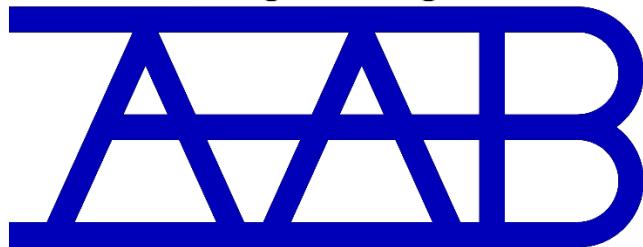


The Villages at Seven Oaks South

**Planned Unit Development No. xx
Zoning Case XX-xxx
June 4, 2018**

Owner:
Seven Oaks South, LLC
6314 E 96th Street
Broken Arrow, OK 74137

Prepared By:
AAB Engineering, LLC



Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

The Villages at Seven Oaks South is a proposed gated residential community on the south side of East New Orleans Street at approximately South 12th Place in the City of Broken Arrow, Oklahoma. Exhibit 'B' & 'D' depict the areas surrounding the PUD and the conceptual development plan, respectively. The proposed development was originally anticipated to be the third phase of the Seven Oaks South subdivision which abuts the property on the east, north, and south. Over the course of the development the builders have seen an increased demand for a smaller lot within a gated community that would reduce the overall lot maintenance necessary. This location will accommodate that concept and allow the developers to capitalize on the momentum of the Seven Oaks South project. While the lots are smaller than those located in the remainder of Seven Oaks South the size and final cost of the home will be very similar.

The PUD is a Planned Unit Development overlay of an existing RS-3 zoned parcel (though the zoning designation is pending based on final plat filing); see Exhibit 'C' for existing zoning map. The PUD is submitted along with a rezoning application to change the underlying zoning to RS-4. The project will be developed along RS-4 bulk and area requirements with few modifications as listed in the development standards. The majority of the existing site is vacant land though an offsite detention facility constructed as part of Seven Oaks South I lies in the middle of the tract. This will be reconfigured to accommodate the new layout. The PUD is an approximately 11.34 acres development and has one Development Area with three Reserve Areas as shown on Exhibit "D". The reserve areas will be designated for stormwater detention facility and open space. The legal description for the PUD is shown on Exhibit "A".

Development Standards (Development Area A)

The development shall be governed by the use and development restrictions of the City of Broken Arrow Zoning Ordinance as it pertains to the RS-4 zoning district guidelines except as herein modified.

Gross Land Area 494,048 sq. ft. 11.34 ac

Permitted Uses

Uses permitted as a matter of right by the City of Broken Arrow Zoning Code within the RS-4 district.

Minimum Lot Width 52 ft.

Minimum Lot Area 6,200 sf.

Maximum Number of Lots/Dwelling Units 47

Maximum Building Height Per the RS-4
District Requirements

Yard and Building Setbacks: Per the RS-4
District Requirements

Reserve Areas 'A' & 'B'

Reserve Areas 'A' & 'B' shall be established by the owner for the construction of a stormwater detention facility and open space park. Such park shall be for the sole use and enjoyment of the lot owners with Villages at Seven Oaks South and their invitees. All structures or improvements related to the detention function of the facility shall be constructed according to City of Broken Arrow standards. Reserve Areas 'A' & 'B' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Private Streets-Reserve 'C'

All streets within the PUD will be privately maintained by the Homeowner's Association. All streets shall be constructed according to the City of Broken Arrow minor residential public street standard and wholly contained within Reserve 'C' with one exception. South 12th Place will be allowed to exceed the 900 maximum block length. Streets shall be designed in accordance with City of Broken Arrow Engineering Design Criteria. Streets shall be gated provided all such gates meet the access requirements of the City of Broken Arrow Fire Marshal. Reserve Areas 'C' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Drainage & Utilities

The majority of the site drains to the south in accordance with the detention design for the Seven Oaks South overall project as can be seen in Exhibit F. The existing detention facility located in the center of

the PUD will be reconfigured to allow the street crossing contemplated. This facility will be designed and constructed in accordance with the City of Broken Arrow Engineering Design Criteria.

An existing 6" waterline stubs into the PUD along Quantico St. and Roanoke Pl. A waterline extension will be constructed that will connect to these existing 6' waterlines thereby providing fire protection and water service to the development as required by the City of Broken Arrow.

An existing 8" sanitary sewer line is located along the eastern property line and the southwest corner of the PUD. A line will be extended off these existing lines to serve the site as required by the City of Broken Arrow.

Other utility services are currently provided to the site and will continue to be provided via underground services. See attached Exhibit "E" for the conceptual improvements plan.

Access and Circulation

All streets within the development will be private and will largely conform to the attached conceptual site plan. The primary entry to the subdivision will be derived from East Quantico Street as shown. Emergency crash gates will be provided at the current dead end street intersection with Roanoke Pl and at the proposed future stub connection to the west. Gates will be constructed to limit public access to subdivision and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Broken Arrow.

Landscape and Screening

The PUD shall meet all landscape and screening requirements as set out of the City of Broken Arrow Zoning Ordinance as it pertains to the RS-4 zoning district.

Requirement to Plat

Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Tulsa County Courthouse. The deed of dedication of the subdivision plat shall include covenants of record setting forth the development standards of the approved Planned Unit Development and will be enforceable by the City of Broken Arrow.

Schedule of Development

Development Construction is expected to begin in late fall or early winter 2018.

Legal Description

Exhibit A

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89°53'41" WEST ALONG THE NORTH LINE OF SAID SECTION 25 A DISTANCE OF 1325.80 FEET; THENCE SOUTH 00°08'40" EAST A DISTANCE OF 365.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST A DISTANCE OF 297.85 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 635.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 70.66 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 120.00 FEET; THENCE SOUTH 11°18'36" WEST A DISTANCE OF 50.99 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 162.48 FEET; THENCE NORTH 89°45'35" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 417.69 FEET; THENCE SOUTH 02°33'51" E A DISTANCE OF 50.05 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 89°59'56" WEST A DISTANCE OF 316.83 FEET; THENCE NORTH 00°08'40" WEST A DISTANCE OF 1555.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 494,047.63 SQUARE FEET / 11.34 ACRES

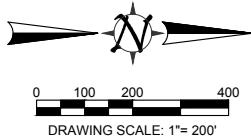
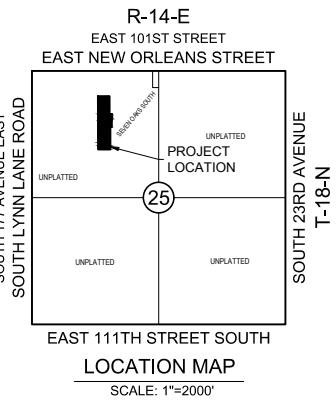


Exhibit B

Surrounding Areas for

The Villages at Seven Oaks South

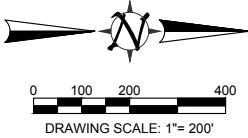


The logo for AAB Engineering, LLC. It features the letters 'AAB' in a large, bold, blue font. The letter 'A' has a vertical line through its center, and the letter 'B' has a vertical line through its center, with a triangular cutout in the middle where the lines intersect. Below the letters, the company name 'Engineering • Surveying • Land Planning' is written in a smaller, blue, sans-serif font. Underneath that, the address 'PO Box 2136 Sand Springs, OK 74063' is in a smaller blue font. Below the address, 'OK CA#6318 Exp: June 30, 2018' and 'KS CA#2292 Exp: Dec. 31, 2018' are listed. At the bottom, the phone number 'Office: (918) 514-4283' and fax number 'Fax: (918) 514-4288' are provided.

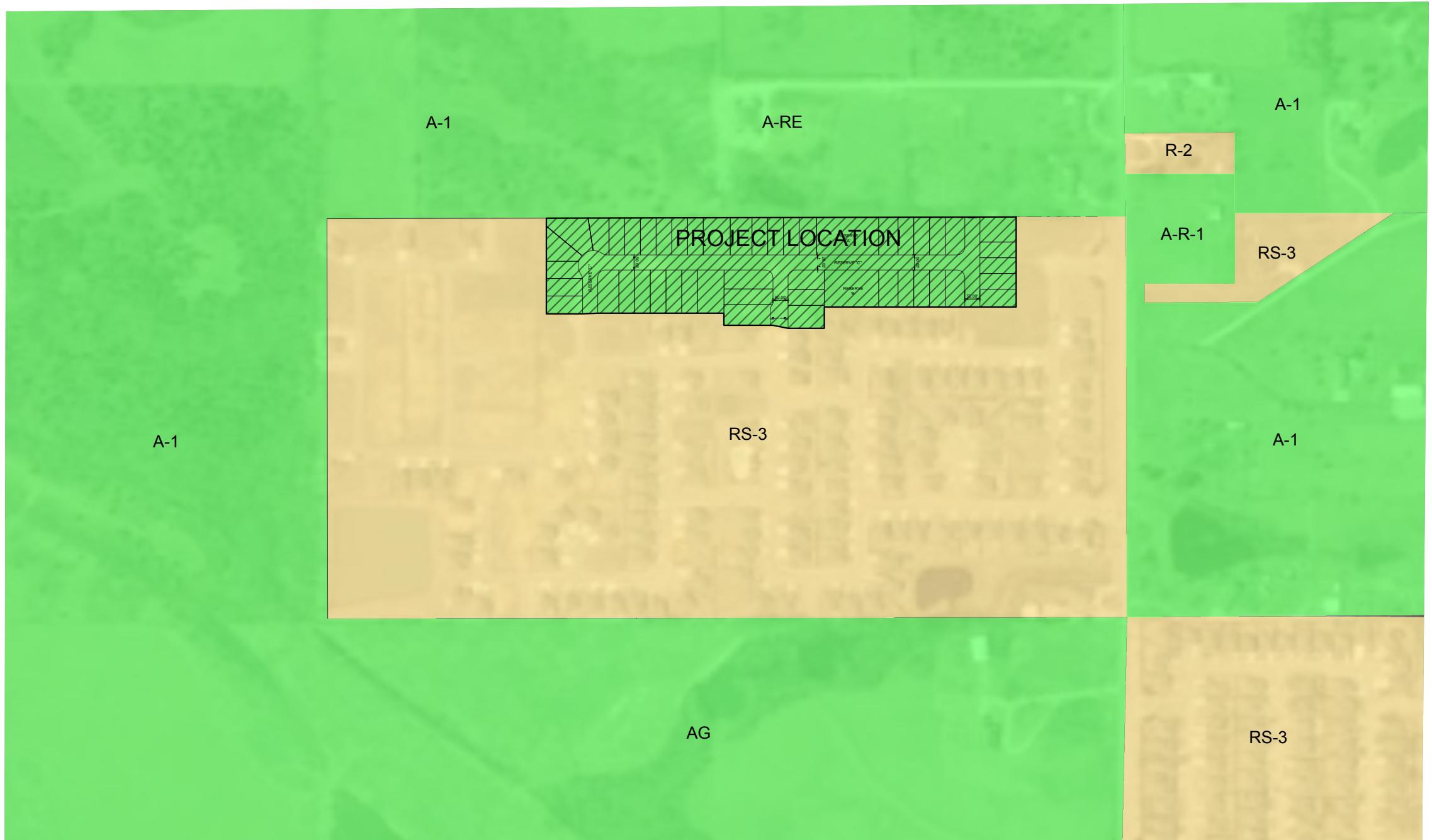
Exhibit C

Existing Zoning and Proposed Zoning
for

The Villages at Seven Oaks South



DRAWING SCALE: 1"= 200'



LEGEND

- ZONED AG (AGRICULTURE)
- ZONED RS (RESIDENTIAL)
- PROPOSED (RS-4 ZONING)



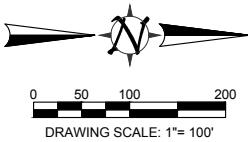


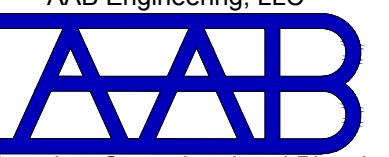
Exhibit D

Conceptual Development Plan for

The Villages at Seven Oaks South



AAB Engineering, LLC



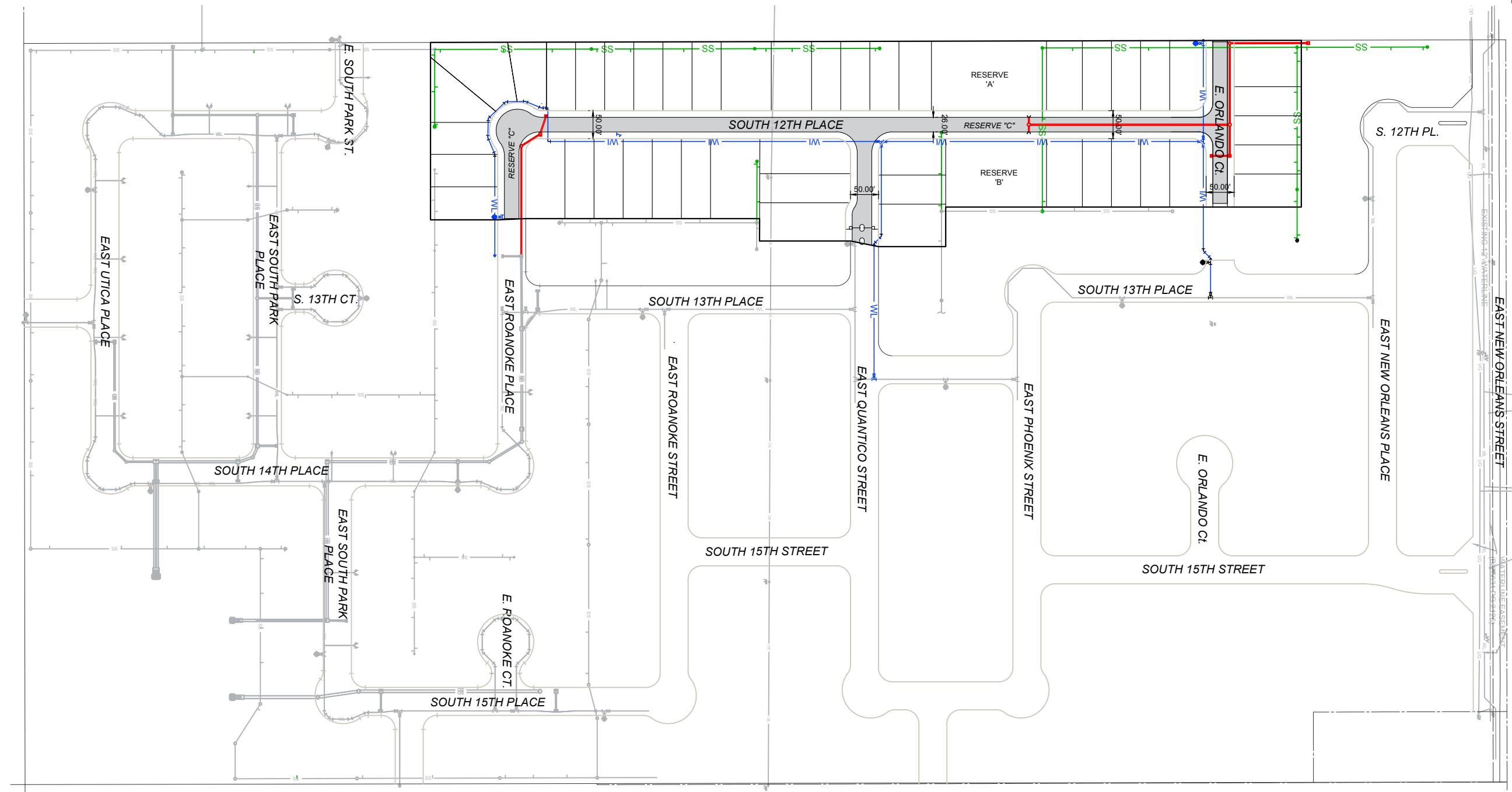
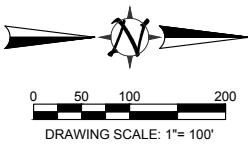
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Exhibit E

Conceptual Improvements Plan
for

The Villages at Seven Oaks South



LEGEND

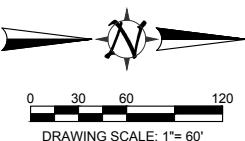
- WL — PROPOSED WATERLINE
- SD — PROPOSED STORM DRAINS
- SS — PROPOSED SANITARY SEWER



Exhibit F

Existing Topo & Aerial
for

The Villages at Seven Oaks South



DRAWING SCALE: 1"= 60'

