

OAK ESTATES

**One-quarter Mile South of the Southeast Corner of the intersection of
Jasper Street and South Garnett Road**

PLANNED UNIT DEVELOPMENT NO. 239

TEXT



December 7 , 2015

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I. Development Concept

The subject property comprises 13.04 acres gross (hereinafter the “Property” or the “Site”) within Broken Arrow, Oklahoma and located one-quarter mile south of the southeast corner of the intersection of Jasper Street and S. Garnett Rd.

The development concept is to create 15 lots designed for upscale single family detached dwellings within a gated community.

The present zoning of the Property is A-1 Agriculture District and concurrently with the filing of the Planned Unit Development, an application has been filed to request the rezoning of the Property from A-1 Agriculture District to RS-2 Residential District.

II. Development Standards

Oak Estates will be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the RS-2 District, except as follows:

Gross land area	13.04 acres
Permitted uses:	Detached single family residences and customary accessory uses, but no residential structures shall be constructed in Reserve A next to Garnett Road.
Maximum Dwelling Units:	15
Minimum Lot Width:	100 ft.
Minimum Lot Size:	21,780 sq.ft.
Minimum Livability Space Per Lot: [open space not allocated to parking or drives] [but includes drives within the rear yard]	12,000 sq.ft.
Maximum Building Height:	40 ft.
Private Streets:	Private street right-of-way shall not be less than 30 feet in width and shall be located within a reserve area to be owned and maintained by the homeowners association.
Minimum Building Setbacks:	
From centerline of Garnett	100 ft.
From private street right of way	10 ft.
From other boundaries of PUD	20 ft.
From interior side lot line	10 ft.
Minimum garage setback	25 ft.
Other Bulk and Area Requirements:	As provided within an RS-2 District.

Off-street parking:

Within each lot, 2 garage spaces shall be provided.

Identification Signs:

One sign identifying the subdivision and not exceeding 33 square feet in display surfaces area may be affixed to each of the planned entry walls.

III. Access and Circulation

Vehicular access shall be derived from Garnett. Interior vehicular access shall be derived from a private drive (24 feet in width) extending east from Garnett which shall be gated. The gates shall meet the requirements of the Broken Arrow Subdivision Regulations. The paving materials of the private streets drive shall be of a quality and thickness as set forth within the City of Broken Arrow Design Manual and as described below:

8-inches treated subgrade, 8-inches agg. base, 2-inches Type A asph.,
1½ of Type B, and will change the structural number from 3.32 to 3.8

A five-foot wide sidewalk shall be constructed by the developer along Garnett Road in accordance with the City of Broken Arrow Subdivision Regulations. Interior sidewalks will not be required.

IV. Screening and Landscaping

A screening fence and landscaping shall be constructed and maintained along the Garnett frontage, and after construction shall be maintained by the homeowner's association.

V. Utilities and Drainage

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the Site, with the exception that a septic system for each lot will be required. Storm water drainage will be collected and detention will be addressed within Reserve A in accordance with City of Broken Arrow development regulations.

VI. Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan, provided however, gating of private access shall require submission and approval of a supplemental detailed plan (including landscaping).

VII. Platting Requirement

No building permit shall issue until the area comprising the planned unit development has been included within a subdivision plat submitted to and approved by the City of Broken Arrow and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the Broken Arrow Planning Commission shall be a beneficiary thereof.

VIII. Expected Schedule of Development

Development of the project is expected to commence within 6 months and to be completed as market conditions permit.

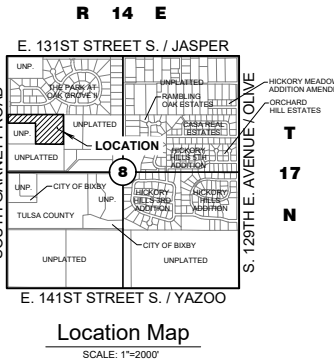
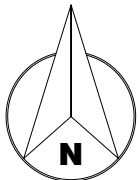
IX. Legal Description

Exhibit 4 Legal Description

Planned Unit Development No. 239

Oak Estates

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

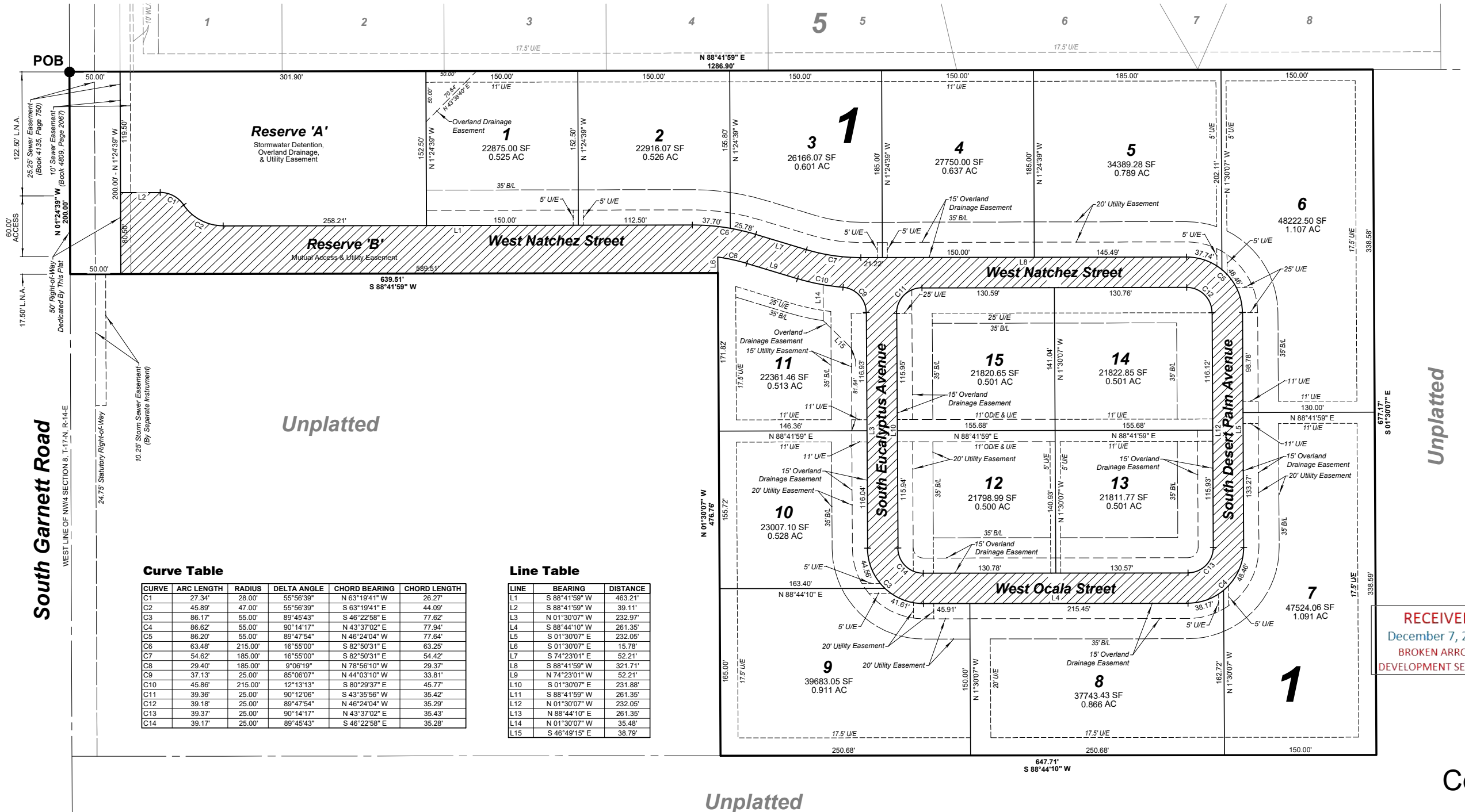
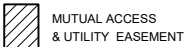


Subdivision Statistics

SUBDIVISION CONTAINS FIFTEEN (15) LOTS IN
ONE (1) BLOCK AND ONE (1) RESERVE AREA
GROSS SUBDIVISION AREA: 13.04 ACRES

Legend

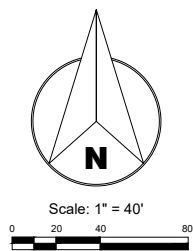
B/L -- BUILDING SETBACK LINE
POB -- POINT OF BEGINNING
L.N.A. -- LIMITS OF NO ACCESS
U/E -- UTILITY EASEMENT
-- STREET ADDRESS



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Exhibit 1

Conceptual Site Plan

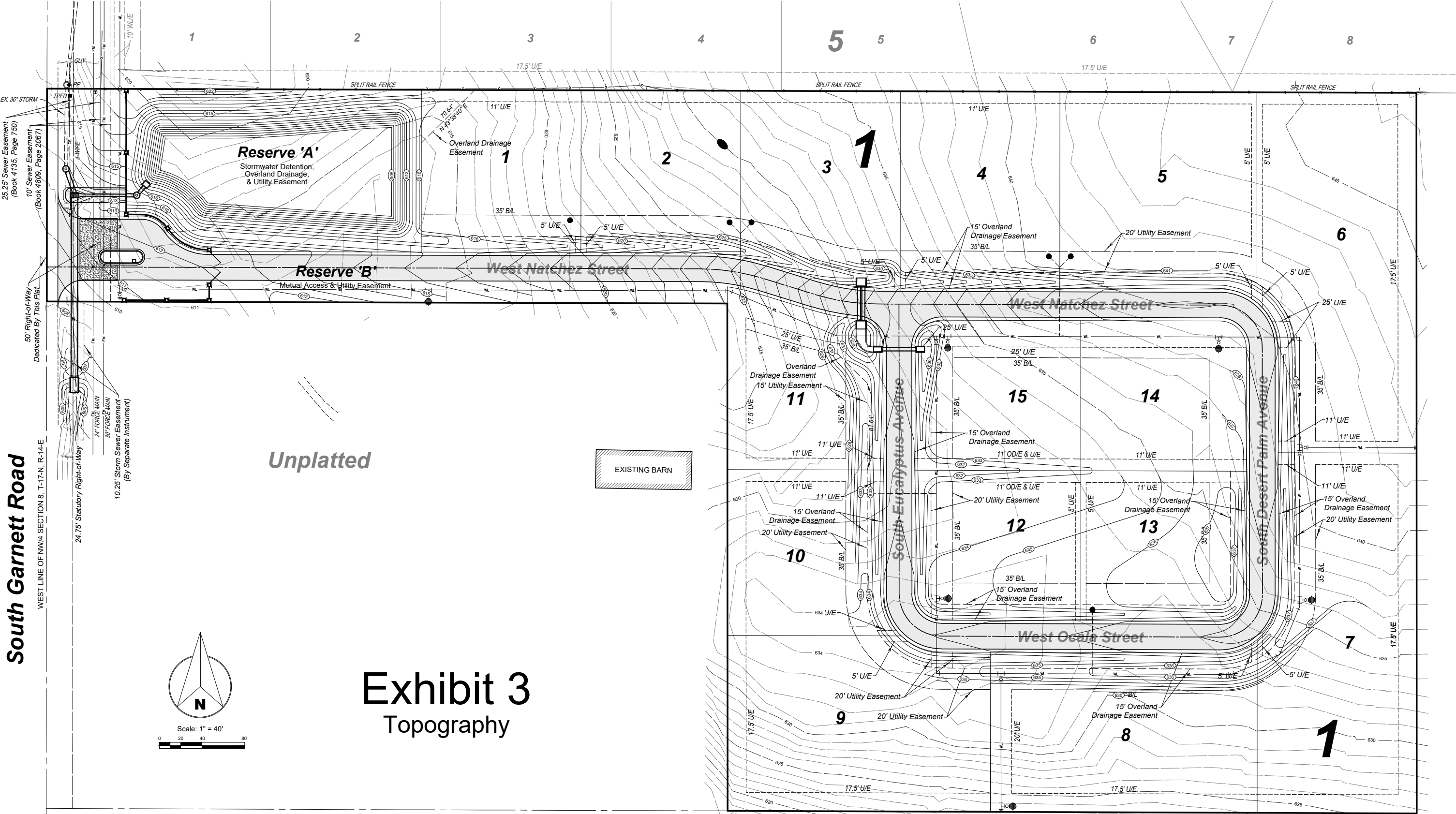


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Exhibit 2

Site Aerial

South Garnett Road

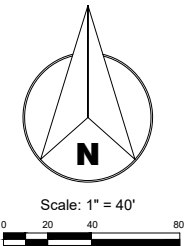


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EXISTING BARN

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Exhibit 3
Topography



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OAK ESTATES LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE S/2 OF THE NW/4 OF SAID SECTION 8; THENCE NORTH 88°41'59" EAST ALONG THE NORTH LINE OF SAID S/2 OF THE NW/4 FOR 1286.90 FEET; THENCE SOUTH 01°30'07" EAST FOR 677.17 FEET; THENCE SOUTH 88°44'10" WEST FOR 651.36 FEET; THENCE NORTH 01°30'07" WEST FOR 476.76 FEET; THENCE SOUTH 88°41'59" WEST FOR 635.86 FEET TO THE WEST LINE OF SAID NW/4; THENCE NORTH 01°24'39" WEST ALONG SAID WEST LINE FOR 200.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 13.04 ACRES.

BASIS FOR BEARINGS ARE ASSUMED USING THE WEST LINE OF THE NW/4 OF SECTION 8 AS N 01°24'39" W.





FIRST AMERICAN TITLE & ABSTRACT COMPANY
625 South Detroit, Tulsa, OK 74120
Phone (918) 584-2331 - FAX (866) 485-7208

CONTIGUOUS OWNERSHIP AFFIDAVIT
REPORT NO. 2094087

The undersigned, duly bonded and qualified abstract company within and for Tulsa County, Oklahoma, hereby certifies that the current records in the office of the County Clerk in and for Tulsa County, State of Oklahoma, shows the adjacent owners of the property described as:

97408-74-08-17860

A tract in the Northwest Quarter (NW/4) of Section 8, Township 17 North, Range 14 East of the I.B.&M., Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

Beginning at the Northwest corner of S/2 NW/4; Thence N88°41'59"E 1286.90'; Thence S01°30'07"E 677.17'; Thence S88°44'10"W 647.71'; Thence N01°30'07"W 476.76'; Thence S88°41'59"W 639.51'; Thence N01°24'39"W 200' to POB

F & C Partners LLC
12109 S. Memorial Drive
Bixby, OK 74008

as of November 19, 2015 at 7:30 A.M., to be:

1/5 The Park at Oak Grove II
Jon J. & Julie A. Cavender
11304 E. 133th St. S.
Broken Arrow, OK 74011

2/5 The Park at Oak Grove II
William Michael Jr. & Laura Ann Westler
11308 E. 133rd St.
Broken Arrow, OK 74011

3/5 The Park at Oak Grove II
Marcia K. & Frederick R. Perry, Co-Trustees of
The Marcia K. Perry Trust
11404 E. 133rd St.
Broken Arrow, OK 74011

4/5 The Park at Oak Grove II
Brad C. & Tracy R. Stieben
11408 E. 133rd St.
Broken Arrow, OK 74011

5/5 The Park at Oak Grove II
James C. & Kelly N. Johnston
11412 E. 133rd St.
Broken Arrow, OK 74011



6/5 The Park at Oak Grove II
Ruth E. Terry Revocable Trust
11416 E. 133rd St.
Broken Arrow, OK 74011

7/5 The Park at Oak Grove II
John D. Mose III & Kerry D. Mose, Co-Trustees of
The John D Mose III & Kerry D. Mose Family Trust
11420 E. 133rd St.
Broken Arrow, OK 74011

8/5 The Park at Oak Grove II
Drake Family Revocable Trust
113304 S. 117th E. Pl.
Broken Arrow, OK 74012

Parcel 17160
Danny L. Musick
13411 S. Garnett Road
Broken Arrow, OK 74011

Parcel 23450
Christopher R. & Kristi K. Johnson
13421 S. 117th East Pl
Broken Arrow, OK 74011

Parcel 19670 & 19370 & 20520 & 20820
Jimmy D. & Christine M. Lindsay
11503 E. 136th St.
Broken Arrow, OK 74011

In Witness Whereof, We have hereunto set our hand and seal at the
office in the City of Tulsa, Oklahoma, this 30th day of November,
2015, A.D.

FIRST AMERICAN TITLE & ABSTRACT CO.

By: 
Scott Plunkett, Asst. Vice President

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DEVELOPMENT SERVICES

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and
State, on this 30th day of November, 2015, personally appeared Scott
Plunkett, to me know to be the identical person who subscribed his name
as the maker thereof to the foregoing instrument as its Asst. Vice
President, and acknowledged to me that he executed the same as his free
and voluntary act and deed, for the uses and purposes set forth thereof.
Given under my hand and seal of office the day and year last above
written.

Commission No. 01001880
Expires: 2-8-2017
FATA# 2094087

