

PUD
1521-2024
Major Amendment

PUD Request

After PUD 1521-2024 was approved by the Broken Arrow City Council on August 5, 2024, the developer who intends to develop the Subject Property (the “Developer”) began working on an entrance location for Development Area 1. In reviewing potential locations for accessing Development Area 1, certain challenges related to the locations of drive entrances into Development Area 1 were identified. In analyzing these challenges, the Developer determined that it makes more sense to create a single access point off of East Houston Street into the Subject Property instead of creating two separate entrances to access Development Area 1 and Development Area 2, separately. This allows for a larger entrance into both Development Areas and reduces the curb cuts on the north side of East Houston Street in this area.

As part of discussing the relocation of a joint access drive, the Developer spoke with the proposed tenant for Development Area 1, and the tenant proposed that the storage space in Development Area 1 be expanded. After discussion, the Developer determined that constructing a larger mutual access drive and moving it to the east made the most sense. As depicted in the site plan attached to this Amendment, the proposed new location of a mutual access drive and revision of the dimensions of Development Area 1 and Development Area 2 results in moving the easterly boundary line of Development Area 1 to the east by 200 feet.

To accomplish the above, the applicant proposes the following Amendment to the PUD standards that apply to the Subject Property:

Site Characteristics

The revised Development Area 1 is proposed to be the westerly 17.95 acres of the Subject Property and will consist of a paved distribution area, a small paved parking lot, a paved entrance drive and a detention area. All of which will be sufficient to meet the City of Broken Arrow requirements, regulations and ordinances. The Applicant proposes the following lot coverage for each of those uses. The Applicant also requests a development standard that prohibits the proposed paved distribution area from exceeding 81% of Development Area 1.

	S.F	Ac	
Total Lot	781,902.00	17.95	
Surface	S.F	Ac	%
Building	12,076.00	0.27723	1.54%
Asphalt Parking	8,046.00	0.18471	1.03%
Road Way	25,860.00	0.59366	3.31%
Paved Distribution Area	627,011.35	14.39420	80.19%
Sod/Landscape/Detention	108,908.65	2.50020	13.93%

This would revise the size of Development Area 2 to 22.05 Acres. No other changes are proposed with this Amendment and all other Development Standards set forth in PUD 1521-2024 would remain in effect.

Landscaping

As part of the revisions contemplated above, the Applicant proposes moving the northern boundary of the landscape reserve area and stormwater detention area in Development Area 1 from 300 feet from the right of way to 200 feet from the right of way along the westerly 241.50 feet of Development Area 1. This proposed change is reflected in the site plan attached to this Amendment and matches the existing setback for Development Area 2.

LEGAL DESCRIPTIONS

Development Area 1

THE WEST 17.95 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Development Area 2

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS AND EXCEPT THE WEST 17.95 ACRES THEREOF.

8400586.2

Legend

- ACC ACCESS
- A/C AIR CONDITIONER
- AS AUTO SPRINKLER
- BLDG BUILDING
- B/L BUILDING SETBACK LINE
- B/W BOTTOM OF WALL
- COMP CL CORRUGATED METAL PIPE
- CM CENTERLINE
- CO SEWER CLEAN-OUT
- CONC CONCRETE
- CPED CABLE TELEVISION PEDESTAL
- DGDI DOUBLE GRATE DROP INLET
- DS DOWNSPOUT
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EPED ELECTRIC PEDESTAL
- ESMT EASEMENT
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOWLINE (INVERT)
- FENCE FENCE
- FND FOUND
- FP FLAGPOLE
- G GUTTER
- GL GROUND LIGHT
- GM GAS METER
- GP GUARD POST
- GR GAS RISER
- GUY GUY DOWN
- GV GAS VALVE
- ICV IRRIGATION CONTROL VALVE
- IP IRON PIN
- LNA LIMITS OF NO ACCESS
- LP LIGHT POLE
- MA/E MUTUAL ACCESS EASEMENT
- MB MAIL BOX
- ML METAL LID
- MW MONITOR WELL
- OC OVERHEAD CABLE
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- OU OVERHEAD UTILITIES
- PPT POWER POLE W/TRANSFORMER
- PP POWER POLE
- PVC POLYVINYL CHLORIDE PIPE
- RCB REINFORCED CONCRETE BOX
- RCP REINFORCED CONCRETE PIPE
- RR RAILROAD
- R/W RIGHT-OF-WAY
- SC SUPPORT COLUMN
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SGDI SINGLE GRATE DROP INLET
- SPHD SPRINKLER HEAD
- SS SANITARY SEWER
- SSLH SANITARY SEWER LAMPHOLE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF INLET GRATE
- TGDI TRIPLE GRATE DROP INLET
- TBOX TELEPHONE BOX
- TSBX TRAFFIC SIGNAL BOX
- TPED TELEPHONE PEDESTAL
- TR TOP OF MANHOLE RIM
- TSMH TRAFFIC SIGNAL MANHOLE
- TRSL TRAFFIC SIGNAL
- TW TOP OF WALL
- TYP TYPICAL
- UC UNDERGROUND CABLE
- UG UNDERGROUND GAS LINE
- UE UNDERGROUND ELECTRIC
- UE UTILITY EASEMENT
- UT UNDERGROUND TELEPHONE
- UTMH TELEPHONE MANHOLE
- W WATERLINE
- WM WATER METER
- WS WATER SPIGOT
- WV WATER VALVE
- XFMR TRANSFORMER

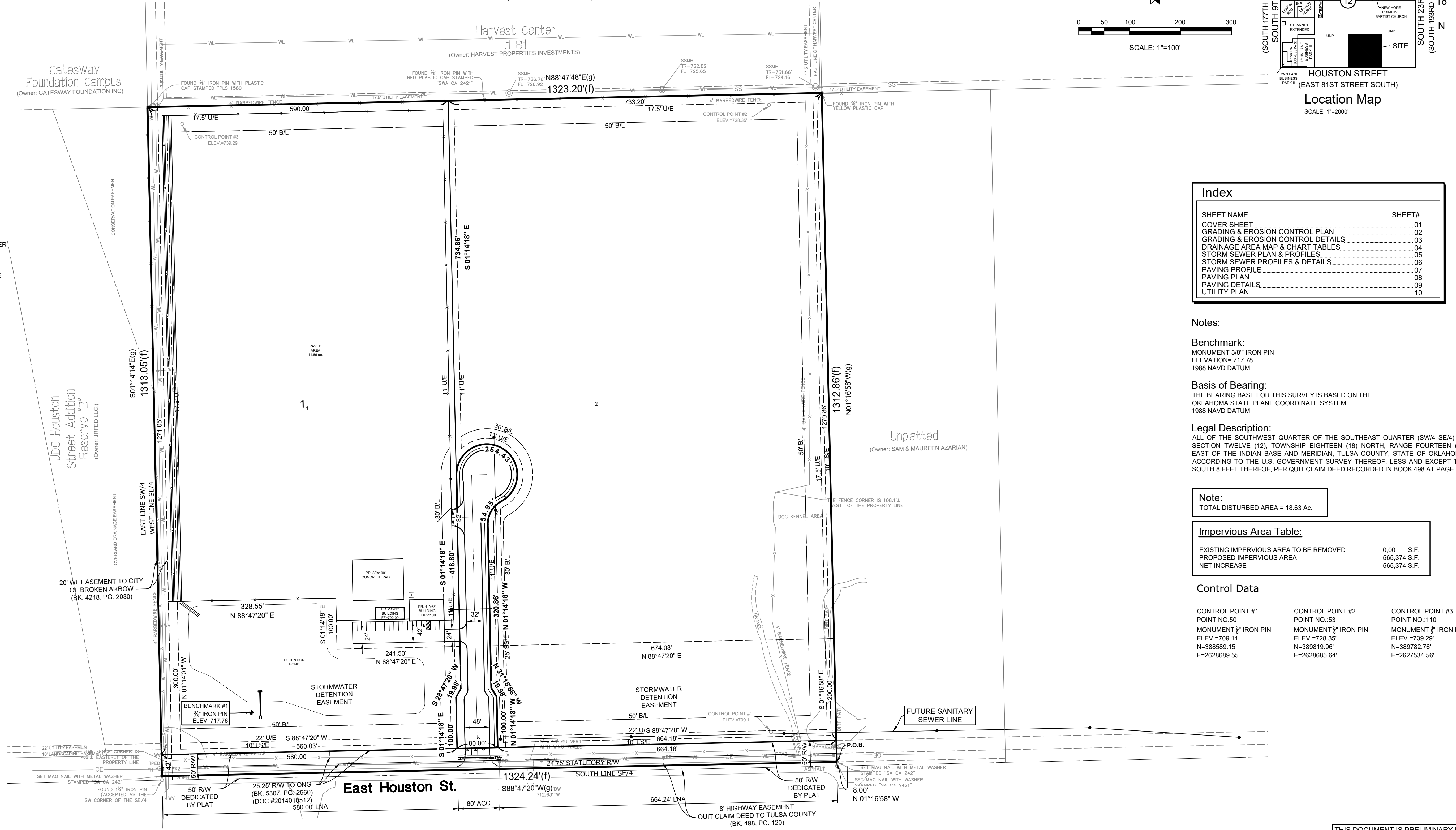
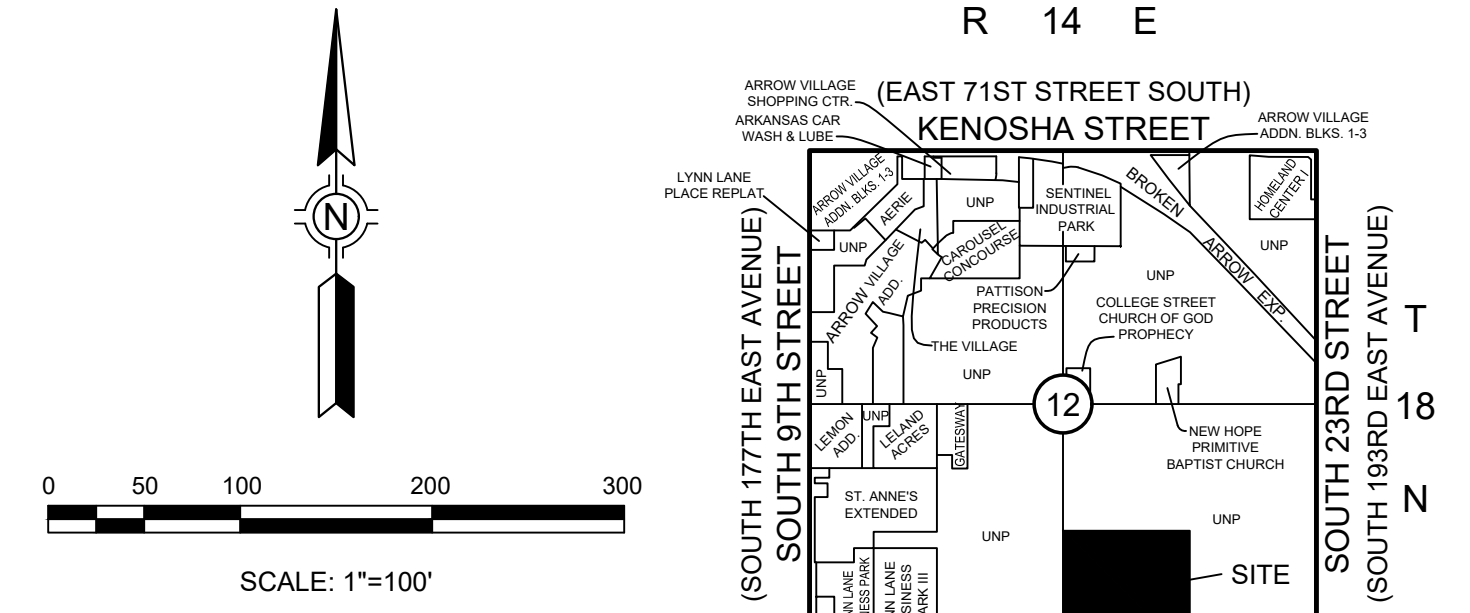
Owner:
Don Houpt
 3420 Buckingham Trail
 Vero Beach FL, 32960
 Phone: (831) 238-7081
 Contact: Don Houpt
 Email: donhoupt@icloud.com

Cover Sheet

Oklahoma IOS Land Company

IN PART OF THE SW/4 OF THE SE/4 OF A SUBDIVISION
 IN SECTION 12, TOWNSHIP 18 NORTH, RANGE 14 EAST
 CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

Engineer/Surveyor:
Sisemore & Associates, Inc.
 Certificate of Authorization No. 2412 Exp. June 30, 2023
 6660 S. Sheridan Rd, Ste. 210
 Tulsa, Oklahoma 74133
 Phone: (918) 665-3600
 Email: jwatt@sw-assoc.com



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Notes:

Benchmark:
 MONUMENT 3/8" IRON PIN
 ELEVATION= 717.78
 1988 NAVD DATUM

Basis of Bearing:
 THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, 1988 NAVD DATUM

Legal Description:
 ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE SOUTH 8 FEET THEREOF, PER QUIT CLAIM DEED RECORDED IN BOOK 498 AT PAGE 120

Note:
 TOTAL DISTURBED AREA = 18.63 Ac.

Impervious Area Table:	
EXISTING IMPERVIOUS AREA TO BE REMOVED	0.00 S.F.
PROPOSED IMPERVIOUS AREA	565,374 S.F.
NET INCREASE	565,374 S.F.

Control Data

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
POINT NO.50	POINT NO.:53	POINT NO.:110
MONUMENT 3/8" IRON PIN	MONUMENT 3/8" IRON PIN	MONUMENT 3/8" IRON PIN
ELEV.=709.11	ELEV.=728.35'	ELEV.=739.29'
N=388589.15	N=389819.96'	N=389782.76'
E=2628689.55	E=2628685.64'	E=2627534.56'

K:\18671_03_Houpt\8671_03_P\CV.dwg P:\CV\01 Nov 04 2024 4:10:46pm SISEMORE & ASSOCIATES, INC., 2024

DATE	REVISIONS

CITY OF BROKEN ARROW

Where opportunity lives

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION SPECIFICATIONS

SISEMORE & Associates, Inc.

6660 S. SHERIDAN, SUITE 210 TULSA, OKLAHOMA 74133 C.A. NO. 2421

PHONE: (918) 665-3600 FAX: (918) 665-8668 EXP. DATE 6/30/25

Oklahoma IOS Land Company

Cover Sheet

CASE NO. : _____ DETENTION DETERMINATION #: DD-020224-09

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=100'	CJW	11-4-2024	ACZ, KDD	11-4-2024
HORZ. na	REVIEWED	DATE	APPROVED	DATE
VERT. na				
DRAWING NAME:	SHEET	01	WORK ORDER NO.	
8671.03PVCV	OF	12	18671.03	