

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, July 11, 2024, at 11:00 a.m..

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
July 18, 2024
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF JUNE 20, 2024

EXPLANATION OF PROCEDURE TO AUDIENCE

PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 24-13

Consider a request by Golam Sarker, applicant and property owner, to amend the Planned Unit Development and accept a preliminary plat for S 1/2 of NW 27th and N Wilburn Avenue. *Item to be heard by the Bethany City Council on the 6th of August 2024 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION:

Unplatted SE Qtr of Section 20 T12N-R4W I.M., Point of Beginning 989.12FT S of NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT to the Point of Beginning, containing 12.07 Acres more or less.

NEW BUSINESS

ADJOURNMENT UNTIL AUGUST 1, 2024

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JUNE 20, 2024

MEMBERS PRESENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Kent Lynn
Steve Marx
Ron Crouch
James Clemmer

MEMBERS ABSENT: Robert Helton
Trent Reid

STAFF PRESENT: Elizabeth Gray, City Manager
Amanda McCellon, Comm. Dev. Director
Brendan Summerville, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, June 13, 2024, at 11:00 a.m.

Charles Snyder, Chair called the meeting to order and gave the invocation. Motion was made by Steve Marx, seconded by Kent Lynn to approve the May 16, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx. NAY- None. ABSTAIN- Ron Crouch, James Clemmer. The motion carried 4-0-2. Motion was made by James Clemmer, seconded by Kent Lynn to approve the June 6, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Kent Lynn, Steve Marx, Ron Crouch, James Clemmer. NAY- None. ABSTAIN- Charles Snyder, Justin Peck. The motion carried 4-0-2.

ITEM 1: **PC 24-11**
Consider a request by Jason & Dr. Brooke Vaughn., applicants & property owners, for a special use permit to allow a 240 square foot accessory structure at 4703 N College Avenue. *Item to be heard by the Bethany City Council on the 2nd of July 2024 at 6:30 p.m. in City Hall.*

LEGAL DESCRIPTION: Sect 16 T12N-R4W QTR NW Oilfields Addition Block 002 Lot 002 E230FT

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a special use permit to allow a 240 sq. ft. accessory structure at 4703 N. College Ave. The lot contains a primary structure, a detached garage, and a 240 sq. ft. accessory building.

Ray Jones, City Attorney the existing detached garage and accessory building were in place before our current ordinance.

Dr. Vaughn, Applicant was present.

Ms. McWhirter, resident of 4711 N. Central stated she is not against the accessory structure.

Motion was made by James Clemmer, seconded by Ron Crouch to recommend approving the 240 square foot accessory structure at 4703 N College Avenue. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Steve Marx, Ron Crouch, James Clemmer. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

NEW BUSINESS

Brendan Summerville, Comm. Dev. Associate stated there will be a PUD amendment and plat item on the July 18, 2024 Planning and Zoning Commission meeting.

Elizabeth Gray, City Manager informed the Planning and Zoning Commission that we have so much going on within our city. We have the Bethany Children Center adding an out-patient area, city park improvements, a pickle ball court, future cemetery improvements, and updating streets in Bethany. Our website lists upcoming projects as well.

Motion was made by Justin Peck, seconded by James Clemmer to adjourn. The motion carried unanimously 6 - 0.



City of Bethany

Planning & Zoning Staff Report

July 18, 2024

CASE NO: PC 24-13

Request: Consider a request by Golam Sarker, applicant and property owner, to amend the PUD and accept a preliminary plat for S 1/2 of NW 27th and N Wilburn Avenue.

Legal Description: Unplatted SE Qtr of Section 20 T12N-R4W I.M., Point of Beginning 989.12FT S of NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT to the Point of Beginning, containing 12.07 Acres more or less.

Property Zoning: Planned Unit Development (PUD), approved in April 2022.

Surrounding Zoning:

Direction	Zoning
North	Single-Family Residential (R-1)
South	Two-Family Residential (R-2) Multi-Family Residential (R-M)
East	Single-Family Residential (R-1) Agricultural (A)
West	Single-Family Residential (R-1) Multi-Family Residential (R-M)

Table 1

PUD Amendment Changes:

	2022	2024 (New)
Change/ Addition of Engineer	Ron Wynn	Ross Morris/Ron Wynn
Number of Dwelling Units	78	116
Side (North) Setback	27'	15'
Proposed Number of Buildings	17	10

Table 2

Background:

The applicant is seeking to amend the PUD statement for their property at the S ½ of NW 27th Street and N Wilburn Avenue., as well as approval of a preliminary plat. The PUD was approved by the Bethany City Council on 5 April 2022 as PC 21-16; the proposed changes to the PUD statement are listed in *Table 2*.

The preliminary plat follows the design standards of the requested amended PUD statement and has been recommended for approval by the City Engineers.

Analysis:

The proposed amendment lists several changes to the original PUD statement, namely a special setback, fewer buildings, and more dwelling units (*see Table 2*). The requested setback change reduces the side (North) setback from 27' to 15'; the front and rear setbacks remaining as 40' and 20' respectively.

The number of dwelling units has been raised from 78 to 116, which changes the density from 6.5 DU/Acre to 9.67 DU/Acre; the 12 DU/Acre limit is waived for PUDs. The number of buildings has been reduced from 17 to 10, with the amended plan consisting of 9 twelve-unit buildings and 1 8-unit building.

The development has access to a 12" DIP for water along the N Wilburn Avenue, but an extension from Wilburn will be installed to provide an adequate level of service. Sanitary sewer access is provided by three 8" lines to the West of the property.

Stormwater is managed by an oversized detention pond in the Southwest corner of the property. Waterflow to the pond will be managed by the site grade and a series of stormwater channels directing the flow of water downhill to the detention pond. The pond will discharge its waterflow to N Alexander Lane towards NW 28th Street. The drainage study indicates that these improvements will reduce the 100-year storm runoff from 25.7ft³/s to 2.9 ft³/s through the outlet pipe on N Alexander Lane, thus greatly reducing the historic flow.

Access to the development will be limited to one public entrance on N Wilburn Avenue, and an additional emergency services entrance to the North of the primary entrance. This change was made at the request of the Bethany Fire & Police Departments, as it provides greater access to first responders.

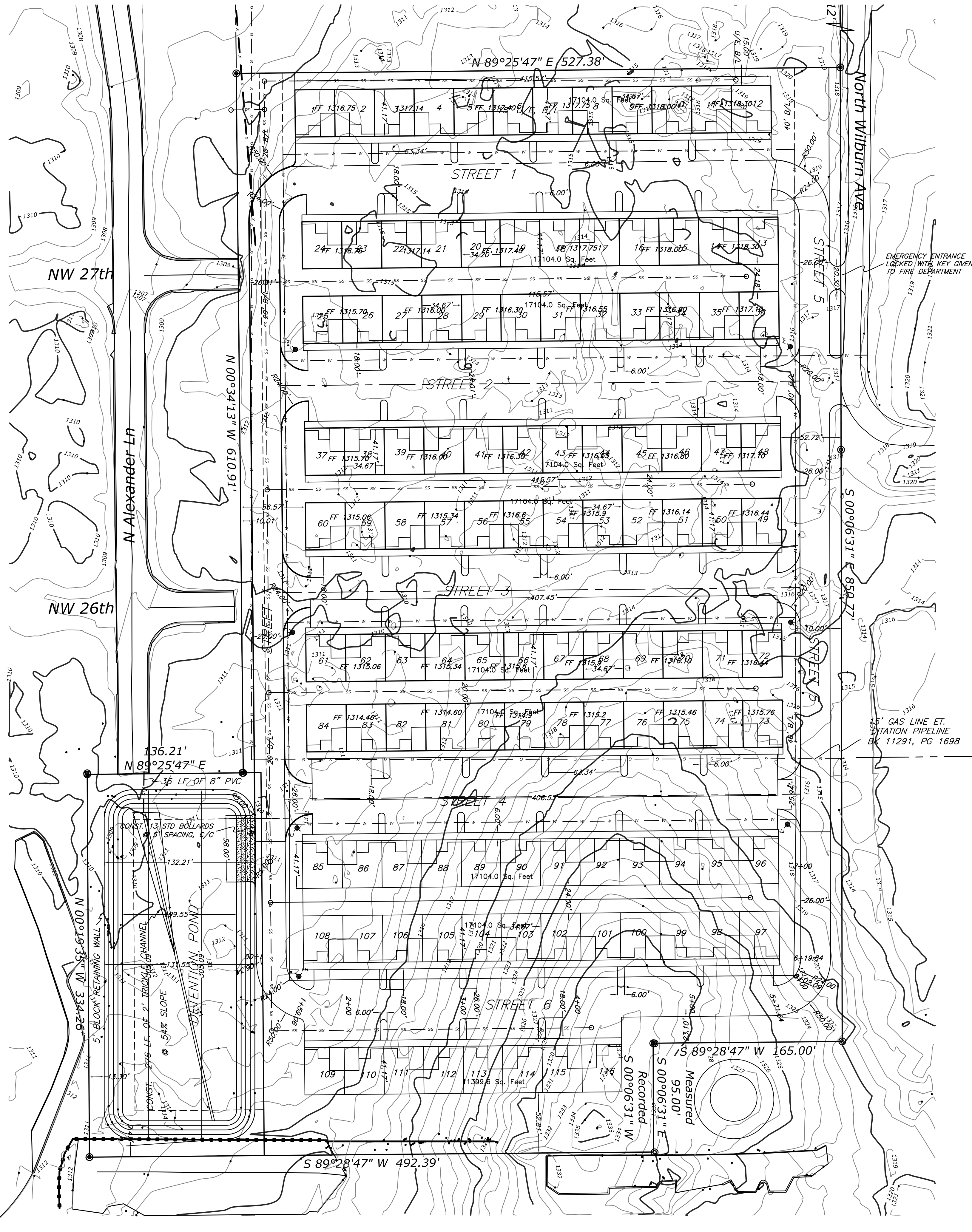
It should be noted that the preliminary plat has been recommended for approval by the city's engineering team. This means that this plan upholds all standards and

requirements put forth by the City of Bethany, and only requires the approval of the PUD amendment and acceptance by the Bethany City Council.

Required Action: Hold a public hearing to provide a recommendation to either approve or deny the applicant's PUD amendment request, and subsequent acceptance of the preliminary plat as presented. This recommendation will be heard on the 6th of August 2024 by the Bethany City Council, who will vote on whether or not to approve the amended PUD and accept the preliminary plat.

Attachments:

- Preliminary Plat & Sewer Plans
- Aerial Image
- Water & Sewer Atlases
- Zoning Map
- Zoning Key
- Application Documents
- Oklahoma County 300' Radius Report
- Public Notice



OWNER OF RECORD:
 Golam Sarker
 11501 Marbella Dr
 Oklahoma City, OK 73173
 (405) 479-7462
 gsarker@yahoo.com
 TOTAL UNITS: 116

TOTAL AREA: 12.0 ACRES
 TOTAL BUILDINGS: 9 OF 17,104 SF EACH = 153,936 SF
 1 OF 11,400 SF
 RATIO BUILDING SIZE TO AREA = 165,336/522,720 = 32%
 DENSITY: 9.67 UNITS/ACRE
 CURRENT ZONING: PUD

NOTE: GAS, TELEPHONE, ELECTRIC, CABLE, ECT.
 SHALL BE PLACED WITHIN THE PROPOSED EASEMENTS
 CURB STOPS SHALL BE PLACED AT ALL PARKING SPOTS
 ALL HADICAP SPACES SHALL MEET THE CITY ORDINANCES

LEGAL DESCRIPTION Book 15135, Page 1313

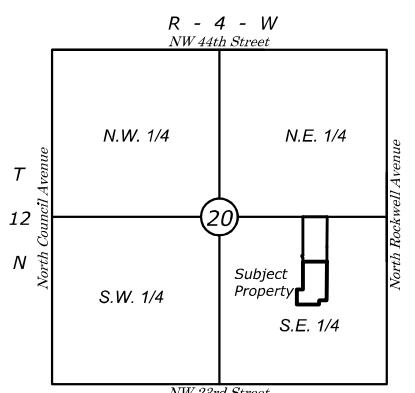
A Tract of land located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West, 1.M., in the City of Bethany, Oklahoma County, Oklahoma and being more particularly described as follows:

Commencing at the Northeast Corner of the West Half (W/2) of Said Southeast Quarter (SE/4); Thence S00°06'31"E a distance of 989.12 feet to the Point of Beginning; Thence continuing S00°06'31"E a distance of 850.77 feet; Thence S89°28'47"W a distance of 165.00 feet; Thence S00°06'31"W (Measured S00°06'31"E) a distance of 95.00 feet; Thence S89°28'47"W a distance of 492.39 feet; Thence N00°19'35"W a distance of 334.26 feet; Thence N89°25'47"E a distance of 136.21 feet; Thence N00°34'13"W a distance of 610.91 feet; Thence N89°25'47"E a distance of 527.38 feet to the Point of Beginning.

NOTES

The subject property is located within an area having a Zone Designation, Zone X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 40109C0260H with an Effective Date of December 18, 2009, for Community Number 405254 in the City of Bethany, Oklahoma County, Oklahoma, which is the current Flood Insurance Rate Map for the subject property.

CITY OF BETHANY



LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- OHE OVERHEAD ELECTRIC
- EXISTING GAS SERVICE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- MONITOR WELL
- SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- FENCE
- SET IRON PIN
- FOUND IRON PIN
- BENCHMARK

PRELIMINARY PLAT
TO SERVE

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T.12N, R.4W, 1M
 CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

MORRIS
 ENGINEERING AND SURVEYING
 www.morrisengineering.com
 617 N.W. 27TH ST. MOORE, OK 73160
 (405) 912-2775 OFC (405) 912-2322 FAX



P.E. EXP. 9-30-24

DATE: 10-24-23

SIGNATURE: *[Signature]*

PRELIMINARY PLAT TO SERVE
HARMONY GROVES

HORIZONTAL: 1"=50' VERTICAL: 1"=20'

JOB NO. REF. NO. REF. NO.

SHEET NO. 1 OF 1

ESTIMATE OF QUANTITIES

SANITARY SEWER

ITEM NO.	ITEM	UNIT	QUANTITY	AS-BUILT
1	8" SANITARY SEWER PIPE	L.F.	2391	
2	TRACER WIRE	L.F.	2391	
3	MANHOLE - COMPLETE - 0-6" DEEP	EA.	10	
4	EXTRA DEPTH MANHOLE WALL	V.F.	25	
5	4" ON 8" WYE	EA.	87	
6	4" RISER PIPE	V.F.	63.2	
7	4" ON 18" BEND	EA.	87	
8	6'-8" TRENCH	L.F.	1441	
9	8'-10" TRENCH	L.F.	493	
10	10'-12" TRENCH	L.F.	292	
11	12'-14" TRENCH	L.F.	163	
12	SAND BACKFILL	C.Y.	1372	
13	CRUSHED ROCK BEDDING	C.Y.	412	
14	LEAKAGE TESTING	L.S.	1	
15	DEFLECTION TEST	L.S.	1	

SANITARY SEWER PLANS

TO SERVE

HARMONY GROVES

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



www.rmorriseengineering.com

SHEET INDEX

SHEET NO. & DESCRIPTION

1. COVER SHEET, LOCATION MAP & ESTIMATE OF QUANTITIES
2. FINAL PLAT
3. GENERAL LAYOUT SHEET
4. EROSION CONTROL SHEET
5. PLAN & PROFILE SHEET
6. PLAN & PROFILE SHEET
7. PLAN & PROFILE SHEET

REFERENCED OKC SEWER STANDARD DETAILS

- S-STD-01 - 3/14/14
- S-STD-02 - 3/14/14
- S-STD-03 - 3/14/14
- S-STD-04 - 3/14/14
- S-STD-05 - 3/14/14 (IF REQ'D)

BENCHMARK NORTH FL OF EXISTING CULVERT
1267.70

BEFORE YOU DIG

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURE MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. CONTACT THE OKLAHOMA ONE-CALL SYSTEM BEFORE EXCAVATING.

CALL OKIE
1-800-522-6543 405-840-5032

OKLAHOMA ONE-CALL SYSTEM
IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PRESERVE ALL UTILITY SERVICES. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

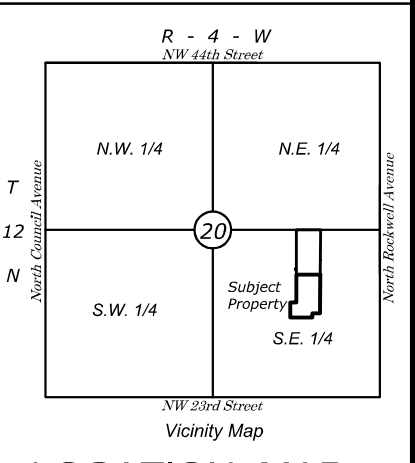
CONSTRUCTION MUST BEGIN WITHIN SIX (6) MONTHS FROM THE DATE OF APPROVAL, OR APPROVAL IS WITHDRAWN.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

FIELD CHECKED BY:	DATE:
CHECKED BY:	DATE:
CHECKED BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE: 06-07-2024

PLANS PREPARED BY
MORRIS ENGINEERING AND SURVEYING

CITY OF BETHANY



LOCATION MAP
1"=2000'

- LEGEND**
- SS SANITARY SEWER LINE
 - W WATER LINE
 - OHE OVERHEAD ELECTRIC
 - OG EXISTING GAS SERVICE
 - SM SANITARY SEWER MANHOLE
 - SMH STORM SEWER MANHOLE
 - PP POWER POLE
 - GA GUY ANCHOR
 - LP LIGHT POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - GV GAS VALVE
 - GM GAS METER
 - EM ELECTRIC METER
 - TEP TELEPHONE PEDESTAL
 - MW MONITOR WELL
 - SIGN SIGN
 - TSP TRAFFIC SIGNAL POLE
 - TSB TRAFFIC SIGNAL BOX
 - FENCE FENCE
 - SIP SET IRON PIN
 - FIP FOUND IRON PIN
 - BENCHMARK BENCHMARK

GENERAL NOTES

CONSTRUCTION WILL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS", A PUBLICATION FURNISHED BY THE CITY OF OKLAHOMA CITY THAT OUTLINES THE MINIMUM STANDARDS OF WORKMANSHIP, MATERIALS, TESTING, AND METHODS OF CONSTRUCTION EXPECTED IN PUBLIC AND PRIVATE DEVELOPMENT WORK, WITHIN THE OKLAHOMA CITY LIMITS.

ANY PAY QUANTITY ITEM, OR QUALITY TESTING PROCEDURE OUTLINED IN THE CITY'S STANDARDS THAT IS NOT CLEARLY ADDRESSED IN THE ABOVE PAY QUANTITY TABLE, OR THE CONTRACT AGREEMENT BETWEEN DEVELOPER AND CONTRACTOR WILL BE CONSIDERED AS AN INCIDENTAL PAY ITEM, AND WOULD BE IMPLEMENTED AND PAID FOR BY CONTRACTOR AND/OR DEVELOPER.

TESTING OF MATERIALS & WORKMANSHIP WOULD BE UNDERTAKEN AS OUTLINED IN THE CITY'S STANDARDS, RESULTS WOULD BE PROVIDED TO THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE IN A TIMELY FASHION. CONTRACTOR WOULD CO-ORDINATE AND FACILITATE THE DUTIES OF THE CITY'S DESIGNATED REPRESENTATIVE DURING CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS THAT WILL BE IN CONFLICT WITH THE PROPOSED WORK.

A COPY OF THE EROSION CONTROL SITE PLAN MUST BE ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE INSPECTOR UPON REQUEST.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REPLACEMENT AND/OR REPAIR OF ALL TRAFFIC CONTROL DEVICES AND APPURTENANCES DAMAGED OR DISTURBED DUE TO CONSTRUCTION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OKLAHOMA CITY STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL UTILITIES, EITHER PUBLIC OR PRIVATE, AND SHALL SATISFY HIMSELF AS TO THEIR ACTUAL LOCATION PRIOR TO COMMENCING CONSTRUCTION.

6" O" RINGS SHALL BE USED ON ALL STORM SEWER PIPE UNDER STREETS AND NEXT TO CURBS. ALL PIPE AND CONCRETE BOX CULVERT JOINTS ARE TO CONTAIN THE APPROPRIATE GASKET OR JOINT MATERIAL AND WRAPPED WITH A TWO FEET WIDE FILTER FABRIC STRIP AROUND THE JOINT AND OVERLAPPING TWO FEET.

A WORK ZONE NOTICE MUST BE FILED WITH THE TRAFFIC MANAGEMENT DIVISION AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AND/OR PLACING OR REMOVING ANY BARRICADES OR MODIFYING EXISTING TRAFFIC CONTROL DEVICES. CALL (405) 297-2531 TO OBTAIN A COPY OF THIS FORM.

A STORM WATER DISCHARGE PERMIT IS REQUIRED BEFORE ANY LAND DISTURBING ACTIVITIES CAN BEGIN.

HANDICAP RAMPS CONTRACTOR TO PROVIDE CURB DEPRESSION ONLY. SIDEWALK RAMP TO BE CONSTRUCTED BY OTHERS AT THE TIME OF SIDEWALK CONSTRUCTION.

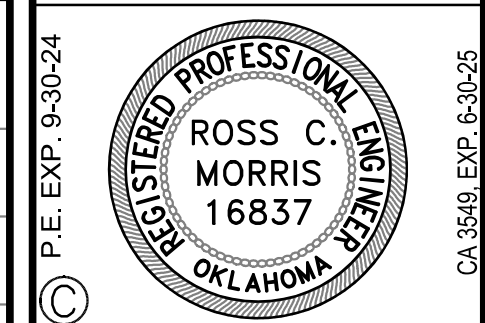
SEDIMENT & EROSION CONTROL
TO BE CONSTRUCTED BY THE DEVELOPER

ITEM NO.	ITEM	UNIT	QUANTITY	AS-BUILT
1	CONSTRUCTION ENTRANCE	EA.	x	
2	EROSION BARRIER	L.F.	x	
3	18" SLAB SOD ALONG CURBS AND/OR FLUMES	S.Y.	x	

SEWER PLAN TO SERVE
HARMONY GROVES
BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



www.rmorriseengineering.com
617 N.W. 27TH ST. MOORE, OK 73160
(405) 912-2775 OFC. (405) 912-2322 FAX



DATE: 10-24-23
SIGNATURE: *R*

SEWER PLAN TO SERVE
HARMONY GROVES

HORIZONTAL: 1"=10' VERTICAL: 1"=10'
JOB NO. REF. NO. REF. NO.
SHEET NO. 1 OF 1

FINAL PLAT of HARMONY GROVE ADDITION

BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, IM CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT, SARKER CAPITAL, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY PERSON, FIRM, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGN FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE. AFTER INITIAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES, ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE INSTALLED COMPLETELY UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ____ DAY OF _____, 20____. COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

SARKER CAPITAL, LLC.

COMPANY REPRESENTATIVE

STATE OF OKLAHOMA

SS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED _____ OF _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGAL DESCRIPTION

A Tract of land located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West, I.M., in the City of Bethany, Oklahoma County, Oklahoma and being more particularly described as follows:

Commencing at the Northeast Corner of the West Half (W/2) of Said Southeast Quarter (SE/4); Thence S00°06'31"E a distance of 989.12 feet to the Point of Beginning; Thence continuing S00°06'31"E a distance of 850.77 feet; Thence S89°28'47"W a distance of 165.00 feet; Thence S00°06'31"W (Measured S00°06'31"E) a distance of 95.00 feet; Thence S89°28'47"W a distance of 492.39 feet; Thence N00°19'35"W a distance of 334.26 feet; Thence N89°25'47"E a distance of 136.21 feet; Thence N00°34'13"W a distance of 610.91 feet; Thence N89°25'47"E a distance of 527.38 feet to the Point of Beginning.

LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

ROSS C. MORRIS, L.S. 1457

STATE OF OKLAHOMA

SS:

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF OKLAHOMA, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN SARKER CAPITAL, LLC., AN OKLAHOMA CORPORATION, THAT ON THE ____ DAY OF _____, 20____, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ____ DAY OF _____, 20____.

NAME OF TITLE COMPANY

VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF OKLAHOMA COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CITY OF OKLAHOMA CITY, THIS ____ DAY OF _____, 20____.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF BETHANY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE BETHANY PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE ____ DAY OF _____, 20____.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BETHANY, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF BETHANY, OKLAHOMA THIS ____ DAY OF _____, 20____.

ATTEST:

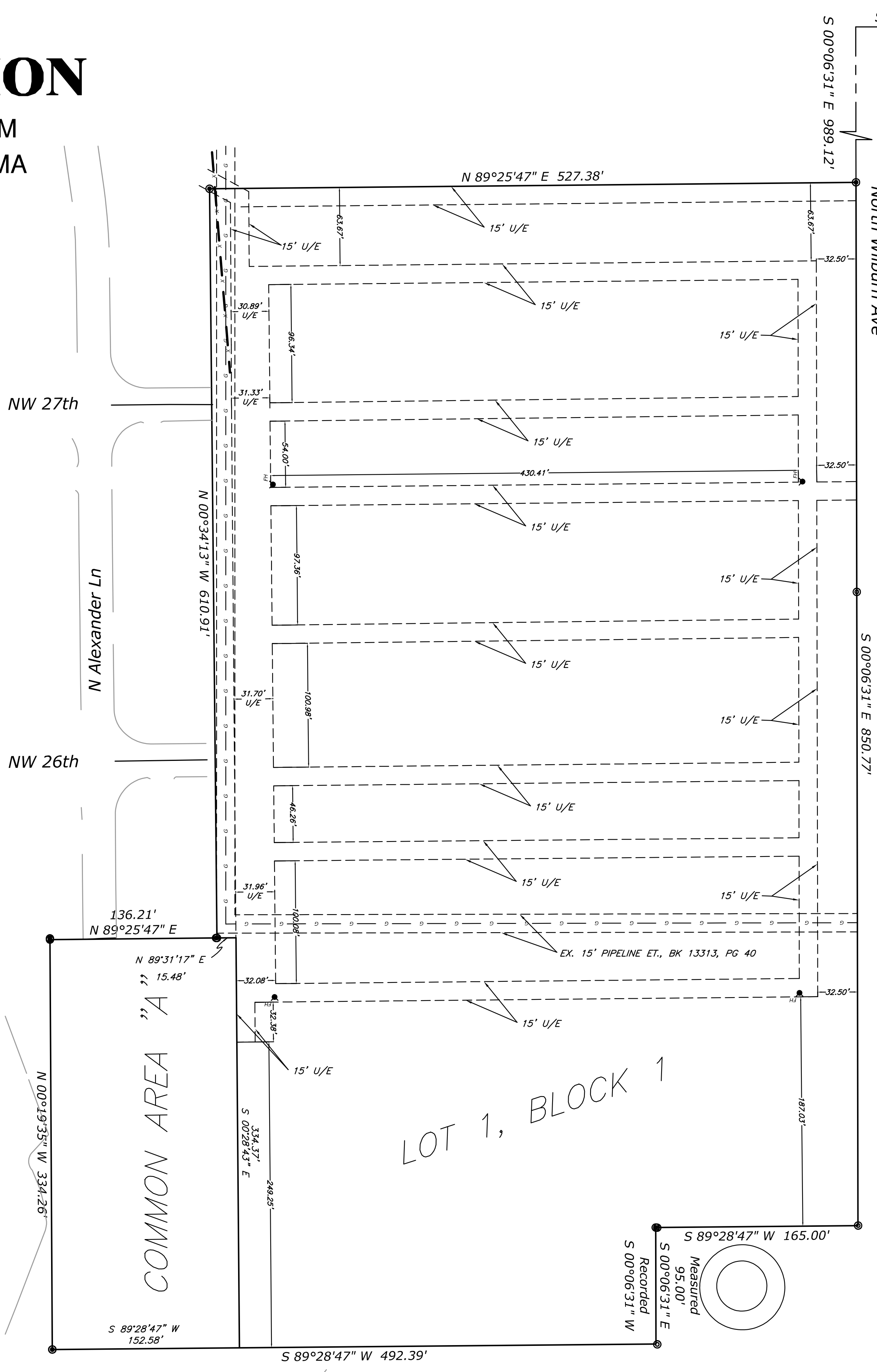
CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF BETHANY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS ____ DAY OF _____, 20____.

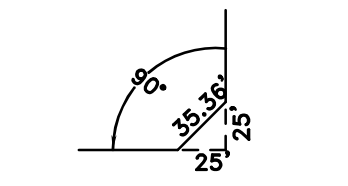
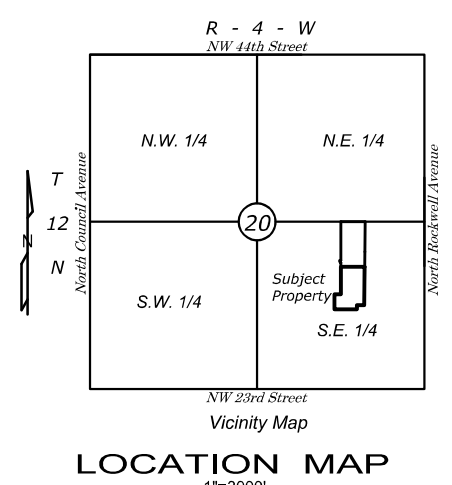
CITY CLERK



S 89°25'47" W 1310.14'
NE COR. SEC. 20
T12N, R4W, IM.

BASIS OF BEARING - DEED OF RECORD

SCALE: 1"=100'



LEGEND

- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- B/L = BUILDING LINE
- NR = NON RADIAL LINE

THIS PLAT OF SURVEY 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 AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

ALL CENTERLINE CONTROL WILL BE PK NAIL IF ASPHALT PAVING OR CUT "X" IF CONCRETE PAVING.

ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP.

NOTE: ALL UTILITIES SHALL BE LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

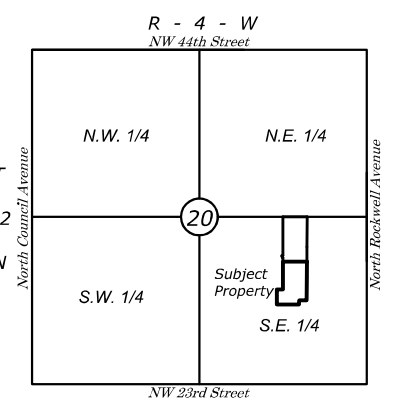
THE MAINTENANCE OR ALL PRIVATE STREET, ALL COMMON AREAS/DRAINAGE EASEMENTS, ALL MEDIANS, AND PUBLIC UTILITY EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

HARMONY GROVE ADDITION PRIORITY FILING



617 N.W. 27th STREET
MOORE, OK 73160
(405) 912-2775
(405) 912-2322 FAX
CA 3549, EXP. 6-30-25

Seal area containing: OWNERS, CORPORATE SEAL, NOTARY SEAL, BONDED ABSTRACTOR'S SEAL, JESSICA E. MORRIS NOTARY PUBLIC-STATE OF OKLAHOMA COMMISSION #15209752 WT COMMISSION EXPIRES OCTOBER 2018, TREASURER'S SEAL, CITY CORPORATE SEAL.



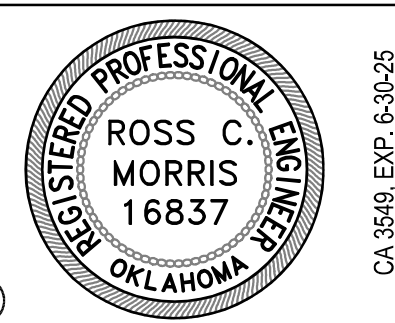
LOCATION MAP
1"=2000'

LEGEND

SS	SANITARY SEWER LINE
W	WATER LINE
OHE	OVERHEAD ELECTRIC
⊕	EXISTING GAS SERVICE
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	POWER POLE
⊙	GUY ANCHOR
⊙	LIGHT POLE
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER METER
⊙	GAS VALVE
⊙	GAS METER
⊙	ELECTRIC METER
⊙	TELEPHONE PEDESTAL
⊙	MONITOR WELL
⊙	SIGN
⊙	TRAFFIC SIGNAL POLE
⊙	TRAFFIC SIGNAL BOX
⊙	FENCE
⊙	SET IRON PIN
⊙	FOUND IRON PIN
⊙	BENCHMARK

SEWER PLAN
TO SERVE
HARMONY GROVES
BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, 1M
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

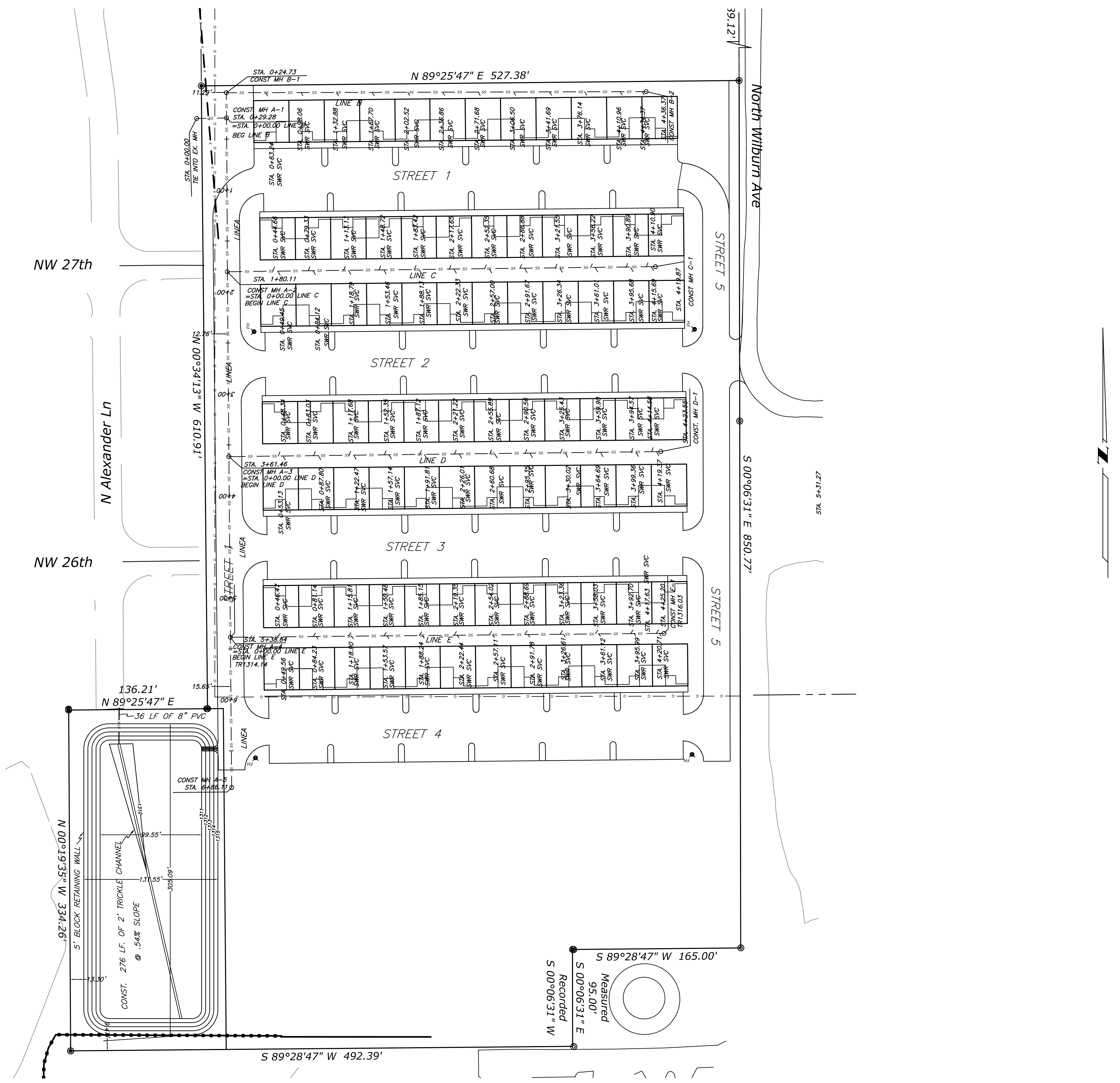
MORRIS
ENGINEERING AND SURVEYING
www.morrisengineering.com
617 N.W. 27TH ST. MOORE, OK 73160
(405) 912-2775 OFC (405) 912-2322 FAX

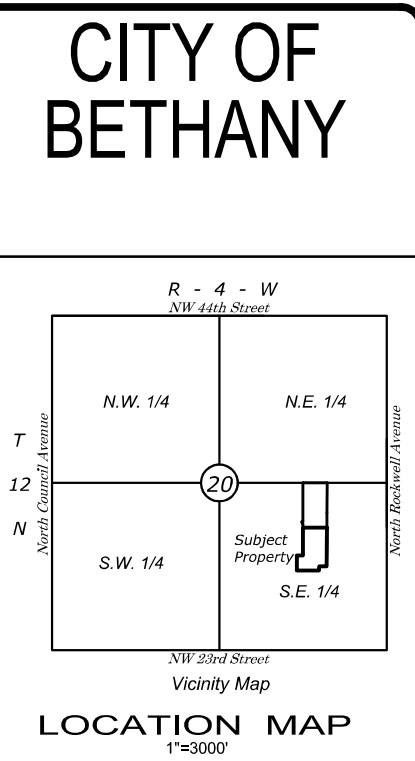
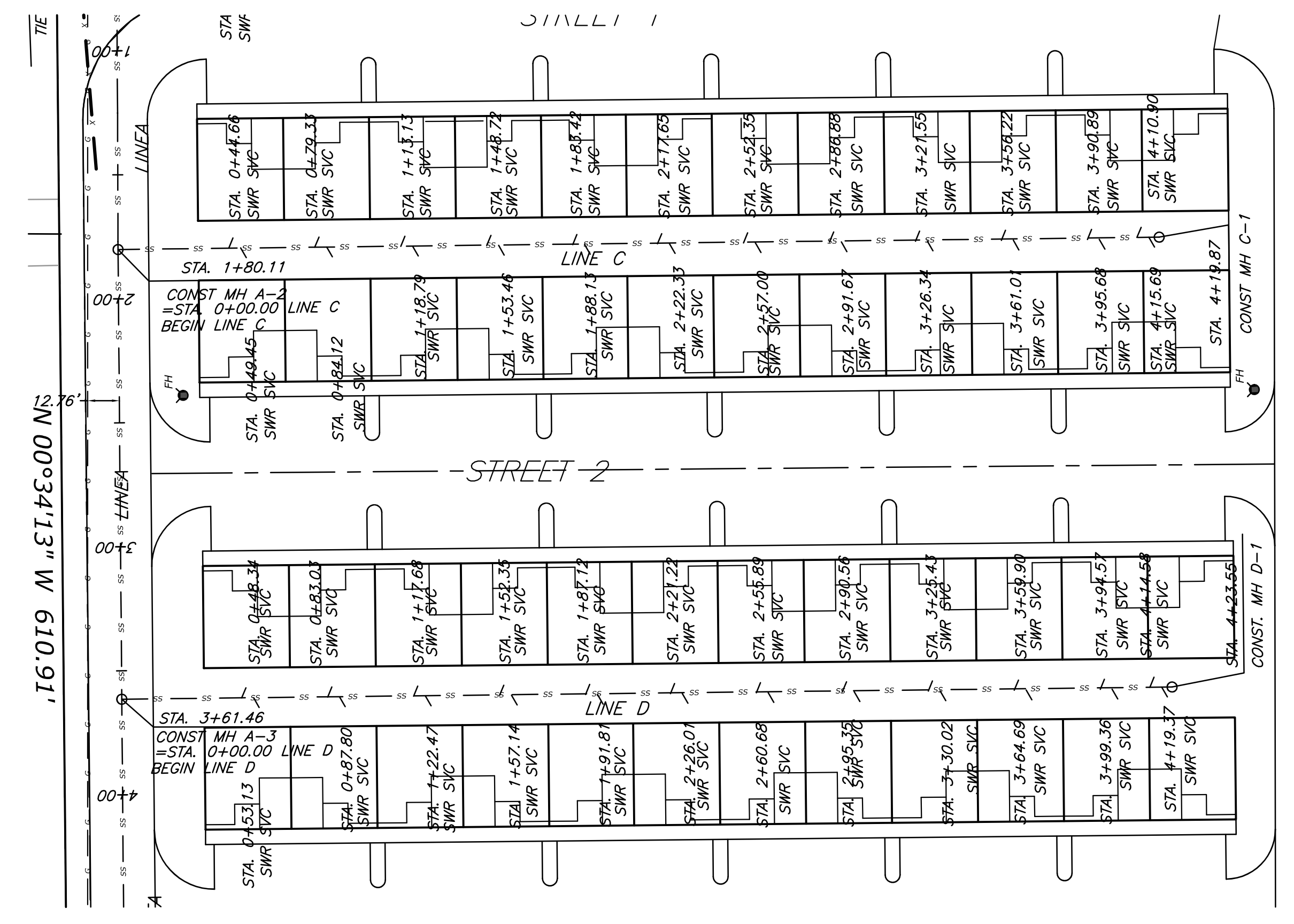
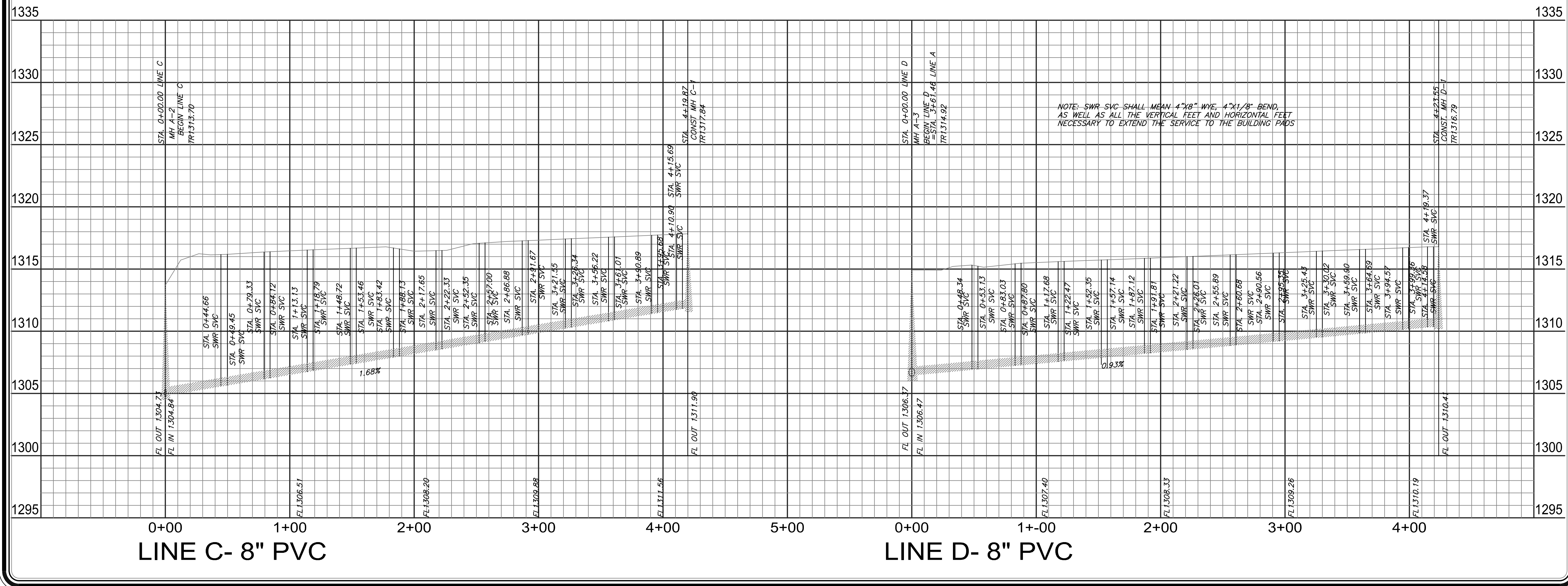


P.E. EXP. 9-30-24
DATE: 2-12-24
SIGNATURE: *R*

SEWER PLAN
TO SERVE
HARMONY GROVES

HORIZONTAL: 1"=50'
JOB NO. REF. NO. VERTICAL: REF. NO.





- LEGEND**
- SS SANITARY SEWER LINE
 - W WATER LINE
 - OHE OVERHEAD ELECTRIC
 - EXISTING GAS SERVICE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM SEWER MANHOLE
 - POWER POLE
 - GUY ANCHOR
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - MONITOR WELL
 - SIGN
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - FENCE
 - SET IRON PIN
 - FOUND IRON PIN
 - BENCHMARK

SEWER PLAN
TO SERVE
HARMONY GROVES
BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, 1M
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA

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P.E. EXP. 9-30-24

DATE: 2-12-24

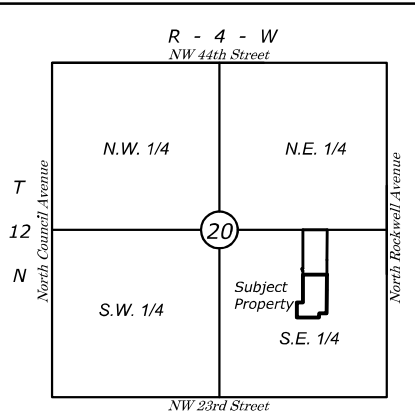
SIGNATURE: *[Signature]*

SEWER PLAN TO SERVE
HARMONY GROVES

HORIZONTAL: 1"=50' VERTICAL: 1"=10'

JOB NO. REF. NO. REF. NO.

SHEET NO. **1** OF **1**



LOCATION MAP
1"=200'

- LEGEND**
- SS SANITARY SEWER LINE
 - W WATER LINE
 - OHE OVERHEAD ELECTRIC
 - EGS EXISTING GAS SERVICE
 - SM SANITARY SEWER MANHOLE
 - SMH STORM SEWER MANHOLE
 - PP POWER POLE
 - GA GUY ANCHOR
 - LP LIGHT POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - GM GAS METER
 - EM ELECTRIC METER
 - TP TELEPHONE PEDESTAL
 - MW MONITOR WELL
 - SIGN SIGN
 - TSP TRAFFIC SIGNAL POLE
 - TSB TRAFFIC SIGNAL BOX
 - FENCE FENCE
 - SIP SET IRON PIN
 - FIP FOUND IRON PIN
 - BENCH BENCHMARK

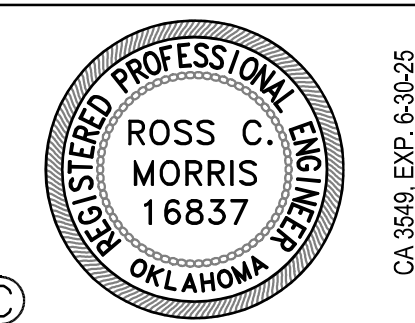
SEWER PLAN
TO SERVE

HARMONY GROVES

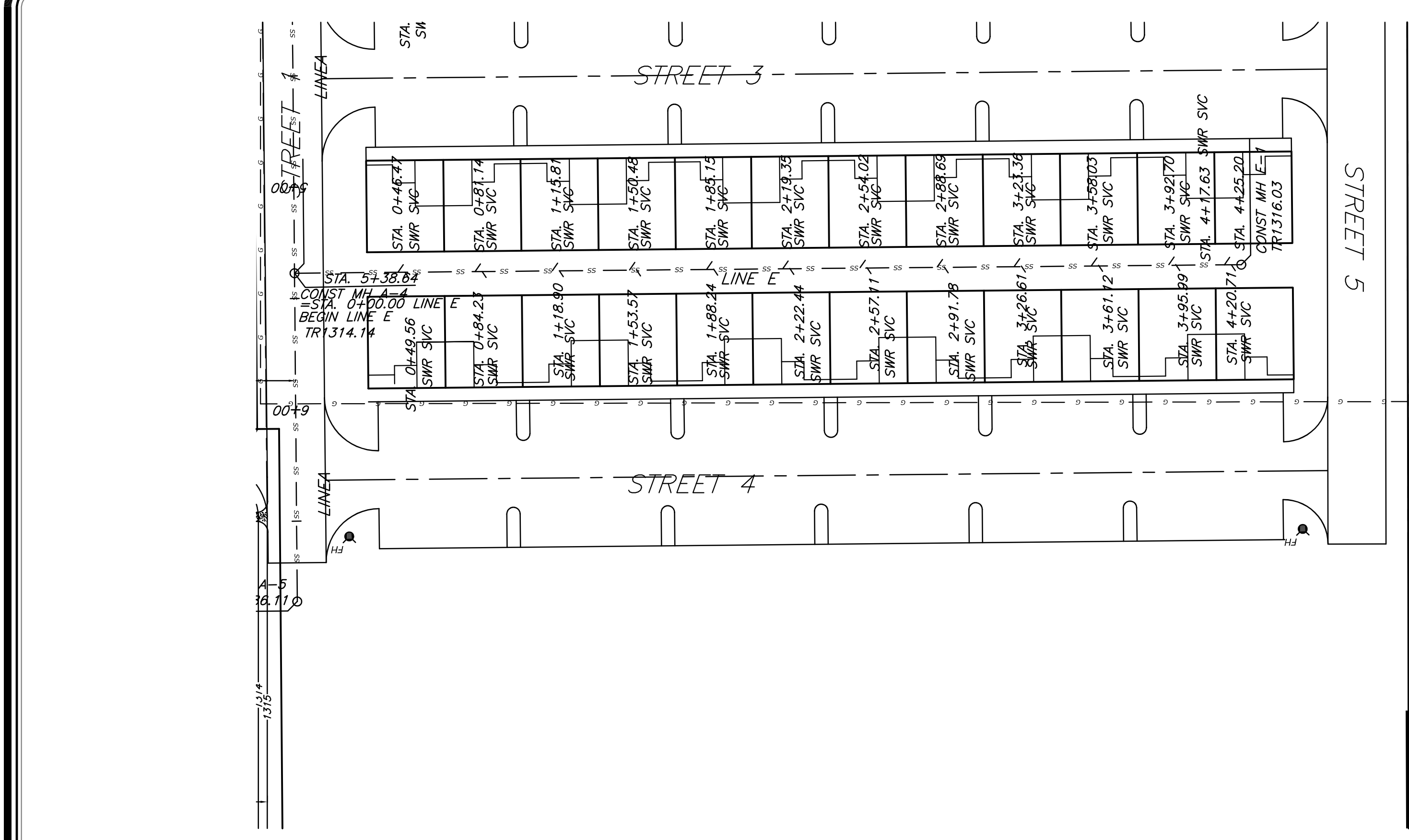
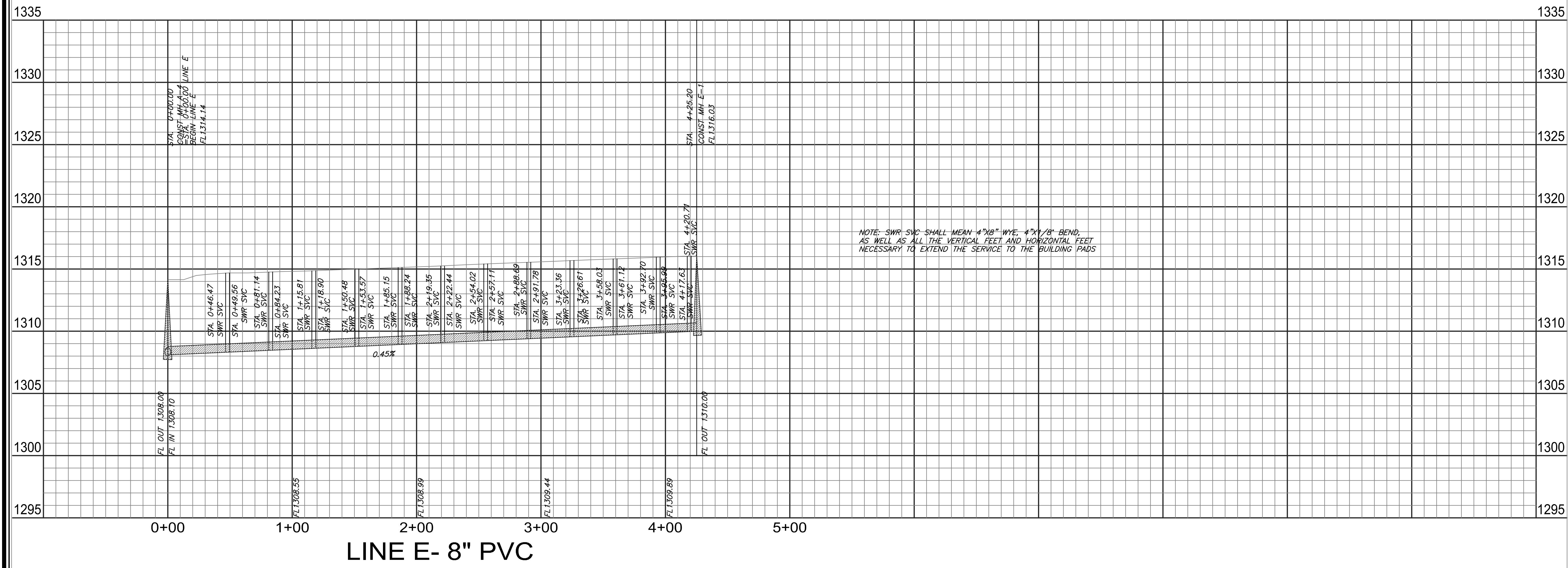
BEING A PART OF THE SE/4, SEC. 20, T12N, R4W, 1M
CITY OF BETHANY, OKLAHOMA COUNTY, OKLAHOMA



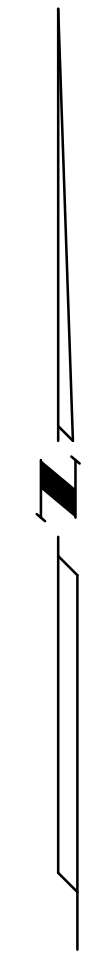
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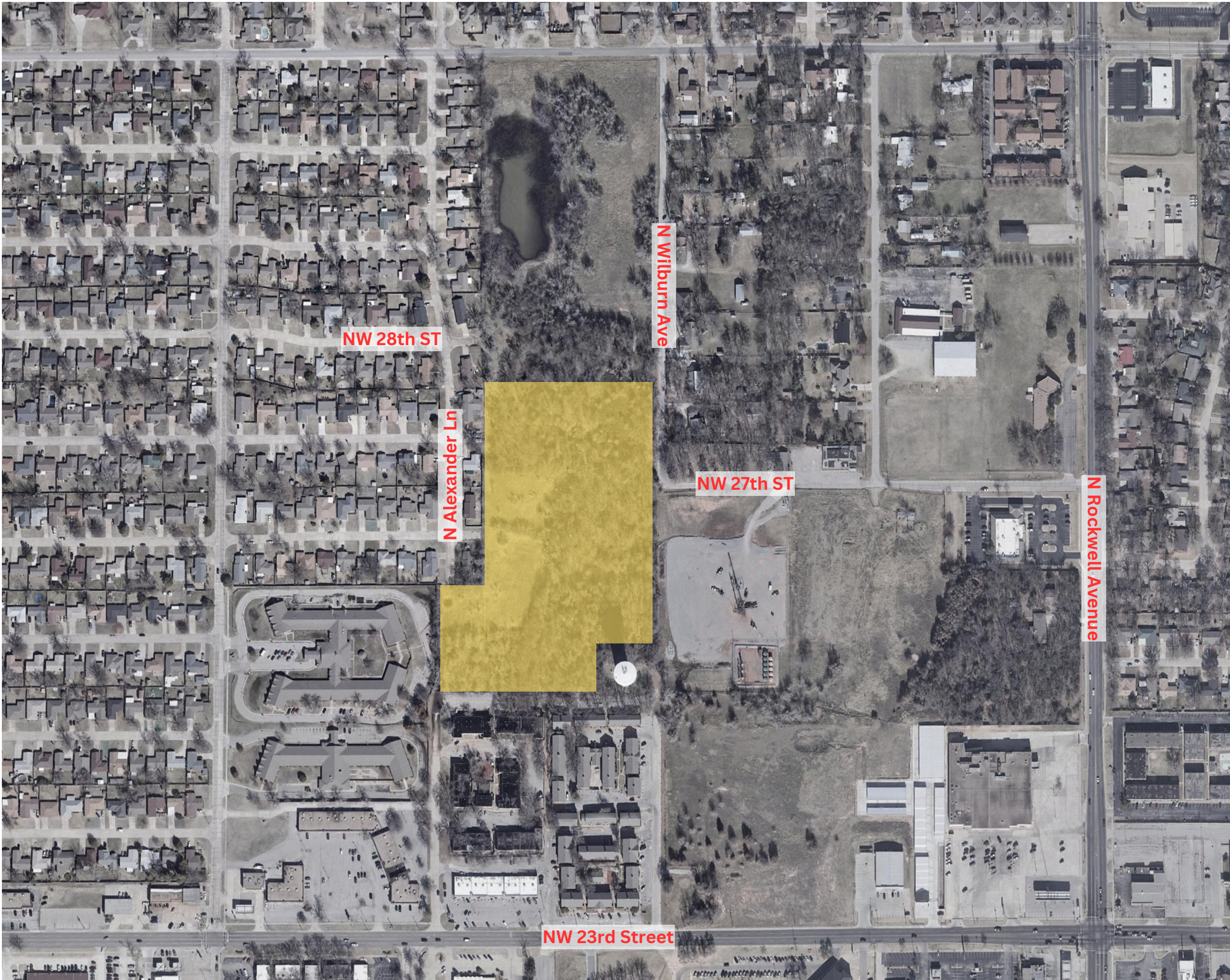


DATE	2-12-24
SIGNATURE	<i>R</i>
SEWER PLAN TO SERVE HARMONY GROVES	
HORIZONTAL: 1"=50'	VERTICAL:
JOB NO. REF. NO.	REF. NO.
SHEET NO. 1 OF 1	



E 850.77'





NW 28th ST

N Alexander Ln

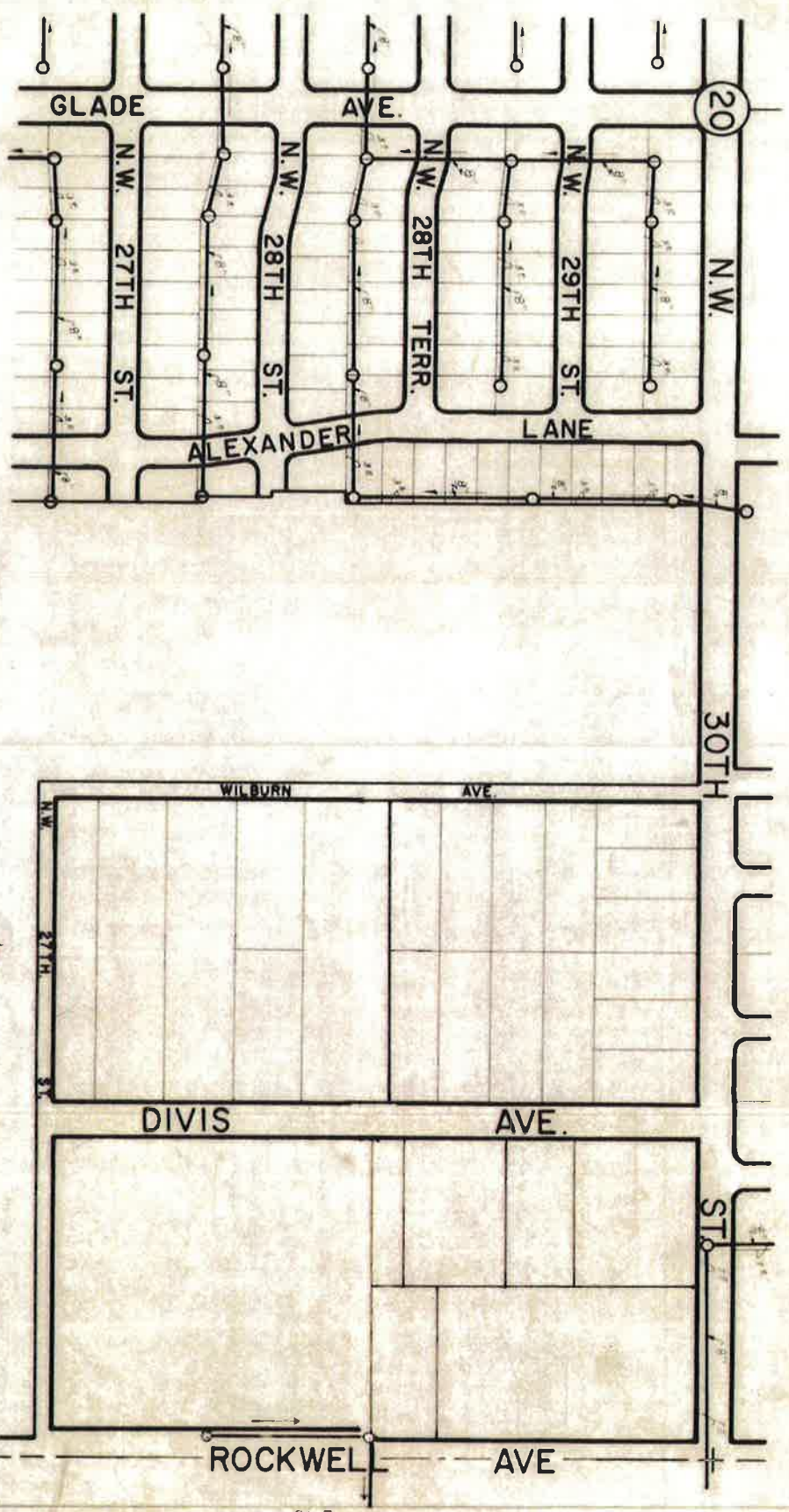
N Wilburn Ave

NW 27th ST

N Rockwell Avenue

NW 23rd Street

SEWER



THIS MAP WAS PREPARED FOR THE OKLAHOMA INDUSTRIAL DEVELOPMENT AND PARK DEPARTMENT, STATE PLANNING AGENCY, AND WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

Rev. 2-11-68

SCALE 1" = 200'

20-3

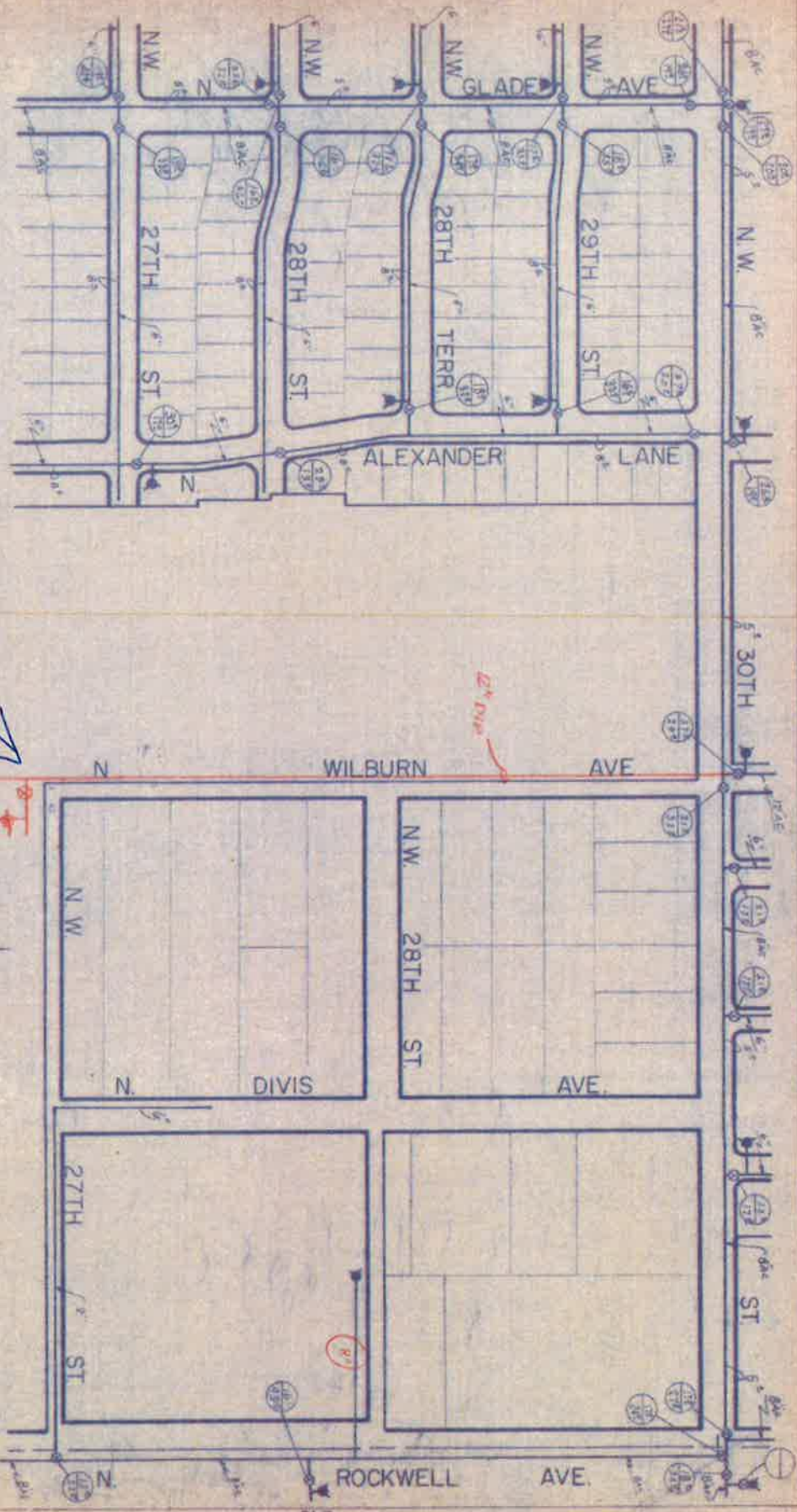
20-7

20-5

20-6

21-3

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20-5

SCALE 1" = 200'

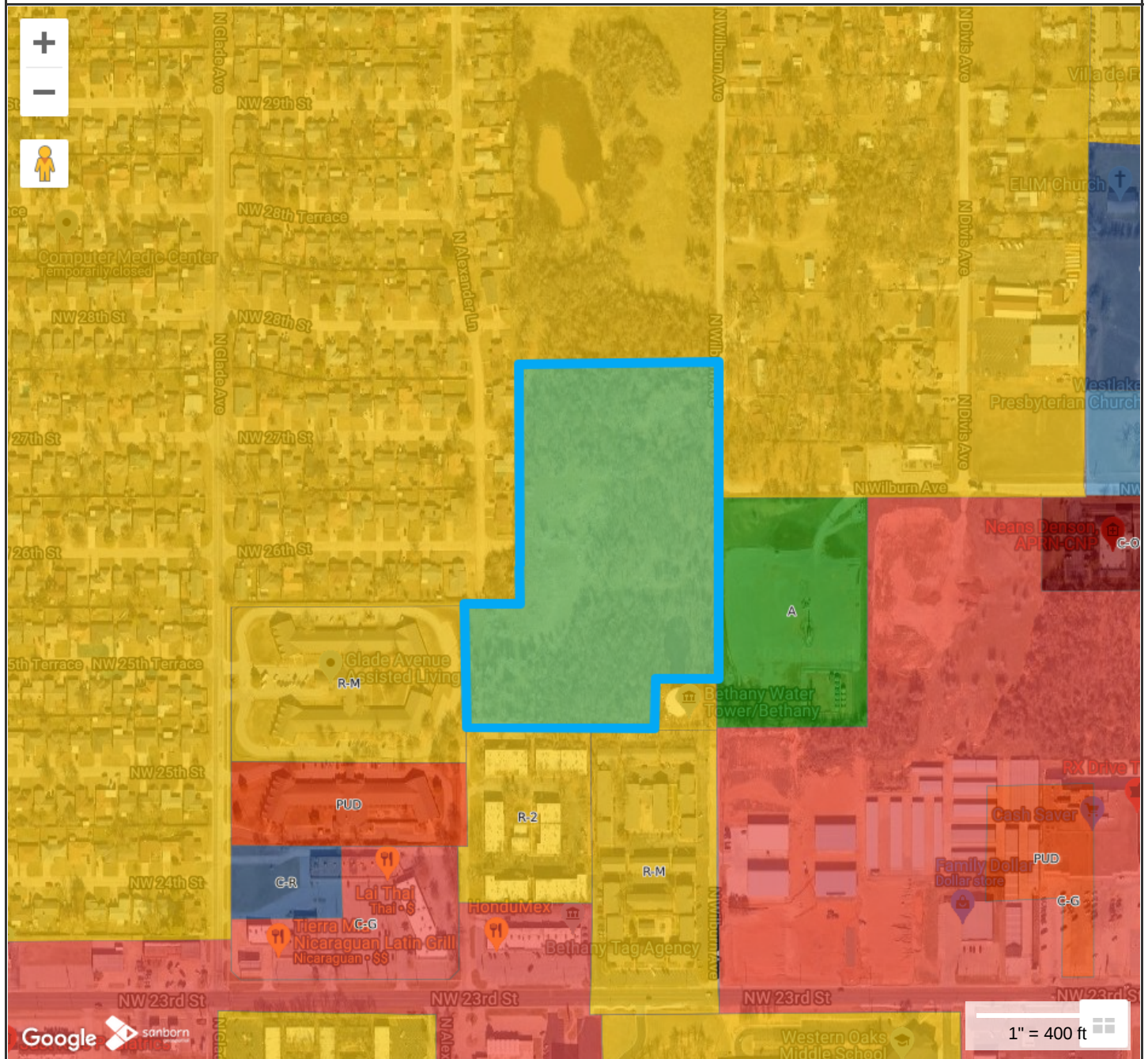
20-6

20-7

21-3

WATER

PC 24-13 Zoning Map



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Zoning

ZONING CODE LEGEND

-  A
-  CBD
-  C-G
-  C-H
-  C-S
-  C-N
-  C-O
-  C-R
-  E-I
-  I-L
-  I-R
-  PUD
-  PRD
-  R-1
-  R-2
-  R-M
-  RMO
-  RHP

APPLICATION FOR REZONING

We, the undersigned, being the owners or legal agents for the owners of more than fifty-one percent of the following described property, do hereby make application and petition the City Council to amend the zoning ordinance of the City of Bethany as hereinafter requested.

(PLEASE PRINT OR TYPE)

1. Applicant: GOLAM SARKER Phone #: 405-479-7462
Address: 11501 MARBELLA DR OKC, OK 73173
2. Record Property Owner(s): GOLAM SARKER Phone #: 405-479-7462
Address: 11501 MARBELLA DR OKC, OK 73173
3. Request rezoning from: PUD
To: PUD
4. Street address or location: 12 ACRES LOCATED AT SOUTH HALF NW 27TJ AND WILBURN
5. Legal description (attach if necessary): SEE EXHIBIT B
6. Area of property (sq. ft.): 522,720 SF = 12 ACRES
7. The application shall be accompanied by the following:
 - a. Filing Fee.
 - b. Certified list of names and addresses of all property owners of record within three hundred (300) feet of the exterior boundaries of subject property.
 - c. Application for amendment of Comprehensive Plan (if applicable).
8. In order that your application can be heard at the next Planning Commission meeting, the completed application, accompanying information, and filing fees must be submitted before 12:00 noon the day of the deadline.
9. Signature of Applicant: GOLAM SARKER
Signature of Property Owner: 

EXHIBIT "A"
PLANNED UNIT DEVELOPMENT
Written Design Statement
Graphic Master Plan

1. Title
2. Property Owner: Golam Sarker
Home Address: 11501 Marbella Dr. Oklahoma City, OK 73173
Developer: Same as above
Architect:
Engineer: Ross Morris – Morris Engineering and Surveying, LLC
3. Description of development and justification of the design:
Senior housing consisting of multiplexes of with a total of 116 units and 10 buildings under roof to be built in phases.
4. Development Schedule: Possible start date: Proposed June 01, 2024 and completion of Phase I being on or around June 01, 2025.
5. Property Size: 12 Acres
6. SPECIAL DEVELOPMENT REGULATIONS:

Setback Front: 40'

Setback Rear (West) 20'

Setback Side (North) 15'

Setback Side (South) 20'
7. Frontage on Streets
 - a. Willburn 200'
Additional Right-of-Way: None
Street Improvements Required: None
8. Current Physical Characteristics of Property: undeveloped

9. Drainage: Detention Pond

10. Easements Required: None

Utility extensions required: Waterline extended from Wilburn

11. Proposed number of buildings and size of each: 10 Buildings

9 Buildings of 17,104 S.F with 12 Units

1 Building of 11,400 S.F with 8 Units

Ratio of building size to lot area: $165,336 \text{ sq ft} / 522,720 = 32\%$

9.67 Units/Per Acre

Description of building:

12. Sequence of development: Site grading and site development including new detention pond. Retention area and utilities foundations, concrete floors, framing, roofing, brick veneer. Interior electrical wiring, plumbing and HVAC, sheet rock, trim, paint, flooring, fixtures, counter tops, appliances and landscaping.

I, Golam Sarker, Property Owner, do hereby agree to the terms and conditions herein stated.


SIGNATURE

4/30/24
DATE

Oklahoma County Assesors
 300 ft. Radius Report
 January 15th, 2020

accountno	name1	name2	mailingaddress1	mailingaddress2	city	state	zipcode	subname	block	lot	legal	location					
R173786690	CARLSON VENTURES LLC		PO BOX 18852		OKLAHOMA CITY	OK	73154	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W SE4 EX THAT PLTD INTO CARLSON ESTATES & N 1/2 OF NW4 SE4 EX THAT PT PLTD INTO CARLSON ESTATES & NE4 SW4 SE4 EX 2ACRS ON E SIDE & EX THAT PL						
R126341000	GLADE INVESTORS LLC		3401 NW 63RD ST STE 400		OKLAHOMA CITY	OK	73116	MERRITT SECOND	002	001	MERRITT SECOND 002 001	2500 N GLADE AVE BETHANY					
R173781895	CAMDEN LAND LLC		107 S BROADWAY		EDMOND	OK	73034-3843	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG 1309.70FT W & 713.38FT N OF SE/C SE4 TH N610FT E400FT S610FT W400FT TO BEG CONT 5.60ACRS MORE OR LESS	UNKNOWN					
R173786660	CC BETHANY LLC	OUZOUNIAN TRUST 2000	131 SOUNDVIEW LN		NEW CANAAN	CT	06840-2734	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W E/2 OF SE4 SW4 SE4 EX 550FT & E25FT	7301 NW 23RD ST BETHANY					
R173783195	PARKER FAMILY INVESTMENTS LLC		8200 NW 28TH ST		BETHANY	OK	73008-4825	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 175FT W OF SE/C SW4 NE4 TH W155FT N370FT E155FT S370FT TO BEG	7309 NW 30TH ST BETHANY					

X

Oklahoma County Assessors
 300 ft. Radius Report
 January 15th, 2020

R173784000	RALLS JERRY W & DOROTHY A		7411 NW 30TH ST	BETHANY	OK	73008-3748	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 310.65FT E OF SW/C NE4 TH N265FT E220FT S265FT W220FT TO BEG	7411 NW 30TH ST BETHANY			
R173786601	GILL BILLY F & JOIE LEE		2810 N WILBURN AVE	BETHANY	OK	73008-4524	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG 132.23FT S OF NW/C OF SW4 OF NE4 OF SE4 TH E327.68FT S132.27FT W327.69FT N132.23FT TO BEG EX W30FT	2810 N WILBURN AVE BETHANY			
R175031065	CONWAY CLARENCE & AMANDA R		2800 N WILBURN AVE	BETHANY	OK	73008-4524	S A JONES	001	007	S A JONES 001 007	2800 N WILBURN AVE BETHANY			
R173782505	HARRINGTON DEREK		7315 NW 30TH ST	BETHANY	OK	73008-3746	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 855.98FT E & 30FT N OF SW/C NE4 TH E127.48FT N300.72FT W127.48FT S300.72FT TO BEG	7315 NW 30TH ST BETHANY			
R173786670	NOVA LIMITED PARTNERSHIP		6830 NW 23RD ST	BETHANY	OK	73008-5217	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W S50FT OF W 1/2 NE4 SW4 SE4 PLUS S50FT OF E 1/2 NE4 SW4 SE4	UNKNOWN			
R175031055	MONTE SINAI CORP		7201 NW 27TH ST	BETHANY	OK	73008-4536	S A JONES	001	006	S A JONES 001 006	UNKNOWN			
R175031085	MORRIS MICHAEL W		2816 N WILBURN AVE	BETHANY	OK	73008-4524	S A JONES	001	009	S A JONES 001 009	2816 N WILBURN AVE BETHANY			
R175021095	SULLIVAN JERRY R TR5	SULLIVAN FAMILY TRUST	7707 W BRITTON RD APT 1111	OKLAHOMA CITY	OK	73132-1530	DIVIS ADDITION	000	010	DIVIS ADDITION 000 010	2900 N WILBURN AVE BETHANY			
R175021075	BAKER WILLARD E JR		4632 NW 36TH ST	OKLAHOMA CITY	OK	73122	DIVIS ADDITION	000	008	DIVIS ADDITION 000 008	2908 N WILBURN AVE BETHANY			

X

Oklahoma County Assessors
 300 ft. Radius Report
 January 15th, 2020

R175021065	QUIETT PAUL & ALISA DAWN		2910 N WILBURN AVE		BETHANY	OK	73008-4526	DIVIS ADDITION	000	007	DIVIS ADDITION 000 007	2910 N WILBURN AVE BETHANY			
R175021085	GARCIA DANIEL		2904 N WILBURN AVE		BETHANY	OK	73008-4526	DIVIS ADDITION	000	009	DIVIS ADDITION 000 009	2904 N WILBURN AVE BETHANY			
R173782515	HARRIS MEDLAM AMY	MEDLAM NATHANAEL	7317 NW 30TH ST		BETHANY	OK	73008-3746	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 780.98FT E & 30FT N OF SW/C OF NE4 TH E75FT N100FT W75FT S100FT TO BEG & A TR BEG 780.98FT E & 130FT N OF SW/C NE4 TH E75FT N200.72FT W75FT S20	7317 NW 30TH ST BETHANY			
R175021035	SACKE PROPERTIES LLC		3441 W MEMORIAL RD STE 3		OKLAHOMA CITY	OK	73134-7000	DIVIS ADDITION	000	004	DIVIS ADDITION 000 004	7212 NW 30TH ST BETHANY			
R175021055	PRENTISS VERNON E & ARLITA J		7220 NW 30TH ST		BETHANY	OK	73008-3818	DIVIS ADDITION	000	006	DIVIS ADDITION 000 006	7220 NW 30TH ST BETHANY			
R175021045	MCCLAFLIN AARON JAY		7216 NW 30TH ST		BETHANY	OK	73008	DIVIS ADDITION	000	005	DIVIS ADDITION 000 005	7216 NW 30TH ST BETHANY			
R173782520	MOON PAUL E & LINDA G FAMILY TRUST		3100 N ALEXANDER LN		BETHANY	OK	73008-3717	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E OF SW/C NE4 TH N205.72FT E125.33FT S205.72FT W125.33FT TO BEG EX A STRIP 24.33FT ON W & EX 30FT ON S	3100 N ALEXANDER LN BETHANY			

2

Oklahoma County Assessors
300 ft. Radius Report
January 15th, 2020

R173781880	BETHANY PUBLIC WORKS AUTH	C/O CITY OF BETHANY	ATTN JOHN SHUGART	PO BOX 219	BETHANY	OK	73008-0219	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG 1310.27FT W & 710.11FT N OF SE/C SE4 TH W165FT N95FT E165FT S95FT TO BEG CONT .3598ACRS MORE OR LESS	0 UNKNOWN			
R173181600	FARMER RICKY D	FARMER MARJEAN R	3108 N TIMBER AVE		BETHANY	OK	73008-3832	ROCKWELL OAKS	004	000	ROCKWELL OAKS 004 000 555FT LOT 14 & ALL LOT 15	3108 N TIMBER AVE BETHANY			
R175221025	ROBERTSON JAMES ROYO		3105 N WILBURN AVE		BETHANY	OK	73008-3734	GROVE ADDITION	000	003	GROVE ADDITION 000 003	3105 N WILBURN AVE BETHANY			
R173783310	PALOVIK JAMES S TRS	PALOVIK JAMES S TRUST	3104 N ALEXANDER LN		BETHANY	OK	73008-3717	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT NE4 SEC 20 12N 4W BEG 655.65FT E & 205.72FT N OF SW/C NE4 TH N125FT E125.33FT S125FT W125.33FT TO BEG	3104 N ALEXANDER LN BETHANY			
R175221035	OGILBEE JOHN P TRS	OGILBEE JOHN P REV LIV TRUST	3101 N WILBURN AVE		BETHANY	OK	73008-3734	GROVE ADDITION	000	000	GROVE ADDITION 000 000 S81FT LOTS 4 & 5	3101 N WILBURN AVE BETHANY			
R175221045	BROWN STUART D & KELSEY K		3103 N WILBURN AVE		BETHANY	OK	73008-3734	GROVE ADDITION	000	000	GROVE ADDITION 000 000 N79FT LOTS 4 & 5	3103 N WILBURN AVE BETHANY			
R175481110	HAGOOD FLOY I		2900 N ALEXANDER LN		BETHANY	OK	73008-4514	CARLSON ESTATES 2ND	004	000	CARLSON ESTATES 2ND 004 000 LOT 12 BLK 4 CARLSON ESTATES SEC 2 PLUS BEG NE/C LOT 12 TH E22.48FT S120FT W22.48FT N120FT TO BEG	2900 N ALEXANDER LN BETHANY			
R175471445	REEDER PATRICK L & MICHELLE A		2902 DENVER ST		MUSKOGEE	OK	74401-5340	CARLSON ESTATES	003	009	CARLSON ESTATES 003 009	7400 NW 28TH TER BETHANY			

X

Oklahoma County Assessors
 300 ft. Radius Report
 January 15th, 2020

R175481330	SHANNON MICHAEL R & JENNIFER R		2800 N ALEXANDER LN	BETHANY	OK	73008-4512	CARLSON ESTATES 2ND	006	002	CARLSON ESTATES 2ND 006 002	2800 N ALEXANDER LN BETHANY		
R173181270	BREWER WILLIAM		3105 N TIMBER AVE	BETHANY	OK	73008-3831	ROCKWEL L OAKS	002	022	ROCKWELL OAKS 002 022	3105 N TIMBER AVE BETHANY		
R175481540	THOMAS RITA JO	LILES TERRI	7336 NW 27TH ST	BETHANY	OK	73008-4502	CARLSON ESTATES 2ND	008	001	CARLSON ESTATES 2ND 008 001	7336 NW 27TH ST BETHANY		
R175471455	LEE ROBERT		3012 ALEXANDER LN	BETHANY	OK	73008	CARLSON ESTATES	004	001	CARLSON ESTATES 004 001	3012 ALEXANDER LN BETHANY		
R175481660	LONG KURT	LONG JO ANNA	7336 NW 26TH ST	BETHANY	OK	73008-5124	CARLSON ESTATES 2ND	010	001	CARLSON ESTATES 2ND 010 001	7336 NW 26TH ST BETHANY		
R173181250	GOODNER JEFFREY S		3111 N TIMBER AVE	BETHANY	OK	73008-3831	ROCKWEL L OAKS	002	000	ROCKWELL OAKS 002 000 568FT LOT 20 & N5FT LOT 21	3111 N TIMBER AVE BETHANY		
R175471265	DORRIS CHAD		7400 NW 29TH ST	BETHANY	OK	73008-4510	CARLSON ESTATES	002	009	CARLSON ESTATES 002 009	7400 NW 29TH ST BETHANY		
R175471555	SMITH DEBERIE S VIRAMONTES		2912 N ALEXANDER LN	BETHANY	OK	73008-4514	CARLSON ESTATES	004	011	CARLSON ESTATES 004 011	2912 N ALEXANDER LN BETHANY		
R173181280	HUGO CARLOS & ANARELY		3101 N TIMBER AVE	BETHANY	OK	73008-3831	ROCKWEL L OAKS	002	023	ROCKWELL OAKS 002 023	3101 N TIMBER AVE BETHANY		
R175481430	SMITH CAROLYN FAY TRS	SMITH CAROLYN FAY TRUST	7400 NW 27TH ST	BETHANY	OK	73008-4504	CARLSON ESTATES 2ND	007	010	CARLSON ESTATES 2ND 007 010	7400 NW 27TH ST BETHANY		
R175481650	CATLETT JERRY W	CRUMP SHERRI K	7400 NW 26TH ST	BETHANY	OK	73008	CARLSON ESTATES 2ND	009	010	CARLSON ESTATES 2ND 009 010	7400 NW 26TH ST BETHANY		
R175471275	NAYLOR THELMA B		7401 NW 28TH TER	BETHANY	OK	73008-4507	CARLSON ESTATES	002	010	CARLSON ESTATES 002 010	7401 NW 28TH TER BETHANY		
R175481550	FELDER CHARLES D & AIMEE		7337 NW 26TH ST	BETHANY	OK	73008-5123	CARLSON ESTATES 2ND	008	002	CARLSON ESTATES 2ND 008 002	7337 NW 26TH ST BETHANY		
R175471095	GRAYSON EULENE		7401 NW 29TH ST	BETHANY	OK	73008-4509	CARLSON ESTATES	001	010	CARLSON ESTATES 001 010	7401 NW 29TH ST BETHANY		
R173181260	MCLAIN TRACY & DANA TRS	MCLAIN TRACY & DANA LIV TRUST	3109 N TIMBER AVE	BETHANY	OK	73008-3831	ROCKWEL L OAKS	002	000	ROCKWELL OAKS 002 000 570FT LOT 21	3109 N TIMBER AVE BETHANY		

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R175481210	MARQUEZ JENNIFER	MARQUEZ MARCIANO	7400 NW 28TH ST	BETHANY	OK	73008-4506	CARLSON ESTATES 2ND	005	010	CARLSON ESTATES 2ND 005 010	7400 NW 28TH ST BETHANY
R171151220	HARTLEIN ALLAN J & NATIVIDAD S TRS	HARTLEIN ALLAN & NATIVIDAD LIVING TRUST	3109 N ALEXANDER LN	BETHANY	OK	73008-3716	BRENTMARK 1	002	003	BRENTMARK 1 002 003	3109 N ALEXANDER LN BETHANY
R175481440	YBARRA PHILLIP & KARUE		7401 NW 26TH ST	BETHANY	OK	73008	CARLSON ESTATES 2ND	007	011	CARLSON ESTATES 2ND 007 011	7401 NW 26TH ST BETHANY
R175471085	WATERS MICHAEL A		7400 NW 30TH ST	BETHANY	OK	73008-3749	CARLSON ESTATES	001	009	CARLSON ESTATES 001 009	7400 NW 30TH ST BETHANY
R173181610	ARROYO EFREN PIVAS	MONTELONGO ACUNA MARIA	3100 N TIMBER AVE	BETHANY	OK	73008-3832	ROCKWELL OAKS	004	016	ROCKWELL OAKS 004 016	3100 N TIMBER AVE BETHANY
R175481220	WARD BRIAN & URBASHI		1716 N OAKHILL RD	BETHANY	OK	73008	CARLSON ESTATES 2ND	005	011	CARLSON ESTATES 2ND 005 011	7401 NW 27TH ST BETHANY
R175471465	LANDERS PAULA J		3008 N ALEXANDER LN	BETHANY	OK	73008-4516	CARLSON ESTATES	004	002	CARLSON ESTATES 004 002	3008 N ALEXANDER LN BETHANY
R175481030	GRAHAM JUNE A	GRAHAM GLENN	7409 NW 28TH ST	BETHANY	OK	73008-4505	CARLSON ESTATES 2ND	003	012	CARLSON ESTATES 2ND 003 012	7409 NW 28TH ST BETHANY
R171151210	LUEVANO JUAN JOSE		3105 N ALEXANDER LN	BETHANY	OK	73008-3716	BRENTMARK 1	002	002	BRENTMARK 1 002 002	3105 N ALEXANDER LN BETHANY
R175471485	BINGHAM RUBY KATHLEEN SUC TRS	BINGHAM JOE B & RUBY K REV LIV TRUST	3000 N ALEXANDER LN	BETHANY	OK	73008-4516	CARLSON ESTATES	004	004	CARLSON ESTATES 004 004	3000 N ALEXANDER LN BETHANY
R175471475	MEDINA VERONICA		3004 N ALEXANDER LN	BETHANY	OK	73008-4516	CARLSON ESTATES	004	003	CARLSON ESTATES 004 003	3004 N ALEXANDER LN BETHANY
R175481320	VAZQUEZ DANIEL HERNANDEZ	VAZQUEZ MARIA ESTHER MARQUEZ	2808 N ALEXANDER LN	BETHANY	OK	73008-4512	CARLSON ESTATES 2ND	006	001	CARLSON ESTATES 2ND 006 001	2808 N ALEXANDER LN BETHANY
R175471535	YAZZIE NATHANIEL		2920 N ALEXANDER LN	BETHANY	OK	73008-4514	CARLSON ESTATES	004	009	CARLSON ESTATES 004 009	2920 N ALEXANDER LN BETHANY
R175471525	WYMER ROBERT E II & ALLISON M		2924 N ALEXANDER LN	BETHANY	OK	73008-4514	CARLSON ESTATES	004	008	CARLSON ESTATES 004 008	2924 N ALEXANDER LN BETHANY
R175471515	GRAHAM KAREN BROOKS		2928 N ALEXANDER LN	BETHANY	OK	73008-4514	CARLSON ESTATES	004	007	CARLSON ESTATES 004 007	2928 N ALEXANDER LN BETHANY
R175471495	LAMONT COLETTE A		2936 N ALEXANDER LN	BETHANY	OK	73008	CARLSON ESTATES	004	005	CARLSON ESTATES 004 005	2936 N ALEXANDER LN BETHANY

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R175471505	BAILEY MASON EDWARD		2932 N ALEXANDER LN		BETHANY	OK	73008	CARLSON ESTATES	004	006	CARLSON ESTATES 004 006	2932 N ALEXANDER LN BETHANY			
R175481010	BROWN RHONDA A		2901 N ALEXANDER LN		BETHANY	OK	73008-4513	CARLSON ESTATES 2ND	003	010	CARLSON ESTATES 2ND 003 010	2901 N ALEXANDER LN BETHANY			
R175481630	LOPEZ MARCO A	DIAZ KARINA A	7408 NW 26TH ST		BETHANY	OK	73008	CARLSON ESTATES 2ND	009	008	CARLSON ESTATES 2ND 009 008	7408 NW 26TH ST BETHANY			
R175481620	STONE AMY M		7412 NW 26TH ST		BETHANY	OK	73008	CARLSON ESTATES 2ND	009	007	CARLSON ESTATES 2ND 009 007	7412 NW 26TH ST BETHANY			
R175481640	CALLAZZO WILLIAM A		7404 NW 26TH ST		BETHANY	OK	73008-5126	CARLSON ESTATES 2ND	009	009	CARLSON ESTATES 2ND 009 009	7404 NW 26TH ST BETHANY			
R175471435	FREDRICKSON JOANN TRS	FREDRICKSON JOANN REV TRUST	7404 NW 28TH TER		BETHANY	OK	73008-4508	CARLSON ESTATES	003	008	CARLSON ESTATES 003 008	7404 NW 28TH TER BETHANY			
R175481610	FROST ROBERT D & VIRGINIA E TRS	FROST ROBERT D & VIRGINIA E REV LIV TRUS	7416 NW 26TH ST		BETHANY	OK	73008-5126	CARLSON ESTATES 2ND	009	006	CARLSON ESTATES 2ND 009 006	7416 NW 26TH ST BETHANY			
R175471545	CHARLSON JORDAN	CHARLSON TANNER RAY	2916 ALEXANDER LN		BETHANY	OK	73008	CARLSON ESTATES	004	010	CARLSON ESTATES 004 010	2916 N ALEXANDER LN BETHANY			
R175481420	NOWLAN ZACHARIAH R & PHILINDA E		7404 NW 27TH ST		BETHANY	OK	73008-4504	CARLSON ESTATES 2ND	007	009	CARLSON ESTATES 2ND 007 009	7404 NW 27TH ST BETHANY			
R175471425	ADCOX BILLY DON & SANDRA J		3801 N RIVERSIDE DR		BETHANY	OK	73008-3071	CARLSON ESTATES	003	007	CARLSON ESTATES 003 007	7408 NW 28TH TER BETHANY			
R175471105	PADILLA ROSA M		7405 NW 29TH ST		BETHANY	OK	73008-4509	CARLSON ESTATES	001	011	CARLSON ESTATES 001 011	7405 NW 29TH ST BETHANY			
R175481600	HARRISON BETTY G		7420 NW 26TH ST		BETHANY	OK	73008-5126	CARLSON ESTATES 2ND	009	005	CARLSON ESTATES 2ND 009 005	7420 NW 26TH ST BETHANY			
R175481410	COLIS LOZANO LUIS E		7408 NW 27TH ST		BETHANY	OK	73008-4504	CARLSON ESTATES 2ND	007	008	CARLSON ESTATES 2ND 007 008	7408 NW 27TH ST BETHANY			
R175481240	LANDERS PAULA JEAN		7409 NW 27TH ST		BETHANY	OK	73008-4503	CARLSON ESTATES 2ND	005	013	CARLSON ESTATES 2ND 005 013	7409 NW 27TH ST BETHANY			

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R175481230	BIEGLER MICHAEL		7405 NW 27TH ST	BETHANY	OK	73008	CARLSON ESTATES 2ND	005	012	CARLSON ESTATES 2ND 005 012	7405 NW 27TH ST BETHANY			
R175481200	WHITE KRISTAL H		7404 NW 28TH ST	BETHANY	OK	73008-4506	CARLSON ESTATES 2ND	005	009	CARLSON ESTATES 2ND 005 009	7404 NW 28TH ST BETHANY			
R175481480	PRICHARD CLAUD DAVID & PHYLLIS S TRS	PRICHARD DAVID & PHYLLIS S REV TRUST	7417 NW 26TH ST	BETHANY	OK	73008-5125	CARLSON ESTATES 2ND	007	015	CARLSON ESTATES 2ND 007 015	7417 NW 26TH ST BETHANY			
R175481470	BERG KATHLEEN J		7413 NW 26TH ST	BETHANY	OK	73008-5125	CARLSON ESTATES 2ND	007	014	CARLSON ESTATES 2ND 007 014	7413 NW 26TH ST BETHANY			
R175481190	MASSEY ALGERITA F		7408 NW 28TH ST	BETHANY	OK	73008-4506	CARLSON ESTATES 2ND	005	008	CARLSON ESTATES 2ND 005 008	7408 NW 28TH ST BETHANY			
R175471255	KP HOLDINGS LLC		5225 N SHARTEL AVE STE 101	OKLAHOMA CITY	OK	73118-6035	CARLSON ESTATES	002	008	CARLSON ESTATES 002 008	7404 NW 28TH ST BETHANY			
R175481460	BLACK CARL HENRY & SHARON		7409 NW 26TH ST	BETHANY	OK	73008-5125	CARLSON ESTATES 2ND	007	013	CARLSON ESTATES 2ND 007 013	7409 NW 26TH ST BETHANY			
R175481450	MUJANG MIA	MUJANG LOUIS ABE	7405 NW 26TH ST	BETHANY	OK	73008	CARLSON ESTATES 2ND	007	012	CARLSON ESTATES 2ND 007 012	7405 NW 26TH ST BETHANY			
R175481020	MARTIN CRISTINA NIEVES	MARTIN YASMIN SHIRALI	7405 NW 28TH ST	BETHANY	OK	73008-4505	CARLSON ESTATES 2ND	003	011	CARLSON ESTATES 2ND 003 011	7405 NW 28TH ST BETHANY			
R175471285	BELTRAN RODOLFO ZEPEDA		7405 NW 28TH TER	BETHANY	OK	73008-4507	CARLSON ESTATES	002	011	CARLSON ESTATES 002 011	7405 NW 28TH TER BETHANY			
R175471075	DILL DAVID J & JANIS L		7404 NW 30TH ST	BETHANY	OK	73008-3749	CARLSON ESTATES	001	008	CARLSON ESTATES 001 008	7404 NW 30TH ST BETHANY			
R171151200	HOOVER CAROLYN F		3101 N ALEXANDER LN	BETHANY	OK	73008-3716	BRENTMARK 1	002	001	BRENTMARK 1 002 001	3101 N ALEXANDER LN BETHANY			
R173785695	VAZQUEZ DANIEL H & MARIA E		2808 N ALEXANDER LN	BETHANY	OK	73008-4512	UNPLTD PT SEC 20 12N 4W	000	000	UNPLTD PT SEC 20 12N 4W 000 000 PT SE4 SEC 20 12N 4W BEG NE/C LOT 2 BLK 6 CARLSON ESTATES SEC 2 TH W10.95FT N120FT E10.95FT S120FT TO BEG	0 UNKNOWN			

NOTICE OF PUBLIC HEARING

On July 18, 2024, at 6:30 p.m. the Bethany Planning and Zoning Commission will, during its regular session, hold a public hearing at Bethany City Hall at 6700 NW 36th St., Bethany, OK 73008 for the following: Consider a request by Golam Sarker, applicant & property owner, for a PUD amendment and for approval of a preliminary plat for the applicant's property at NW 27th Street and N Wilburn Avenue.

At this public hearing, the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on August 6, 2024, at 6:30 p.m. During the meeting with the Bethany City Council, there will be a second public hearing and a subsequent vote as to whether this request is either approved or denied.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION:

UNPLTD PT SE4 SEC 20 N12N 4W BEG 989.12FT S OF NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT TO BEG CONT 12.07ACRES
MORE OR LESS



Department of Planning & Community Development

June 24, 2024

NOTICE OF HEARING

**PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

Dear Property Owner:

This notice is to inform you that a neighboring property owner has filed an application with the Bethany Department of Planning & Community Development for an amendment to the Planned Unit Development (PUD) and approval of a preliminary plat, for the applicant's property at NW 27th Street and N Wilburn Avenue. All PUD amendments and preliminary plats within the city limits are reviewed by the Planning and Zoning Commission at a public hearing to determine whether the proposal is in conformity with the Comprehensive Plan and applicable ordinances for the City of Bethany.

We would like to emphasize that the Planning and Zoning Commission does not make the final decision on whether or not to approve the application; it simply makes recommendations on zoning & special permit matters to the City Council. The final decision is made by the City Council in a second hearing.

Attached to this notice is information on the hearing dates, the location of the property, and the zoning of the property. During the public hearings, the applicant for the zoning change presents his case, and all interested property owners in the surrounding area are invited to appear and state whether they are for or against the proposal.

Your participation in these proceedings can affect the outcome.

If you have any questions regarding this notice, please contact the Community Development Director. Call (405) 789-6005.

Secretary,

Bethany Planning & Zoning Commission

AMENDMENT CASE INFORMATION

A. Amendment Proposal

1. Case No.: PC 24-13.
2. Location of Property: 12 Acres W of NW 27th Street and N Wilburn Ave.
3. Legal Description: See Item E.
4. Present Zoning: PUD (Planned Unit Development).
5. Applicant's Request: Grant an amendment to the current PUD statement and approve the preliminary plat.

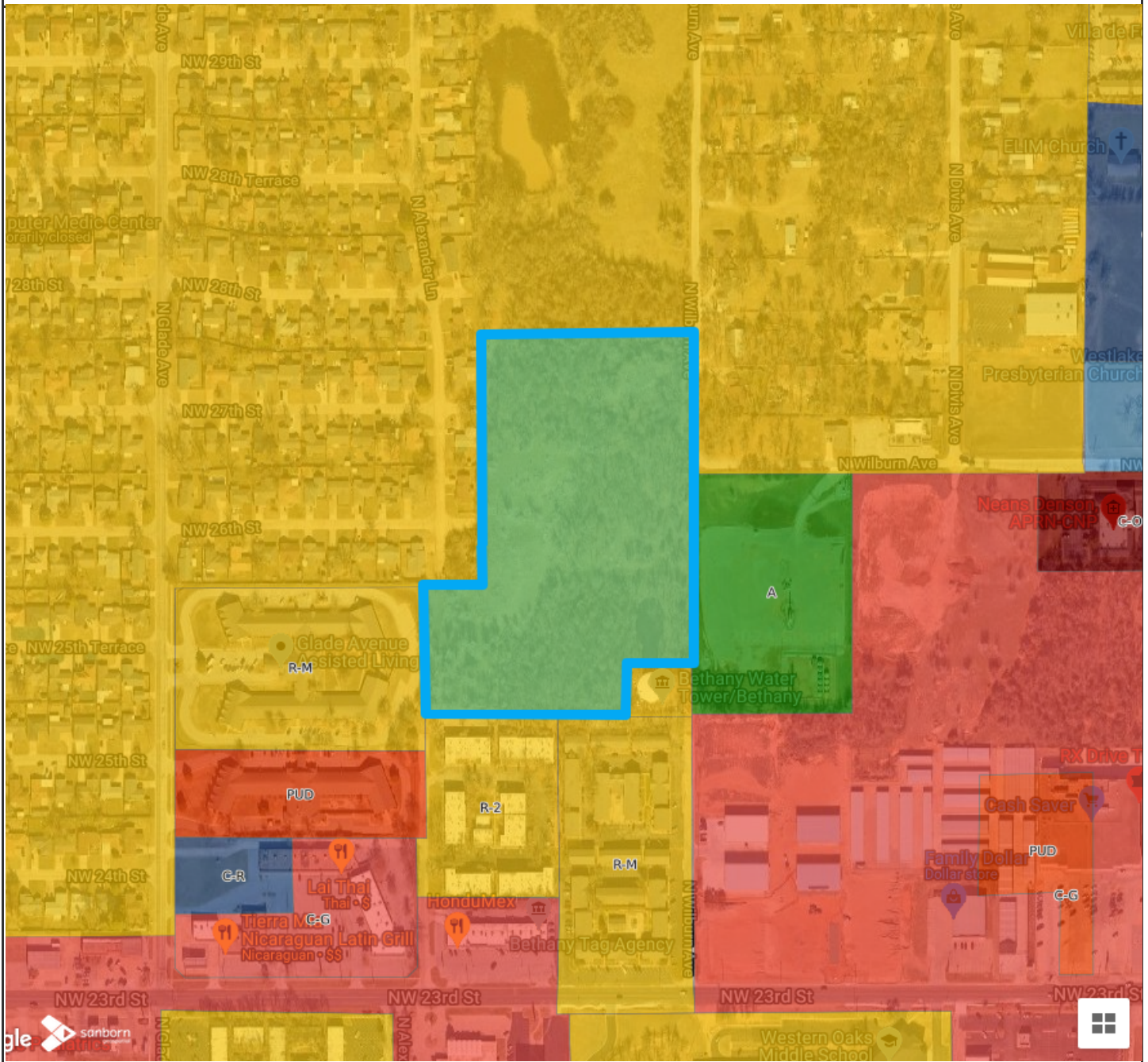
B. Hearing Schedule

1. The Planning and Zoning Commission hearing on the proposed rezoning will be held on **July 18, 2024 at 6:30 P.M.** At this hearing, any interested citizen will have the opportunity to speak to the Commission concerning the proposed zoning change. The Commission will vote on whether to recommend approval or disapproval of the proposed rezoning. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS HEARING.**
2. The City Council Hearing will be held on **August 6, 2024 at 6:30 P.M.** At this hearing, any interested citizens will have the opportunity to speak to the City Council concerning the request. The City Council will vote either to adopt or reject the proposed rezoning ordinance. **IF YOU HAVE AN OPINION ON THE APPLICATION, YOU SHOULD ATTEND THIS MEETING.**

C. Location of Hearings

Both the Planning and Zoning Commission and City Council hearings will be held in the Bethany City Hall Council Chamber located at 6700 NW 36th St.

PC 24-13 Zoning Map



ZONING CODE LEGEND

A	I-L
CBD	I-R
C-G	PUD
C-H	PRD
C-S	R-1
C-N	R-2
C-O	R-M
C-R	RMO
E-I	RHP

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Bethany, Oklahoma makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.