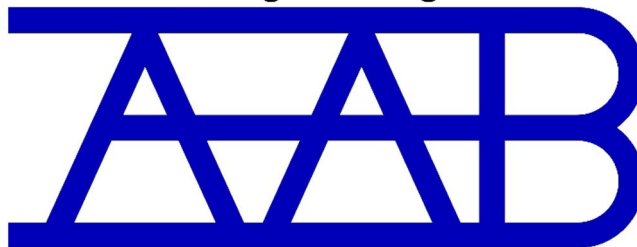


# *The Villages at Seven Oaks South*

**Planned Unit Development No. 280A  
Zoning Case BAZ-xxx  
January 22, 2019**

**Owner:  
Seven Oaks South, LLC  
1420 W. Kenosha Avenue  
Broken Arrow, OK 74012**

**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 12<sup>th</sup> 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.

On September 4, 2018 then Broken Arrow City Council approved PUD 280 along with BAZ-2010 which rezoned the majority of the currently proposed PUD boundary to RS-4 and applied the development standards proposed in this major amendment. A condition of that approval was that the primary access to the gated development be derived from 12<sup>th</sup> Place and not from further internal streets. This requirement requires that the boundary of the PUD be modified as currently proposed. The amended PUD contains approximately 11.79 acres 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 as well as the private street access. 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. The regulations match those proposed within PUD 280 with the exception of Gross Land Area and Maximum Number of Lots.

<b>Gross Land Area</b>	513,463 sq. ft.	11.79 ac
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### Permitted Uses

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

<b>Minimum Lot Width</b>	52 ft.
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<b>Minimum Lot Area</b>	6,200 sf.
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<b>Maximum Number of Lots/Dwelling Units</b>	49
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<b>Maximum Building Height District Requirements</b>	Per the RS-4
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<b>Yard and Building Setbacks: District Requirements</b>	Per the RS-4
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## 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 12<sup>th</sup> 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 12<sup>th</sup> Place as shown. Emergency crash gates will be provided at all existing stubbed streets not used for access 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 spring or early summer 2019.



# 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:

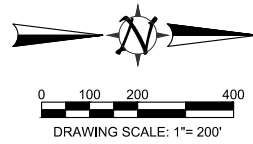
COMMENCING AT THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION 25, THENCE SOUTH 89°53'41" WEST ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1325.80 FEET; THENCE SOUTH 00°08'40" EAST, A DISTANCE OF 274.97 FEET TO THE POINT OF BEGINNING. THENCE NORTH 90°00'00" EAST, A DISTANCE OF 125.97 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 25.02 FEET; THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89°56'51" EAST - 59.29 FEET, A DISTANCE OF 63.46 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 54°35'04" EAST - 0.87 FEET, A DISTANCE OF 0.87 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 62.00 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 10°54'03" WEST - 18.91 FEET, A DISTANCE OF 19.03 FEET; THENCE SOUTH 21°48'05" WEST, A DISTANCE OF 7.67 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 50.11 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°16'28" WEST - 18.29 FEET, A DISTANCE OF 18.39 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.10 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 645.00 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 38.75 FEET; THENCE SOUTH 00°47'17" WEST, A DISTANCE OF 174.49 FEET; THENCE NORTH 89°45'35" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°13'06" EAST, A DISTANCE OF 587.69 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 316.83 FEET; THENCE NORTH 00°08'40" WEST, A DISTANCE OF 1645.05 FEET TO THE POINT OF BEGINNING. CONTAINING 513,462.88 SQUARE FEET/11.79 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25 BEING SOUTH 89°53'41" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON JANUARY 17, 2019 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

PLOT DATE: Mon, 21 Jan 2019 FILE: P:\1814125-VILLAGES AT SEVEN OAKS SOUTH\1814125-VILLAGES AT SEVEN OAKS SOUTH PUD

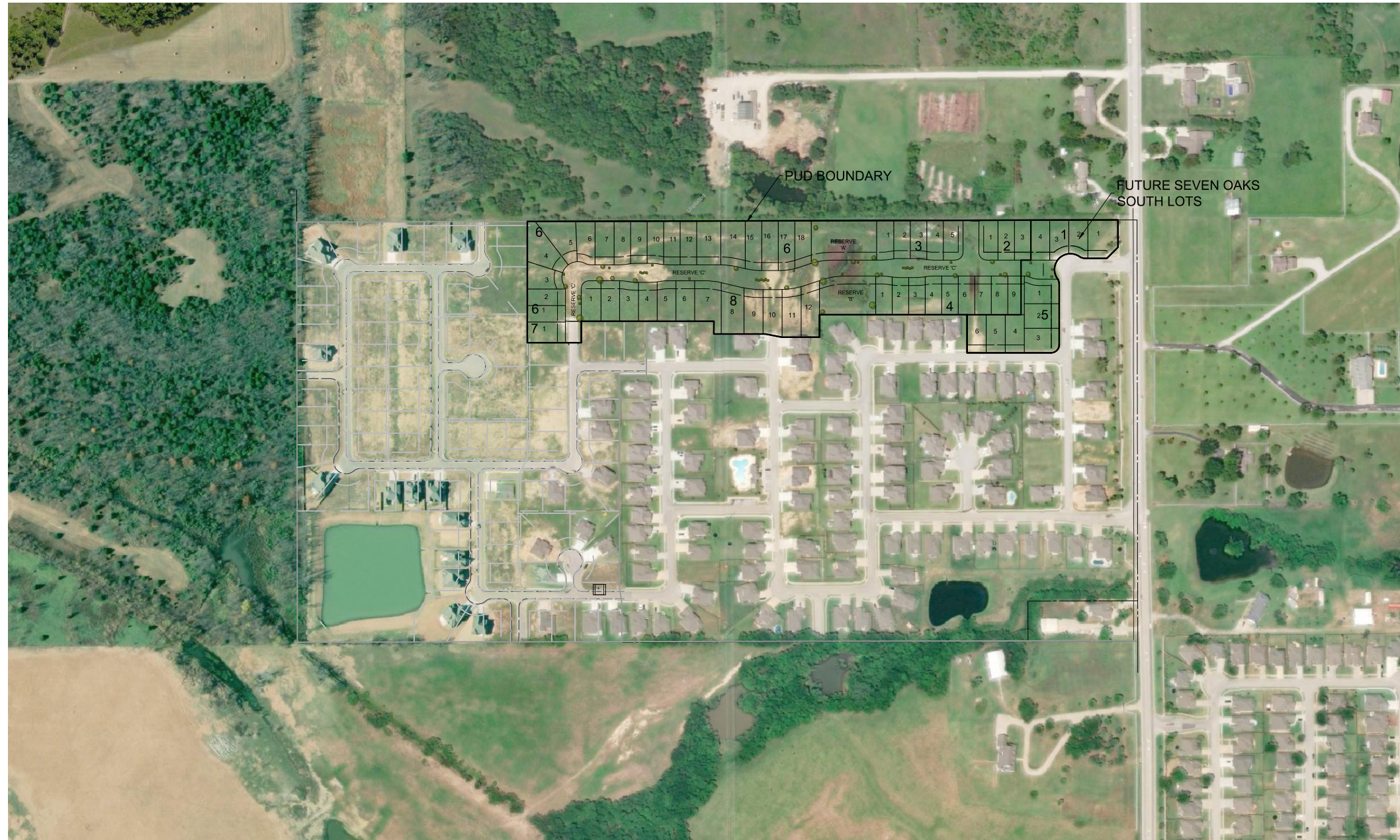
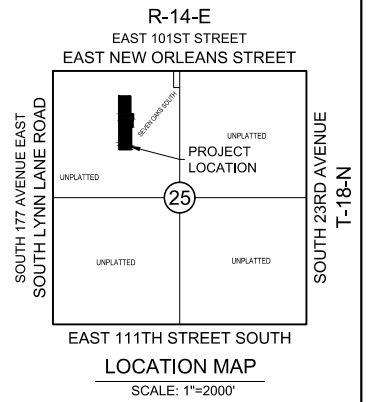




# Exhibit B

Surrounding Areas  
for

## The Villages at Seven Oaks South



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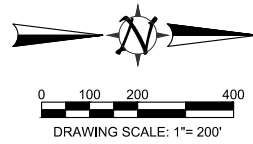
AAB Engineering, LLC

# AAB

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OK CA#6318 Exp: June 30, 2020  
KS CA#2292 Exp: Dec. 31, 2020  
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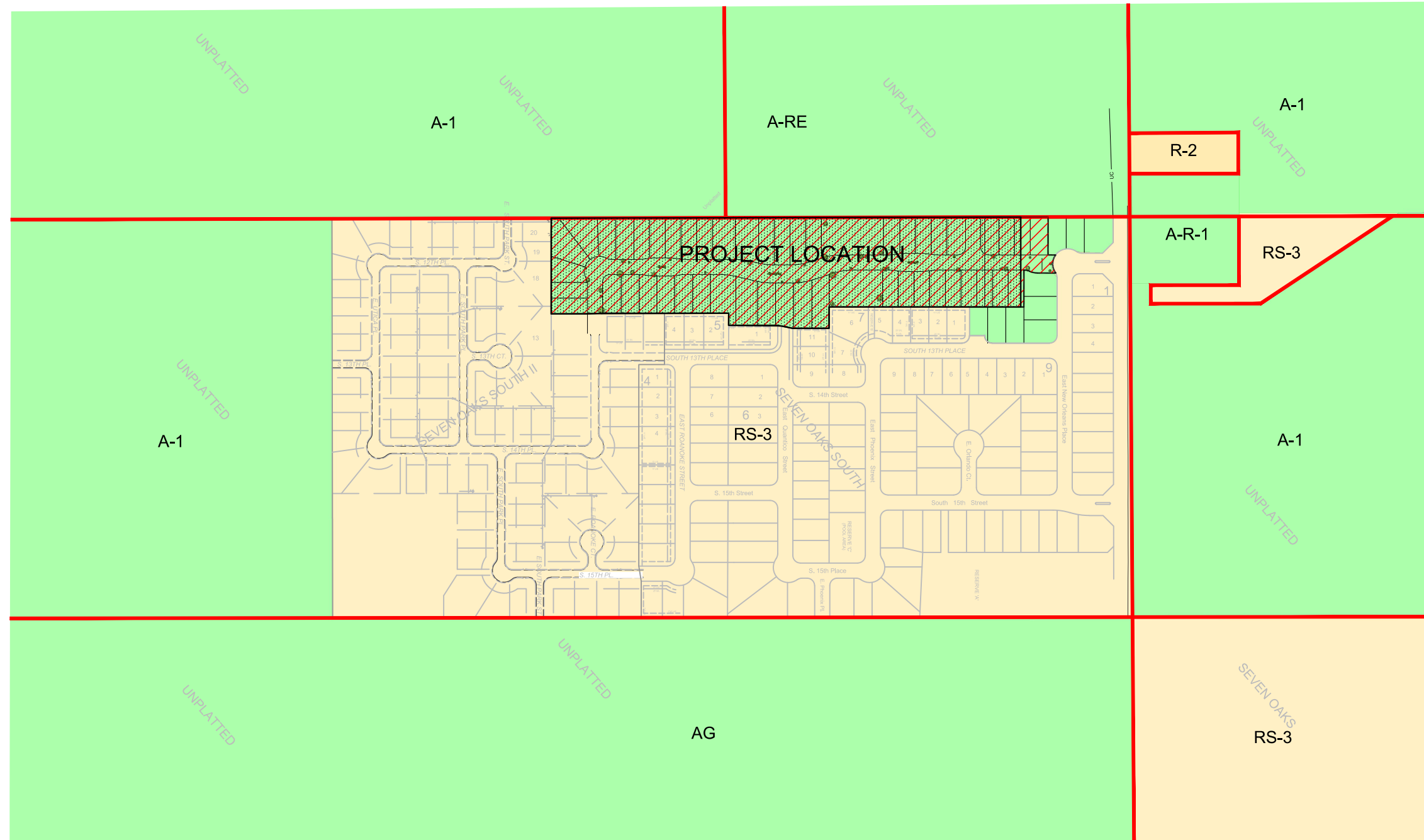
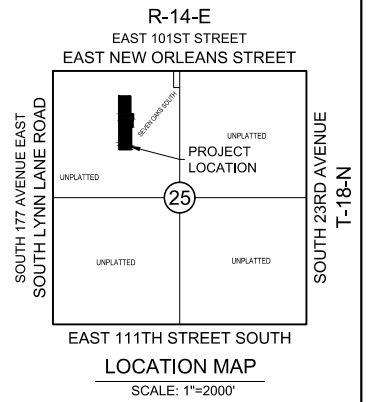




# Exhibit C

Existing Zoning and Proposed Zoning  
for

## The Villages at Seven Oaks South



- LEGEND**
- ZONED AG (AGRICULTURE)
  - ZONED RS (RESIDENTIAL)
  - PROPOSED (RS-4 ZONING)&PUD-280
  - ORIGINAL PUD-280 & BAZ-2010



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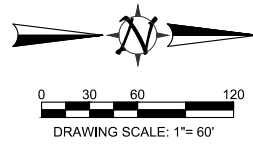
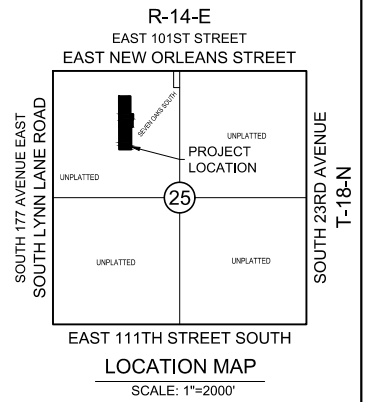
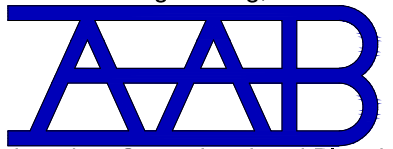


Exhibit D  
Conceptual Development Plan  
for

# The Villages at Seven Oaks South



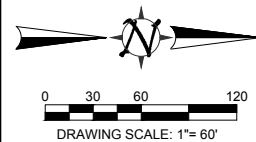
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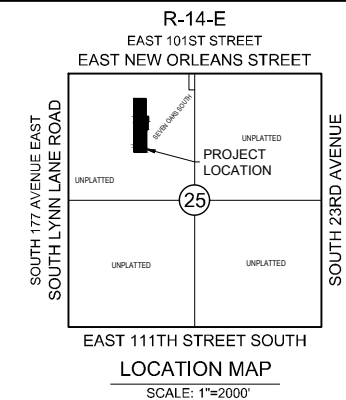




# Exhibit E

Conceptual Improvements Plan  
for

## The Villages at Seven Oaks South



### LEGEND

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

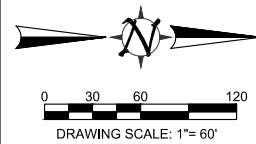


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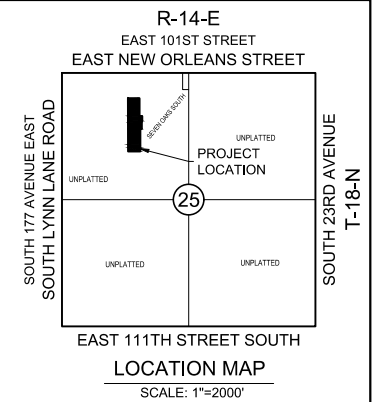




# Exhibit F

Existing Topo & Aerial  
for

## The Villages at Seven Oaks South



AAB Engineering, LLC

# AAB

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