

QuikTrip #0050
Planned Unit Development #267



Submitted
October 23, 2017

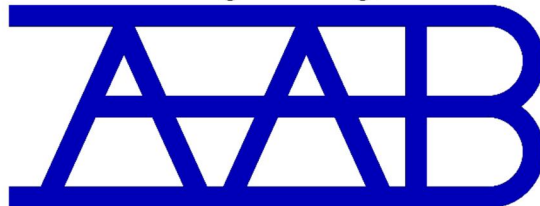
Location
Southwest corner of Houston Street and Highway 51 .

Owners

QuikTrip Corporation
4705 S. 129th East Ave
Tulsa, OK 74134

ITS Group Inc
PO Box 3475
Tulsa, OK 74101

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

PUD-267 is an approximately 4.96 acre development on the southwest corner of Houston Street and Highway 51 in Broken Arrow. The site is occupied by a QuikTrip convenience store on the immediate corner with an undeveloped QuikTrip owned parcel to the west and a detention facility to the south. See Exhibit A for the overall site plan showing the surrounding areas. The entirety of the PUD is currently zoned CN. QuikTrip has recently constructed a new side entry to the existing building and would like to construct additional parking along the northern property line with a new drive access onto Houston. Since this access will not meet the driveway separation requirements set out in the zoning code a PUD is necessary to provide relief of that requirement. See the attached Exhibit B for a conceptual site plan of the development.

QuikTrip plans to raze the existing store and construct a new "Generation 3" style store in the near future but is not ready to proceed with this concept. Although a final site plan for this layout has not been fully vetted a conceptual plan has been included as Exhibit C. Since a PUD is necessary to allow the currently proposed improvements we have also attempted to address the future site non-conformities necessitated by the ultimate Generation 3 site plan.

Development Standards

This PUD is intended to allow the expansion of the existing QuikTrip convenience store conforming to the conceptual site plan shown in Exhibit B. The PUD shall be developed in accordance with the use and development regulations of the CN district of the Broken Arrow Zoning Ordinance, except as modified by this document.

Landscape and Screening Standards

The PUD shall be developed in accordance with the landscaping provisions of the Broken Arrow Zoning Ordinance, except as hereinafter modified:

Minimum Percentage of Internal Landscape Area	10%
Minimum # of Shrubs with Street Edge	15 Shrubs per 50 Feet of Frontage

There will be no requirement regarding placement of a landscaped area within a prescribed distance of all parking spaces.

An existing fence screens the abutting residential properties to the west and will remain. Landscape screening will not be required unless improvements (i.e. buildings, parking, and drive lanes) are constructed within 50' of a residentially zoned district. Such improvements within 50' will require one medium size tree be installed for every 20' of improvement area encroaching on the 50' landscape buffer abutting the residentially zoned district. A landscape buffer of at least 15' shall maintained along all residentially zoned properties. Reserve Area A will not require landscape buffer screening.

All trash enclosures shall be screened from public view by a masonry wall with a minimum height of 6' provided the enclosure must exceed the dumpster height by at least 1'. Enclosure doors composed of a fabric with a minimum opacity of 95% will be permitted.

Access and Circulation

Access to the site will be derived from two accesses along Houston Street and one from Highway 51. The existing accesses to Highway 51 and Houston will remain as currently constructed with one new access to Houston proposed near the western property line. Drive accesses to Houston Street must be located at least 200' from the Highway 51 intersection and 175' feet from the South 31st Street intersection (measured centerline of drive to centerline of intersection). Adjacent drive accesses to Houston must be separated by at least 125'.

Utilities and Drainage

Sanitary sewer service is provided by the City of Broken Arrow via an 8" sewer line located at the southwest corner of the existing QuikTrip Site. Water service is provided by Wagoner County Rural Water District #4 via waterlines located along Highway 51. Franchise utilities currently serve the project area with communications, natural gas, and electricity. We anticipate underground services throughout the development.

Runoff from the existing site is piped to a detention facility located in the southwest corner of the development. This facility will be modified to accommodate and meter the increased runoff caused by the redevelopment. Reserve A shall be cleared of existing trees and shrubs during modification of the detention facility.

Lighting

Site lighting shall conform to the standards of City of Broken Arrow Zoning Ordinance with the exception that light poles will be allowed within utility easements abutting street rights-of-way. A note shall be placed on the face of the site plan stating: "Property owner(s) assumes all liability and replacement responsibilities for any damage to light poles placed in utility easements."

Site Plan Review

No building permit shall be issued until a detailed site plan and a detailed landscape plan is submitted to and approved by the City of Broken Arrow as conforming to these PUD restrictions.

Schedule of Development

Construction of the new drive connection to Houston Street is expected to occur in early 2018.



Exhibit D Legal Description

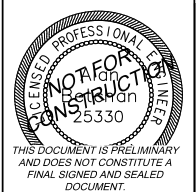


A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN AND ALSO A PART OF QUIKTRIP COMMERCIAL CENTER #50, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE NORHTEAST QUARTER (NE/4) OF SAID SECTION EIGHTEEN (18) THENCE NORTH 88°51'01" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST (NE/4) OF SAID SECTION EIGHTEEN (18) FOR A DISTANCE OF 301.89 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE FOR STATE HIGHWAY 51; THENCE SOUTH 25°03'52" EAST FOR A DISTANCE OF 0.00 TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2950.79 FEET, A CENTRAL ANGLE OF 07°11'07", A CHORD BEARING AND DISTANCE OF SOUTH 28°39'26" EAST FOR 369.81 FEET, FOR AN ARC DISTANCE OF 370.05 FEET TO THE SOUTHEAST CORNER OF LOT 2 BLOCK 1 OF SAID QUIKTRIP COMMERCIAL CENTER #50; THENCE SOUTH 61°40'41" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 249.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 28°19'24" EAST FOR A DISTANCE OF 22.00 FEET; THENCE SOUTH 01°25'30" EAST ALONG THE WEST LINE OF LOT 3 BLOCK 1 SAID QUIKTRIP COMMERCIAL CENTER #50 FOR A DISTANCE 119.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND ALSO BEING THE SOUTHEAST CORNER OF RESERVE AREA "A"; THENCE NORTH 88°46'20" WEST ALONG THE SOUTH LINE OF SAID RESERVE AREA "A" FOR A DISTANCE OF 259.11 FEET TO A POINT ON THE EAST BOUNDARY LINE OF OAK CREEK ESTATES ADDITION; THENCE NORTH 01°25'30" WEST ALONG THE EAST BOUNDARY LINE OF OAK CREEK ESTATES ADDITION FOR A DISTANCE OF 569.75 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 216,104.37 SQUARE FEET / 4.96 ACRES MORE OR LESS.

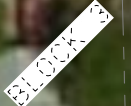


BENCHMARK
 1. CHISELED BOX SET LOCATED 118.21 FEET NORTH AND 286.08 FEET EAST OF THE NORTHWEST CORNER OF THE PROPERTY.
 ELEVATION=742.71' (NAVD 88')



PROJECT NO.: *****
AAB Engineering, LLC
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 Sand Springs, OK 74063
 OK CA#6318 Exp. June 30, 2018
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FILE LOCATION: P:\1815\18-OT 0050\01-0050 Civi - PUD.dwg TAB NAME:PUD Site (3) USER:tech12 SAVED: 2/28/2017 4:07 PM PLOTTED: 10/23/2017 7:52 AM

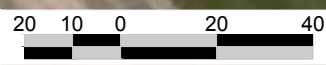


PAK CHECK ESTIMATES
SUBDIVISION

S 31st STREET

S. 31st STREET

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PLAN DEVELOPMENT
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QuikTrip No. 0050
 8100 E. HIGHWAY 51
 BROKEN ARROW, OK

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PROTOTYPE: P-86 (02/01/16)
DIVISION: TULSA
VERSION: 001
DESIGNED BY: AAB
DRAWN BY: KMH
REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE: SITE PLAN WITH AERIAL DD#080116-11
SHEET NUMBER: EXHIBIT A

ORIGINAL ISSUE DATE: 12/20/10

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SITE LIGHTING FIXTURE TABLE

TYPE	HEIGHT	QUANTITY
	MATCH EXISTING	3
	MATCH EXISTING	2
	MATCH EXISTING	1
	BREAK AWAY BASES REQUIRED	0

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- QT ACCENT CONCRETE
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT

PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
 25330
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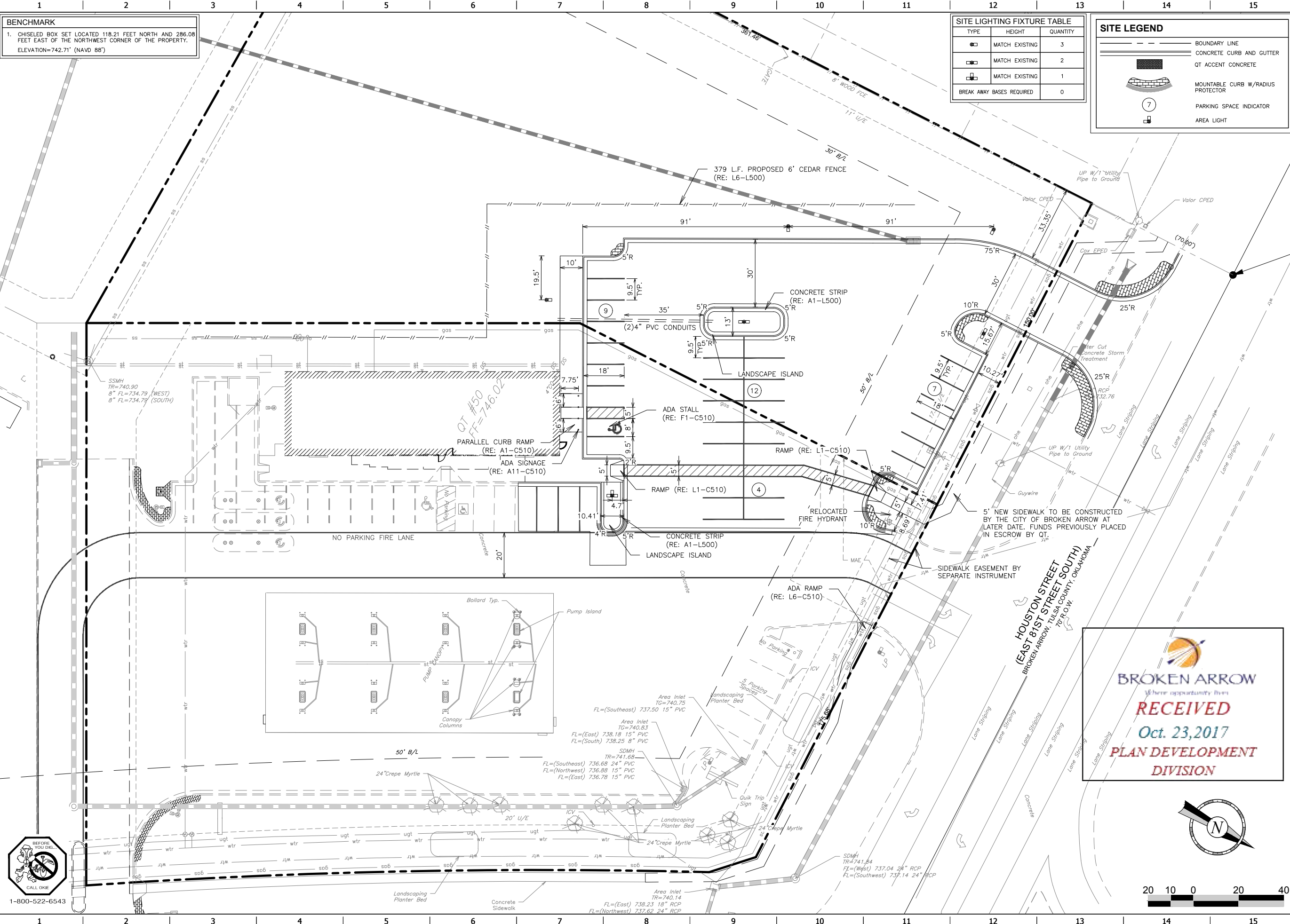
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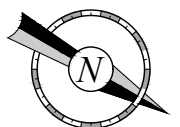
REV	DATE	DESCRIPTION

SHEET TITLE:
 CONCEPTUAL SITE PLAN
 DD#080116-11
SHEET NUMBER:
 EXHIBIT
 B

FILE LOCATION: P:\1815\18-OT 0050\01-0050 Civi - PUD.dwg TAB NAME:PUD Site (2) USER:tech12 SAVED:2/28/2017 4:07 PM PLOTTED:10/23/2017 7:52 AM




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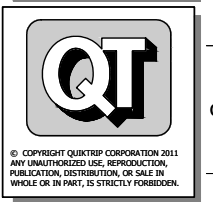
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	QT ACCENT CONCRETE
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT



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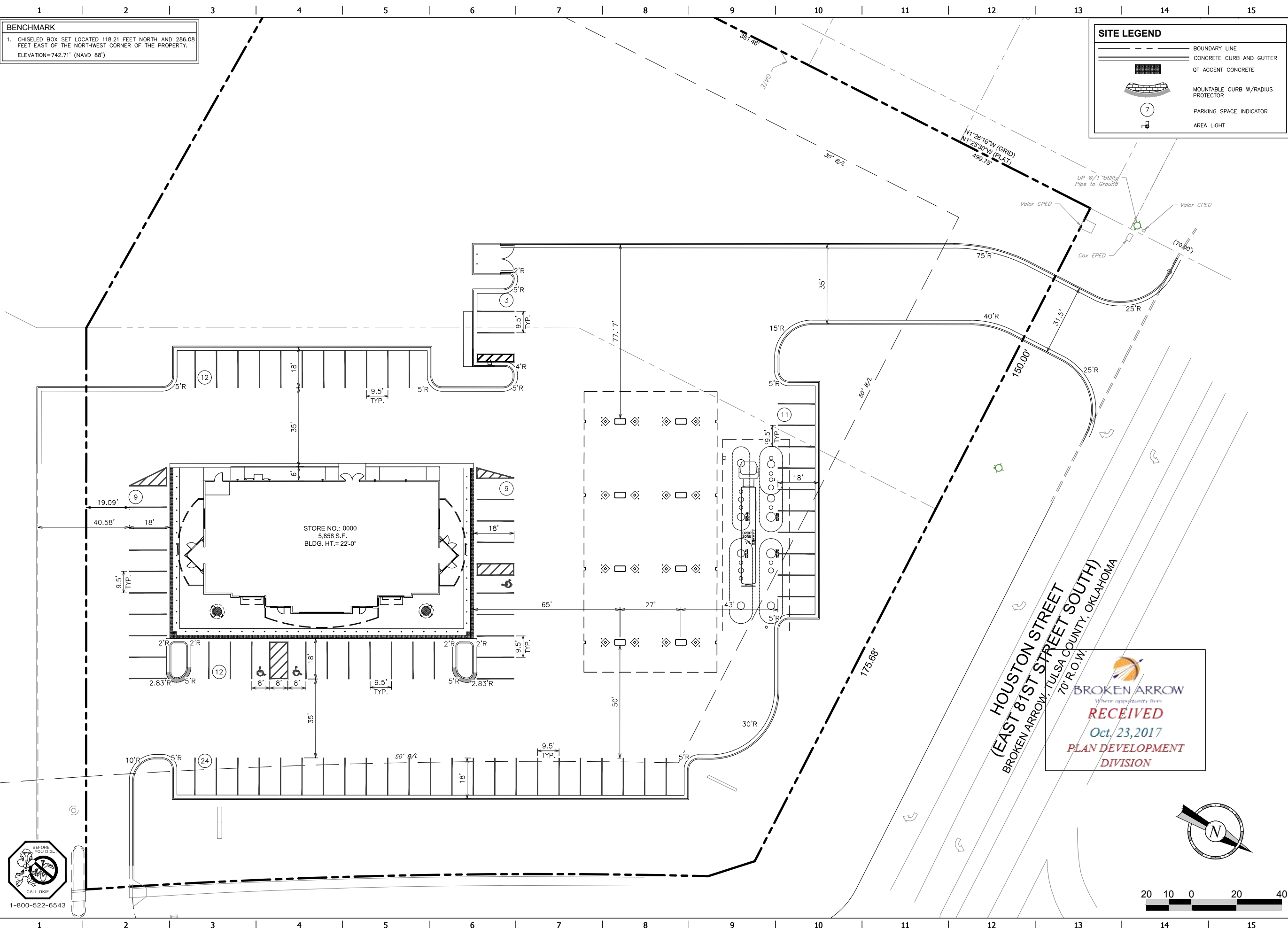
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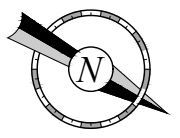


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REV / DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 1/2/2010

SHEET TITLE:
 FUTURE GENERATION 3
 SITE PLAN

SHEET NUMBER:
 EXHIBIT
C