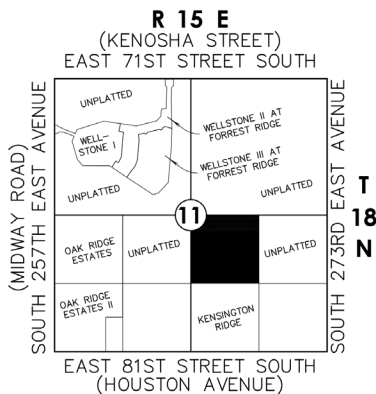
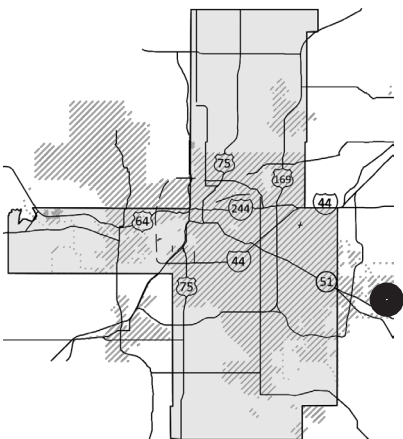


PUD-___

Kensington Ridge II

APPROXIMATELY 39.87 ACRES
NORTH AND WEST OF THE NORTHWEST CORNER OF
EAST 81ST STREET SOUTH (EAST HOUSTON STREET) & SOUTH 273RD EAST AVENUE
BROKEN ARROW, OKLAHOMA



Location Map

Scale: 1" = 2000'



APRIL, 2017

APPLICANT / OWNER:
GREEN PROPERTY MGT., INC.
ATTN: BRIAN GREEN
PO Box 813
CLAREMORE, OK 74018

CONSULTANT:
TANNER CONSULTING LLC
c/o RICKY JONES
5323 S LEWIS AVE
TULSA, OK 74105
RICKY@TANNERBAITSHOP.COM

RECEIVED
APRIL 3, 2017
BROKEN ARROW
PLAN DEVELOPMENT

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I. PROPERTY DESCRIPTION

Kensington Ridge II is a 39.87-acre tract located north and west of the northwest corner of East 81st Street South (Houston Street in Broken Arrow City Limits) and South 273rd East Avenue, in the City of Broken Arrow, Oklahoma, and is more particularly described as follows:

THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER (N/2 W/2 SE/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

The above described property will hereinafter be referred to as the "Site" or "Subject Property", and has been depicted on Exhibit A, 'Aerial Photography & Boundary Depiction'.

II. DEVELOPMENT OVERVIEW

Kensington Ridge II is a proposed 39.87-acre, residential estate development building on the recent success of Kensington Ridge abutting to the south in unincorporated Wagoner County. This second phase falls within the Broken Arrow City Limits, and will provide a maximum of sixty (60) estate-sized lots along curvilinear and cul-de-sac streets, reflecting lots and street patterns in Kensington Ridge. A stormwater detention pond was constructed in Reserve Area 'B' and the southwest corner of the subject property and will provide onsite stormwater detention for both subdivisions. If required, the pond will be enlarged or another constructed to serve stormwater drainage and detention requirements for Kensington Ridge II. The walking trail constructed around the pond and the park and playground constructed on Lot 15, Block 2 of Kensington Ridge will be shared by both subdivisions and maintained by the Kensington Ridge Homeowners' Association, Inc., a mandatory homeowners' association formed pursuant to the first phase.

Access to Kensington Ridge II is via two (2) stub streets in Kensington Ridge which will be extended by this development. Additional stub streets will be platted to the west, north, and east, for improved connectivity by future development, and in order to provide additional points of ingress and egress for emergency response vehicles. Borrow-ditch designed streets, appropriate for large, estate-sized lots and matching or similar to the first phase, will be extended throughout the subdivision giving access to all lots. Streets within this PUD shall be placed in a minimum sixty (60) foot right-of-way, with a minimum of twenty-six (26) feet of paving. Streets shall be constructed to meet the standards of Tulsa County for minor residential streets with borrow ditches, without curbs or sidewalks. Any required modifications to the Subdivision Regulations will be requested at the time of platting.

Public water will be provided by Wagoner County Rural Water District # 4 per letter received, and storm water will be controlled and released onsite. Public sanitary sewer is not available; as with Kensington Ridge, sewer will be served by individual, onsite aerobic systems approved by the Oklahoma Department of Environmental Quality.

To facilitate this PUD, a companion application for rezoning to RS-1 has been requested. RS-1 is in accordance with the Level 1 designation of the Broken Arrow Comprehensive Plan.



Kensington Ridge II

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED

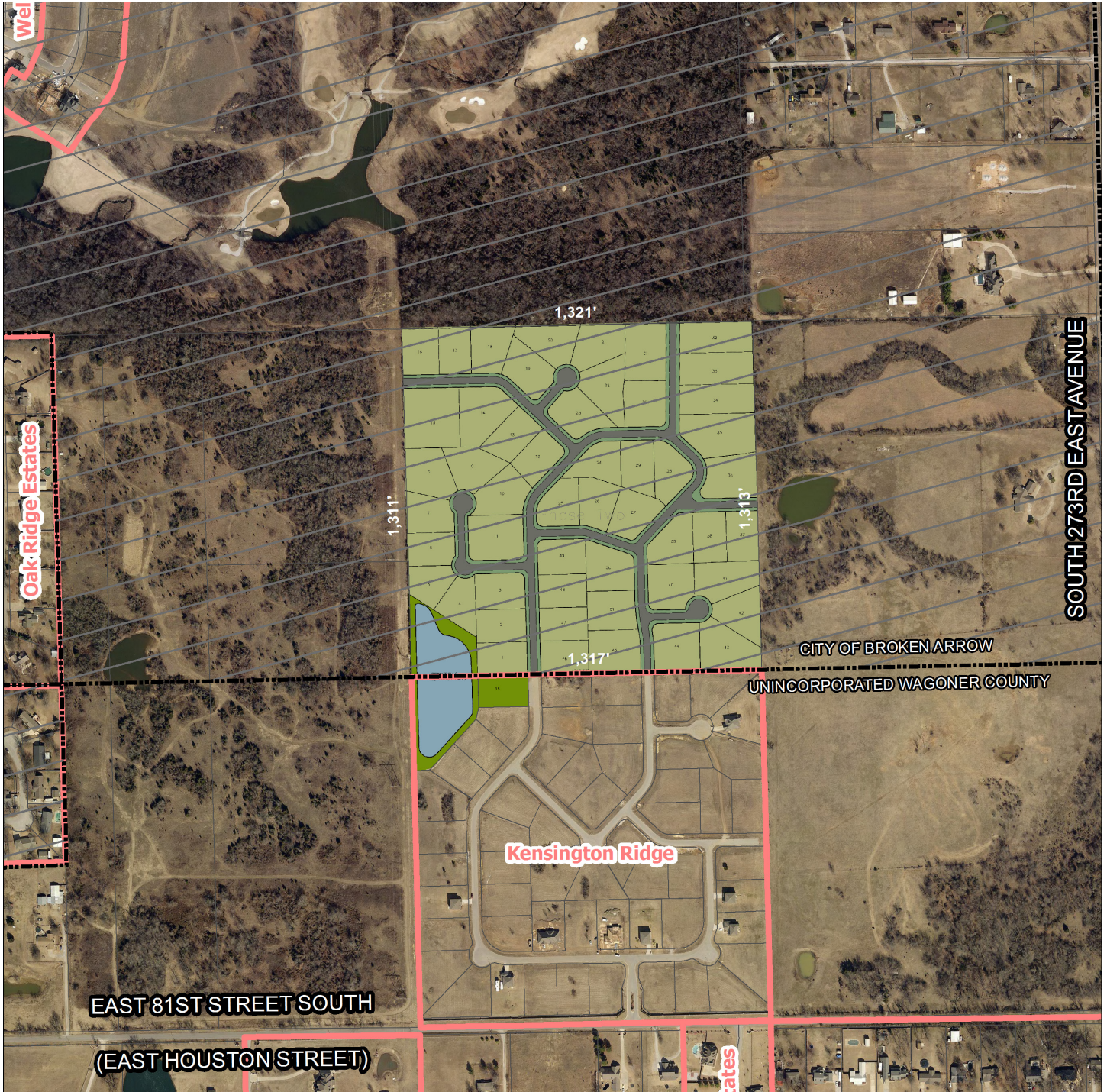


Kensington Ridge II

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF MARCH 30, 2017



III. DEVELOPMENT STANDARDS

Kensington Ridge II shall be developed in accordance with the use and development regulations of the RS-1 district and the Broken Arrow Zoning Ordinance, except as noted herein:

Gross Land Area:	1,736,737 SF	39.87 AC
Net Land Area:	1,736,737 SF	39.87 AC
Permitted Uses: Uses permitted as a matter of right in RS-1 zoning district in the City of Broken Arrow Zoning Code, including single-family, patio home, and customary accessory and neighborhood amenity uses, including common area facilities such as clubhouse, swimming pool, playground, and recreational open space.		
Maximum Number of Lots:	60 Lots	
Minimum Lot Width:	100 FT *	
Minimum Lot Size:	21,780 SF	
Off-street Parking:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
Minimum Yard Setbacks		
Front Yard:	25 FT	
Rear Yard:	20 FT	
Side Yard Abutting a Street:	20 FT **	
Side Yard <u>Not</u> Abutting a Street:	5 FT ***	
Other Bulk and Area Requirements:	As required within the RS-1 District	

* *Wedge-shaped lots shall have a 70 FT minimum lot width at the front building line.*

** *Access is restricted and additional setback and other City of Broken Arrow Zoning Ordinance restrictions apply to corner lots.*

*** *A minimum of ten (10) feet of separation must be maintained between all buildings.*

STREETS: Streets within this PUD shall be placed in a minimum sixty (60) foot right-of-way, with a minimum of twenty-six (26) feet of paving. Streets shall be constructed to meet the standards of Tulsa County for minor residential streets with borrow ditches, without curbs or sidewalks. Access into the subdivision will be provided by extending two (2) stub streets from Kensington Ridge, with stub streets for future connectivity to the unplatted tracts to the west, north, and east.

SIGNS: Entry signage complying with the City of Broken Arrow Zoning Ordinance may be installed within easements at points of entrance to Kensington Ridge II.

FENCING: Interior fencing or walls shall not extend beyond that point nearest the street at each end corner of the residence. Fences shall be a wood privacy, ornamental iron or stockade with black chain link. No barbed wire, meshed or other metal fencing shall be allowed. No fence over six (6) feet tall shall be permitted. Fences located on exterior sides of corner lots shall not extend beyond half-way between the building line and property lines.

LIVABILITY SPACE: Livability space may be located on a lot or contained within common open space of the development, as per Section 4.1.E.d of the Broken Arrow Zoning Code.



IV. GENERAL PROVISIONS

A. ACCESS AND CIRCULATION: Access to Kensington Ridge II is via two (2) stub streets in Kensington Ridge which will be extended by this development. Additional stub streets will be platted to the west, north, and east, for improved connectivity by future development, and in order to provide additional points of ingress and egress for emergency response vehicles. Borrow-ditch designed streets, appropriate for large, estate-sized lots and matching or similar to the first phase, will be extended throughout the subdivision giving access to all lots. Streets within this PUD shall be placed in a minimum sixty (60) foot right-of-way, with a minimum of twenty-six (26) feet of paving. Streets shall be constructed to meet the standards of Tulsa County for minor residential streets with borrow ditches, without curbs or sidewalks. Any required modifications to the Subdivision Regulations will be requested at the time of platting.

B. PUBLIC UTILITIES: Public water will be provided by Wagoner County Rural Water District # 4 per letter received, and storm water will be controlled and released onsite. Public sanitary sewer is not available; as with Kensington Ridge, sewer will be served by individual, onsite aerobic systems approved by the Oklahoma Department of Environmental Quality.

A stormwater detention pond was constructed in Reserve Area 'B' and the southwest corner of the subject property and will provide onsite stormwater detention for both subdivisions. If required, the pond will be enlarged or another constructed to serve stormwater drainage and detention requirements for Kensington Ridge II. Detailed drainage reports and plans will be prepared and submitted to the City of Broken Arrow for review and approval during the platting and engineering process.

C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property drains to the north and to the west towards an upstream tributary of Adams Creek. The property is within Unshaded Flood Zone X – outside the 500-year Floodplain per FEMA maps. Floodplains are depicted on Exhibit "E" of this document.

The USDS Soil Survey of Wagoner County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Bates fine sandy loam, 3-5% slopes (62% site area), Coweta-Bates Complex, 2-5% slopes (24% site area), and Dennis-Radley Complex, 0-15% slopes (15% site area). Development constraints associated with these soils will be addressed in the engineering design phase of the project. Prior to design and construction, a geotechnical report will be performed to recommend paving sections and sub grade design. The soils types are shown in Exhibit "D" of this document

D. EXISTING ZONING AND LAND USE: This property is currently zoned A-1. To facilitate this PUD, a companion application for rezoning to RS-1 has been requested. RS-1 is in accordance with the Level 1 designation of the Broken Arrow Comprehensive Plan. The official zoning map will be updated by ordinance to reflect RS-1 and the approved PUD zoning upon the platting of Kensington Ridge II in whole or in part.

Adjacent zoning designations include: R-1 to the north in the City of Broken Arrow, A-1 to the west and east in the City of Broken Arrow, and RS-22.5 in unincorporated Wagoner County to the south in Kensington Ridge. Existing zoning is shown in Exhibit "F" and proposed zoning is shown on Exhibit "G" of this document. The subject tract is currently vacant. Existing land uses are depicted on Exhibit "A" of this document.

E. SITE PLAN REVIEW: No building permit for a residence within Kensington Ridge II shall be issued until a subdivision plat has been approved by the Broken Arrow Planning Commission as being in

compliance with the planned unit development concept and development standards. The plat will also serve as the site plan and must be filed of record with the Wagoner County Clerk.

F. SCHEDULE OF DEVELOPMENT: Initial construction is anticipated to commence once the PUD and subdivision plat have been approved by the City of Broken Arrow.



Kensington Ridge II

EXHIBIT C

EXISTING UTILITIES

EXISTING UTILITIES REPRODUCED FROM CITY OF BROKEN ARROW ATLAS MAPS

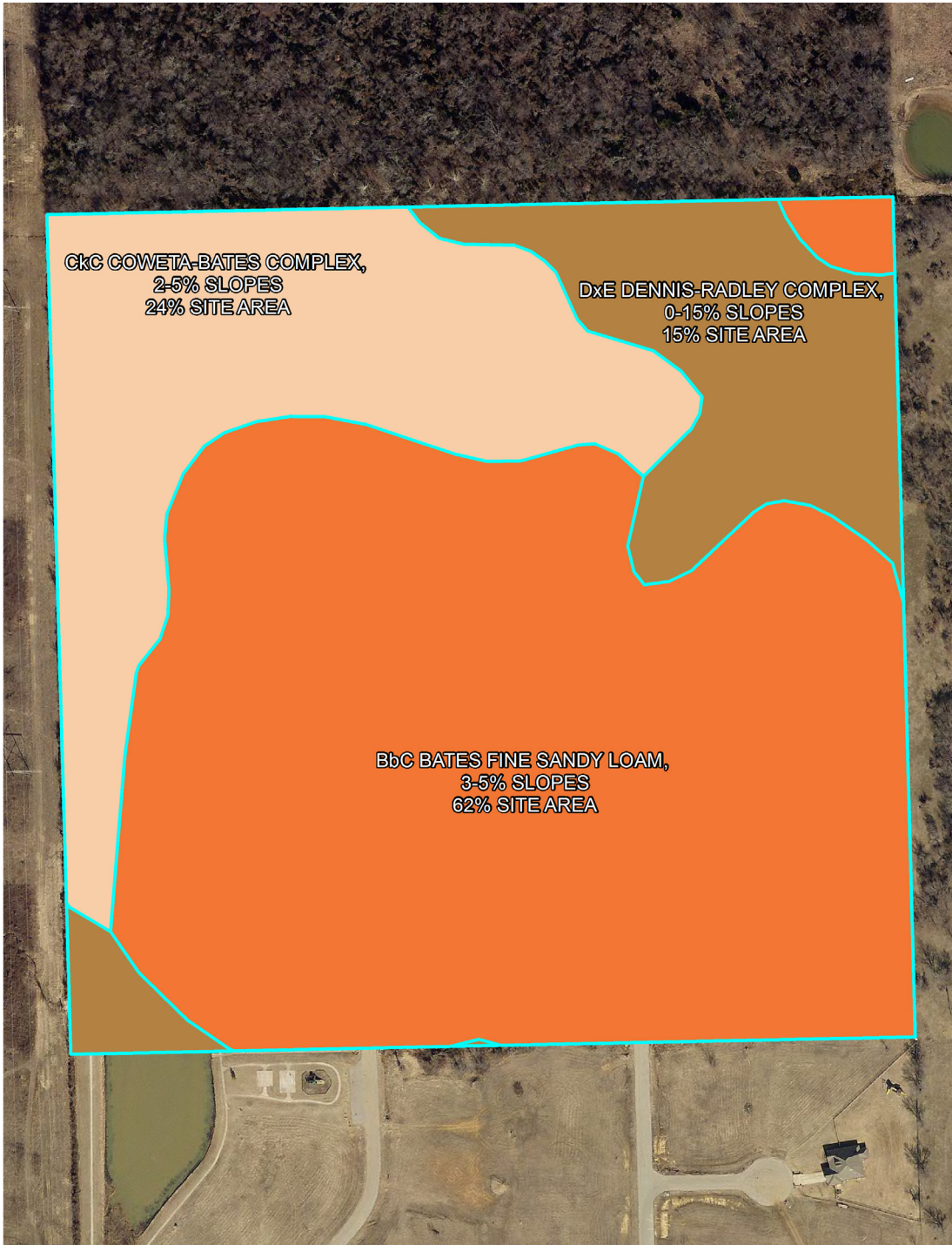


Kensington Ridge II

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED MARCH 30, 2017



Kensington Ridge II

EXHIBIT E

FEMA FLOODPLAIN MAP

FEMA FIRM PANEL NO.: 40145C0120H, EFFECTIVE 04/17/2012



Kensington Ridge II

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS MARCH 10, 2017, EDITED IN PART PER WAGONER COUNTY



Kensington Ridge II

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG GIS MARCH 10, 2017



Kensington Ridge II

EXHIBIT H

COMPREHENSIVE PLAN MAP

DATA OBTAINED FROM BROKEN ARROW FUTURE DEVELOPMENT GUIDE, EFFECTIVE 2012

