Bixby Technical Advisory Committee Meeting
Agenda

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

Wednesday, June 5, 2024 | 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
Jennifer Hutchins, Bixby Assistant 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 (E.C.E.)
Jeremy Hendrickson – ecoLINK
Rick McElhannon – ecoLINK
Steve Whitehouse - O.G. & E.
Dewayne Perry - O.G. & E.
Keith Melson - O.G. & E.
Quan Tran – 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. **Call to Order, Introductions**
2. **Consider and approve minutes for the Technical Advisory Committee meeting dated 4/3/2024.**
3. **Bixby Right-of-Way Closure (B.X.R.W.) Number 24.01 – Bixby Historical Society**
   Applicant, Bixby Historical Society
   Notice to Utility Companies for Right-of-Way Closure. This case will be discussed at City Council on Monday, June 24, 2024.
   General Location: East of South Memorial Drive and South of East 151st Street South
4. **Bixby Site Plan (B.X.S.P.) Number 24.08 Marlee Office #5**
   Applicant, W Design
   Discussion and review of site plan for Marlee Office #5.

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 (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.

General Location: West of South Memorial Drive and North of East 126th Street South

5. **Bixby Final Plat (B.X.P.T.) Number 24.04 Robinson Ranch IV**
   Applicant, Tanner Consulting
   Discussion and review of Final Plat, Robinson Ranch IV, 16.409 Acres, Sixty-three (63) Lots, Five (5) Blocks, with One (1) Reserve Area for the purpose of residential development, in Section 25, Township 17 North, Range 13 East
   General Location: East of South Memorial Drive and South of East 161st Street South
6. **Bixby Final Plat (B.X.P.T.) Number 24.05 Pecan Ridge Estates Blocks 1-8**
   Applicant, Tanner Consulting
   Discussion and review of Final Plat, Pecan Ridge Estates Blocks 1-8, 42.551 Acres, One Hundred (100) Lots, Eight (8) Blocks, with Six (6) Reserve Area for the purpose of residential development, in Section 17, Township 17 North, Range 13 East
   General Location: West of South Harvard Avenue and North of East 151st Street South
7. **Adjourn**

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., June 4th, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,

Justin Dowd, City Engineer

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Bixby Technical Advisory Committee Meeting

Meeting Minutes

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

Wednesday, April 3, 2024 | 10:00 A.M.

Technical Advisory Committee Members

Members Present
Justin Dowd, City of Bixby
Joey Wiedel, City of Bixby
Gwen Plante, City of Bixby
Seth Arredondo, City of Bixby
Heath Wright, City of Bixby
Nicholas (Nick) Flanary, Bixby Fire Department
Richard Gann, Bixby Telephone Company (B.T.C.)
Ron Wolfe, East Central Electric Cooperative
Aaron, East Central Electric Cooperative
Quan Tran, Oklahoma Gas and Electric (O.G.&E.)

Others Present
Austin Mayes, Olsson
Donna Crawford, DC Consulting

DRAFT

1. **Call to Order, Introductions**
   - Justin Dowd called the meeting to order at 10:02 A.M.
2. **Consider and approve minutes for the Technical Advisory Committee meeting dated 3/6/2024.**
   - Justin Dowd asked for a motion to approve the Technical Advisory Committee Meeting Minutes from the March 6, 2024 meeting. Joey Wiedel, City of Bixby, made a motion to approve minutes. Richard Gann, B.T.C., seconded.

     Ayes: All in attendance

     Nays: None

     Motion Carried
3. **Bixby Final Plat (B.X.P.T.) Number 24.02 Henson Square**
   Applicant, Olsson, Inc.
   Discussion and review of Final Plat, Henson Square, 32.35 Acres, Eighty-three (83) Lots, Five (5) Blocks, with Four (4) Reserve Areas for the purposes of residential and commercial development, in Section 21, Township 17 North, Range 13 East
   General Location: East of South Harvard Avenue and South of East 151st Street South
   - Justin Dowd commented plat lots and blocks do not match engineering plans and applicant will need to update plat or revised drawings to match. Austin Mayes, Olsson, commented that he believes the Block numbers shouldn't change and that the only thing

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that may change is the number of lots within Block One. Justin Down asked Jon Brown, City of Bixby, if it would better to change at acceptance or update sheets during construction. Jon Brown suggests if any corrections to be made then do them now.

- Justin Dowd commented the updated plans show a new detention pond and suggests a new reserve area adjacent to Lot One.
- Justin Dowd commented the plans show 5 lots and inquired if it is to be one lot that is subdivided. Austin Mayes commented that Justin Dowd was correct and that it was being used as an illustration for the drainage.
- Justin Dowd asked if the Right of Way was changed on the primary road due to current plat show 60 feet. Austin Mayes replied the current Right of Way was now 50 feet and plat will be updated to reflect changes.
- Justin Dowd inquired about Reserve area D and the private street that is called out. Austin replied he would have to review with client on how to call it out based on maintenance responsibility and that if it will be one party that will handle both, it will remain the same but if it will be handled by an HOA and a POA then it will be separated
- Justin Dowd wanted to verify that reserve areas are to be used for all utilities to which Austin Mayes replied that was their intentions.
- Justin stated it wasn't clear if the storm system within The Cottages was private and would need to be called out.
- Joey Wiedel commented the City of Bixby had not reviewed street names and addressing but will today and provide comments to the applicant.
- Joey commented that city council would like to see specifics on reserve areas and to state what exactly they are being used for.
- Ron Wolfe, East Central Electric, commented they will move forward with new pole relocations and that a crew will be out there within the next 2 weeks to commence the relocation. No paperwork will be required from Olsson. Ron states they have "due outs" to complete for Olsson as far as conduit crossings and preliminary lighting plan that will be sent to Olsson within the next 2 weeks.
- Richard Gann, B.T.C., inquired about the south side where it shows a drainage easement of 10 feet and asked what type of drainage system will be used to which Austin Mayes informed Richard it would be a swell. Richard stated the utility easement will need to be offset with the flow line.
- Richard commented on Storm Water Area A, there doesn't show a utility easement through the reserve area on the roadside and made the request for one. Austin Mayes said typically the entirety of their reserve areas are utility easements but would look into adding a specific utility easement to keep them in a specific corridor.
- Brett Ashlock, A.T.& T., inquired when the first house would be ready for service to which Austin Mayes stated he is estimating it would be in November.

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4. Adjourn

- Meeting was adjourned at 10:29 A.M.

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., April 2, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,

Justin Dowd, City Engineer

DRAFT

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WHITE SURVEYING COMPANY

9936 East 55th Place • Tulsa, Oklahoma 74146 • (918) 663-6924 fax (918) 664-8366
mailing address: P.O. Box 471675 Tulsa, Oklahoma 74147-1675

ALLEY CLOSURE

A tract of land being the 15.00 feet Alley located in Block Twelve (12), Midland Addition, an addition to the City of Bixby, Tulsa County, State of Oklahoma, according to the recorded Plat No. 112; said tract being described as follows: Beginning at the Southeast corner of Lot 1, Block 12; Thence South 01°19'46" East for 15.00 feet to the Northeast corner of Lot 14, Block 12; Thence South 88°22'23" West along the South line of the 15 foot Alley for 268.90 feet; Thence North 47°45'29" West along the Easterly Right-of-Way line of the abandoned Midland Valley Railroad Right-of-Way for 21.64 feet; Thence North 88°22'23" East along the North line of the 15 foot Alley for 284.58 feet to the Point of Beginning.

REAL PROPERTY CERTIFICATION

I, Randy K. Shoefstall of White Surveying Company, a Registered Professional Land Surveyor in the State of Oklahoma, certify that the attached legal description is based upon the Oklahoma State Plane Coordinate System, closes in accord with existing records, that the attached drawing is a true representation of the real property as described and meets the minimum technical standards for land surveying of the state of Oklahoma.

8/3/2022
Date

Randy K. Shoefstall
RPLS No. 1676
White Surveying Company
C.A. No. 1098

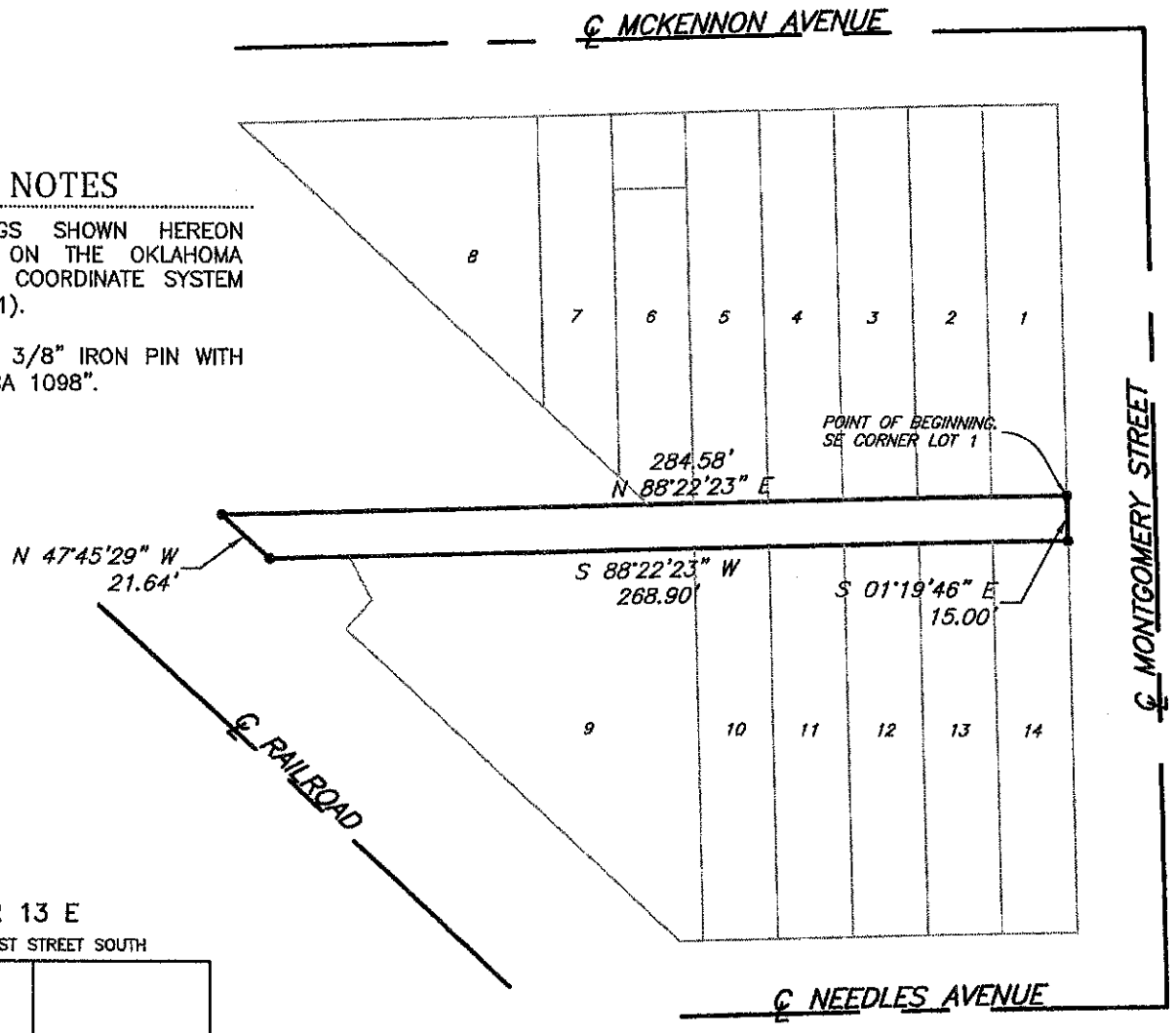
WHITE SURVEYING COMPANY
• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-6924

N

1"=60'

ALLEY CLOSURE EXHIBIT

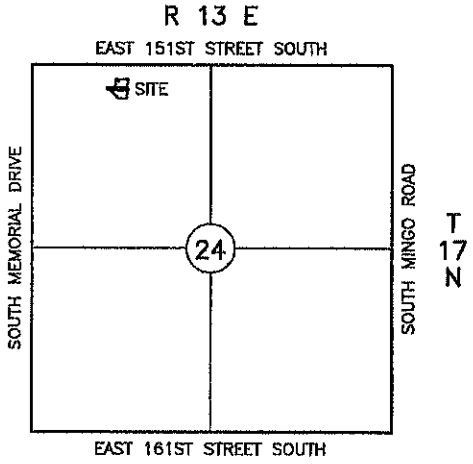
BLOCK 12, MIDLAND ADDITION,
CITY OF BIXBY, TULSA COUNTY,
STATE OF OKLAHOMA



GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011).

• DENOTES SET 3/8" IRON PIN WITH CAP "WHITE CA 1098".



LOCATION MAP

REGISTERED PROFESSIONAL LAND SURVEYOR
RANDY K. SHOEFSTALL
L.S.1676
OKLAHOMA

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098

BY: _____ DATE: 8/3/22

REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1676

GENERAL NOTES

DETAILED SITE PLAN

A. ALL DIMENSIONS SHOWN ARE MEASURED FROM PROPERTY LINE, FACE OF CURB, OR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
B. CONTRACTOR SHALL MAINTAIN A TWO (2) FOOT SEPARATION BETWEEN GAS LINE CONDUITS AND ALL OTHER CONDUIT LINES.
C. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO THE THE INSTALLATION OF PAVING.
D. BUILDINGS SHOWN ON THIS PLAN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION, REFER TO ARCHITECTURAL DRAWINGS.
E. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH THEIR RESPECTIVE SUPPLIER.
F. ALL UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS REQUIRED PER RESPECTIVE CITY CODES AND SPECIFICATIONS.
G. ACCESSIBLE PARKING STALL SIGNS SHALL BE CENTERED ON THEIR RESPECTIVE PARKING STALL. SIGNS SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ONE SIGN SHALL ALSO BE LABELED VAN ACCESSIBLE. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
H. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
I. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
J. NO LIGHT POLE SITE LIGHTING. ALL PARKING LIGHTING IS PROVIDED FROM BUILDING MOUNTED SHIELDED LIGHTING FIXTURES.
K. PATCH AND REPAIR ANY EXISTING SITE ELEMENTS (SOIL, LANDSCAPE, PAVING, ETC.) DISTURBED DURING THE CONSTRUCTION PROCESS.
L. 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.
M. 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
N. 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
O. 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

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
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSO)

SITE DATA: PUD 76

SOUTH MEMORIAL BUSINESS PARK: LOT 10 BLK 1
DEVELOPMENT AREA H

LAND AREA SUMMARY

LOT 8 LAND AREA	13,452 SF (.309 ACRES)
LANDSCAPE AREA REQUIRED	1,345 SF (10%)
LANDSCAPE AREA PROVIDED	6,258 SF (46.5%)

SITE DATA:

ZONING	PUD 76 & CG
FIRST FLOOR BUILDING AREA:	3,181 SF
SECOND FLOOR BUILDING AREA:	2,958 SF
BUILDING HEIGHT PERMITTED:	40'
TALLEST BUILDING HEIGHT PROPOSED:	20'-9" TO BOTTOM OF EAVE
PROPOSED FLOOR AREA RATIO:	.236

PARKING SPACE REQUIREMENT:

OFFICE / RATIO PER USE:	1/350
NUMBER OF SPACES REQUIRED:	17.5
NUMBER OF EXISTING SPACES PROVIDED:	8 (SHARED PARKING DEVELOPMENT)
ACCESSIBLE SPACES REQUIRED:	1 VAN / 1 STANDARD
ACCESSIBLE SPACES PROVIDED:	2 (SHARED PARKING DEVELOPMENT)

IMPERVIOUS AREA:

TOTAL SITE AREA (LOT 10)	13,452 SF (.309 AC)
EXISTING IMPERVIOUS AREA:	2,865 SF
PROPOSED NEW IMPERVIOUS AREA:	4,115 SF
TOTAL IMPERVIOUS AREA:	6,980 SF

SETBACKS:

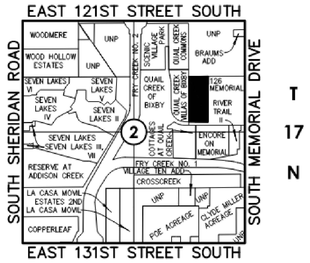
REQUIRED:
- FROM NON-ARTERIAL STREET ROW: 25'
- FROM RESIDENDIAL DEVELOPMENT AREA: 50'
- FROM OTHER BOUNDARY: 20'

LEGAL DESCRIPTION:

LOT 10, BLOCK 1, SOUTH MEMORIAL BUSINESS PARK, CITY OF BIXBY, STATE OF OKLAHOMA

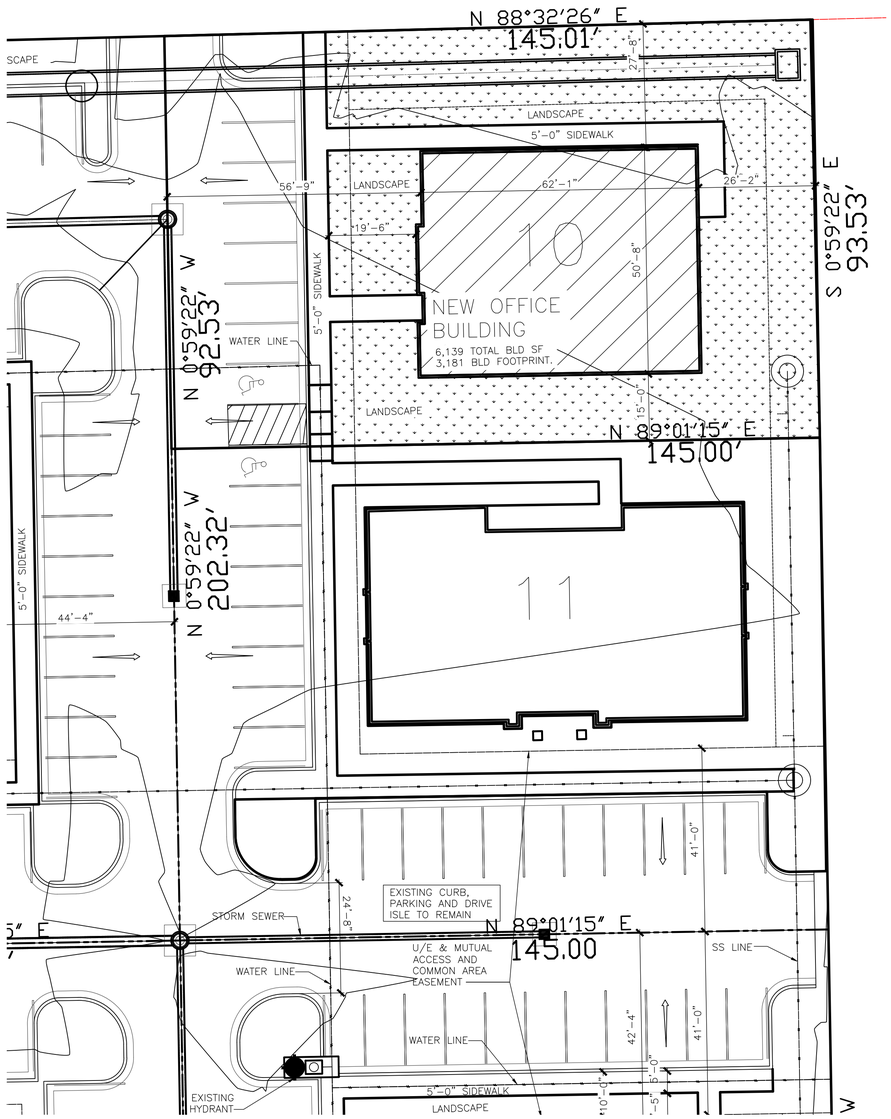
EXTERIOR LIGHTING:

NO POLE LIGHTS PROVIDED.



Location Map
Scale: 1"= 2000'
NORTH

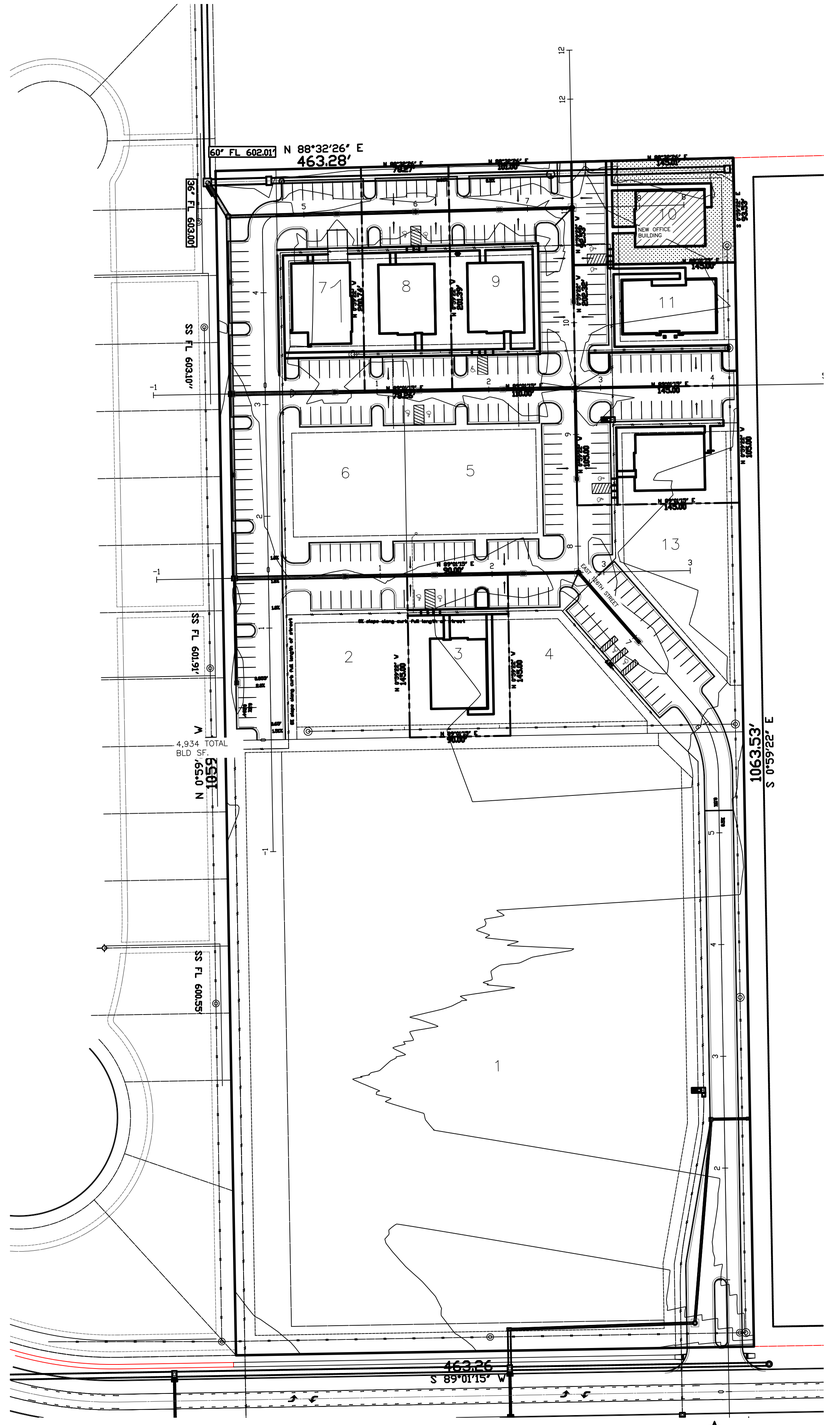
NOTE: ALL WATER TO BE DIRECTED TO STORM SEWER BASIN. NO WATER TO MY FLOW TO THE ADJACENT PROPERTY.



2 ENLARGED SITE PLAN
SCALE: 1/16 = 1'-0"
0 16'-0" 32'-0"
SCALE: 1/16"=1'-0"

NOTE: GC TO FIELD VERIFY EXISTING ACCESSIBLE PARKING AND AISLE GRADING SLOPE DOES NOT EXCEED 1:48 SLOPE

FOR CITY OF BIXBY SITE PLAN APPROVAL ONLY



1 OVERALL SITE PLAN
SCALE: 1/32 = 1'-0"
0 32'-0" 64'-0"
SCALE: 1/32"=1'-0"

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

SEAL:

5/6/2024
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

MARLEE OFFICE #5 (BIXBY)

PROJECT # 24051
7639 EAST 126TH STREET SOUTH BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:
5.7.2024

SHEET NAME:
ARCHITECTURAL SITE PLAN

SHEET #:
A101

DRAWN BY: DGP

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.

CITY OF BIXBY ZONING CODE

LANDSCAPE PLAN

1. LANDSCAPE REQUIREMENTS PER CHAPTER 12 OF TITLE 11 ZONING REGULATIONS.
2. PER 11-12-3 B.1 - FOR LOTS TWO AND ONE-HALF ACRES OR LESS IN SIZE, NO PARKING SPACE SHALL BE LOCATED MORE THAN 50' FROM A LANDSCAPED AREA CONTAINING AT LEAST 30 SQ FT, WITH A MINIMUM WIDTH OR DIAMETER OF 5'. A LANDSCAPED AREA BY DEFINITION MUST CONTAIN AT LEAST ONE TREE.
3. PER 11-12-3-C.2 - FOR SUREFACE PARKING AREA, ONE TREE FOR EACH 10 PARKING SPACES, WITH AT LEAST ONE TREE IN EACH REQUIRED LANDSCAPED AREA SHALL BE PRESERVED OR PLANTED. (19 SPACES = 2 TREES REQUIRED)

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

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 NATURES '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 .

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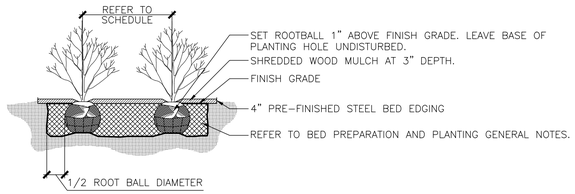
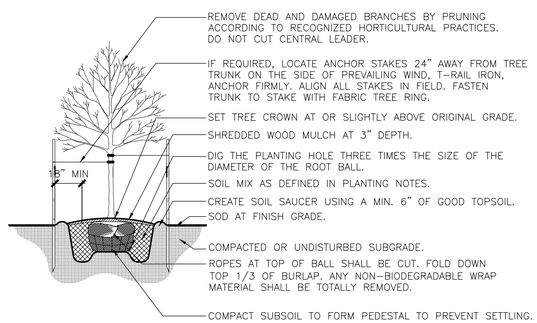
A T & T COMPANY
COX COMMUNICATIONS
OKLAHOMA NATURAL GAS COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
AMERICAN ELECTRIC POWER (PSO)

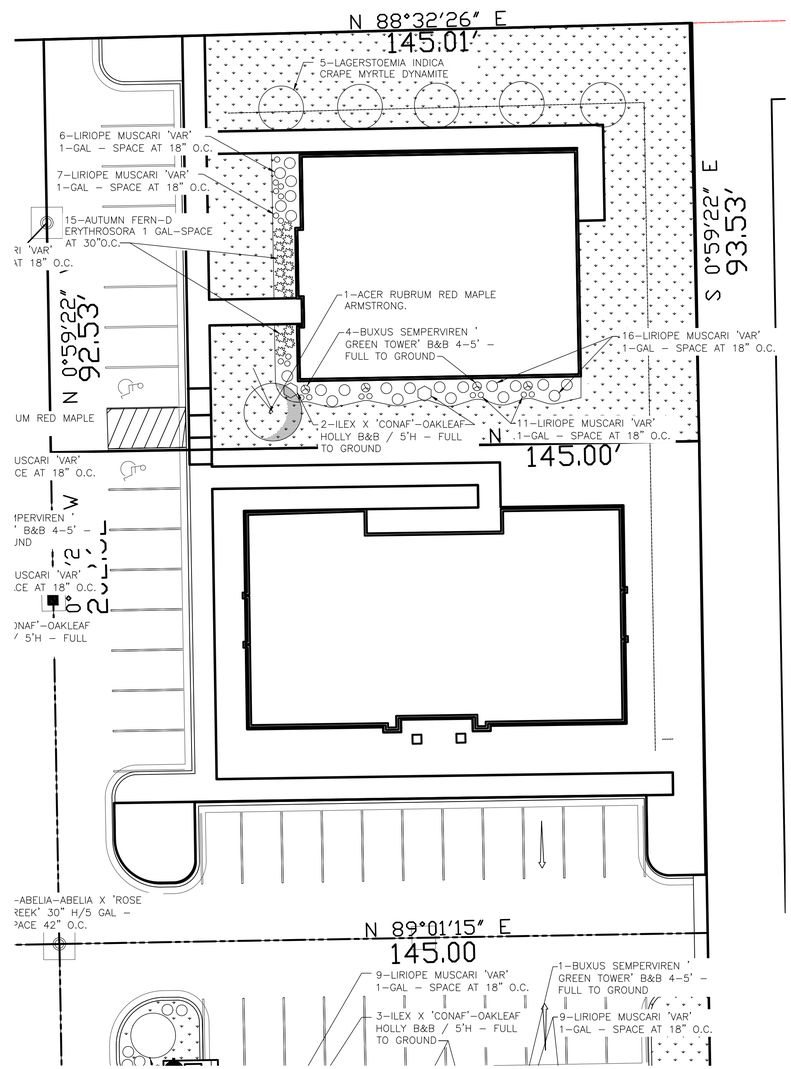


3 SHRUB MASS PLANTING DETAIL
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.

FOR CITY OF BIXBY SITE PLAN APPROVAL ONLY



1 ARCHITECTURAL LANDSCAPE PLAN
SCALE: 1/16 = 1'-0"

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:

5/6/2024
WELDON BOWMAN, AIA
OK LICENSE NO. 6042
CA# 02461 EXPIRES 06/30/2025

PROJECT:

MARLEE OFFICE #5 (BIXBY)

PROJECT # 24051
7639 EAST 126TH STREET SOUTH BIXBY, OK 74008

CONSULTANT:

REVISIONS:

ISSUE DATE:
5.7.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET #:
L101

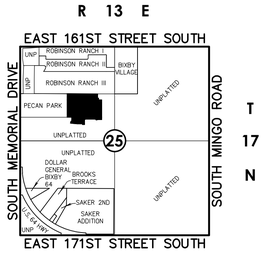
DRAWN BY: DGP

Conditional Final Plat

BXPUD-16.05

Robinson Ranch IV

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



Location Map
Scale: 1"= 2000'
NORTH

SUBDIVISION CONTAINS:

SIXTY-THREE (63) LOTS
IN FIVE (5) BLOCKS
WITH ONE (1) RESERVE AREA

GROSS SUBDIVISION AREA: 16.409 ACRES

OWNER:
Tulsa L Dev., LLC
CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RCH.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

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

NORTH
0 50 100 150
Scale: 1"= 100'
Tanner Consulting

LEGEND

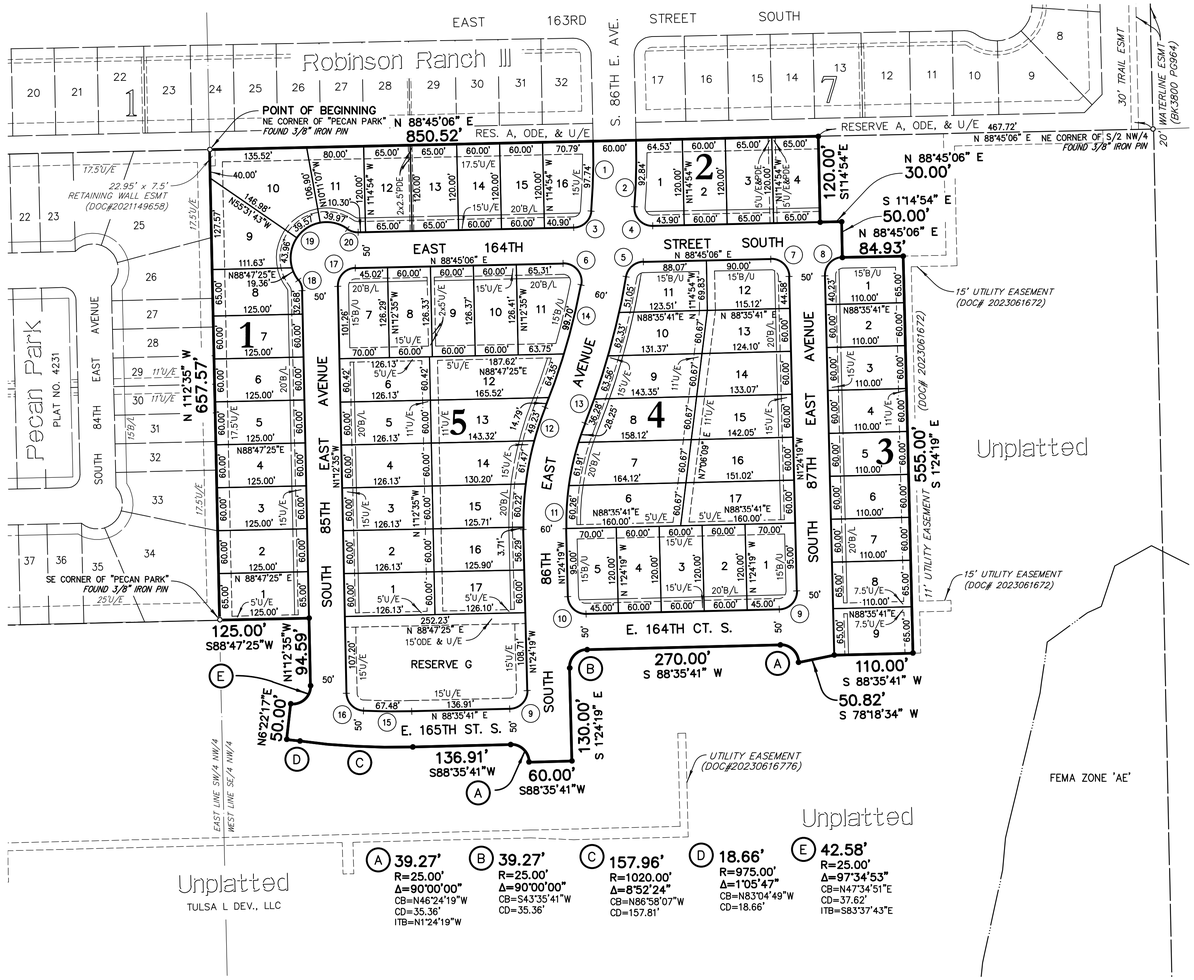
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
GOV'T	GOVERNMENT
ITB	INITIAL TANGENT BEARING
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
PDE	PREIVATE DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	97.74'	950.00'	5°53'41"	N1°41'57"E	97.70'
2	92.84'	1010.00'	5°15'59"	N1°23'06"E	92.80'
3	36.70'	25.00'	84°06'19"	N46°41'57"E	33.49'
4	41.57'	25.00'	95°15'59"	N43°36'54"W	36.94'
5	34.53'	25.00'	79°08'25"	N49°10'54"E	31.85'
6	44.58'	25.00'	102°10'12"	N40°09'48"W	38.90'
7	39.20'	25.00'	89°50'35"	N46°19'36"W	35.31'
8	39.34'	25.00'	90°09'25"	N43°40'24"E	35.40'
9	39.27'	25.00'	90°00'00"	N43°35'41"E	35.36'
10	39.27'	25.00'	90°00'00"	N46°24'19"W	35.36'
11	150.42'	372.90'	23°06'47"	N10°09'04"E	149.41'
12	174.63'	432.90'	23°06'47"	N10°09'04"E	173.45'
13	213.22'	1010.00'	12°05'47"	N15°39'35"E	212.83'
14	178.84'	950.00'	10°47'10"	N16°18'53"E	178.58'
15	67.48'	970.00'	3°59'09"	N89°24'45"W	67.47'
16	37.62'	25.00'	86°12'35"	N44°18'53"W	34.17'
17	39.25'	25.00'	89°57'42"	N43°46'15"E	35.34'
18	16.09'	25.00'	36°52'12"	N19°38'41"W	15.81'
19	142.86'	50.00'	163°42'05"	N43°46'15"E	98.99'
20	16.09'	25.00'	36°52'12"	N72°48'48"W	15.81'

Lot Area & Address Table

AREA LABEL	AREA (SQ. FT.)	ADDRESS
BLOCK 1 LOT 1	8125	16436 S. 85TH E. AVE.
BLOCK 1 LOT 2	7500	16432 S. 85TH E. AVE.
BLOCK 1 LOT 3	7500	16428 S. 85TH E. AVE.
BLOCK 1 LOT 4	7500	16424 S. 85TH E. AVE.
BLOCK 1 LOT 5	7500	16420 S. 85TH E. AVE.
BLOCK 1 LOT 6	7500	16416 S. 85TH E. AVE.
BLOCK 1 LOT 7	7500	16412 S. 85TH E. AVE.
BLOCK 1 LOT 8	7930	16408 S. 85TH E. AVE.
BLOCK 1 LOT 9	9814	16404 S. 85TH E. AVE.
BLOCK 1 LOT 10	12714	8503 E. 164TH ST. S.
BLOCK 1 LOT 11	7971	8507 E. 164TH ST. S.
BLOCK 1 LOT 12	7800	8511 E. 164TH ST. S.
BLOCK 1 LOT 13	7800	8515 E. 164TH ST. S.
BLOCK 1 LOT 14	7200	8519 E. 164TH ST. S.
BLOCK 1 LOT 15	7200	8523 E. 164TH ST. S.
BLOCK 1 LOT 16	8069	8527 E. 164TH ST. S.
BLOCK 2 LOT 1	7861	8605 E. 164TH ST. S.
BLOCK 2 LOT 2	7200	8609 E. 164TH ST. S.
BLOCK 2 LOT 3	7800	8613 E. 164TH ST. S.
BLOCK 2 LOT 4	7800	8617 E. 164TH ST. S.
BLOCK 3 LOT 1	7032	16405 S. 87TH E. AVE.
BLOCK 3 LOT 2	6600	16409 S. 87TH E. AVE.
BLOCK 3 LOT 3	6600	16413 S. 87TH E. AVE.
BLOCK 3 LOT 4	6600	16417 S. 87TH E. AVE.
BLOCK 3 LOT 5	6600	16421 S. 87TH E. AVE.
BLOCK 3 LOT 6	6600	16425 S. 87TH E. AVE.
BLOCK 3 LOT 7	6600	16429 S. 87TH E. AVE.
BLOCK 3 LOT 8	7150	16433 S. 87TH E. AVE.
BLOCK 3 LOT 9	7150	16437 S. 87TH E. AVE.
BLOCK 4 LOT 1	8266	8619 E. 164TH CT. S.
BLOCK 4 LOT 2	7200	8615 E. 164TH CT. S.
BLOCK 4 LOT 3	7200	8611 E. 164TH CT. S.
BLOCK 4 LOT 4	7200	8607 E. 164TH CT. S.
BLOCK 4 LOT 5	8266	8603 E. 164TH CT. S.
BLOCK 4 LOT 6	9772	16423 S. 86TH E. AVE.
BLOCK 4 LOT 7	9720	16419 S. 86TH E. AVE.
BLOCK 4 LOT 8	9055	16415 S. 86TH E. AVE.
BLOCK 4 LOT 9	8221	16411 S. 86TH E. AVE.
BLOCK 4 LOT 10	7626	16407 S. 86TH E. AVE.
BLOCK 4 LOT 11	8017	16403 S. 86TH E. AVE.
BLOCK 4 LOT 12	7880	16406 S. 86TH E. AVE.
BLOCK 4 LOT 13	7177	16410 S. 86TH E. AVE.
BLOCK 4 LOT 14	7715	16414 S. 86TH E. AVE.
BLOCK 4 LOT 15	8254	16418 S. 86TH E. AVE.
BLOCK 4 LOT 16	8792	16422 S. 86TH E. AVE.
BLOCK 4 LOT 17	9331	16426 S. 86TH E. AVE.
BLOCK 5 LOT 1	7568	16437 S. 85TH E. AVE.
BLOCK 5 LOT 2	7568	16433 S. 85TH E. AVE.
BLOCK 5 LOT 3	7568	16429 S. 85TH E. AVE.
BLOCK 5 LOT 4	7568	16425 S. 85TH E. AVE.
BLOCK 5 LOT 5	7568	16421 S. 85TH E. AVE.
BLOCK 5 LOT 6	7621	16417 S. 85TH E. AVE.
BLOCK 5 LOT 7	8705	8508 E. 164TH ST. S.
BLOCK 5 LOT 8	7579	8512 E. 164TH ST. S.
BLOCK 5 LOT 9	7581	8516 E. 164TH ST. S.
BLOCK 5 LOT 10	7583	8520 E. 164TH ST. S.
BLOCK 5 LOT 11	10068	8524 E. 164TH ST. S.
BLOCK 5 LOT 12	10693	16410 S. 86TH E. AVE.
BLOCK 5 LOT 13	9225	16414 S. 86TH E. AVE.
BLOCK 5 LOT 14	8161	16418 S. 86TH E. AVE.
BLOCK 5 LOT 15	7635	16422 S. 86TH E. AVE.
BLOCK 5 LOT 16	7548	16426 S. 86TH E. AVE.
BLOCK 5 LOT 17	7560	16430 S. 86TH E. AVE.



Notes:

1. 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.
2. ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. 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) BRASS CAP STEM FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;
   (B) CHISELED "X" FOUND AT THE THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25;

   THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°11'06" WEST.
4. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BIXBY AND 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.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY SOUTH 86TH EAST AVENUE , A PUBLIC STREET.
6. THE FOLLOWING TWO (2) EASEMENTS, ONE ENTITLED "UTILITY EASEMENT (WATERLINE EASEMENT)", DATED THE 29TH DAY OF NOVEMBER, 2021, AND FILED OF RECORD DECEMBER 22, 2021 AS DOCUMENT #2021149659 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA, AND THE OTHER ENTITLED "UTILITY EASEMENT", DATED THE 27TH DAY OF APRIL, 2023, AND FILED OF RECORD AUGUST 1, 2023 IN THE RECORDS OF SAID COUNTY CLERK, ARE BOTH WHOLLY CONTAINED WITHIN THE BOUNDARY OF "ROBINSON RANCH IV" AND BOTH TERMINATE AUTOMATICALLY UPON THE FILING OF RECORD OF THIS PLAT "ROBINSON RANCH IV" IN THE RECORDS OF SAID COUNTY CLERK, AS PROVIDED IN SAID EASEMENTS. THUS, SAID EASEMENTS ARE NOT REPRESENTED HERON.
6. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.
7. FEMA FLOODPLAIN DATA, AS SHOWN HEREON, IS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 40143C0445L EFFECTIVE OCTOBER 16, 2012.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Bixby City Council

on _____

_____
MAYOR–VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.

_____
CITY MANAGER

DATE OF PREPARATION: May 7, 2024

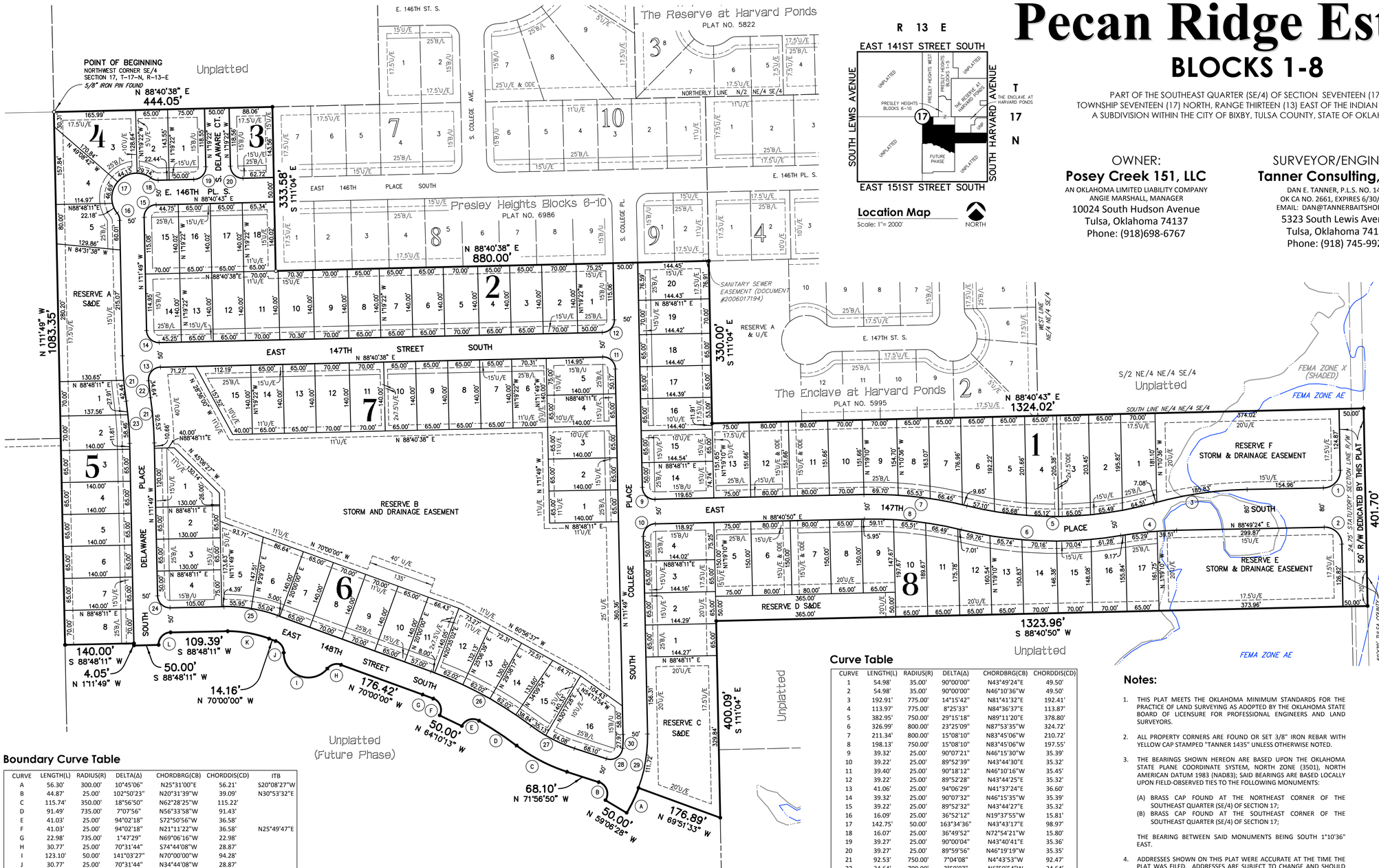
Conditional Final Plat

BXPUD-21.14

Pecan Ridge Estates

BLOCKS 1-8

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



Location Map
Scale: 1"= 2000'
NORTH

OWNER:
Posey Creek 151, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
ANGIE MARSHALL, MANAGER
10024 South Hudson Avenue
Tulsa, Oklahoma 74137
Phone: (918)698-6767

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

NORTH
0 50 100 150
Scale: 1"= 100'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY ESMT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
ITB	INITIAL TANGENT BEARING
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE ESMT
RES.	RESERVE
R/W	RIGHT-OF-WAY
S&DE	STORM AND DRAINAGE ESMT
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

SUBDIVISION CONTAINS:

ONE-HUNDRED (100) LOTS
IN EIGHT (8) BLOCKS
WITH SIX (6) RESERVE AREAS

GROSS SUBDIVISION AREA: 42.551 ACRES

Boundary Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)	ITB
A	56.30'	300.00'	10°45'06"	N25°31'00"E	56.21'	S20°08'27"W
B	44.87'	25.00'	102°50'23"	N20°31'39"W	39.09'	N30°53'32"E
C	115.74'	350.00'	18°56'50"	N62°28'25"W	115.22'	
D	91.49'	735.00'	7°07'56"	N56°33'58"W	91.43'	
E	41.03'	25.00'	94°02'18"	S72°50'56"W	36.58'	
F	41.03'	25.00'	94°02'18"	N21°11'22"W	36.58'	N25°49'47"E
G	22.98'	735.00'	1°47'29"	N69°06'16"W	22.98'	
H	30.77'	25.00'	70°31'44"	S74°44'08"W	28.87'	
I	123.10'	50.00'	141°03'27"	N70°00'00"W	94.28'	
J	30.77'	25.00'	70°31'44"	N34°44'08"W	28.87'	
K	92.49'	250.00'	21°11'49"	N80°35'55"W	91.96'	
L	39.27'	25.00'	90°00'00"	N43°48'11"E	35.36'	

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	54.98'	35.00'	90°00'00"	N43°49'24"E	49.50'
2	54.98'	35.00'	90°00'00"	N46°10'36"W	49.50'
3	192.91'	775.00'	14°15'42"	N81°41'32"E	192.41'
4	113.97'	775.00'	8°25'33"	N84°36'37"E	113.87'
5	382.95'	750.00'	29°15'18"	N89°11'20"E	378.80'
6	326.99'	800.00'	23°25'09"	N87°53'35"W	324.72'
7	211.34'	800.00'	15°08'10"	N83°45'06"W	210.72'
8	198.13'	750.00'	15°08'10"	N83°45'06"W	197.55'
9	39.32'	25.00'	90°07'21"	N46°15'30"W	35.39'
10	39.22'	25.00'	89°52'39"	N43°44'30"E	35.32'
11	39.40'	25.00'	90°18'12"	N46°10'16"W	35.45'
12	39.22'	25.00'	89°52'28"	N43°44'25"E	35.32'
13	41.06'	25.00'	94°06'29"	N41°37'24"E	36.60'
14	39.32'	25.00'	90°07'32"	N46°15'35"W	35.39'
15	39.22'	25.00'	89°52'32"	N43°44'27"E	35.32'
16	16.09'	25.00'	36°52'12"	N19°37'55"W	15.81'
17	142.75'	50.00'	163°34'36"	N43°43'17"E	98.97'
18	16.07'	25.00'	36°49'52"	N72°54'21"W	15.80'
19	39.27'	25.00'	90°00'04"	N43°40'41"E	35.36'
20	39.27'	25.00'	89°59'56"	N46°19'19"W	35.35'
21	92.53'	750.00'	7°04'08"	N4°43'53"W	92.47'
22	34.64'	700.00'	2°50'07"	N6°50'54"W	34.64'
23	86.36'	700.00'	7°04'08"	N4°43'53"W	86.31'
24	39.27'	25.00'	90°00'00"	N46°11'49"W	35.36'
25	55.95'	300.00'	10°41'09"	N85°51'15"W	55.87'
26	232.91'	785.00'	17°00'00"	N61°30'00"W	232.06'
27	99.21'	300.00'	18°56'50"	N62°28'25"W	98.76'
28	44.87'	25.00'	102°50'23"	N56°37'59"E	39.09'
29	111.72'	300.00'	32°05'22"	N14°50'52"E	165.83'
30	27.97'	250.00'	6°24'37"	N2°00'29"E	27.96'

Notes:

1. 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.
2. ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. 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) BRASS CAP FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 17;
   (B) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 17;

   THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°10'36" EAST.
4. 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.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH HARVARD AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT, AND BY EAST 146TH PLACE SOUTH AND SOUTH COLLEGE PLACE, BOTH BEING PUBLIC STREETS.
6. ALL DWELLINGS SHALL REQUIRE BACKFLOW PREVENTION EXCEPT AS OTHERWISE PERMITTED BY THE CITY OF BIXBY.

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

DATE OF PREPARATION: May 7, 2024