
8	1	
	2	
	3	
	4	
	5	
9	1	
	2	
	3	
	4	
	5	
RES	A	
	B	



Subdivision Statistics

SUBDIVISION CONTAINS FIFTEEN (15) LOTS IN THREE (3) BLOCKS AND TWO (2) RESERVE AREAS
GROSS SUBDIVISION AREA: 446,908.0 SF OR 10.26 ACRES

Basis of Bearings

OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

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

TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATIVE TO NAVD88 PER AN ON-SITE NGS OPUS SOLUTION REPORT.

Floodplain Data

PROPERTY IS SITUATED IN ZONE 'AE', SHADED ZONE 'X' AND UNSHADED ZONE 'X' PER FEMA FLOODPLAIN MAP NO. 40143C0433L - DATED OCTOBER 16, 2012.

Owner / Developer

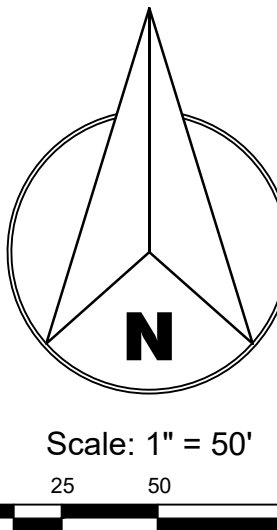
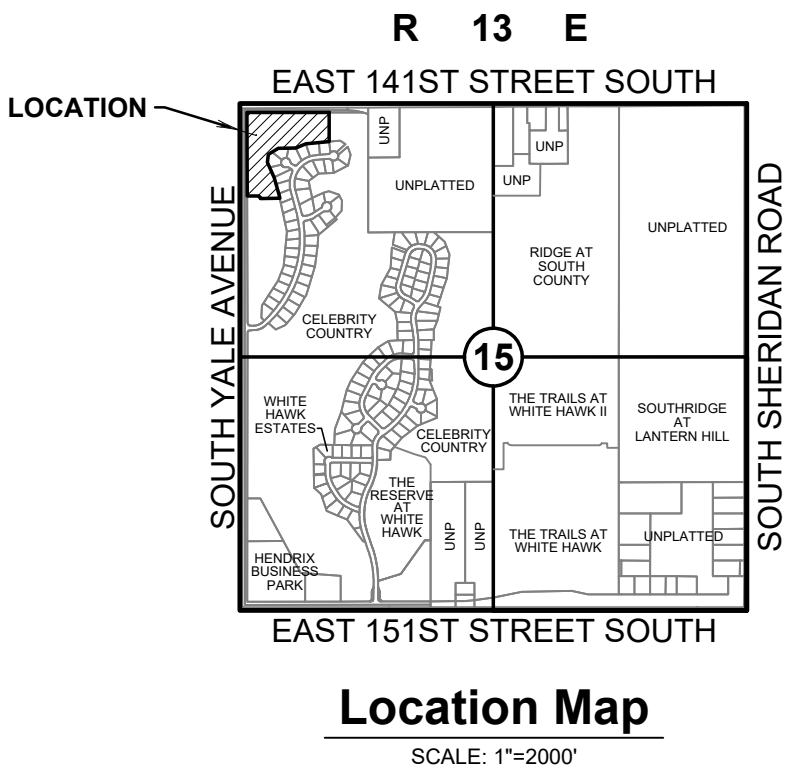
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PHONE: (405) 742-7117
MR. JONATHAN WEDEL

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EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2024



Legend

- B/L -- BUILDING SETBACK LINE
- L.N.A. -- LIMITS OF NO ACCESS
- P.O.C. -- POINT OF COMMENCEMENT
- RES -- RESERVE
- SS/E -- SANITARY SEWER EASEMENT
- U/E -- UTILITY EASEMENT

Address Note

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.

Planned Unit Development: BXPUD-18.10 MA3

The Reserve at White Hawk BLOCKS 7-9

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING A RE-PLAT OF PART OF RESERVE 'A', CELEBRITY COUNTRY (PLAT NO. 4411), AN ADDITION TO THE WEST HALF (W/2) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Lot Address Table

BLOCK	LOT	STREET ADDRESS
7	1	
	2	
	3	
	4	
	5	
8	1	
	2	
	3	
	4	
	5	
9	1	
	2	
	3	
	4	
	5	
RES	A	
	B	

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.85'	2.50'	179°59'57.40"	N 01°14'20" E	5.00'
C2	7.85'	2.50'	180°00'00.00"	S 01°14'18" E	5.00'
C3	26.12'	25.00'	59°51'58.28"	N 61°00'49" W	24.95'
C4	14.73'	25.00'	33°45'58.44"	N 72°10'12" E	14.52'
C5	238.79'	50.00'	273°37'56.73"	N 12°06'11" E	68.43'
C6	54.98'	35.00'	90°00'00.00"	S 43°45'42" W	49.50'
C7	54.98'	35.00'	90°00'00.00"	S 46°14'18" E	49.50'
C8	25.57'	25.00'	58°36'45.60"	S 28°04'04" W	24.47'
C9	69.11'	125.00'	31°40'44.15"	S 73°12'49" W	68.24'
C10	96.76'	175.00'	31°40'44.15"	S 73°12'49" W	95.53'
C11	68.48'	125.00'	31°23'14.40"	N 73°04'04" E	67.62'
C12	54.98'	35.00'	90°00'00.00"	S 46°14'18" E	49.50'
C13	39.27'	25.00'	90°00'00.00"	N 46°14'18" W	35.36'
C14	39.27'	25.00'	90°00'00.00"	N 43°45'42" E	35.36'

Line Table

LINE	BEARING	DISTANCE
L1	N 88°45'42" E	50.81'
L2	S 88°45'42" W	50.81'
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L4	S 57°22'27" W	62.83'
L5	N 57°22'27" E	80.44'
L6	N 88°45'42" E	55.81'
L7	S 88°45'42" W	75.00'
L8	N 01°14'18" W	485.00'
L9	N 88°45'42" E	75.00'
L10	N 89°03'11" E	133.64'
L11	N 89°03'11" E	110.46'

STATE OF OKLAHOMA }
COUNTY OF TULSA }SS

I, MICHAEL WILLIS, 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 _____, 2023.

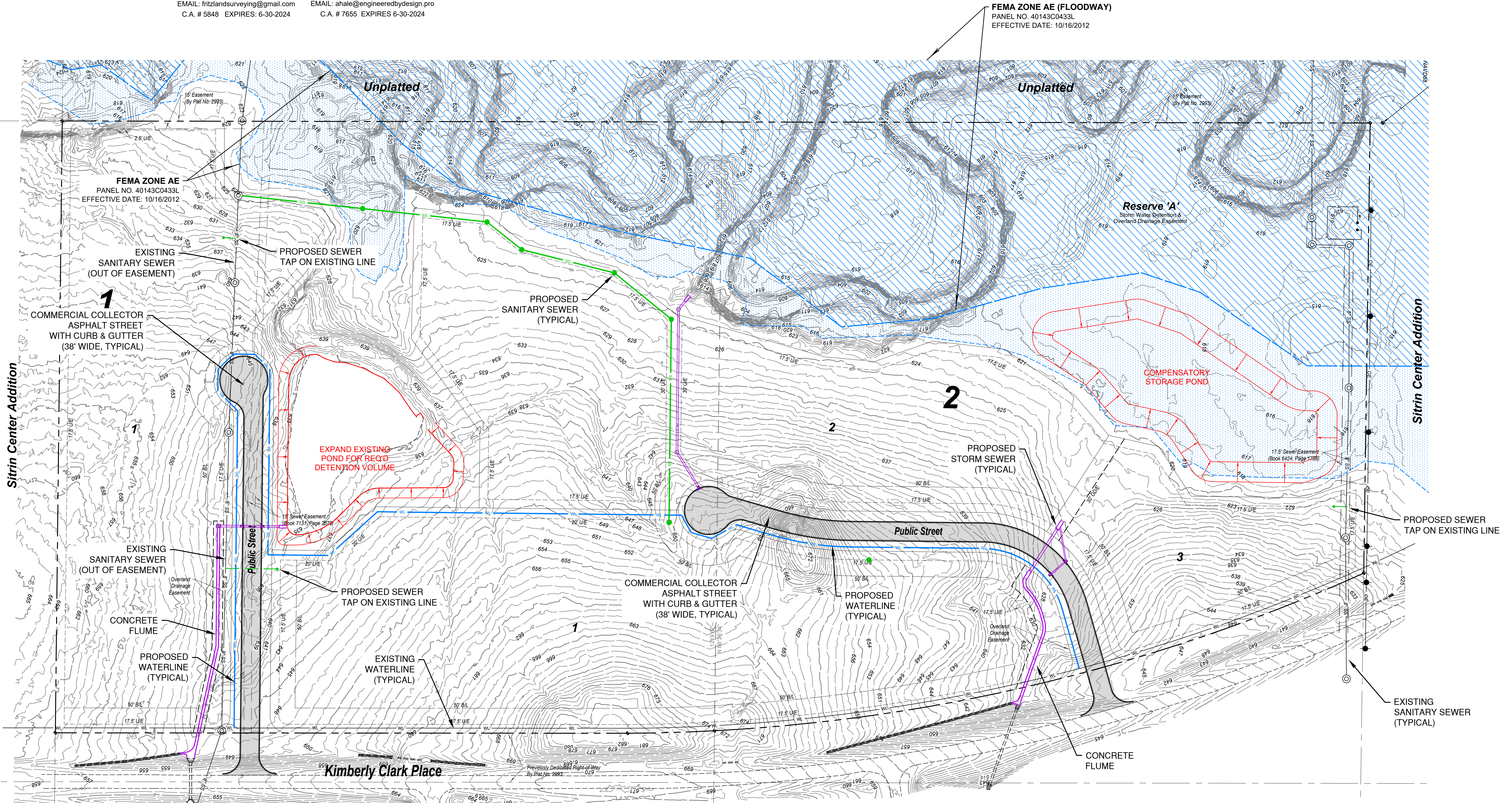
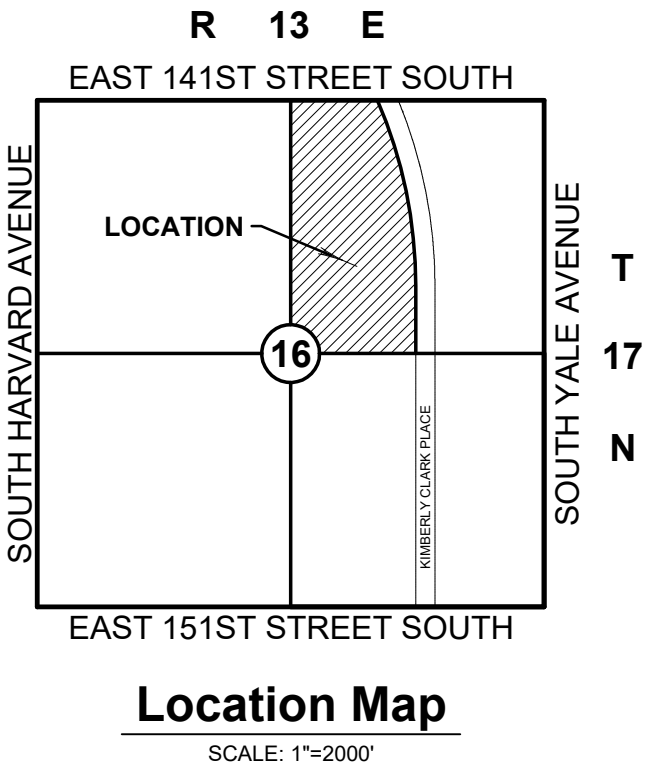
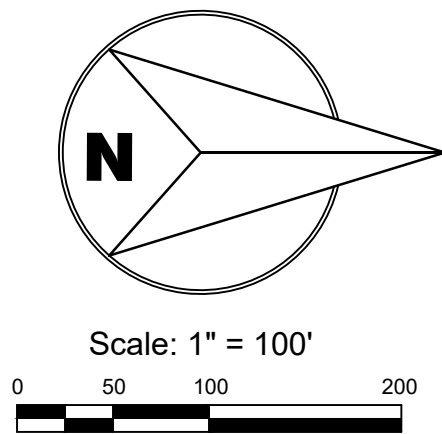
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

South County Industrial Park

CONCEPTUAL IMPROVEMENTS PLAN

Owner / Developer	Surveyor	Engineer
SOUTH COUNTY INDUSTRIAL PARK, LLC 802 WEST 91ST STREET TULSA, OKLAHOMA 74135 PHONE: (918) 284-7552 MR. JAMES ROBERTS	FRITZ LAND SURVEYING, LLC 524 EAST MAIN STREET TULSA, OKLAHOMA 74037 PHONE: (918) 231-0575 EMAIL: fritzlandsurveying@gmail.com C.A. # 5848 EXPIRES: 6-30-2024	ENGINEERED BY DESIGN, PLLC P.O. BOX 15567 DEL CITY, OKLAHOMA 73155 PHONE: (405) 234-0980 EMAIL: ahale@engineeredbydesign.pro C.A. # 7655 EXPIRES: 6-30-2024



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.10'	35.00'	91°49'47.06"	N 61°16'22" W	50.28'
C2	55.32'	35.00'	90°33'24.45"	N 27°32'02" E	49.74'
C3	205.16'	160.00'	73°27'57.53"	S 36°04'46" W	191.39'
C4	156.30'	580.00'	15°26'25.21"	S 07°03'59" W	155.83'
C5	25.32'	25.00'	58°02'03.41"	S 14°13'50" E	24.25'
C6	249.27'	60.00'	238°02'03.41"	S 75°46'10" W	104.94'
C7	134.74'	500.00'	15°26'25.21"	N 07°03'59" E	134.34'
C8	307.73'	240.00'	73°27'57.53"	N 36°04'46" E	287.08'
C9	54.61'	35.00'	89°23'46.04"	N 45°57'20" W	49.24'
C10	55.35'	35.00'	90°36'13.96"	N 44°02'40" E	49.76'
C11	249.27'	60.00'	238°02'03.41"	S 29°40'15" E	104.94'
C12	25.32'	25.00'	58°02'03.41"	S 60°19'45" W	24.25'

Line Table

LINE	BEARING	DISTANCE
L1	S 72°48'44" W	97.47'
L2	S 00°39'13" E	265.27'
L3	S 14°47'12" W	68.82'
L4	N 14°47'12" E	140.93'
L5	N 00°39'13" W	265.27'
L6	N 72°48'44" E	99.14'
L7	N 89°20'47" E	670.89'
L8	S 89°20'47" W	600.36'

Address Note

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.

Owner / Developer

SOUTH COUNTY INDUSTRIAL PARK, LLC
802 WEST 91ST STREET
TULSA, OKLAHOMA 74135
PHONE: (918) 284-7552
MR. JAMES ROBERTS

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
TULSA, OKLAHOMA 74037
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
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Engineer

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P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2024

Planned Unit Development: NO. 12 (MAJOR AMENDMENT C)

South County Industrial Park

A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, BEING A RE-PLAT OF PART OF SITRIN CENTER ADDITION (PLAT NO. 2993), AN ADDITION TO THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Subdivision Statistics

SUBDIVISION CONTAINS FOUR (4) LOTS IN TWO (2) BLOCKS AND ONE (1) RESERVE AREA
GROSS SUBDIVISION AREA: 3,051,908.6 SF OR 70.06 ACRES

Basis of Bearings

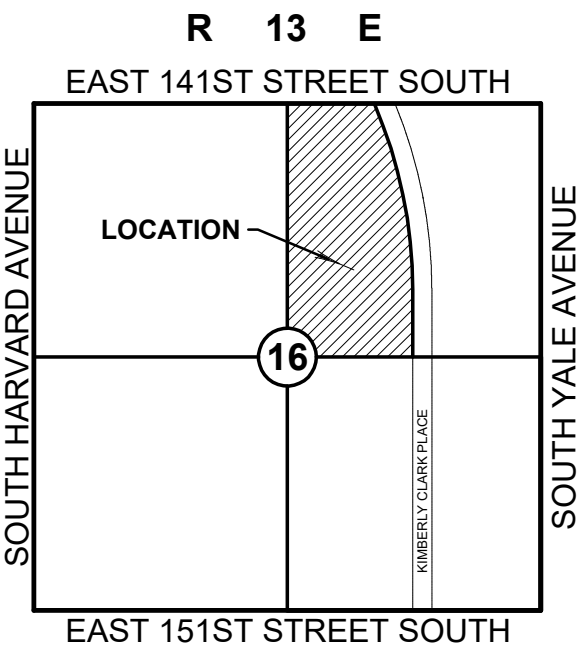
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

Monumentation

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

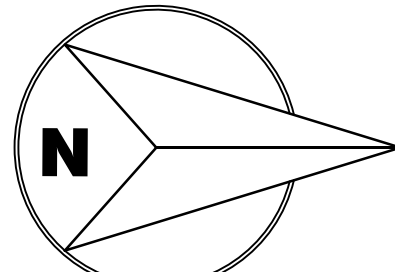
Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BIXBY, OKLAHOMA, COMMUNITY PANEL NO. 40143C0433L- OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AND THE FLOODWAY WITH A BASE FLOOD ELEVATION OF VARYING FROM 619' TO 624.6' AS SHOWN HEREON.

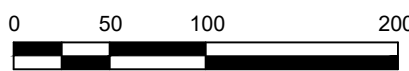


Location Map

SCALE: 1"=2000'



Scale: 1" = 100'



Legend

- B/L -- BUILDING SETBACK LINE
- L.N.A. -- LIMITS OF NO ACCESS
- OD/E -- OVERLAND DRAINAGE EASEMENT
- U/E -- UTILITY EASEMENT
- 1600 -- STREET ADDRESS

PRELIMINARY PLAT

COUNTY TREASURER STAMP

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, MICHAEL WILLIS, 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 _____, 2024.

MICHAEL WILLIS, TULSA COUNTY CLERK

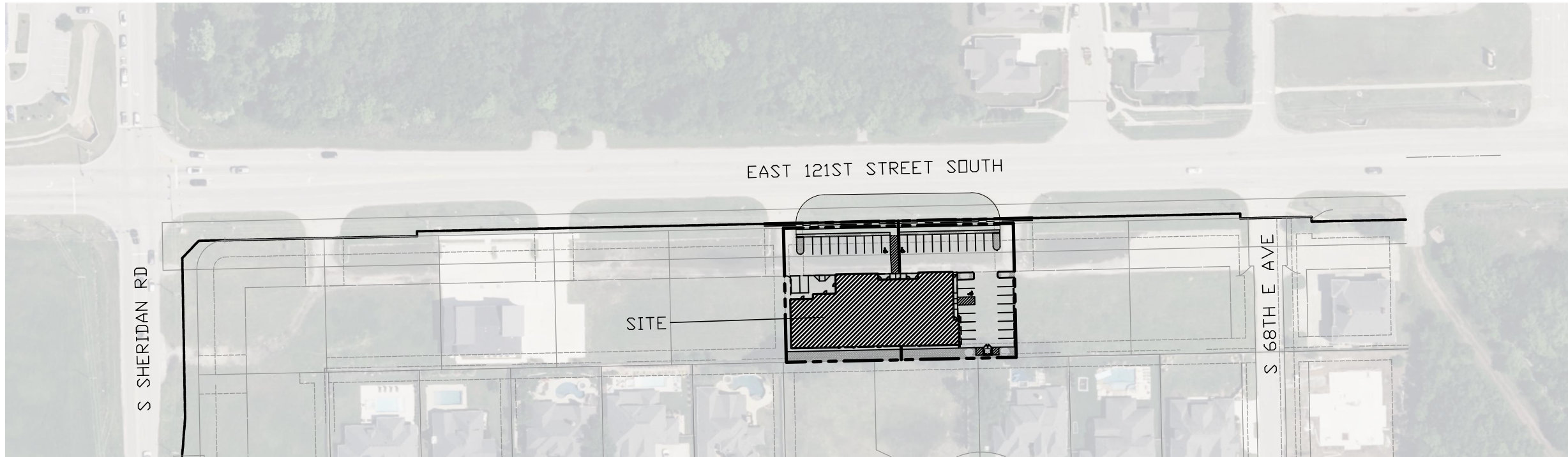
DEPUTY

GENERAL NOTES

SITE PLAN

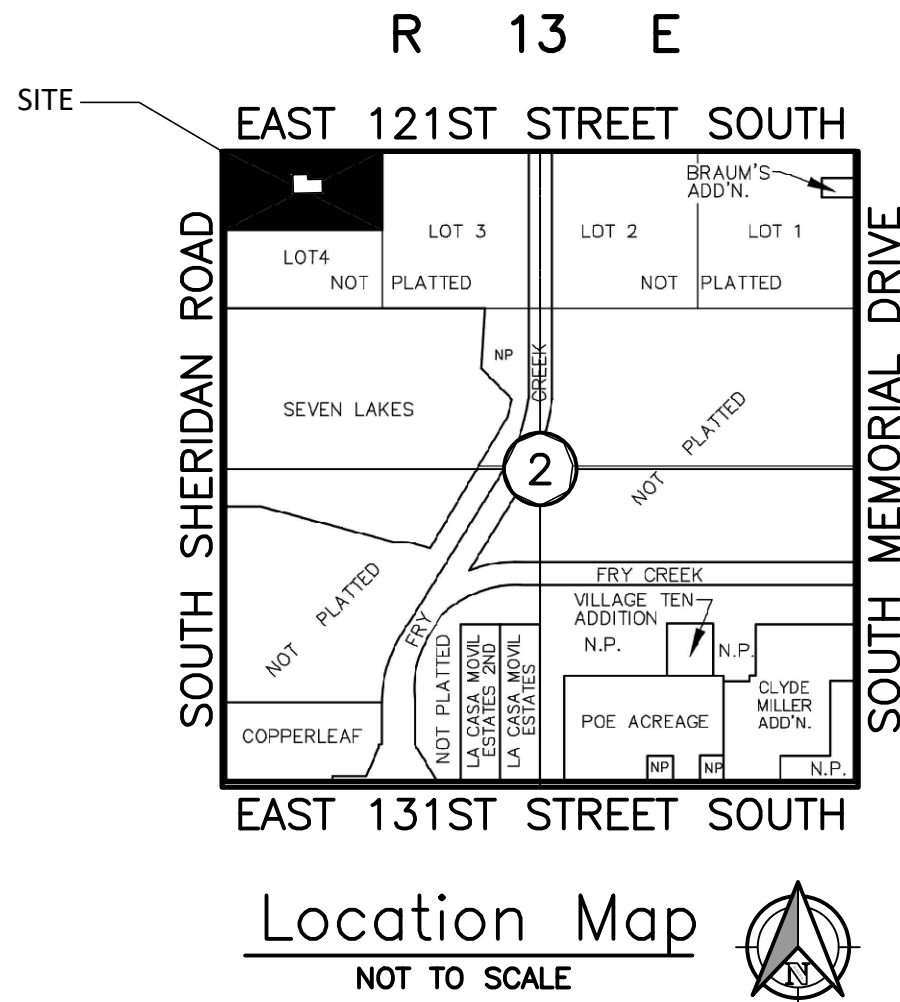
- A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN ¼" VERTICAL RISE.
- C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
- D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
- E. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
- F. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION
- G. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED IN ALL LANDSCAPE AREAS. DESIGN IS BY OTHERS. LANDSCAPE INSTALLATION, IRRIGATION, AND MAINTENANCE MUST FULLY COMPLY WITH CITY OF GROVE STANDARD
- H. PROVIDE LARGE TREES - DECIDUOUS - MINIMUM 2" CALIPER - MINIMUM 8' HEIGHT.

DRAWING ARE FOR SITE PLAN REVIEW ONLY.
CONSTRUCTION WILL REQUIRE APPROVED BUILDING PERMIT



2 KEY SITE PLAN

SCALE: 1/128" = 1'-0"



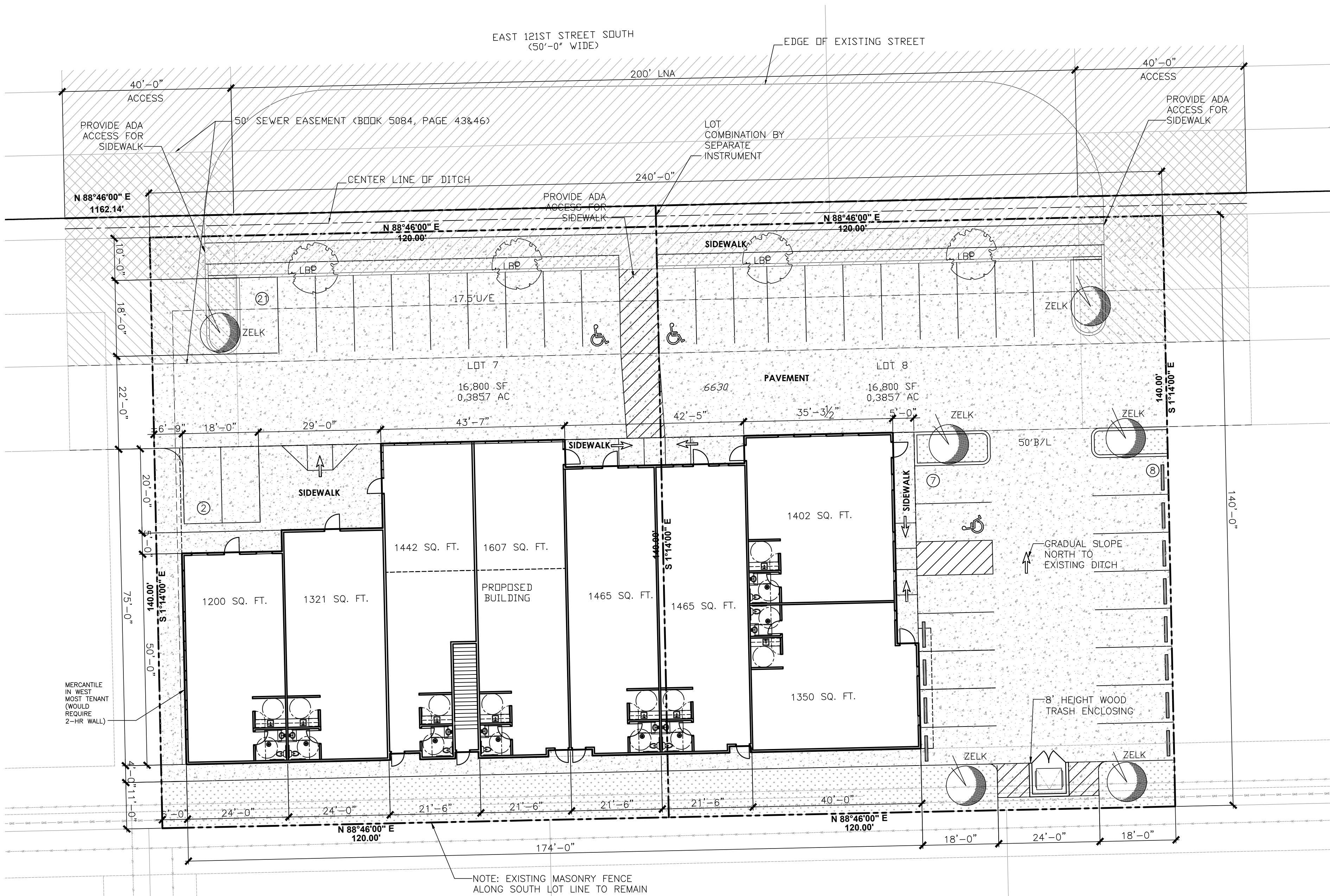
Location Map
NOT TO SCALE



PUD-53	
ZONING DISTRICT: PUD-53 (CS ZONING)	
MATRIX FOR USES TABLE: 11-13-6	
PROPOSED USE CATEGORY:	
USE UNIT 11 - OFFICE	USE BY RIGHT
MINIMUM LOT AREA:	NA
ACTUAL LOT AREA:	33,600 SF
MINIMUM LOT FRONTAGE:	120'
ACTUAL LOT FRONTAGE:	240'
MAXIMUM FLOOR AREA RATIO:	16,800 SF NOT TO EXCEED 0.50 FAR
ACTUAL FLOOR AREA RATIO:	11,253 SF / 0.35
POST CONSTRUCTION IMPERVIOUS AREA (LOT 6)	28,000 SF (83% OF LOT AREA)
MAXIMUM BUILDING HEIGHT (PER PUD-53):	2-STORY OR 40'
ACTUAL BUILDING HEIGHT:	± 38'-0"
OFF STREET PARKING:	1:300 SF = 38
PARKING PROVIDED:	38 ACTUAL
BUILDING SETBACKS FROM SOUTH THE EAST 121ST ST ROW:	50'
BUILDING SETBACKS THE INTERNAL REAR LOT LINE:	11'
BUILDING SETBACKS FROM THE INTERNAL SIDE LOT LINES:	5'
LANDSCAPED AREA:	15% STREET YARD
SIGNAGE:	WALL SIGNS PER ZONING + GROUND SIGN 5' OR LESS AND 32 SF, NOT VISIBLE FROM R ZONED LOTS
LIGHTING:	20' HEIGHT OR 12' HEIGHT WITHIN 50' OF R ZONED LOT. LIGHTING TO BE HOODED AND DOWN DIRECTIONAL.

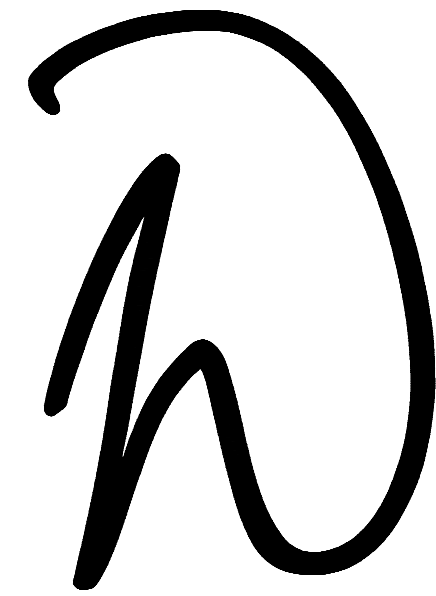
NOTE: NO CURRENT LIGHT POLES BEING PROPOSED. SIGNAGE LOCATION AT A LATER DATE
LEGEND

	ADA RAMP 1:12 SLOPE MAXIMUM IN DIRECTION INDICATED WITH A CROSS SLOPE OF 1:48 MAXIMUM
	TREE WITH 50' RADIUS AREA



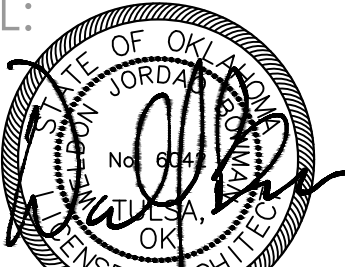
1 CONCEPTUAL SITE PLAN

SCALE: 1/16" = 1'-0"



wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:



10/03/2023
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

6630
1-STORY

PROJECT #
23108

6630 E 121ST ST.
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

10.03.2023

SHEET NAME:
CONCEPTUAL
ARCHITECTURE
SITE PLAN

SHEET #:

A101

GENERAL NOTES

LANDSCAPE PLAN

- A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
- B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
- C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
- D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

PLANT MATERIAL SCHEDULE					
#	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
4	LBE	LACEBARK ELM	ULMUS PARVIFOLIA	2" CAL.; 8' HT	AS SHOWN
6	ZELK	JAPANESE ZELKOVA	ZELKOVA SERRATA	2" CAL.; 8' HT	AS SHOWN

GENERAL NOTES

SITE PLAN

- A. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
- B. CONTRACTOR TO ENSURE AREAS OF NEW PAVING ALONG THE EGRESS ROUTE ADJOINING EXISTING HORIZONTAL SURFACES SHALL BE FLUSH IN NATURE WITH LESS THAN 1/4" VERTICAL RISE.
- C. CONTRACTOR TO FURNISH WARNING BARRELS TO CONTROL ACCESS DURING CONSTRUCTION. ALL CONSTRUCTION ZONES SHOULD BE CLEARLY IDENTIFIED TO MINIMIZE PUBLIC CONFUSION.
- D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE PRIOR TO BIDDING TO INSPECT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AFFECTING AREAS OF NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT DISPUTE OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO PERFORM THESE DUTIES
- E. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS AFFECTED BY NEW WORK PRIOR TO COMMENCEMENT OF ANY EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING SURVEY BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL EXISTING UTILITIES
- F. FIELD VERIFY IS DEFINED AS FOLLOWS: THE GENERAL CONTRACTOR IS REQUIRED TO FIELD SURVEY THE NOTED CONDITION AND/OR DIMENSION PRIOR TO CONSTRUCTION OR PREPARATION OF SUBMITTAL SHOP DRAWINGS AND INTEGRATE FIELD SURVEY INFORMATION INTO THE CONSTRUCTION
- G. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED IN ALL LANDSCAPE AREAS. DESIGN IS BY OTHERS. LANDSCAPE INSTALLATION, IRRIGATION, AND MAINTENANCE MUST FULLY COMPLY WITH CITY OF GROVE STANDARD
- H. PROVIDE LARGE TREES - DECIDUOUS - MINIMUM 2" CALIPER - MINIMUM 8' HEIGHT.

KEYNOTES

SITE PLAN

1. 6' HEIGHT WOOD DUMPSTER ENCLOSURE, RE:3/A101.
2. NEW TREE LOCATION.
3. CONTRACTOR TO COORDINATE IF NEW TRANSFORMER REQUIRED AND ITS FINAL LOCATION WITH UTILITY PROVIDER.
4. PROPOSED LIGHT POLE LOCATIONS, RE: ELECTRICAL.
5. REMOVABLE BOLLARDS.

BED PREPARATION AND PLANTING

LANDSCAPE PLAN

- A. ELIMINATE ALL WEEDS AND GRASS IN PLANTING BED AREAS WITH ROUND-UP HERBICIDE PRIOR TO CONSTRUCTION. APPLY ACCORDING TO MANUFACTURER RECOMMENDATIONS. ALLOW 7 DAYS BEFORE DISTURBING THE SOIL. TILL AND RAKE OUT ROOTS OF BERMUDA GRASS IN DESIGNATED BED AREAS. PLANTING AREAS, NOT ADJACENT TO BUILDING, SHALL BE CULTIVATED TO A DEPTH OF 12". REMOVE ALL DEAD GRASS, WEEDS, ROOTS, ROCKS, AND OTHER DEBRIS. WORK INTO EXISTING SOIL; 6" DEPTH OF BACK TO NATURE 'NATURE'S BLEND', TO A DEPTH OF 12".
- B. PLANTING AREAS ADJACENT TO BUILDING AND WALKS TO BE EXCAVATED TO A MINIMUM 1' DEPTH REMOVING AS MUCH LIMESTONE AND OTHER CONSTRUCTION DEBRIS AS POSSIBLE. IF CLAY SUBSOIL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATED AREA, TIL IN PELLETIZED GYPSUM AT A RATE OF 10 LBS. PER 100 SF. AFTER INCORPORATION OF GYPSUM ADD HIGH QUALITY TOPSOIL WIT BACK TO NATURE'S 'NATURE'S BLEND', AT A 50/50 MIXTURE, TO SUFFICIENT GRADE. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADES NEXT TO BUILDING.
- C. ALL PLANTING AREAS TO BE INSTALLED WITH DEWITTS WEED BARRIER FABRIC.
- D. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE OF ALL PLANTING BEDS. CONTRACTOR SHALL PROVIDE HIGH QUALITY TOP SOIL, WHERE NECESSARY, TO PROVIDE PROPER DRAINAGE.
- E. CONTRACTOR TO ADD OSMOCOTE 19-6-12 AT HIGHEST RATE SPECIFIED BY THE MANUFACTURER TO ALL BEDS AREAS PRIOR TO MULCHING.
- F. APPLY SHREDDED CYPRESS MULCH IN PLANTING BEDS TO A DEPTH OF 3" AFTER PLANT INSTALLATION.
- G. ALL SHRUBS TO BE PLANTED IN A PIT THAT IS TWICE AS WIDE AS THE ROOT BALL. PLANT SHRUBS 2" ABOVE FINISH GRADE TO ALLOW FOR PROPER DRAINAGE. REFER TO SHRUB PLANTING DETAIL FOR MORE INFORMATION.

LEGEND

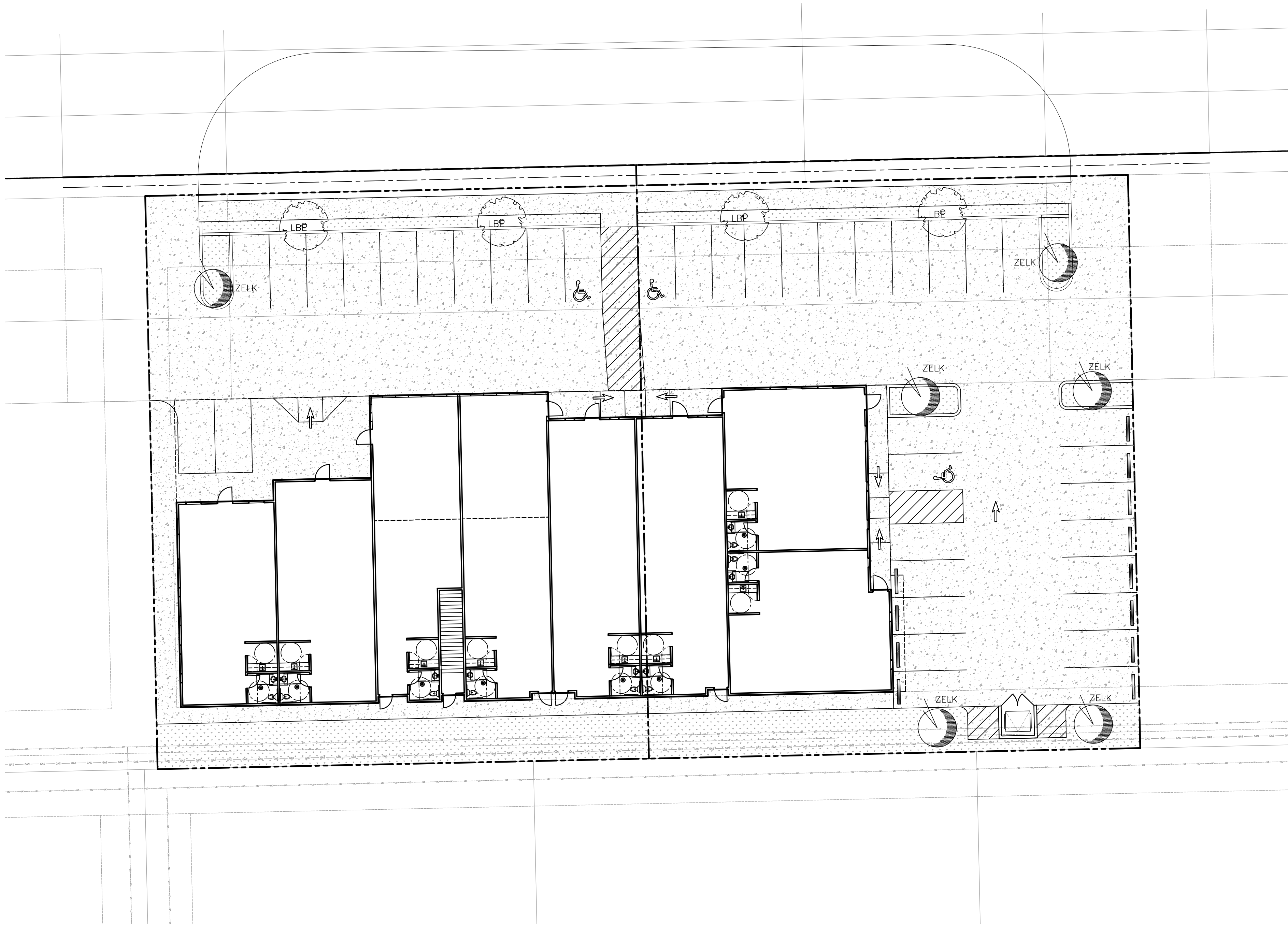
	SOD / PLANTING AREA
	PAVEMENT AREA



EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE AFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKIE: 1-800-522-6543.

A T & T COMPANY
CDX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSD)

DRAWING ARE FOR SITE PLAN REVIEW ONLY.
CONSTRUCTION WILL REQUIRE APPROVED BUILDING PERMIT



1 CONCEPTUAL SITE PLAN
SCALE: 1/16" = 1'-0"



wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:



10/03/2023
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

6630
1-STORY

PROJECT #
23108

6630 E 121ST ST.
BIXBY, OK
74008

CONSULTANT:

REVISIONS:

ISSUE DATE:

10.03.2023

SHEET NAME:
CONCEPTUAL
LANDSCAPE
PLAN

SHEET #:

A102

Conditional Final Plat

BXPUD-21.07

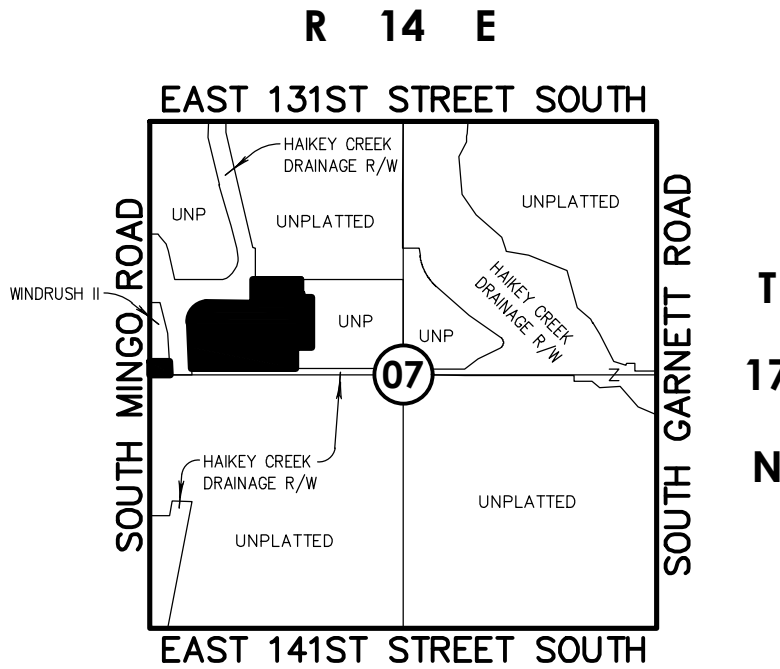
Haikey Creek Estates

Blocks 1-7

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
151 BIXBY LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
JULIUS PUMA - MEMBER
10618 South Winston Court
Tulsa Oklahoma 74137
Phone: (918) 298-6700

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

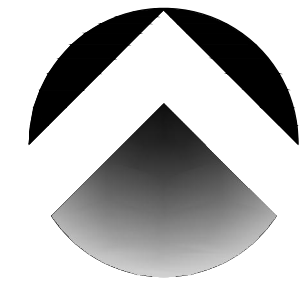


Location Map
Scale: 1"= 200'



SUBDIVISION CONTAINS:

SIXTY-EIGHT (68) LOTS
IN SEVEN (7) BLOCKS
WITH FOUR (4) RESERVE AREAS
GROSS SUBDIVISION AREA: 22.631 ACRES



NORTH
Scale: 1"= 100'
Tanner Consulting

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOV'T LIMITS OF NO ACCESS
- LNA OVERLAND DRAINAGE EASEMENT
- ODE RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1/234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 7;
 - (B) 1-1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 7;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°32'06" EAST
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH MINGO ROAD BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	47.12'	30.00'	90°00'00"	N46°09'04"W	42.43'
2	47.12'	30.00'	90°00'00"	N43°50'56"E	42.43'
3	32.45'	475.00'	3°54'49"	N86°53'31"E	32.44'
4	35.86'	525.00'	3°54'49"	N86°53'31"E	35.85'
5	196.35'	125.00'	90°00'00"	N39°56'07"E	176.78'
6	274.89'	175.00'	90°00'00"	N39°56'07"E	247.49'
7	40.84'	25.00'	93°35'59"	N41°44'06"E	36.45'
8	37.70'	25.00'	86°24'01"	N48°15'54"W	34.23'
9	122.52'	75.00'	93°35'59"	N41°44'06"E	109.34'
10	204.20'	125.00'	93°35'59"	N41°44'06"E	182.24'
11	39.27'	25.00'	90°00'00"	N46°27'54"W	35.36'
12	39.27'	25.00'	90°00'00"	N43°32'06"E	35.36'
13	17.39'	25.00'	39°51'25"	N71°32'12"W	17.04'
14	148.10'	50.00'	169°42'49"	N43°32'06"E	99.60'
15	17.39'	25.00'	39°51'25"	N21°23'37"W	17.04'

Lot Area & Address Table

AREA LABEL	AREA (SQUARE FEET)	ADDRESS	AREA LABEL	AREA (SQUARE FEET)	ADDRESS
BLOCK 1 LOT 1	13522 S. 99TH E. AVE.		BLOCK 4 LOT 6	13517 S. 101ST E. AVE.	
BLOCK 1 LOT 2	13516 S. 99TH E. AVE.		BLOCK 4 LOT 7	13523 S. 101ST E. AVE.	
BLOCK 1 LOT 3	13510 S. 99TH E. AVE.		BLOCK 4 LOT 8	13520 S. 102ND E. AVE.	
BLOCK 1 LOT 4	13504 S. 99TH E. AVE.		BLOCK 4 LOT 9	13514 S. 102ND E. AVE.	
BLOCK 1 LOT 5	9903 E. 135TH ST. S.		BLOCK 4 LOT 10	13508 S. 102ND E. AVE.	
BLOCK 1 LOT 6	9909 E. 135TH ST. S.		BLOCK 4 LOT 11	13502 S. 102ND E. AVE.	
BLOCK 1 LOT 7	9915 E. 135TH ST. S.		BLOCK 4 LOT 12	13466 S. 102ND E. AVE.	
BLOCK 1 LOT 8	9921 E. 135TH ST. S.		BLOCK 4 LOT 13	13460 S. 102ND E. AVE.	
BLOCK 1 LOT 9	9927 E. 135TH ST. S.		BLOCK 4 LOT 14	13454 S. 102ND E. AVE.	
BLOCK 1 LOT 10	10001 E. 135TH ST. S.				
BLOCK 1 LOT 11	10007 E. 135TH ST. S.		BLOCK 5 LOT 1	10151 E. 134TH PL. S.	
BLOCK 1 LOT 12	10013 E. 135TH ST. S.		BLOCK 5 LOT 2	10157 E. 134TH PL. S.	
BLOCK 1 LOT 13	13468 S. 101ST E. AVE.		BLOCK 5 LOT 3	10163 E. 134TH PL. S.	
BLOCK 1 LOT 14	13462 S. 101ST E. AVE.				
BLOCK 1 LOT 15	13456 S. 101ST E. AVE.		BLOCK 6 LOT 1	13455 S. 102ND E. AVE.	
BLOCK 1 LOT 16	13450 S. 101ST E. AVE.		BLOCK 6 LOT 2	13461 S. 102ND E. AVE.	
BLOCK 1 LOT 17	10101 E. 134TH PL. S.		BLOCK 6 LOT 3	13467 S. 102ND E. AVE.	
BLOCK 1 LOT 18	10107 E. 134TH PL. S.		BLOCK 6 LOT 4	13503 S. 102ND E. AVE.	
			BLOCK 6 LOT 5	13509 S. 102ND E. AVE.	
BLOCK 2 LOT 1	13511 S. 99TH E. AVE.		BLOCK 6 LOT 6	13515 S. 102ND E. AVE.	
BLOCK 2 LOT 2	13517 S. 99TH E. AVE.		BLOCK 6 LOT 7	13521 S. 102ND E. AVE.	
BLOCK 2 LOT 3	13523 S. 99TH E. AVE.				
BLOCK 2 LOT 4	13508 S. 100TH E. AVE.		BLOCK 7 LOT 1	9910 E. 135TH PL. S.	
BLOCK 2 LOT 5	13514 S. 100TH E. AVE.		BLOCK 7 LOT 2	9916 E. 135TH PL. S.	
BLOCK 2 LOT 6	13520 S. 100TH E. AVE.		BLOCK 7 LOT 3	9922 E. 135TH PL. S.	
			BLOCK 7 LOT 4	9928 E. 135TH PL. S.	
BLOCK 3 LOT 1	13509 S. 100TH E. AVE.		BLOCK 7 LOT 5	10002 E. 135TH PL. S.	
BLOCK 3 LOT 2	13515 S. 100TH E. AVE.		BLOCK 7 LOT 6	10008 E. 135TH PL. S.	
BLOCK 3 LOT 3	13521 S. 100TH E. AVE.		BLOCK 7 LOT 7	10014 E. 135TH PL. S.	
BLOCK 3 LOT 4	13518 S. 101ST E. AVE.		BLOCK 7 LOT 8	10020 E. 135TH PL. S.	
BLOCK 3 LOT 5	13512 S. 101ST E. AVE.		BLOCK 7 LOT 9	10026 E. 135TH PL. S.	
BLOCK 3 LOT 6	13506 S. 101ST E. AVE.		BLOCK 7 LOT 10	10104 E. 135TH PL. S.	
			BLOCK 7 LOT 11	10110 E. 135TH PL. S.	
BLOCK 4 LOT 1	13457 S. 101ST E. AVE.		BLOCK 7 LOT 12	10116 E. 135TH PL. S.	
BLOCK 4 LOT 2	13463 S. 101ST E. AVE.		BLOCK 7 LOT 13	10122 E. 135TH PL. S.	
BLOCK 4 LOT 3	13469 S. 101ST E. AVE.		BLOCK 7 LOT 14	10128 E. 135TH PL. S.	
BLOCK 4 LOT 4	13505 S. 101ST E. AVE.				
BLOCK 4 LOT 5	13511 S. 101ST E. AVE.		RESERVE C	13550 S. 99TH E. AVE.	

POINT OF COMMENCEMENT TRACT 1
POINT OF BEGINNING TRACT 2
SOUTHWEST CORNER NW/4 SECTION 7, T-17-N, R-14-E
FOUND 1/2" IRON PIN

DATE OF PREPARATION: October 3, 2023

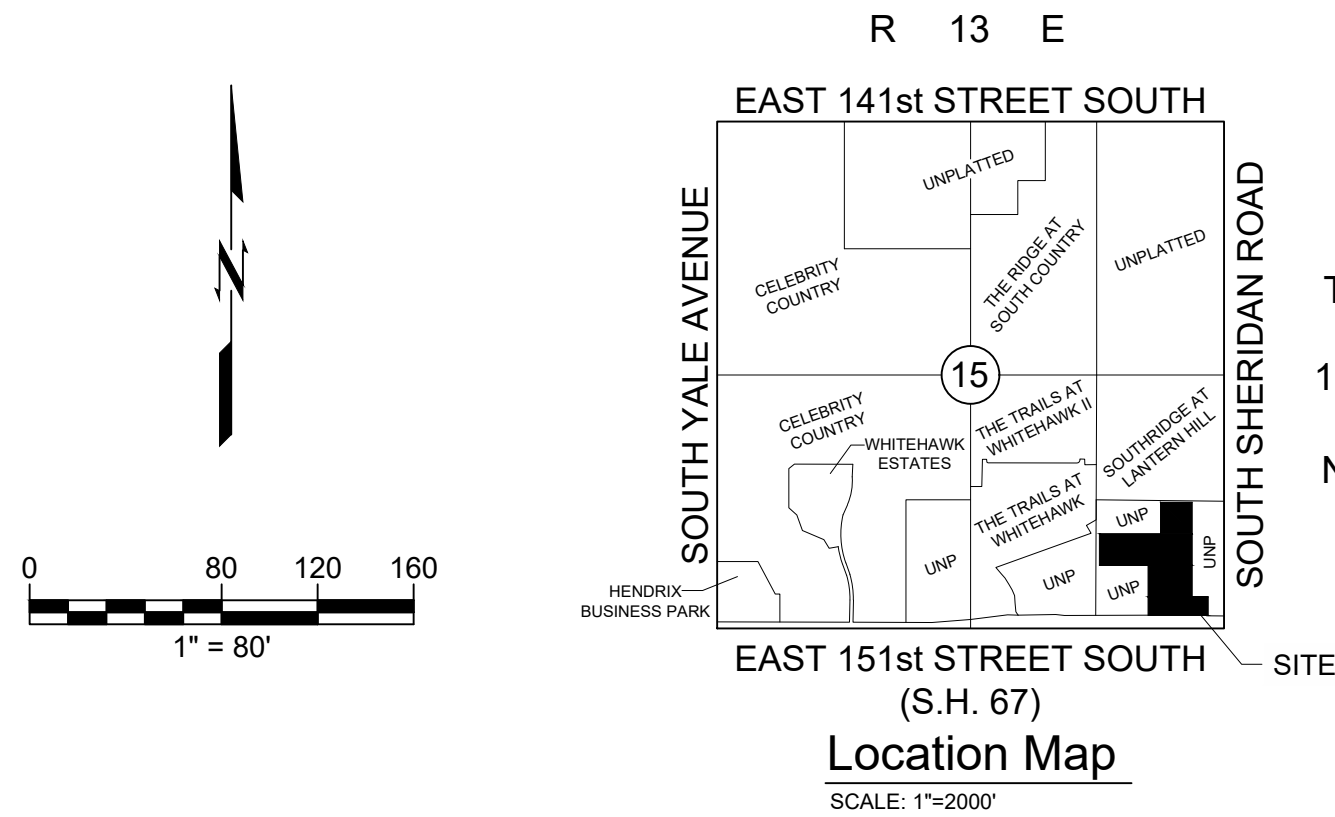
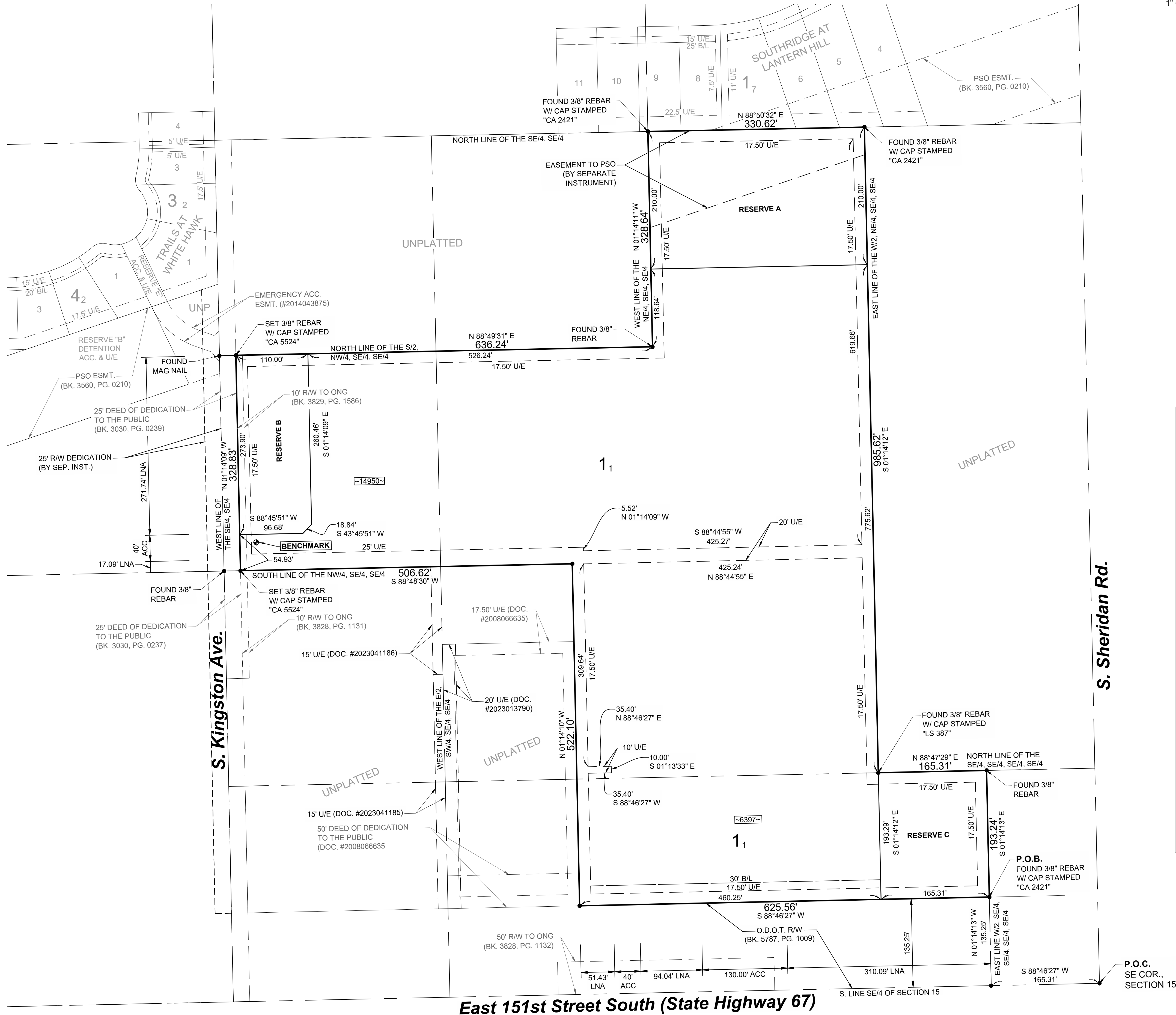
Haikey Creek Estates Blocks 1-7
SHEET 1 OF 3

FINAL PLAT

CITY WEST COMPLEX

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4)
OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF
THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

PUD: BXPUD-22.09



OWNER:
City of Bixby
116 W. Needles Avenue
Bixby, Oklahoma, 74008-4410
CONTACT: JARED COTTLE

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
A. NICOLE WATTS P.E.
nicole.watts@wallace.design

SURVEYOR:
Geodeca LLC
P.O. BOX 33012
Tulsa, Oklahoma 74153
Phone: (918) 949-4064
RUSSELL M. MUZIKA
LPLS 1603, CA #5524
EXPIRES 6/30/2024
info@geodeca.com

LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
BK/PG. = BOOK/PAGE
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
RWD = RURAL WATER DISTRICT
U/E = UTILITY EASEMENT
ONG = OKLAHOMA NATURAL GAS
PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
-6397- ADDRESS

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK AND THREE (3) RESERVE AREAS.
SUBDIVISION CONTAINS 698,603 SF (16.04 ACRES)
LOT ONE (1) CONTAINS 567,191 SF (13.02 ACRES)
RESERVE A CONTAINS 69,429 SF (1.60 ACRES)
RESERVE B CONTAINS 30,034 SF (0.69 ACRES)
RESERVE C CONTAINS 31,949 SF (0.73 ACRES)

MONUMENTATION
UNLESS OTHERWISE NOTED, 3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

BENCHMARK
3/8" IRON PIN W/ "GEODECA" CAP
NORTHING=351222.271
EASTING=2587454.075
ELEV=679.52
NAVD 1988 DATUM

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83, NORTH ZONE 3501.

ADDRESS NOTE
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.

FLOODPLAIN NOTE
SUBJECT PROPERTY WHOLLY WITHIN FLOOD ZONE X (UNSHADED)
PER FIRM MAP PANEL NO. 40143C0433L AND NO. 40143C0434L, EFF. 10/16/2012.

ORIG SIZE:24"x36"

\\civil-server\projects\2140369 Bixby Maintenance Facility and Fire Station\DWG\PRODUCTION\Plat\2140369 Final Plat.dwg