

# **RDS Business Park**

**An Addition located in the SW/4 of Section 6, T-18-N,  
R-14-E, City of Broken Arrow, Wagoner County, Oklahoma.**

**PLANNED UNIT DEVELOPMENT NUMBER \_\_\_\_\_**

Prepared by:  
JR Donelson, Inc.  
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918-394-3030  
Email: [jrdon@tulsacoxmail.com](mailto:jrdon@tulsacoxmail.com)

**January 29, 2019**

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## **I. Development Concept**

'RDS Business Park', comprises 19.70 acres. The 19.70 acres gross (hereinafter the "Property" or the "Site") located in the SW/4 (Southwest Quarter) of Section 6, T-18-N, R-15-E. The property is situated east of 23<sup>rd</sup> Street (South 193<sup>rd</sup> E. Ave.) and north of East Kenosha (E. 71<sup>st</sup> St. South).

The project is planned as a mixed use commercial development, including commercial retail and office uses. Exhibit A is a Concept Illustration of the Site, including a Location Map insert. The property will be platted per City of Broken Arrow subdivision regulations, except that the right-of-way of Hillside Drive is requested to be reduced from 100 feet to 60 feet. There will be one Development Area and it will be referred to as Development Area 'A'. There will be 6 lots in two blocks and the street is Hillside Drive.

### ***Zoning.***

The property is presently designated as Level 4, 'Commercial / Employment Nodes', in the Broken Arrow Comprehensive Plan. The property is presently zoned, 'CN'.

The surrounding land uses and zoning classifications include the following:

North:	R3	Woodstock II Addition
East:	RMH	Arrow Village Mobile City (Camino Village)
South:	CG/CN/SP-257	Restaurant, Shopping Center, and Life Church
West:	CH	Undeveloped but platted as 'The Park at Adams Creek – Phase I Amended'

### ***Features of the Site Area.***

The site is bounded by the residential subdivision Woodstock II to the north; Arrow Village Mobile City to the East; Tiger Plaza to the south and Amended Plat of The Park at Adam's Creek – Phase 1 to the west of South 193<sup>rd</sup> E. Ave.

The site receives storm water runoff from Tiger Plaza. The runoff flows onto the site into a pond, and then flows north, northwest and discharges in a surface inlet on the east side of 193<sup>rd</sup> E. Ave. A storm water detention facility will be constructed on the site.





# N. 23RD STREET DEVELOPMENT

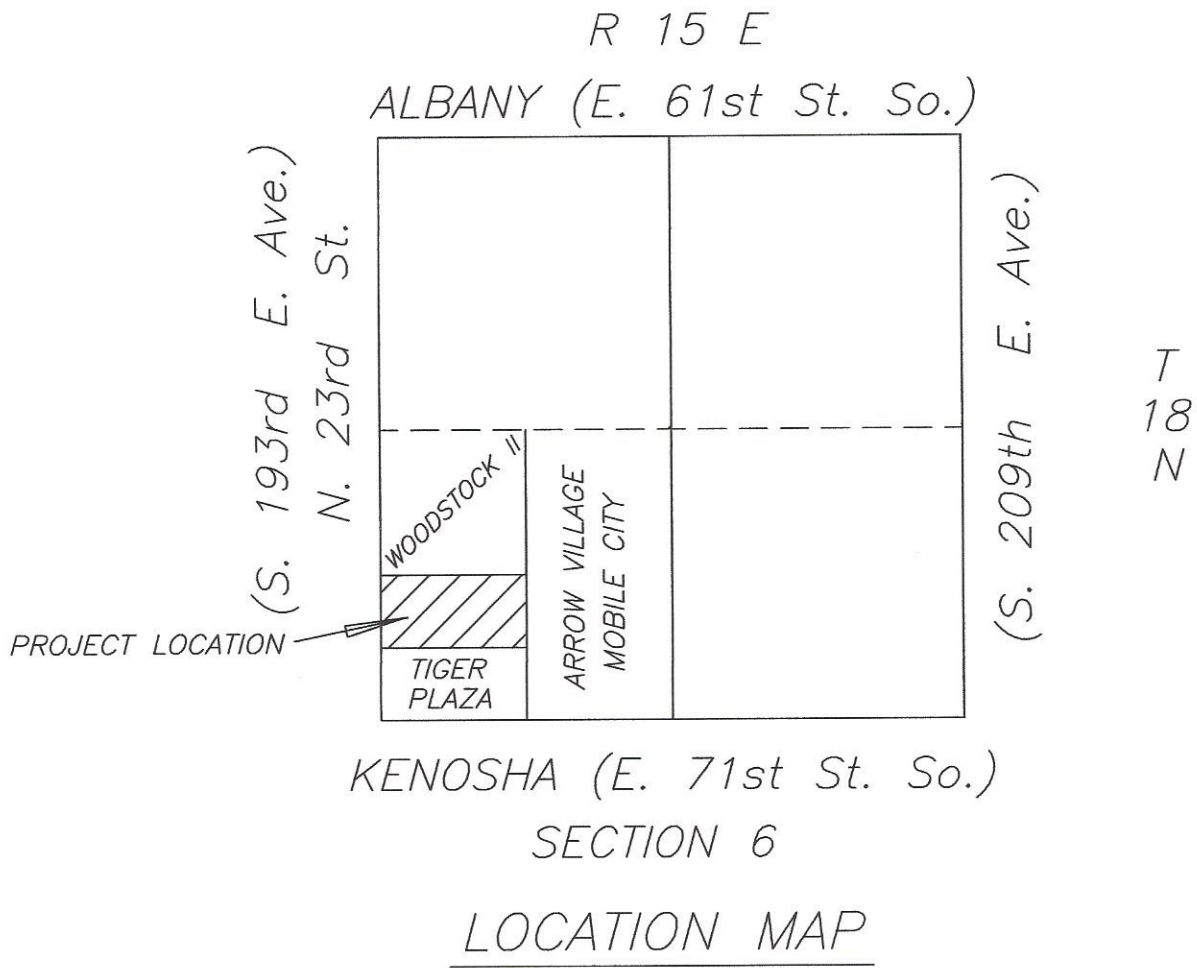


SCALE: 1" = 125' FALL  
SEPTEMBER 2012

PLANNING & LANDSCAPE DESIGN  
**SLACK ASSOCIATES INC.**  
 2714 W. 10TH AVE. SUITE 100  
 DENVER, CO 80202  
 303.440.8811  
 www.slackassociates.com

DESIGN STUDIO  
 4215 E. CHERRY, SUITE 500  
 DENVER, CO 80202  
 303.440.8811  
 www.slackassociates.com





NW CORNER SW/4  
3/4" Iron Pin, Fd  
N=396473.334  
E=2629958.474  
EL=700.32

N 01°19'21" W  
1320.86'

WOODSTOCK II

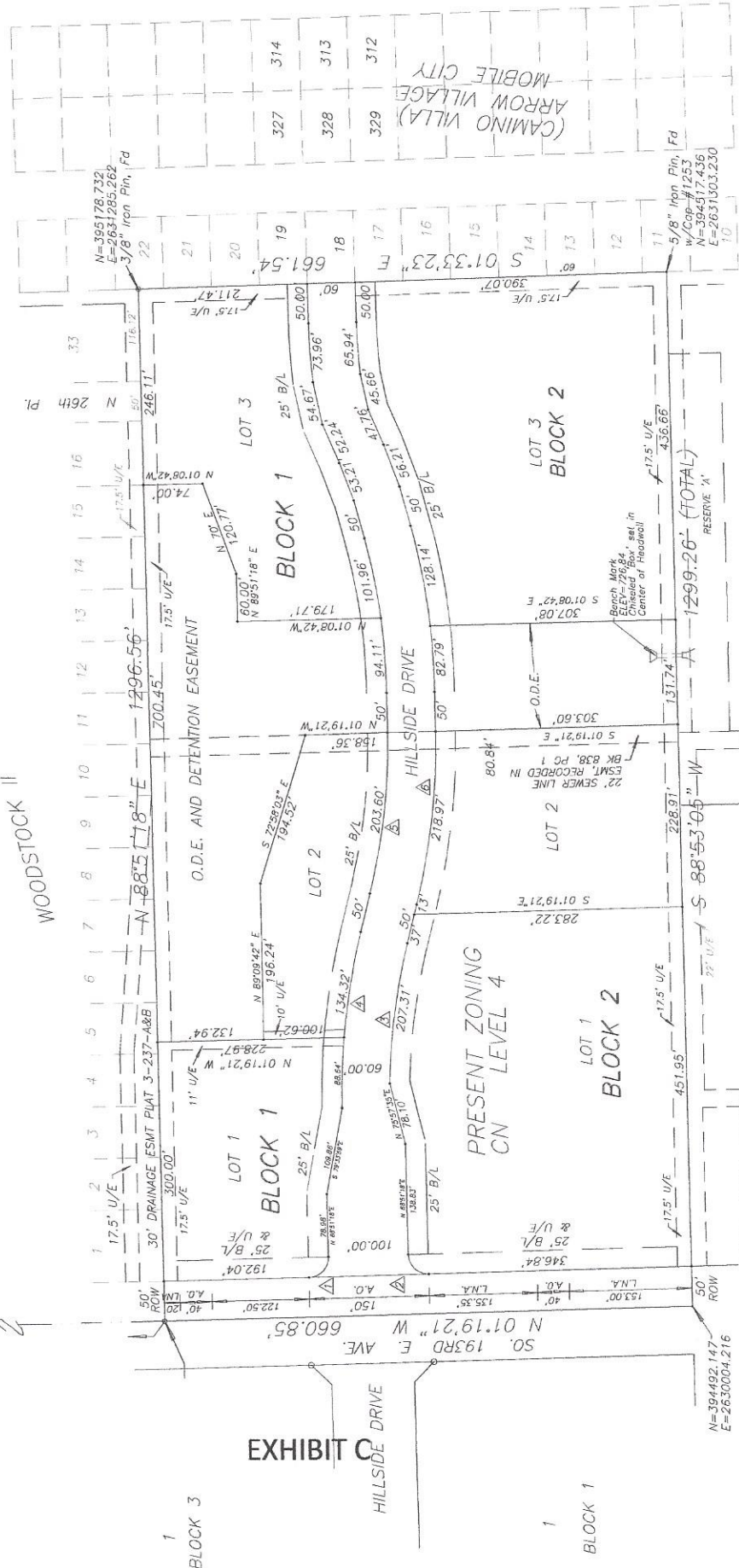


EXHIBIT C

HILLSIDE DRIVE

BLOCK 1

BLOCK 3

BLOCK 2

LOT 2

LOT 5

TIGER PLAZA

(CAMINO VILLAGO)  
ARROW VILLAGO  
MOBILE CITY

N=394492.147  
E=2630004.216

5/8" Iron Pin, Fd  
w/ Cop #1253  
N=394517.436  
E=2631003.230

LOT 1  
BLOCK 2

1



NW/CORNER SW/4  
3/4" Iron Pin, Fd  
N=396473.334  
E=2629958.474  
EL=700.32

N 01°19'21" W  
1320.86'

WOODSTOCK II

33

26th Pl.

22

21

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19

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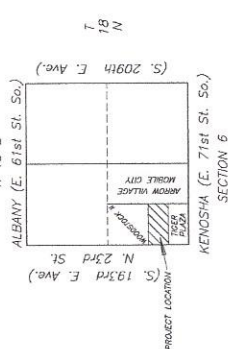
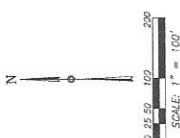
ENGINEER/SURVEYOR:  
J.R. DOWNS, INC.  
12820 SOUTH MEMORIAL DR.  
OFFICE TULSA, OKLA. 74120  
205/461-7400  
205/461-7401  
FAX: 205/461-7402  
CONTACT: BRIAN DOWNS  
EMAIL: bdowns@jrdowns.com  
CA. NO. 5611 EXPIRATION: 6/30/19  
LS. NO. 287 EXP. 6-30-2019

OWNER:  
RDS INVESTMENTS, LLC  
12820 SOUTH MEMORIAL DR.  
BROKEN ARROW, OKLA. 74012  
PHONE: 918-231-7519  
CONTACT: BRIAN DOWNS  
EMAIL: bdowns@jrdowns.com

# RDS BUSINESS PARK

A TRACT OF LAND SITUATED IN THE SW/4 OF THE SW/4 Q/4 SECTION 6, T-18-N, R-15-E, THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

APPROVED \_\_\_\_\_ by the City Council of the City of Broken Arrow.  
Mayor \_\_\_\_\_  
Attest: City Clerk \_\_\_\_\_



SECTION 6  
SUBDIVISION CONTAINS  
FILE: RDSBMAP-AT08018  
DATE: 8/11/18  
LOTS: 6  
BLOCKS: 2

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
B/L	BLOCK
C	CENTERLINE
R.O.W.	RIGHT-OF-WAY
L.A.	LAND AREA
U/G	UNDERGROUND
O.D.E.	OVERLAND DRAINAGE EASEMENT
7100	ADDRESS

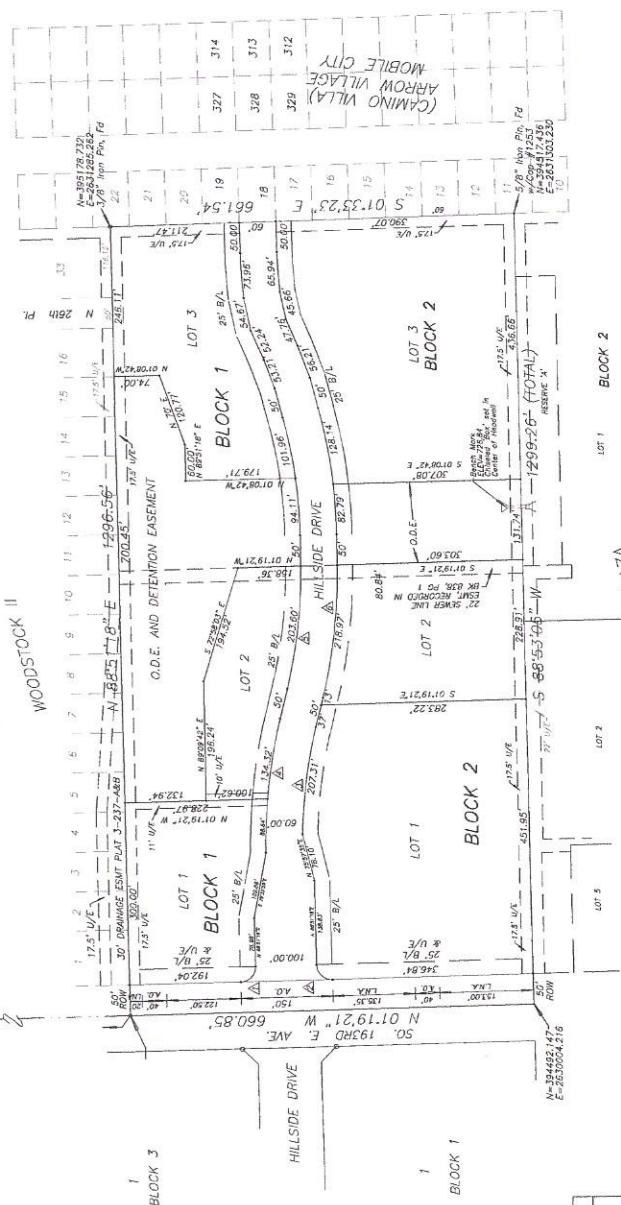


EXHIBIT E  
AT ADAM'S CREEK - PHASE 1  
THE PARK

CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	89°49'21"	25.00'	39.19'
2	90°10'39"	25.00'	35.35'
3	144°00'00"	25.00'	207.80'
4	145°00'00"	25.00'	207.80'
5	144°00'00"	25.00'	207.80'
6	144°00'00"	25.00'	207.80'
7	144°00'00"	25.00'	207.80'
8	144°00'00"	25.00'	207.80'
9	144°00'00"	25.00'	207.80'
10	144°00'00"	25.00'	207.80'

△ CURVE DESIGNATION NUMBER

- NOTES:
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AND MEASUREMENT, AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYING AND MEASUREMENT, PROFESSIONAL ENGINEERS AND SURVEYORS.
  2. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND OF LEGAL DESCRIPTIONS.
  3. 3/8" IRON PINS WERE FOUND TO EXIST OR SET AT PROPERTY CORNERS.
  4. BENCH MARK: COUNSEL "BOX" SET IN CENTER OF NE/4 WALL OF LOT 1, BLOCK 2, 22 FEET NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION=725.84
  5. 3/8" IRON PINS WERE FOUND TO EXIST OR SET AT PROPERTY CORNERS.
  6. BENCH MARK: COUNSEL "BOX" SET IN CENTER OF NE/4 WALL OF LOT 1, BLOCK 2, 22 FEET NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION=725.84
  7. LEVEL 4 - COMMERCIAL/EMPLOYMENT NOTES



***Legal Description of the Property***

Lot seven (7), of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4), less the south 660 feet thereof, Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Exhibit F

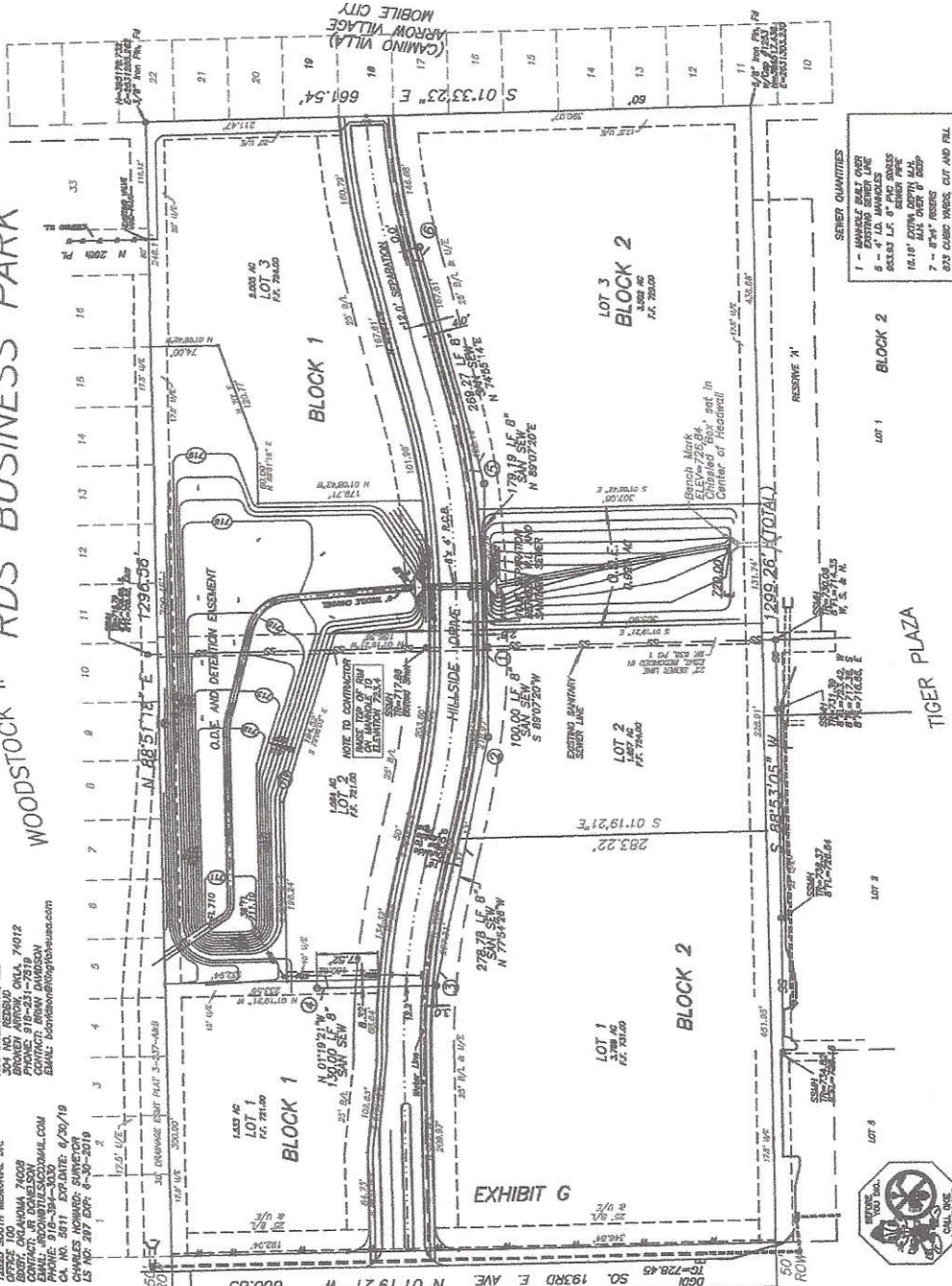
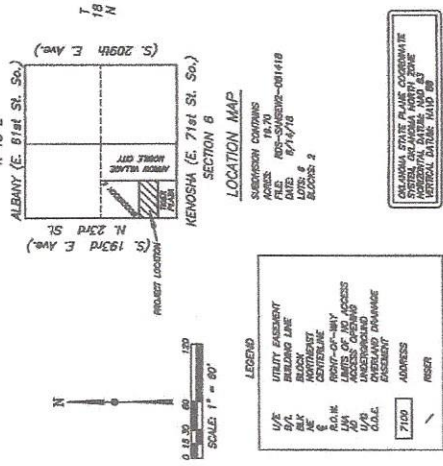
# ENGINEER/SURVEYOR:

JR DONELSON, INC.  
304 N. 10TH AVENUE, SUITE 100  
BROKEN ARROW, OKLA. 74012  
PHONE: 918-394-3000  
FAX: 918-394-3000  
EMAIL: donelson@oklahomacounty.com

# OWNER:

RDS INVESTMENTS, LLC  
304 N. 10TH AVENUE, SUITE 100  
BROKEN ARROW, OKLA. 74012  
CONTACT: BRIAN DAVENSON  
EMAIL: donelson@oklahomacounty.com

# WOODSTOCK II RDS BUSINESS PARK



GENERAL NOTES:  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE OKLAHOMA PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE OKLAHOMA PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.  
3. NO INVESTIGATIONS WERE CONDUCTED TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	BY	NOTES

DESIGNED	CHK
CHECKED	JJD
DRAWN	JJD
APPROVED	

JR DONELSON, INC.  
PLANNING AND DESIGN  
1200 South Memorial Drive  
Broken Arrow, Oklahoma 74009  
PHONE: 918-394-3000  
FAX: 918-394-3000  
EMAIL: donelson@oklahomacounty.com

RDS BUSINESS PARK  
CITY OF BROKEN ARROW  
WAGONER COUNTY, OKLAHOMA

JOB NO.	100-000000-001118
SCALE	1" = 60'
SHEET	2 OF 2

## II. Development Standards, Development Area “A”

Development Area ‘A’ shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial Neighborhood (CN) District, except as follows:

Gross land area	19.70 acres
Minimum Lot Width:	100 feet
Minimum Lot Size:	0.75 acres
Floor area ratio (maximum)	0.75
Maximum Dwelling Units:	N/A
Minimum Building Setback:	
From R.O.W. line of 23 <sup>rd</sup> Street & Hillside Drive	50 feet (1), 25 feet (2)
(1)	With parking in front of the building.
(2)	With 25 feet of landscaped area adjacent to the right-of-way and no parking or paving in front of the building along the entire street frontage.
Set back from the south property line	20 feet
Set back from the north property line	30 feet
Set back from the east property line	30 feet
Building height (maximum)	3 stories or 50 feet
• Plus 2 feet setback for each 1 foot of building height exceeding 15 feet, if the abutting property is within a Residential District.	
Other Bulk and Area Requirements	As provided within the CN District.
Off-street parking	As required by the applicable Use Unit of the City of Broken Arrow Zoning Code.

Uses are those permitted by right in the ‘CN’, Commercial Neighborhood District, as well as those uses described as follows:

Fitness and recreational sports center



### **III. Access and Circulation**

Vehicular access shall be derived from South 193<sup>rd</sup> E. Ave, Hillside Drive and the mutual access to Tiger Plaza. The Hillside Drive will be public and drive lanes on each lot will be private. The curbs, gutters, base and paving materials of the street shall be of a quality and thickness meeting the City of Broken Arrow standards for commercial parking lots and public streets. Access includes ingress and egress. Access to Lot 1, Block 1 and Lot 1, Block 2 from South 193<sup>rd</sup> E. Ave. will be allowed. The right of way width for Hillside Drive will be 100 feet at the intersection of Hillside Drive and South 193<sup>rd</sup> E. Ave and then 60 feet wide to the east property line. Except for emergency access, no vehicular access will be allowed to North 26<sup>th</sup> Street or the abutting property to the east.

A 40'-0" Access Opening will be permitted to Lot 1, Block 2, as shown on Exhibit A, C, D, E and H from South 193<sup>rd</sup> E. Ave. A 40'-0" Access Opening will be permitted to Lot 1, Block 1, as shown on Exhibit A, C, D, E and H from South 193<sup>rd</sup> E. Ave.

### **IV. Utilities and Drainage**

A Sanitary Sewer line is located on this site. This sanitary sewer is part of the City of Broken Arrow sewer system. The water line will connect to the existing water line on So. 193<sup>rd</sup> E. Ave. and will be located in easements parallel to Hillside Drive. Storm water runoff flows onto the site from the south and will flow into an on-site dry storm water detention facility. Storm water will be discharged to a surface inlet on the east side of So. 193<sup>rd</sup> E. Ave..

### **V. Site Plan Review**

The Site Plan shall be submitted to and approved by the City of Broken Arrow, prior to a building permit being issued.

### **VI. Platting and Restrictive Covenants; Enforcement**

The site will follow the Broken Arrow Subdivision Regulation procedures for property platting. Restrictive covenants will be adopted and recorded for the subdivision plat.

**VII. Expected Schedule of Development.**

Development of the project is expected to commence within 12 months and to be completed as market conditions permit.

**VIII. Trash, Mechanical and Equipment Areas.**

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened in accordance with the Broken Arrow Zoning Ordinance.

**IX. Lighting.**

Parking lot lighting shall meet the requirements of the Broken Arrow Zoning Ordinance except that all light poles are limited to 20 feet in height. Any wall packs placed on buildings shall be shielded with the lights directed toward the ground.

**X. Traffic Control.**

Raised traffic control medians will be constructed by the developer on South 193<sup>rd</sup> E. Ave. to limit left turn movements from the site. The design of the two medians will be designed in conjunction with the City of Broken Arrow requirements. The traffic control medians are shown in Exhibit I.

**XI. Signage.**

Freestanding signs shall be installed in accordance with Section 5.7.D of the Broken Arrow Zoning Ordinance except as follows:

Only one pylon sign shall be allowed, and it shall be limited to 25 feet in height.  
A separate application for a Specific Use Permit is not required.

**XII. Landscaping.**

Landscaping signs shall be provided and maintained in accordance with the Broken Arrow Zoning Ordinance except as follows:

At least one tree per 30 feet of lineal feet of lot frontage shall be provided.  
All trees shall be medium to large trees except where there are conflicts with overhead power lines.

Any landscape material that fails shall be replaced in accordance with Section 5.2.C.4 of the Broken Arrow Zoning Ordinance.

18 15 E

ALBANY (E. 61st St. So.)

N. 193rd E. Ave.

N. 23rd St.

(S. 193rd E. Ave.)

PROJECT LOCATION

TRIST PLAZA

ARROW WALK

MOBILE CITY

N. 209th E. Ave.

(S. 209th E. Ave.)

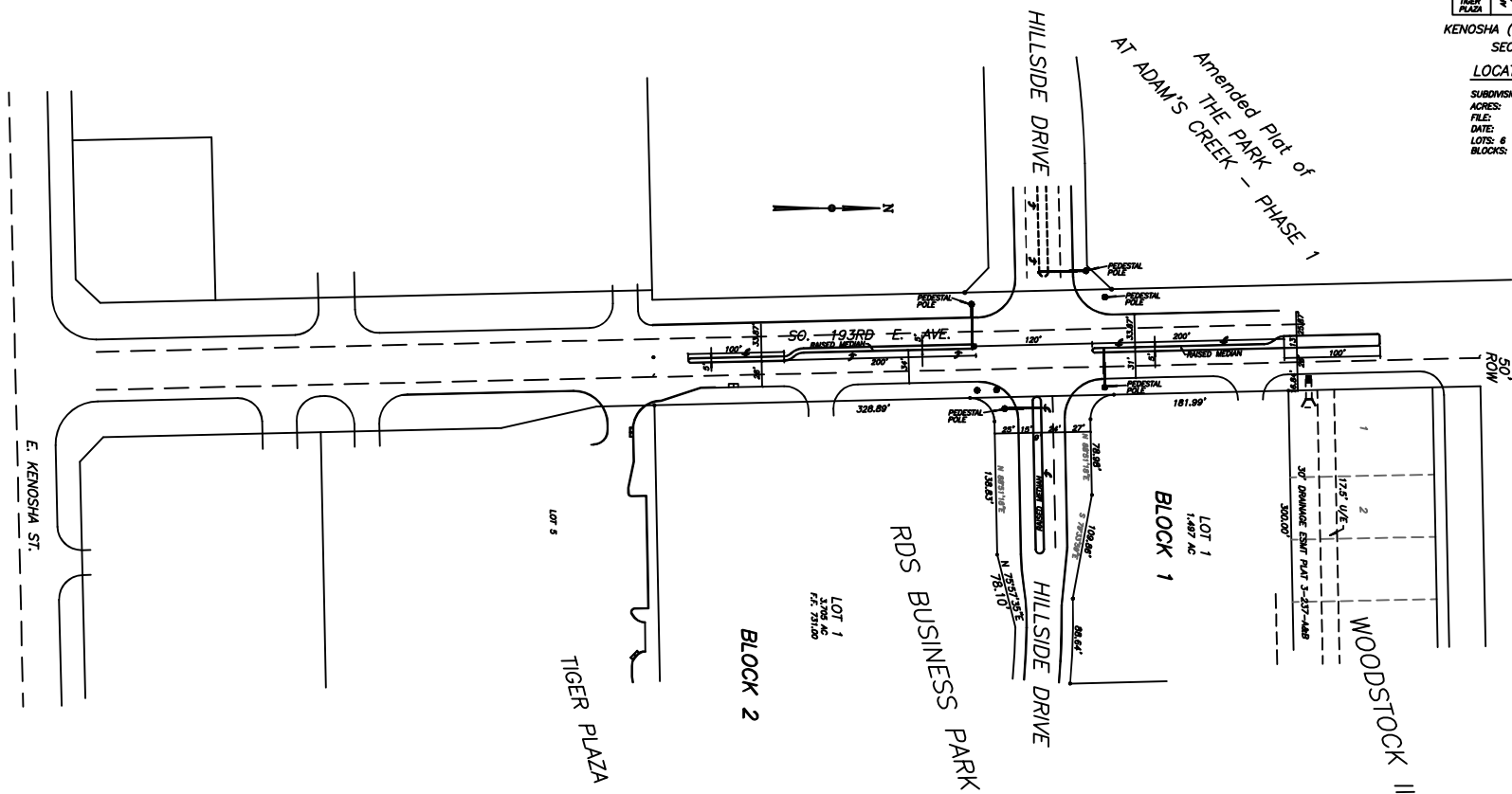
18 N

KENOSHA (E. 71st St. So.)

SECTION 6

LOCATION MAP

SUBDIVISION CONTAINS 18.70 ACRES:  
FILE: ROSGRAVINGWEST111618  
DATE: 11/16/18  
LOTS: 6  
BLOCKS: 2



8-14-18	SANITARY SEWER PLAN	JID
Date	Notes	By

Designed CKH  
Checked \_\_\_\_\_  
Drawn JID  
Approved \_\_\_\_\_

12820 South Memorial Drive  
Office 100  
Bixby, Oklahoma 74008

C.A. NO. 5811  
Exp. Date 6/30/19

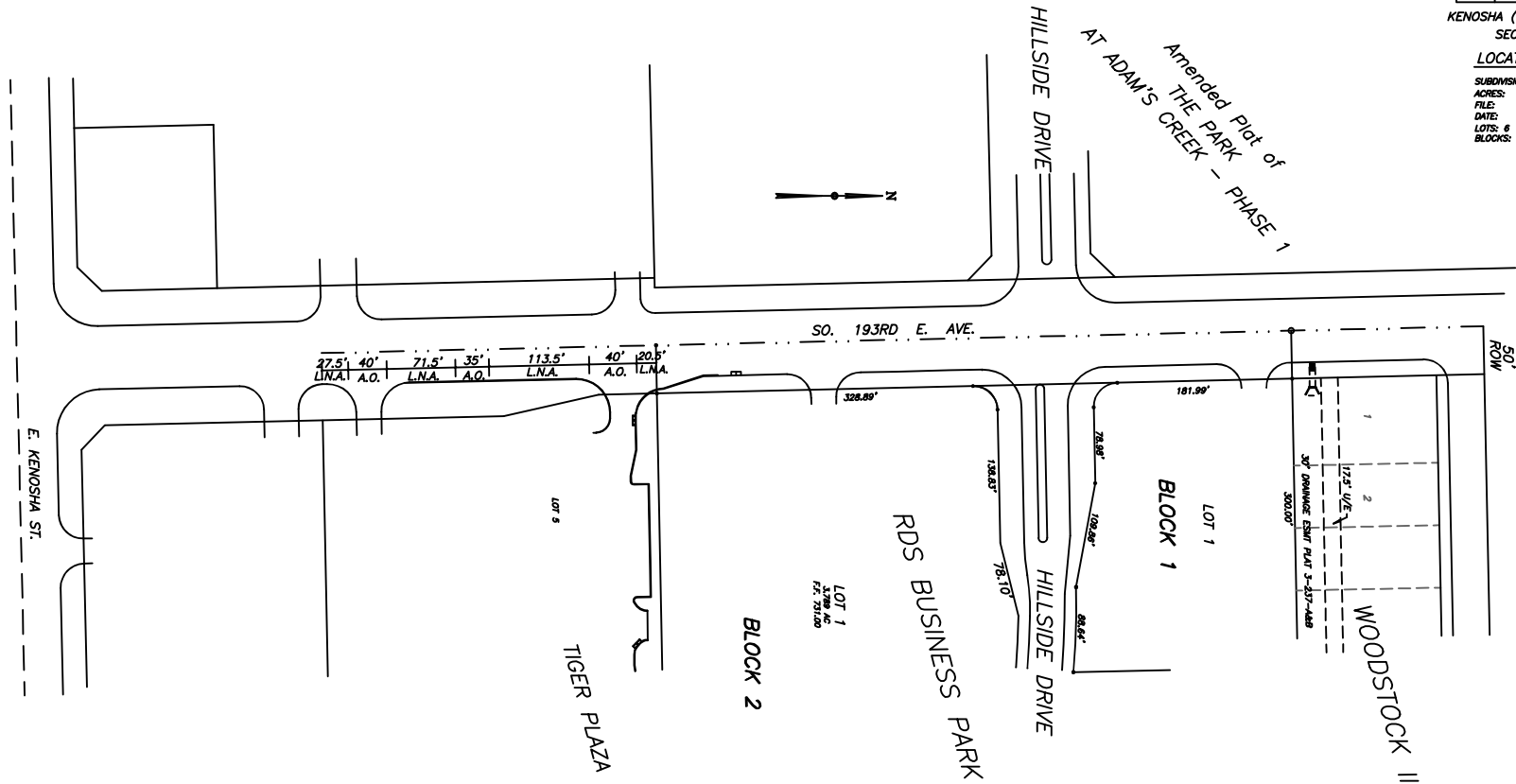
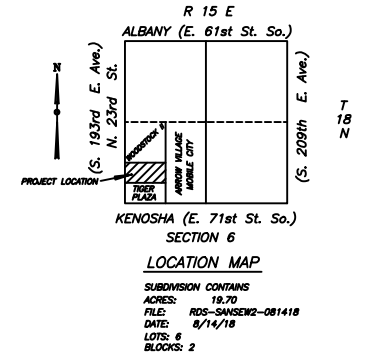
(918) 394-3030  
Fax (918) 394-3030  
Email: jrdon@tulacoxmail.com

**EXHIBIT I**  
**TRAFFIC CONTROL**

JOB NO:	RDS-OFFSITE-INTERSECTION
SCALE:	1" = 60'
SHEET:	OF



# RDS BUSINESS PARK



8-14-18	SANITARY SEWER PLAN	JID
Date	Notes	By

Designed	CHK
Checked	
Drawn	JID
Approved	

JR DONELSON, INC.		
PLANNING and DESIGN		
12820 South Memorial Drive Office 100 Bixby, Oklahoma 74008	CA. NO. 9811 Exp. Date 6/30/19	(918) 394-3030 Fax (918) 394-3050 Email: jdonel@jrdonelson.com

RDS BUSINESS PARK CITY OF BROKEN ARROW WAGONER COUNTY, OKLAHOMA
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EXHIBIT H DRIVEWAY ACCESS POINTS
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JOB NO: RDS-OFFSITE-INTERSECTION
SCALE: 1" = 60'
SHEET: OF