

Aspen Circle

City of Broken Arrow, Tulsa County, Oklahoma
PUD Major Amendment
Planned Unit Development Number 94V
September 2020

Prepared For:

Tahoe II Properties, LLC
9809 South Memorial Drive
Tulsa, OK 74113

Prepared By:



SACK AND ASSOCIATES, INC.

3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1783 (PE/LS)

BATTLE CREEK
NORTHEAST CORNER OF THE
BROKEN ARROW EXPRESSWAY AND ASPEN AVENUE

ASPEN CIRCLE PUD-94V

Major Amendment of PUD-940

September 2020

LIST OF EXHIBITS

- A.....Illustration Concept Plan
- B.....Proposed Zoning and Development Areas
- C.....Topography, Floodplain and Existing Vegetation Map
- D.....Adjacent Land Use and Zoning
- E.....Circulation and Access Plan
- F.....Landscape and Open Space Concept Plan
- G.....Existing and Proposed Utilities Plan
- H.....Aerial Photograph
- I..... Screening Fence for Collision Center

DEVELOPMENT CONCEPT

The subject property comprises approximately 6.9 acres (gross) which is South of the Jim Norton Chevrolet Dealership on Lot 1, Block 1, “Ronda Norton Center”, located at the Northeast corner of North Aspen Avenue (South 145th East Avenue) and the Broken Arrow Expressway. The 6.9 acre tract lies south of West Albany Drive. The possible uses are an automotive collision center, convenience store with fuel sales, vehicle sales and rental, and other restricted uses permitted in the CH-Commercial Heavy district. The Aspen Circle PUD will require rezoning of the CG zoning to CH and IL zoning.

This PUD is a major amendment to a portion of PUD-94O that was approved by the Broken Arrow City Council on November 16, 2010. The development standards of this PUD are similar to those approved with PUD-94S, with the addition of the Highway Design Overlay (HDO) district standards added since the 2010 approval. The remainder of PUD-94O, and all of PUD-94S, remain unchanged and are not part of this application.

With the filing of the application for the major amendment to PUD-94O, applications for rezoning Development Area A from CG-Commercial General to CH-Commercial Heavy and Development Area B from CG-Commercial General to IL-Industrial Light will be filed to run concurrently with the PUD application.

DEVELOPMENT STANDARDS

Development Area A shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH-Commercial Heavy district, except as modified herein. Vehicle sales and rental shall be recognized as a permitted use and not require a Specific Use Permit. Sexually oriented businesses, however, shall not be allowed.

Development Area B shall be developed in accordance with the City of Broken Arrow Zoning Ordinance and the use and development regulations of the CH-Commercial Heavy and IL-Industrial Light districts, except as modified herein. It is recognized a vehicle service and major repair facility is proposed to be located in Development Area B.

The Subject Property is located within the City of Broken Arrow Highway Design Overlay (HDO) district. The HDO standards are intended to ensure that development along designated highways within Broken Arrow present an attractive image of the community to city residents and highway drivers, thus contributing to the overall quality of life and economic development in the city.

DEVELOPMENT STANDARDS

Development Area A

HIGHWAY DESIGN OVERLAY (HDO) DESIGN STANDARDS

Building design orientation, wall articulation, entrances, and fencing shall meet the HDO standards and multiple buildings in commercial centers shall employ a consistent architectural style or theme, be constructed of similar materials, and feature similar colors.

GROSS LAND AREA 129,415 SF / 2.9710 AC

NET LAND AREA* 87,120 SF / 2.0000 AC

*The net land area is conceptual and may be modified pursuant to the subdivision platting process.

PERMITTED USES

As allowed in the CH-Commercial Heavy district except vehicle sales and rental shall be recognized as a permitted use. Sexually oriented businesses, however, shall not be allowed.

MAXIMUM FLOOR AREA RATIO Not Applicable

MAXIMUM BUILDING HEIGHT 2 Stories
(35 feet)

BUILDING MATERIALS

Building design will be in accordance with the Highway Design Overlay district standards in Section 5.8.I.4. Any poles used to support canopies associated with convenience stores shall be wrapped in brick.

MINIMUM BUILDING SETBACK

From each boundary fronting a public street, including the Broken Arrow Expressway off ramp, the minimum building setback from the right-of-way shall be fifty (50) feet.

From interior boundaries, the minimum building setback is zero (0) feet, provided that building code requirements are met.

MINIMUM LANDSCAPING PERCENTAGE 10% of net lot

MINIMUM LANDSCAPING EDGE

A landscape edge of at least 10 feet in width shall be provided adjacent to all highway and public street frontages.

MINIMUM SCREENING Not applicable

MINIMUM OFF-STREET PARKING

As required for the applicable use within the CH District

OTHER BULK AND AREA REQUIREMENTS

As required for the applicable use within the CH District

LANDSCAPING

Landscaping shall meet the requirements of the Broken Arrow Zoning Ordinance (the “Zoning Ordinance”) except as hereinafter modified. In addition to the requirements of the Zoning Ordinance, the following landscaping standards shall be applicable:

In addition to required trees, shrubs shall be provided as set forth within Section 5.2 of the Zoning Ordinance, provided however, shrubs may be evenly spaced or grouped.

Broken Arrow Expressway off ramp and North Aspen Avenue: Not less than one tree shall be planted for each 25 feet of highway and public street frontage. All trees shall be medium to large except where there are conflicts with overhead power lines. The width of the landscape edge shall be as depicted on Exhibit F.

West Albany Drive: Not less than one tree shall be planted for each 30 feet of street frontage. All trees shall be medium to large except where there are conflicts with overhead power lines. The width of the landscape edge shall be as depicted on Exhibit F.

All landscaping within this PUD shall be maintained in accordance with the requirements of Section 5.2 of the Zoning Ordinance. Any landscaping material that fails shall be replaced in accordance with the Zoning Ordinance.

LIGHTING

Exterior lighting shall be in accordance with Section 5.6 of the Zoning Ordinance.

ACCESS AND CIRCULATION

Principal access is derived from West Albany Drive. Direct access to Aspen Avenue (South 145th East Avenue) and to the Broken Arrow Expressway shall be prohibited. All access points on West Albany Drive shall align with any access points on the north side of the street and shall be spaced at least 150 feet apart, centerline to centerline, on both sides of the street, except as follow:

If the westernmost drive serving the Jim Norton Chevrolet dealership remains as it exists in September 2020, only one access point shall be permitted on West Albany Drive from Development Area A, and it shall align with said westernmost drive;

If the westernmost drive serving the Jim Norton Chevrolet dealership is permanently closed and physically removed, two access points shall be permitted on West Albany Drive from Development Area A as depicted on Exhibit E. The centerline of the western access point shall be 150 feet from the existing east curb line of Aspen Avenue, and the two drives serving Development Area A shall be separated by 120 feet, centerline to centerline.

Sidewalks, not less than 5 feet in width, shall be constructed along Aspen Avenue (South 145th East Avenue) and West Albany Drive by the developer in accordance with the City Subdivision Regulations.

SIGNAGE

All freestanding signs within this PUD shall be installed in accordance with Section 5.7.D of the Broken Arrow Zoning Ordinance except as follows:

Only one pylon sign shall be allowed for the overall PUD, and it shall be limited to 25 feet in height. A separate application for a Specific Use Permit is not required.

All freestanding signs shall have a monument type base of substantially the same material as the exterior of the principal building on the lot.

Directional and Wayfinding Signs

Directional and wayfinding signs are allowed and shall not be considered as a freestanding sign as long as the sign is less than 25 square feet in size and less than 5 feet in height.

Wall Signs

Wall signs shall be installed in accordance with Section 5.7 of the Zoning Ordinance and the Highway Design Overlay district, except as hereinafter modified.

FENCING

The use of chain link, barbed, or razor wire shall be prohibited.

UTILITIES

Utilities are at the site or accessible by customary extension. The drainage system will be designed in accordance with the City of Broken Arrow standard specifications.

SITE PLAN REVIEW

Development areas may be developed in phases and no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been

submitted to the City and approved as being consistent with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the City.

PLATTING REQUIREMENT

Development areas may be developed in phases, and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and reviewed by the Broken Arrow Planning Commission and approved by the City Council 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 City shall be a beneficiary thereof. Nothing above set forth shall preclude the exercise of the authority of the City to issue a building permit upon site plan approval, which may include conditions such as a requirement that the applicable phase shall be platted prior to the issuance of an occupancy permit.

DEVELOPMENT STANDARDS

Development Area B

HIGHWAY DESIGN OVERLAY (HDO) DESIGN STANDARDS

Building design orientation, wall articulation, entrances, and fencing shall meet the HDO standards and multiple buildings in commercial centers shall employ a consistent architectural style or theme, be constructed of similar materials, and feature similar colors.

GROSS LAND AREA 171,406 SF / 3.9349 AC

NET LAND AREA* 134,989 SF / 3.0989 AC

*The net land area is conceptual and may be modified pursuant to the subdivision platting process.

PERMITTED USES

The only permitted uses in Development Area B are as follows:

- Restaurant, drive-in
- Restaurant, drive-thru
- Convenience store with gas sales
- Alcoholic beverages, retail store
- Vehicle sales and rental
- Vehicle services and repair, major
- Vehicle services and repair, minor

MAXIMUM FLOOR AREA RATIO Not Applicable

MAXIMUM BUILDING HEIGHT 2 Stories
(35 feet)

BUILDING MATERIALS

Building design will be in accordance with the Highway Design Overlay district standards in Section 5.8.I.4.

Blue and white metal wall panels will be used on the vehicle service and repair – major use Collision Center building consistent with the other corporate branded Jim Norton Chevrolet Buildings within PUD-94S located north of West Albany Drive.

Within Development Area B, East facing walls shall include masonry accents consistent with Section 5.8.G.1 of the Broken Arrow Zoning Ordinance.

MINIMUM BUILDING SETBACK

From each boundary fronting a public street, including the Broken Arrow Expressway off ramp, the minimum building setback from the right-of-way shall be fifty (50) feet, provided however; overhead doors used for service and repair and oriented toward a street shall have a minimum setback of 150 feet.

From interior boundaries, the minimum building setback is 0 feet, provided that building code requirements are met.

MINIMUM LANDSCAPING PERCENTAGE 10% of net lot

MINIMUM LANDSCAPING EDGE

A landscape edge of at least 10 feet in width shall be provided adjacent to all highway and public street frontages.

MINIMUM SCREENING

To screen vehicles awaiting repairs, a six foot high masonry and wood screening fence as depicted on Exhibit I, along with trees as set forth below, shall be installed around the area used for storing damaged vehicles. The use of chain link, barbed wire, or razor wire shall be prohibited.

MINIMUM OFF-STREET PARKING As required for the applicable use

OTHER BULK AND AREA REQUIREMENTS As required for the applicable use within the CH and IL Districts

LANDSCAPING

Landscaping shall meet the requirements of the Broken Arrow Zoning Ordinance (the "Zoning Ordinance") except as hereinafter modified. In addition to the requirements of the Zoning Ordinance, the following landscaping standards shall be applicable:

In addition to required trees, shrubs shall be provided as set forth within Section 5.2 of the Zoning Ordinance, provided however, shrubs may be evenly spaced or grouped.

Broken Arrow Expressway off ramp: Not less than one tree shall be planted for each 25 feet of highway frontage. No less than 90% of the required trees along the frontage shall be evergreen. The majority of required trees shall be planted along the south side of the collision center as depicted on Exhibit F to screen damaged vehicles. All trees shall be medium to large except where there are conflicts with overhead power lines. The width of the landscape edge shall be as depicted on Exhibit F.

West Albany Drive: Not less than one tree shall be planted for each 30 feet of street frontage. No less than 75% of the required trees along the frontage shall be evergreen. All trees shall be medium to large except where there are conflicts with overhead power lines. The width of the landscape edge shall be as depicted on Exhibit F.

All landscaping within this PUD shall be maintained in accordance with the requirements of Section 5.2 of the Zoning Ordinance. Any landscaping material that fails shall be replaced in accordance with the Zoning Ordinance.

LIGHTING

Exterior lighting shall be in accordance with Section 5.6 of the Zoning Ordinance.

ACCESS AND CIRCULATION

Principal access is derived from West Albany Drive. Direct access to the Broken Arrow Expressway shall be prohibited. All access points on West Albany Drive shall align with any access points on the north side of the street and shall be spaced at least 150 feet apart, centerline to centerline, on both sides of the street.

Sidewalks, not less than 5 feet in width, shall be constructed along West Albany Drive by the developer in accordance with the City Subdivision Regulations.

SIGNAGE

All freestanding signs within this PUD shall be installed in accordance with Section 5.7.D of the Broken Arrow Zoning Ordinance except as follows:

Only one pylon sign shall be allowed for the overall PUD, and it shall be limited to 25 feet in height. A separate application for a Specific Use Permit is not required.

All freestanding signs shall have a monument type base of substantially the same material as the exterior of the principal building on the lot.

Directional and Wayfinding Signs

Directional and wayfinding signs are allowed and shall not be considered as a freestanding sign as long as the sign is less than 25 square feet in size and less than 5 feet in height.

Wall Signs

Wall signs shall be installed in accordance with Section 5.7 of the Zoning Ordinance and the Highway Design Overlay district, except as hereinafter modified.

OPERATIONAL LIMITATIONS

All damaged vehicles awaiting repairs shall be parked or stored on surfaces paved with asphalt or concrete.

UTILITIES

Utilities are at the site or accessible by customary extension. The drainage system will be designed in accordance with the City of Broken Arrow standard specifications.

SITE PLAN REVIEW

Development areas may be developed in phases and no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the City and approved as being consistent with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the City.

PLATTING REQUIREMENT

Development areas may be developed in phases, and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the City Council 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 City shall be a beneficiary thereof. Nothing above set forth shall preclude the exercise of the authority of the City to issue a building permit upon site plan approval, which may include conditions such as a requirement that the applicable phase shall be platted prior to the issuance of an occupancy permit.

LEGAL DESCRIPTION
(GROSS AREA)

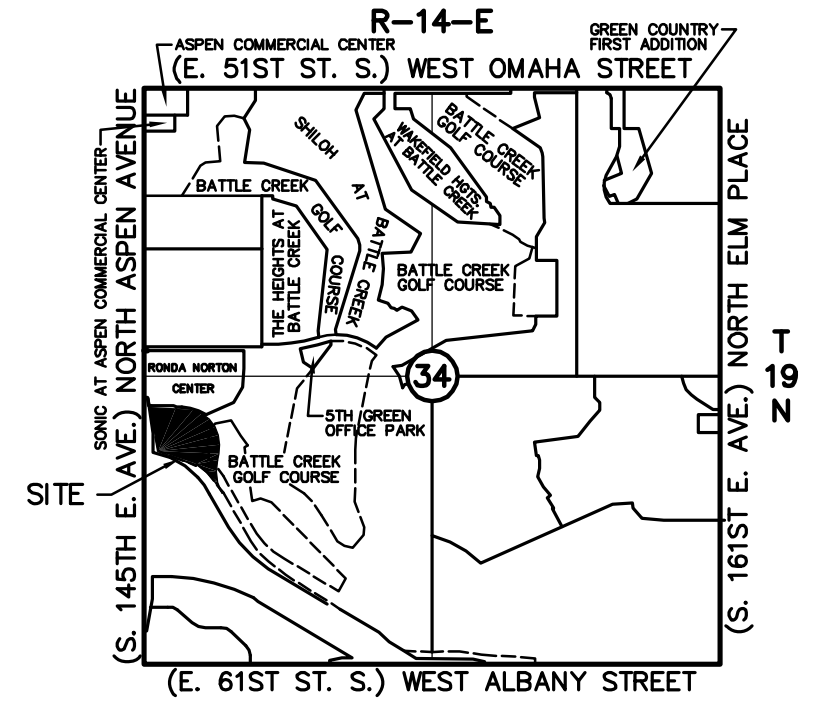
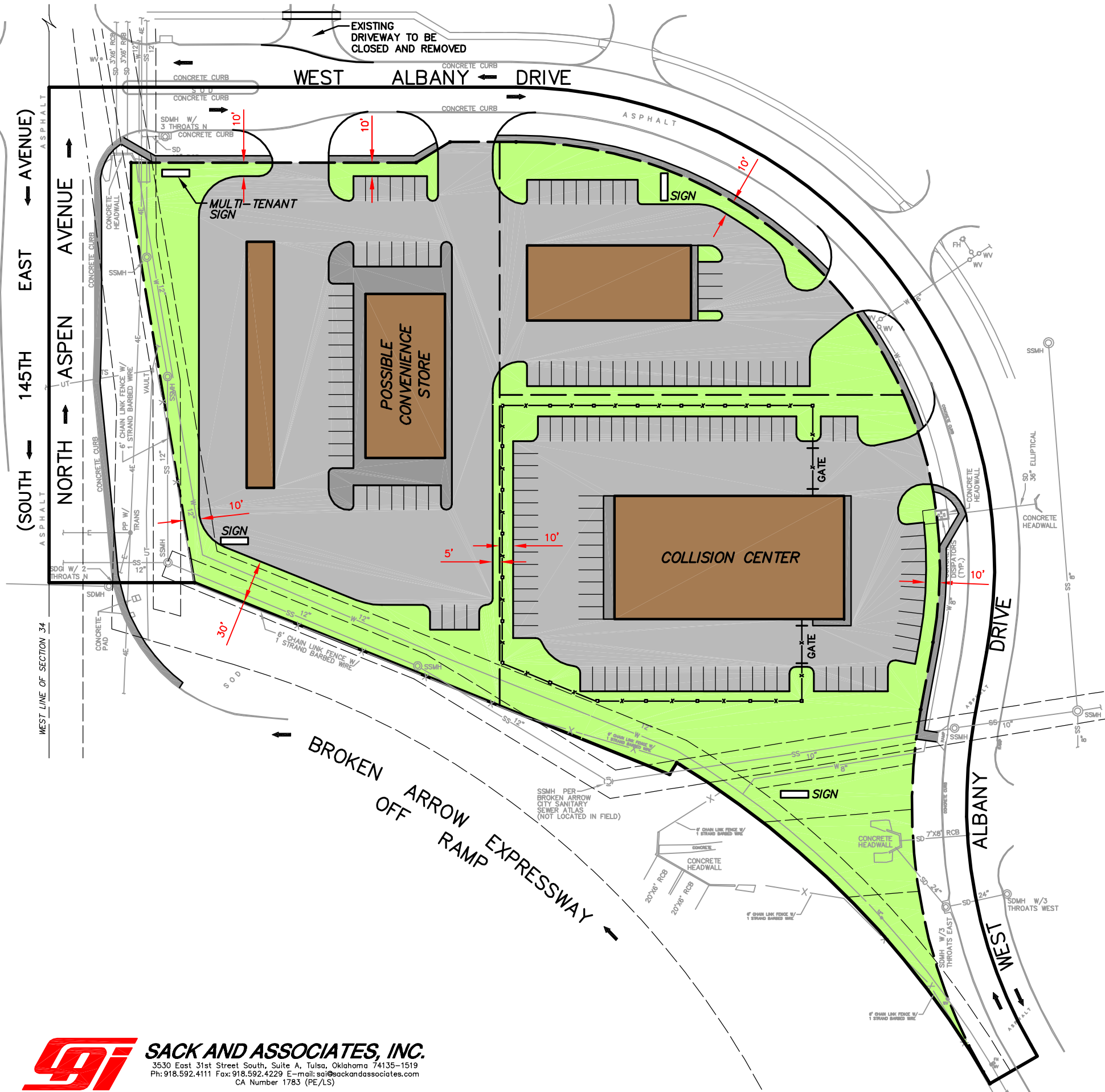
A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 34; THENCE SOUTH 00°00'00" WEST ALONG THE WESTERLY LINE OF SECTION 34 FOR 2960.94 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE RIGHT-OF-WAY CENTERLINE OF WEST ALBANY DRIVE SOUTH, SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE ALONG SAID RIGHT-OF-WAY CENTERLINE OF WEST ALBANY DRIVE SOUTH FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: THENCE SOUTH 90°00'00" EAST FOR 341.63 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 100°21'48", A RADIUS OF 350.00 FEET, A CHORD BEARING OF SOUTH 39°49'06" EAST, A CHORD LENGTH OF 537.66 FEET, FOR AN ARC LENGTH OF 613.08 FEET; THENCE SOUTH 10°21'48" WEST FOR 50.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 40°20'59", A RADIUS OF 350.00 FEET, A CHORD BEARING OF SOUTH 09°48'41" EAST, A CHORD LENGTH OF 241.42 FEET, FOR AN ARC LENGTH OF 246.48 FEET; THENCE SOUTH 29°59'11" EAST FOR 9.70 FEET; THENCE SOUTH 60°00'49" WEST FOR 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND NORTHWESTERLY ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 28°38'25", A RADIUS OF 662.96 FEET, A CHORD BEARING OF NORTH 44°18'24" WEST, A CHORD LENGTH OF 327.95 FEET, FOR AN ARC LENGTH OF 331.39 FEET; THENCE SOUTH 31°22'24" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 10.00 FEET; THENCE NORTH 68°02'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 374.62 FEET; THENCE NORTH 90°00'00" WEST FOR 106.53 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 34; THENCE NORTH 00°00'00" EAST ALONG SAID WESTERLY LINE FOR 362.24 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

LEGAL DESCRIPTION
(GROSS DEVELOPMENT AREA A)

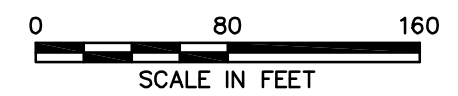
A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 34; THENCE SOUTH 00°00'00" WEST ALONG THE WESTERLY LINE OF SECTION 34 FOR 2960.94 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE RIGHT-OF-WAY CENTERLINE OF WEST ALBANY DRIVE SOUTH, SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 90°00'00" EAST ALONG SAID RIGHT-OF-WAY CENTERLINE OF WEST ALBANY DRIVE SOUTH FOR 329.58 FEET; THENCE SOUTH 00°00'00" WEST AND PARALLEL WITH THE WESTERLY LINE OF SECTION 34 FOR 452.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY; THENCE NORTH 68°02'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 240.49 FEET; THENCE NORTH 90°00'00" WEST FOR 106.53 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 34; THENCE NORTH 00°00'00" EAST ALONG SAID WESTERLY LINE FOR 362.24 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

LEGAL DESCRIPTION
(GROSS DEVELOPMENT AREA B)

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 34; THENCE SOUTH 00°00'00" WEST ALONG THE WESTERLY LINE OF SECTION 34 FOR 2960.94 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE RIGHT-OF-WAY CENTERLINE OF WEST ALBANY DRIVE SOUTH; THENCE SOUTH 90°00'00" EAST ALONG SAID RIGHT-OF-WAY CENTERLINE OF WEST ALBANY STREET SOUTH FOR 329.58 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE ALONG SAID RIGHT-OF-WAY CENTERLINE OF WEST ALBANY DRIVE SOUTH FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: THENCE CONTINUING SOUTH 90°00'00" EAST FOR 12.05 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 100°21'48", A RADIUS OF 350.00 FEET, A CHORD BEARING OF SOUTH 39°49'06" EAST, A CHORD LENGTH OF 537.66 FEET, FOR AN ARC LENGTH OF 613.08 FEET; THENCE SOUTH 10°21'48" WEST FOR 50.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 40°20'59", A RADIUS OF 350.00 FEET, A CHORD BEARING OF SOUTH 09°48'41" EAST, A CHORD LENGTH OF 241.42 FEET, FOR AN ARC LENGTH OF 246.48 FEET; THENCE SOUTH 29°59'11" EAST FOR 9.70 FEET; THENCE SOUTH 60°00'49" WEST FOR 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND NORTHWESTERLY ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 28°38'25", A RADIUS OF 662.96 FEET, A CHORD BEARING OF NORTH 44°18'24" WEST, A CHORD LENGTH OF 327.95 FEET, FOR AN ARC LENGTH OF 331.39 FEET; THENCE SOUTH 31°22'24" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 10.00 FEET; THENCE NORTH 68°02'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 134.13 FEET; THENCE NORTH 00°00'00" EAST AND PARALLEL WITH THE WESTERLY LINE OF SECTION 34 FOR 452.14 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.



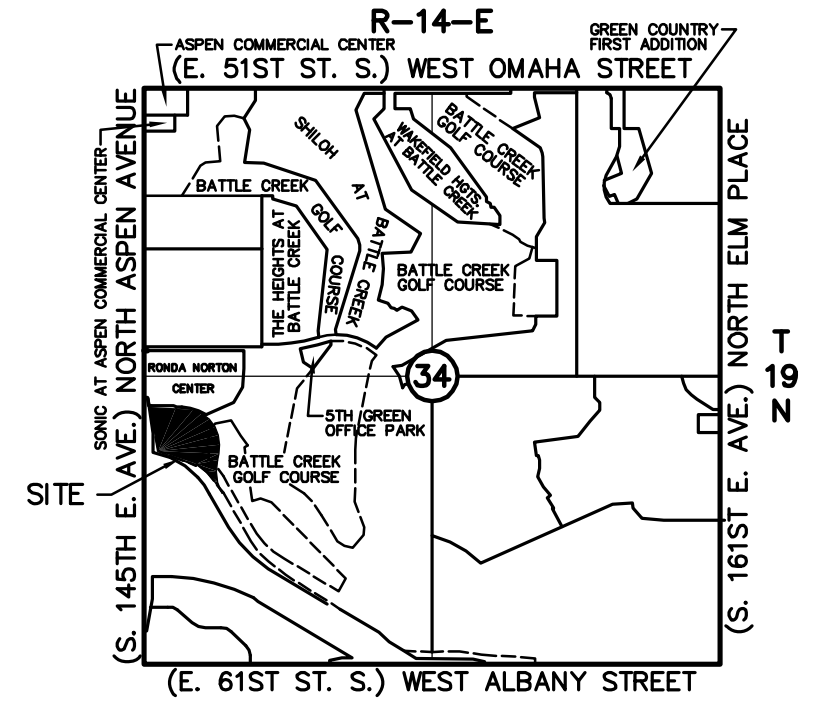
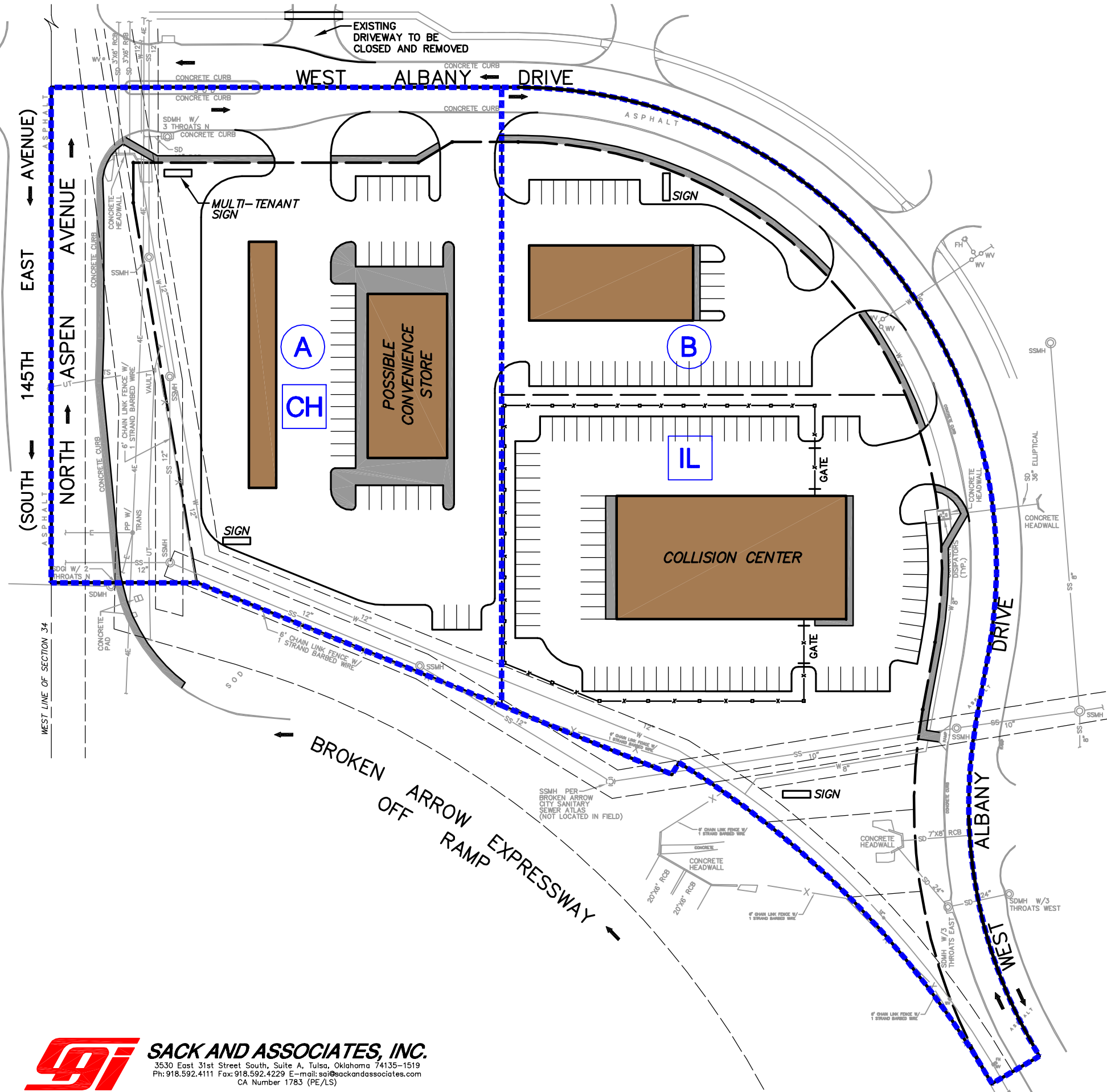
Location Map



Aspen Circle
Broken Arrow, Oklahoma

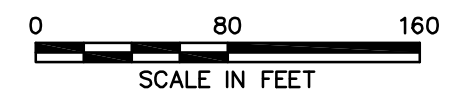
Illustration
Concept Plan
EXHIBIT 'A'

Planned Unit Development No. 94V
September 2020



Location Map

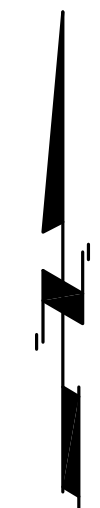
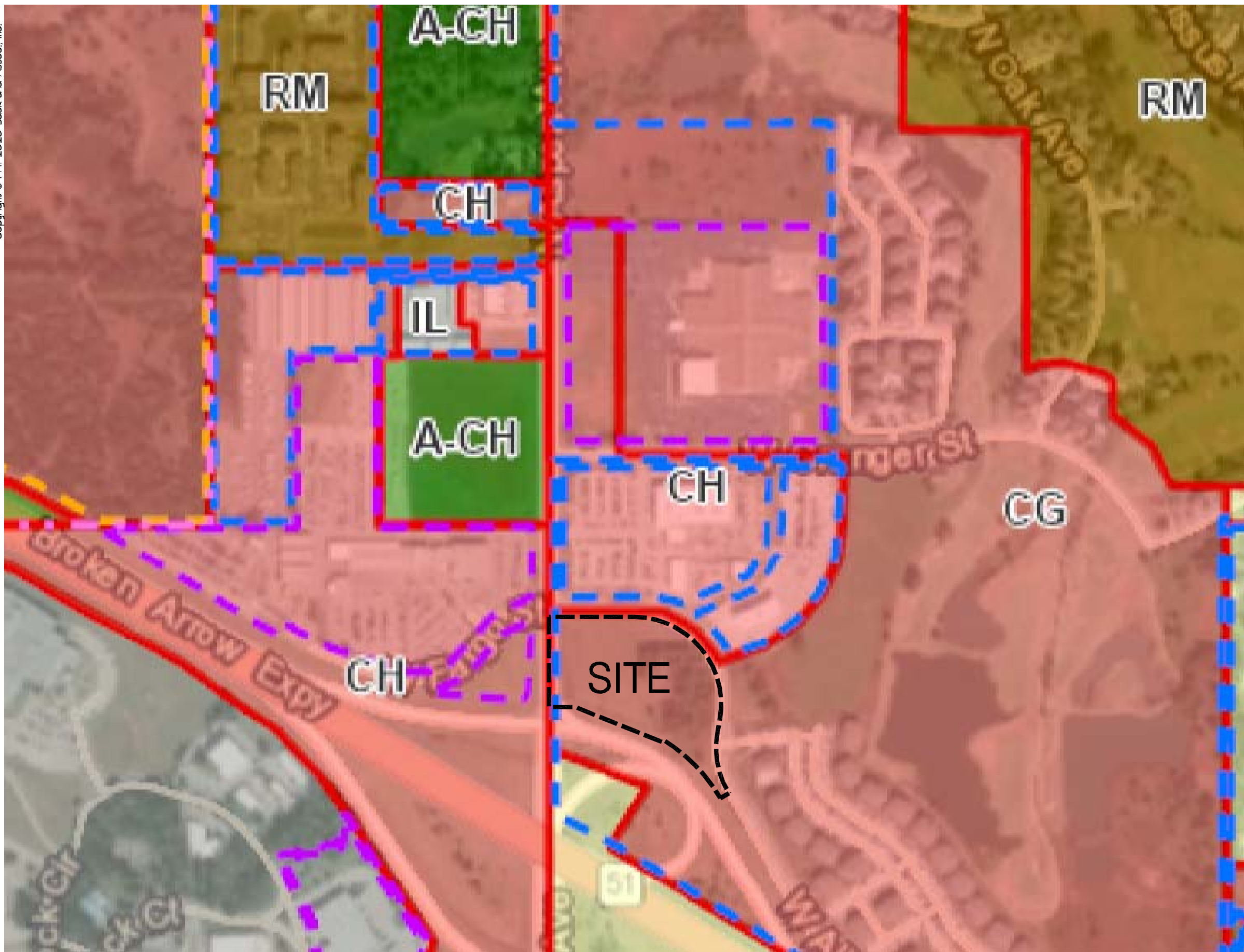
- Legend**
- A DEVELOPMENT AREA
 - CH PROPOSED ZONING
 - DEVELOPMENT AREA BOUNDARY



Aspen Circle
Broken Arrow, Oklahoma

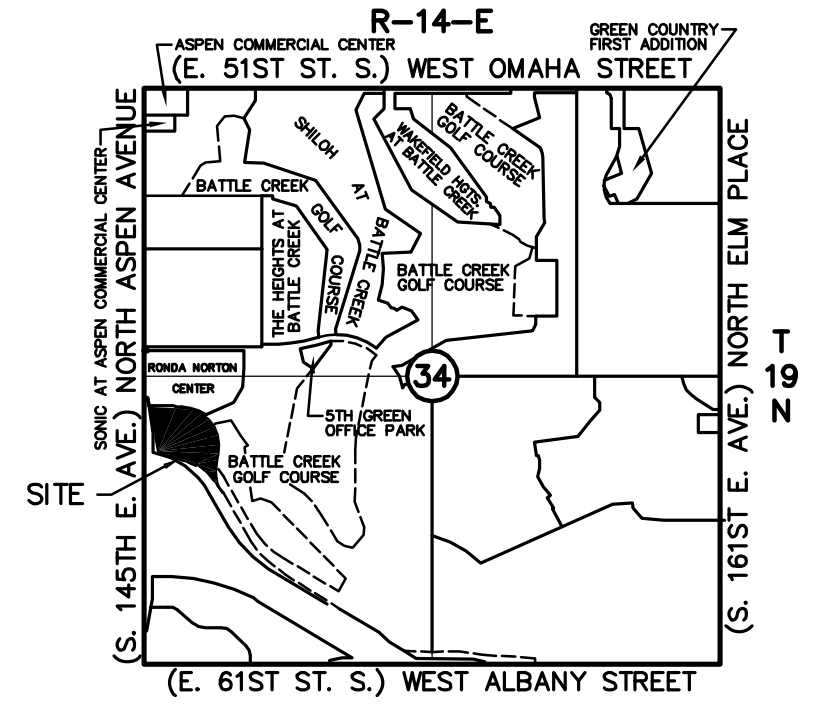
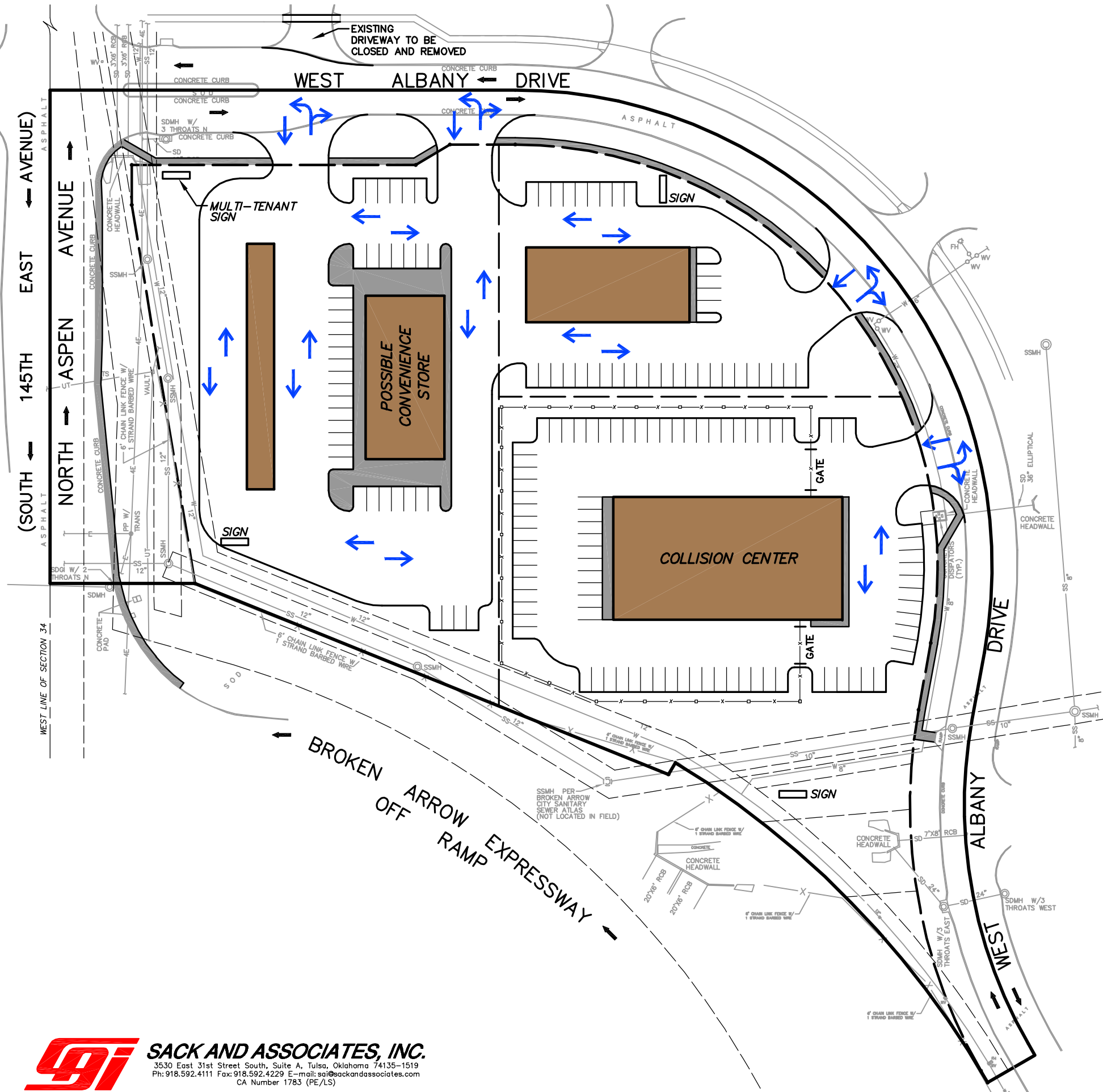
Proposed Zoning and Development Areas
EXHIBIT 'B'

Planned Unit Development No. 94V
September 2020



Aspen Circle
Broken Arrow, Oklahoma

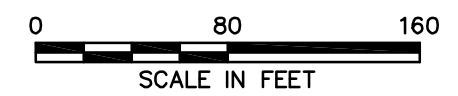
Adjacent Land Use
and Zoning
EXHIBIT 'D'
Planned Unit Development No. 94V
September 2020



Location Map

Legend

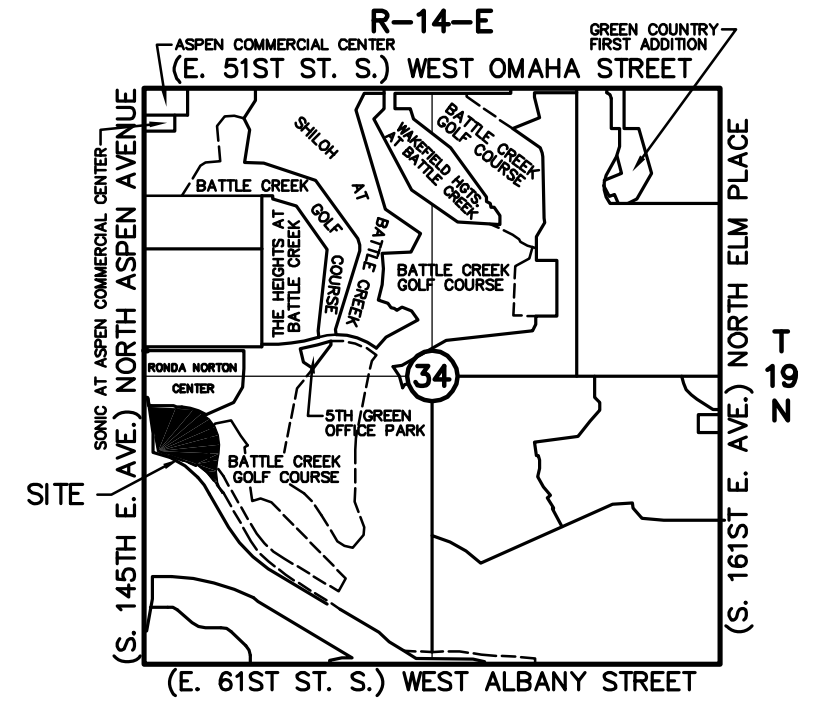
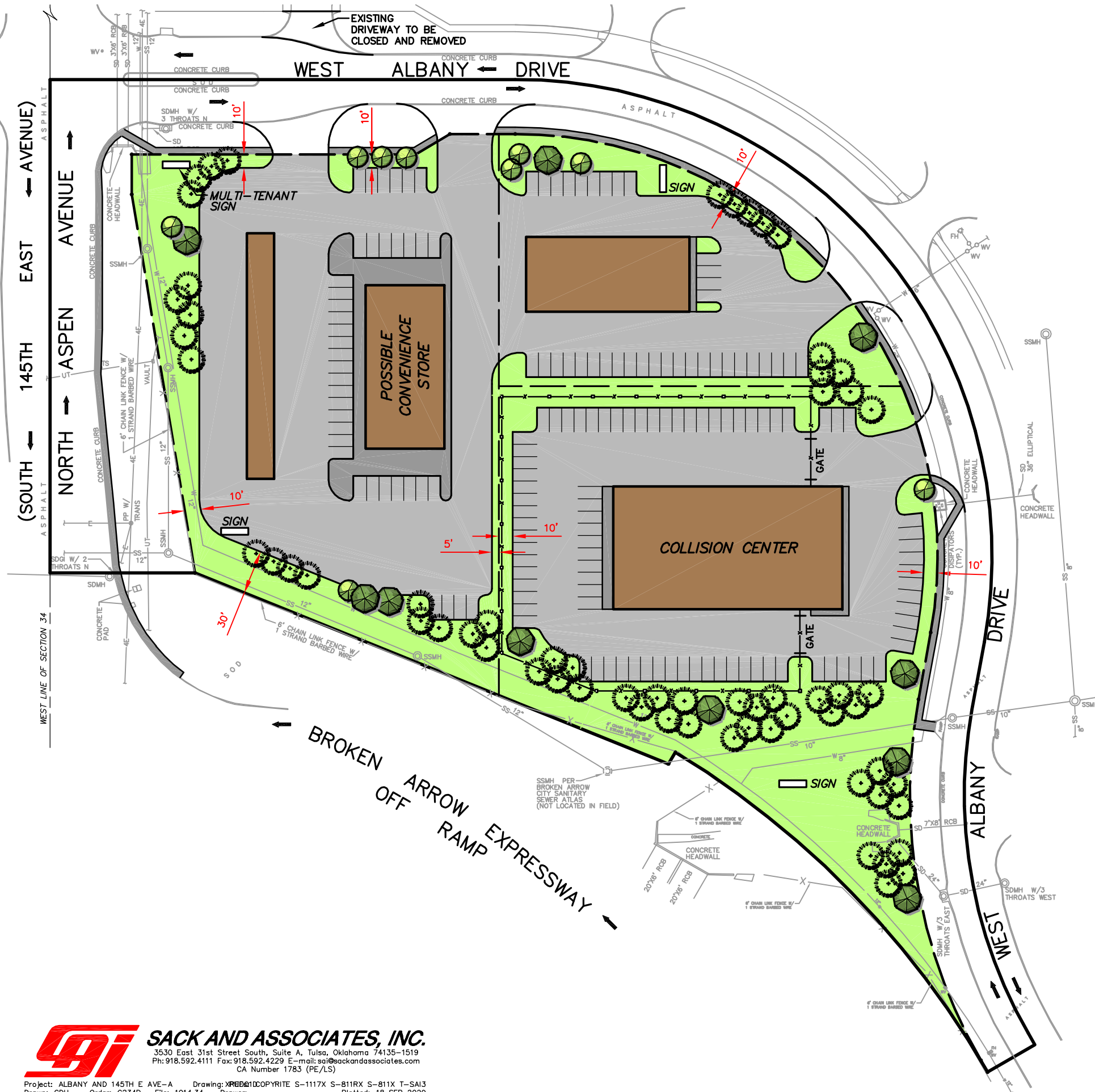
- DIRECTION OF TRAFFIC FLOW
- SIDEWALK



Aspen Circle
Broken Arrow, Oklahoma

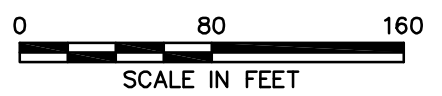
Circulation and Access Plan
EXHIBIT 'E'

Planned Unit Development No. 94V
September 2020



Location Map

- Legend**
-  SHADE TREES
 -  EVERGREEN TREE

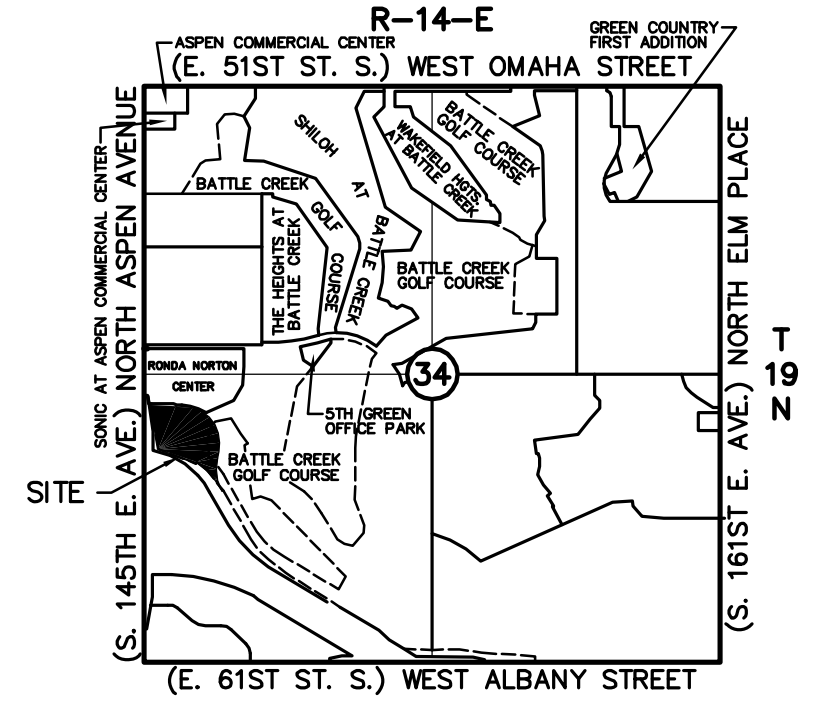
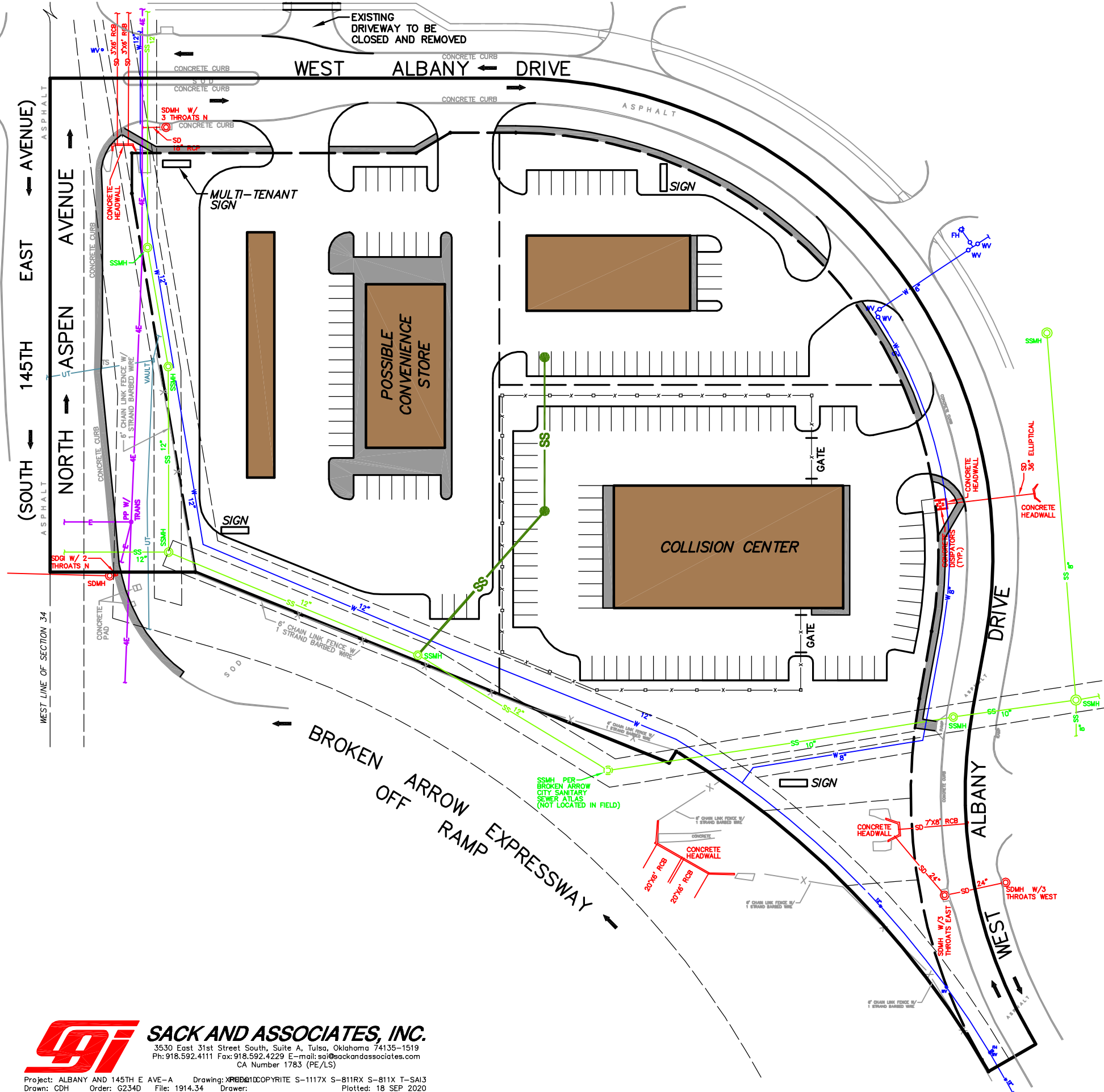


Aspen Circle
Broken Arrow, Oklahoma

Landscape and Open Space Concept Plan

EXHIBIT 'F'

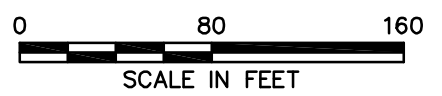
Planned Unit Development No. 94V
September 2020



Location Map

Legend

- PROPOSED DRAINAGE FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER



Aspen Circle
Broken Arrow, Oklahoma

Existing and Proposed
Utility Plan

EXHIBIT 'G'

Planned Unit Development No. 94V
September 2020

SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1783 (PE/LS)

Project: ALBANY AND 145TH E AVE--A Drawing: XREF&11COPYRITE S-1117X S-811RX S-811X T-SAI3
Drawn: CDH Order: G234D File: 1914.34 Drawer: Plotted: 18 SEP 2020



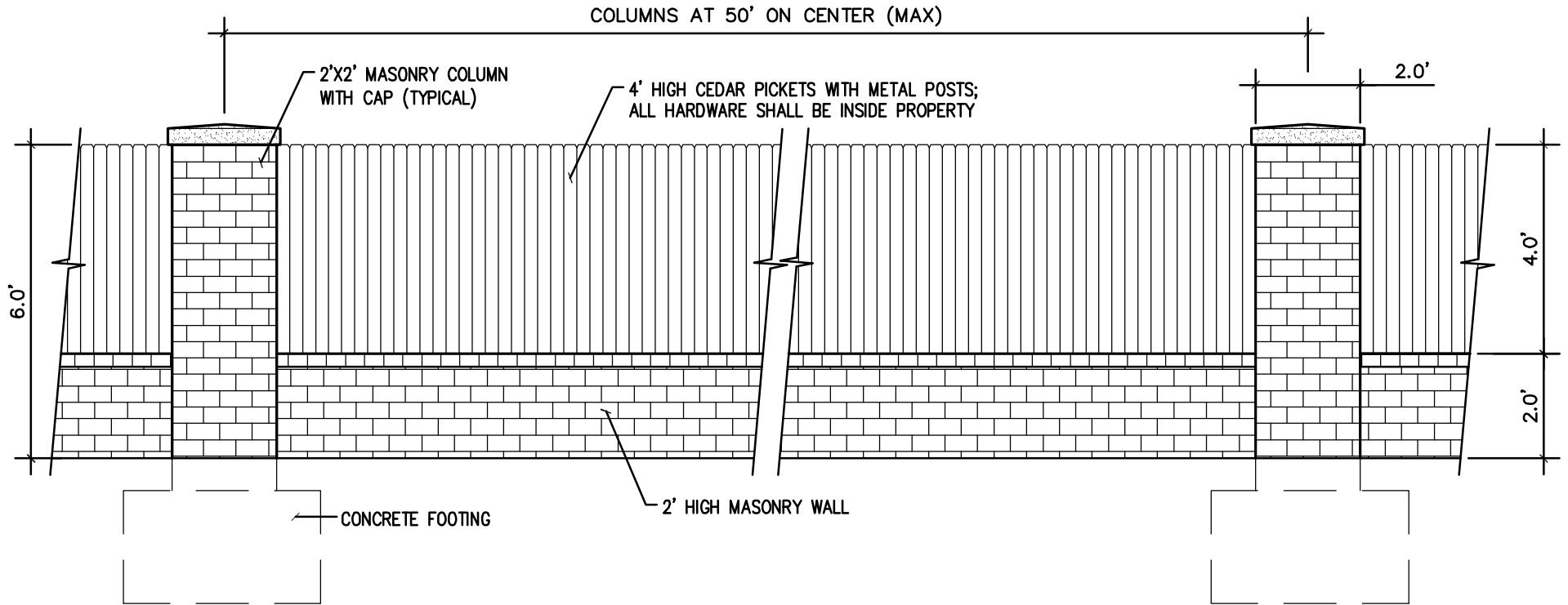
Aspen Circle
Broken Arrow, Oklahoma

Aerial
Photograph

EXHIBIT 'H'

Planned Unit Development No. 94V
September 2020

PHOTOGRAPH DATE: OCTOBER 2018



Aspen Circle

Broken Arrow, Oklahoma

Screening Fence
for Collision Center

EXHIBIT 'I'

Planned Unit Development No. 94V

September 2020