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**GWH LAND HOLDING LLC**  
**BEL LAGO PATIO HOMES – BROKEN ARROW, OK**  
**PLANNED UNIT DEVELOPMENT NO. XXX**

**TABLE OF CONTENTS**

	<u>Page</u>
I. DEVELOPMENT CONCEPT	3
II. DESIGN STATEMENT	4
III. DEVELOPMENT STANDARDS	5
IV. AMENITY FEATURES	8
V. LANDSCAPING AND SCREENING DETAILS	9
VI. ACCESS AND CIRCULATION	11
VII. ENVIRONMENTAL ANALYSIS	12
VIII. SITE PLAN REVIEW	13
IX. SCHEDULE OF DEVELOPMENT	14
X. LEGAL DESCRIPTION	14

List of Exhibits:

<u>Exhibit “A”</u>	-- Conceptual Site Plan
<u>Exhibit “B”</u>	-- Aerial Photograph and Adjacent Land Use
<u>Exhibit “C”</u>	-- Conceptual Building Elevations
<u>Exhibit “D”</u>	-- Conceptual Circulation Plan
<u>Exhibit “E”</u>	-- Zoning Map
<u>Exhibit “F”</u>	-- Conceptual Sign Plan
<u>Exhibit “G”</u>	-- Conceptual Landscaping and Screening Plan
<u>Exhibit “H”</u>	-- Topography, Conceptual Drainage and Utility Plan
<u>Exhibit “I”</u>	-- PUD Legal Description
<u>Exhibit “J”</u>	-- Detail Park Plan

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**BEL LAGO PATIO HOMES – BROKEN ARROW, OK**  
**PLANNED UNIT DEVELOPMENT NO. XXX**

**I. DEVELOPMENT CONCEPT:**

Planned Unit Development No. XXX (“PUD No. XXX”) is located in Section 8, Township 18 North, Range 15 East and is located in the city limits of the City of Broken Arrow.

PUD No. XXX is comprised of fifty-seven (57) acres of land north of Houston Street (81st Street) and 1800 feet west of South 225<sup>th</sup> (Evans Road). The Conceptual Site Plan for the Project is shown on Exhibit “A”.

The Project is comprised of vacant land and is abutted on the east by Bel Lago II and The Villas at Bel Lago. An Aerial Photograph of the Area Land Uses around the Project is shown on Exhibit “B”.

The purpose of PUD No. XXX is to provide some flexibility to the current RS3 development standards and provide development standards and controls that are not available in a conventional RS3 project.

In particular, PUD No. XXX proposes the development of the Property as a Mixed Use of Duplexes and Single Family detached Patio Homes.

Conceptual Building Elevations for the dwellings are attached hereto as Exhibit “C”.

Access to the Project will be from S Houston Street. The patio homes are a gated community. A gated Emergency access is provided at the northeast corner of the Project into a public street in Bel Lago II. The Conceptual Circulation Plan for the Project is attached hereto as Exhibit “D”.

A zoning change to RM is necessary to support PUD No. XXX. The existing zoning is shown on the Zoning Map attached hereto as Exhibit “E”.

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**BEL LAGO PATIO HOMES – BROKEN ARROW, OK**  
**PLANNED UNIT DEVELOPMENT NO. XXX**

The developer will be responsible for the installation of all of the amenities and landscaping. The Developer will be responsible for all maintenance of landscaping, lot mowing, open space mowing and maintenance of the Project

This P.U.D. is promoting a sense of community type quality of life with the amenity package and gathering and meeting areas that cannot be normally done with a conventionally zoned project. The large amounts of open space, walking trails, play areas and amenities can be done with conventionally zoned projects, but cannot be enforced or insured to be built.

The project contains 538,204 square feet of open space (17.82 acres). All of the Broken Arrow flood plain (8.60 acres) will remain open space, and the project is providing 9.16 acres of open space outside the of the flood plain.

**II. DESIGN STATEMENT:**

This P.U.D. is being proposed as a low-density single family detached residential project with a density of less than 4 Dwelling Units per acre gross acre.

The project is being developed by XXX which has developed land in Broken Arrow and surrounding communities for 20 years. Tuttle & Associates, Inc. is the project Civil Engineer and land surveyor and is the preparer of the P.U.D. Tuttle and Associates, Inc. has been designing residential and commercial projects in Broken Arrow since 1984.

The project is in conformance of the Broken Arrow Master Plan.

A meeting with the neighbors was held February 27, 2025, to exchange information and discuss the project.

**III. DEVELOPMENT STANDARDS:**

The Project will be developed in accordance with the City of Broken Arrow Zoning Ordinance, except as described herein.

GROSS LAND AREA:	2,485,098 SF	57.05 AC
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GROSS DENSITY		3.57 DU/AC
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PERMITTED USES:

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**BEL LAGO PATIO HOMES – BROKEN ARROW, OK**

**PLANNED UNIT DEVELOPMENT NO. XXX**

Household Living limited to Duplexes and single family detached patio homes, detention/recreation facilities, play areas, walking trails, community pool, Exercise room in the Clubhouse and uses customarily accessory thereto.

MAXIMUM NUMBER OF DUPLEX LOTS (Area A): 24

MAXIMUM NUMBER OF PATIO HOMES (Area B): 180

MAXIMUM BUILDING HEIGHT:\* ONE STORY

MINIMUM OFF-STREET PARKING SPACES:

As provided by the City of Broken Arrow Zoning Code.

MINIMUM LOT FRONTAGE FOR DUPLEXLOTS 75 FT

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**PLANNED UNIT DEVELOPMENT NO. XXX**

**MINIMUM BUILDING SETBACKS:**

Front Yard	25 FT
Rear Yard	20 FT
Minimum Lot Depth	115 FT
From S. Houston Street Right-of-Way	35 FT
From Westerly Boundary	25 FT
From North Boundary	35 FT
From South Boundary	35 FT
Between Patio Homes	15 FT

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**PLANNED UNIT DEVELOPMENT NO. XXX**

**SIGNS:**

**RESIDENTIAL MONUMENT SIGNS:**

Subdivision Identification signs will be limited to one (1) for each side of the entry road from Houston Street, with a maximum of 60 SF of display area, and 5 FT in height for each such sign.

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**LANDSCAPED AREA:**

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**BEL LAGO PATIO HOMES – BROKEN ARROW, OK**  
**PLANNED UNIT DEVELOPMENT NO. XXX**

A minimum of fifteen percent (15%) of the total net Lot Area of the Project will be improved as internal landscaped open space.

The Conceptual Landscaping and Screening for the Project is shown on **Exhibit “G”**.

Existing trees and vegetation shall be retained in areas not impacted with the installation of utilities and mass clear cutting shall be avoided.

**IV. AMENITY FEATURES:**

The open space in the northwest corner of the project is labeled on the color rendering is for detention and a passive park. (**Exhibit “J”**)

A walking/jogging trail from the Clubhouse area will traverse around the perimeter of Area “B” to a trail along the Detention Pond on the North. The detention pond will be “wet”.

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**BEL LAGO PATIO HOMES – BROKEN ARROW, OK**  
**PLANNED UNIT DEVELOPMENT NO. XXX**

**V. LANDSCAPING AND SCREENING DETAILS:**

The Project landscaping and screening concept will comply with the requirements of the City of Broken Arrow Zoning Ordinance for landscaped edges and parking lots and drives. A landscaped edge will be provided on all boundaries of the Patio Homes.

A landscape plan shall be submitted and approved at the time of final plat submittal. Landscaping shall be installed before building permits will be released. The developer shall maintain all landscaping and replace dead plant material until such time as the maintenance responsibilities are turned over to the residents.

A sidewalk along Houston Street will be built. Sidewalks are required to be constructed as each home is constructed.

**Project Boundary Screening:**

The boundaries of the Project will be landscaped in accordance with the City of Broken Arrow Zoning Code.

**Parking Lot:**

In the Project parking lot, at least two (2) trees will be planted per 12 parking spaces, as shown on the Concept Plan. Trees will be a minimum of two-inch caliper at installation and will be on the City's approved tree list.

The park plan is shown on **Exhibit "J"**



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**PLANNED UNIT DEVELOPMENT NO. XXX**

Perimeter Screening Fences and Walls within Development Area “B”:

Perimeter fences or walls required for the Project along the easterly, southerly and westerly boundaries. Any separate fence installed by the developer of the Project shall be built at time of the dwelling and maintained and repaired by the owner of the lot within the Project and shall have metal posts as required per ordinance.

Maintenance:

The landscape features within the Project will be maintained in accordance with the requirements of the City of Broken Arrow Zoning Code.

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**PLANNED UNIT DEVELOPMENT NO. XXX**

**VI. ACCESS AND CIRCULATION:**

Access to the Project will be from South Houston Street. A secondary means of ingress/egress of Emergency Vehicles is provided by an existing public road at the northeast corner. A gate will be installed to prohibit local traffic from driving through the neighborhood. The City will furnish a code for the gate.

A 6 foot wide public trail easement to be dedicated with the final plat for this development in the open space area as shown on the Site plan.

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**BEL LAGO PATIO HOMES – BROKEN ARROW, OK**  
**PLANNED UNIT DEVELOPMENT NO. XXX**

**VII. ENVIRONMENTAL ANALYSIS:**

Topography:

The Project site generally slopes in a northerly direction from the south.  
The Topography, Conceptual Drainage and Utility Plan is shown on **Exhibit “H”**.

Utilities:

Presently, an existing 12 inch Wagoner County RWD #4 water line is located on the North side of Houston Street.

An existing 12 City sanitary sewer line is located on the north boundary of the Project.

Other utilities, including electric, gas, telephone and cable television, are either currently available to the site or can be readily extended to serve the Project as needed.

Drainage:

Drainage across the undeveloped property sheet flows in a northeasterly direction into a creek along the east boundary. All project civil engineering plans, inclusive of storm sewer design, will require review and approval by the City. The site does not contain mapped FEMA Flood Plain.

Soils:

The site soils are comprised of Okemah, characterized by loamy clay soil. Soil will be stabilized in areas of parking lot and building construction in accordance with geotechnical report recommendations.

Existing area zoning is shown on **Exhibit “E”** – Zoning Map.

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**PLANNED UNIT DEVELOPMENT NO. XXX**

**VIII. SITE PLAN REVIEW:**

The site plan in this text shall serve as the Detailed Site Plan. No building permit will be issued for any building within the Project until a Detailed Landscape Plan has been submitted to the City of Broken Arrow Planning Commission and approved as being in compliance with the Approved Planned Unit Development Standards.

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**PLANNED UNIT DEVELOPMENT NO. XXX**

**IX. SCHEDULE OF DEVELOPMENT:**

The anticipated construction start date for the project is the fall of 2025. Approval process for the PUD is as follows:

The PUD will be reviewed by the Technical Advisory Committee (TAC).

After TAC comments are addressed, the PUD shall go to the Planning Commission for approval.

The PUD will go to the City Council for the final approval.

**X. LEGAL DESCRIPTION:**

The Legal Description for the Project is attached hereto as Exhibit "I".