

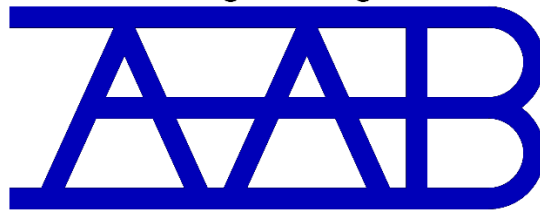
Whiskey Ridge
Planned Unit Development #256
(BAZ-1969)

Prepared
December 5, 2016

Location
Southeast corner of 23rd Street (193rd East Avenue) and Rockford St. (31st Street South).

Owner
Wellington Investments Inc.
16310 E 41st Street
Tulsa, OK 74134

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 #256 is an approximately 142 acre development on the southeast corner of 23rd Street and Rockford Street in Broken Arrow. The PUD is presented along with a rezoning application for the entirety of the project from A-1 to RS-3. The property is bordered by Renaissance Park to the east and Steeple Chase to the south. Both are detached single family residential subdivisions with lot widths ranging from 60'-70'. Steeple Chase is zoned A-R-1 while Renaissance Park is zoned A-1. See the attached Exhibit B and F for an exhibit of surrounding areas and existing zoning maps.

The PUD proposes the creation of up to 450 single family detached residential homes. The project site contains a large floodplain on the west portion of the project caused by Spunky Creek. This area will remain as an open space greenbelt serving as an amenity to the development. The primary purpose of the PUD is to provide a reduced front yard setback from 25' to 20' which allows for larger rear yards on the typical 120' lot depth. The impact to the front yard open space is negligible but the additional 5' in the rear yard allows for greater flexibility in the back yard planning and slightly larger homes. This PUD also modifies the rear yard setback along Rockford Street to 20' which conforms to the rear yard setback along Rockford St. to the east. It also proposes the modification of the on lot livability space but increases the aggregate amount required within the development. The large floodplain area on the western portion of the tract and a large overhead electric easement along the southern and eastern boundaries limit the lot yield of the overall tract which creates the necessity for the typical 120' lot depth to remain. See attached Exhibit C for a conceptual development plan.

This PUD is an overlay of the RS-3 zoning district and will generally follow RS-3 dimensional and density standards with the exception of the front yard reduction. The PUD also proposes allocation of the ample open space in the development to each lot thereby reducing the lots minimum livability space requirement. The aggregate livability space will meet or exceed the amount required by the zoning code for the total number of lots.

Public streets within the project will be constructed to public standards and dedicated to the City upon completion. Public sanitary sewer service will be provided by Green Country sewer which has a sewer treatment plant adjoining the property on the east. The public water will be supplied by Wagoner County Rural Water District 3.

The required entrances will connect to 23rd Street and Rockford. The project will also connect to the one existing stub street within Steeple Chase to the south thereby improving the overall accessibility within the area. There are no existing stub streets within Renaissance Park so no connections are proposed. The entrances from the adjacent arterial streets will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane.

Residential Development Standards

The intended use for this project is to establish affordable single family detached housing which shall be governed by the Broken Arrow Zoning Ordinance and use and dimensional standards in the current RS-3 zoning guidelines except as hereinafter modified:

Permitted uses:	Single Family Detached Dwellings
Gross Residential area	142.16 acres
Minimum gross land area per dwelling unit: (DU)	8500 square feet
Maximum number of dwelling units	450
Minimum Front Building Setback	20 feet
Minimum Rear Builds Setback (along Rockford St.)	20 feet
Minimum Lot Width	60 feet
Minimum lot size	6000 square feet
Minimum livability space per lot*	1000 square feet
Minimum Corner lot side yard abutting a public street**	15 feet on side yard
Minimum rear yard	20 feet, including lots adjacent to the 15' wide reserve area paralleling 23 rd Street.

* Aggregate Livability space for each lot shall be at least 3000 square feet. Green space and/or amenity reserves shall be established by subdivision plat and shall include a minimum of 2,000 square feet per lot.

** No garage opening shall be allowed along lot lines with 15' building line setbacks. Restricted access will be shown across the portion of the lot with the 15 foot building setback. On corner lots with a 15 foot building line setback, fences shall not be located beyond the front building line setback. In the event that garage access is planned from the side yard, the minimum building setback along the side yard will be 20'. Only one garage access frontage is allowed on each lot.

Street Design and Access Limitations

All streets shall be constructed as required to meet public street standards as described in the City of Broken Arrow engineering standards, however, straight street lengths in excess of 900' feet will be allowed. Sidewalks shall be constructed by the developer along 23rd Street and Rockford Street. Sidewalks will also be constructed by the developer where they are adjacent to reserves and/or open spaces. No residential lots shall be allowed to have direct access to Rockford Street or 23rd Street. The project will also connect to the existing stub street within Steeple Chase.

Utilities

Water service to the development will be provided by Wagoner County Rural Water District 4. Sanitary sewer service will be provided by Green Country Sewer. As part of the Green Country Sewer service plan a lift station will be constructed in the northwestern portions of the property. This lift station will be constructed to Oklahoma Department of Environmental Quality standards and will be maintained by them. Storm sewer will be designed according to City of Broken Arrow standards and installed by the developer. Two detention facilities are currently proposed as part of the project. These facilities will be designed to reduce the peak stormwater runoff rates to an amount equal to or less than existing condition rates. The detention and open space areas will be maintained by the homeowners association. See attached Exhibits D and E for the conceptual utility plan and existing topography.

Franchise utilities will also serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

Landscape and Screening Standards

Landscaping and screening will be provided along Rockford St and shall conform to the City of Broken Arrow Zoning Ordinance. A minimum 5' wide fence and landscape easement will be provided along Rockford Street and will be modified as necessary to accommodate code required fence articulation. In addition, a landscape/open space reserve area of at least 15 feet in width shall be provided along 23rd Street. At least one tree from the approved tree list in the Broken Arrow Zoning Ordinance shall be installed in the reserve area for every 50' of frontage along 23rd Street and Rockford Street however existing trees that may be preserved will be used to satisfy the requirement. Required street trees along 23rd Street may be installed anywhere within the abutting reserve area, however, street trees along Rockford St. must be located on the street side of the adjoining fence.

All open space reserve areas shall be owned and maintained by the property owners association unless otherwise accepted by the City of Broken Arrow for perpetual maintenance as part of the Broken Arrow Floodplain policy. The normal 35' building line required adjacent to 23rd Street shall be measured from the ultimate right of way and may fully contain the landscape reserve.

Due to the large floodplain area along 23rd Street a screening fence adjacent to the street right of way will not be required. Where the storm water detention or floodplain is adjacent to any public street our goal is to encourage a visual connection from the street to the floodplain area to add variety to the visual character of the streetscape.

Fencing plans shall be presented to and approved by the City of Broken Arrow at the same time the landscape plans are submitted for review.

All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site.

Platting

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 Wagoner County Courthouse. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the approved Planned Unit Development. If a detention facility is required, no part or portion of that facility shall be built into any utility easement, nor any street right of way.

Exhibit A

Legal Descriptions

Legal Description
(RS-3 Zoning)

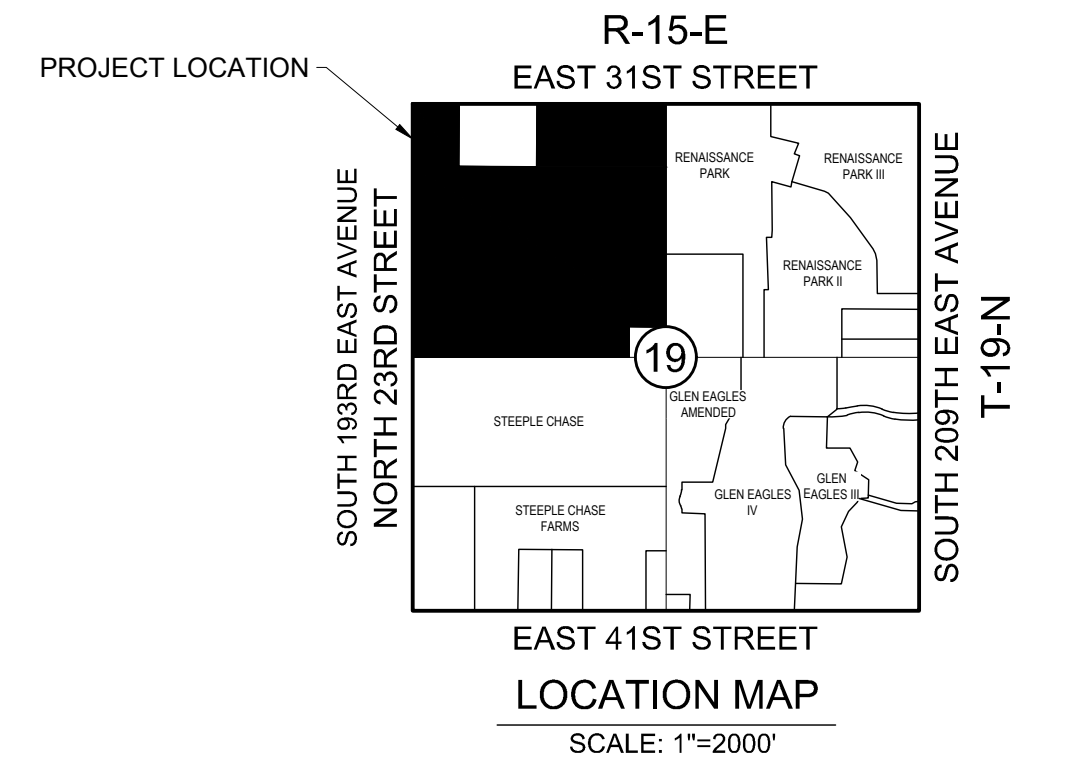
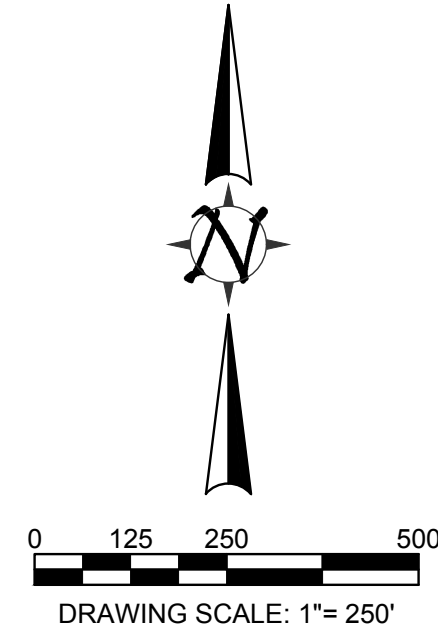
LOT 1, LESS THE EAST 12 ACRES OF N/2 OF LOT 1 AND LOT 2 AND THE E/2 OF NW/4 LESS THE SOUTH 361.5 FEET OF EAST 361.5 FEET OF NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 19 NORTH RANGE 15 EAST; THENCE NORTH 88°30'21" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19 A DISTANCE OF 471.12 FEET; THENCE SOUTH 01°22'17" EAST A DISTANCE OF 661.43 FEET; THENCE NORTH 88°30'52" EAST A DISTANCE OF 790.14 FEET; THENCE NORTH 01°22'17" WEST A DISTANCE OF 661.55 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19; THENCE NORTH 88°30'21" EAST ALONG NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19 A DISTANCE OF 1324.16 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19; THENCE SOUTH 01°21'43" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19, ALSO BEING THE WEST LINE OF RENAISSANCE PARK A DISTANCE OF 2285.50 FEET; THENCE SOUTH 88°32'24" WEST A DISTANCE OF 361.50 FEET; THENCE SOUTH 01°21'43" EAST A DISTANCE OF 361.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19; THENCE SOUTH 88°32'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19, ALSO BEING THE NORTH LINE OF STEEPLE CHASE SUBDIVISION A DISTANCE OF 2227.05 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 19; THENCE NORTH 01°17'39" WEST ALONG THE WEST LINE OF SECTION 19 A DISTANCE OF 2645.47 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 6,192,393 SF AND 142.16 ACRES

Exhibit B

Surrounding Areas
for
31st Brown



PLOT DATE: Mon, 28 Nov 2016 FILE: P:\1616\31ST BROWN\31ST BROWN.DWG



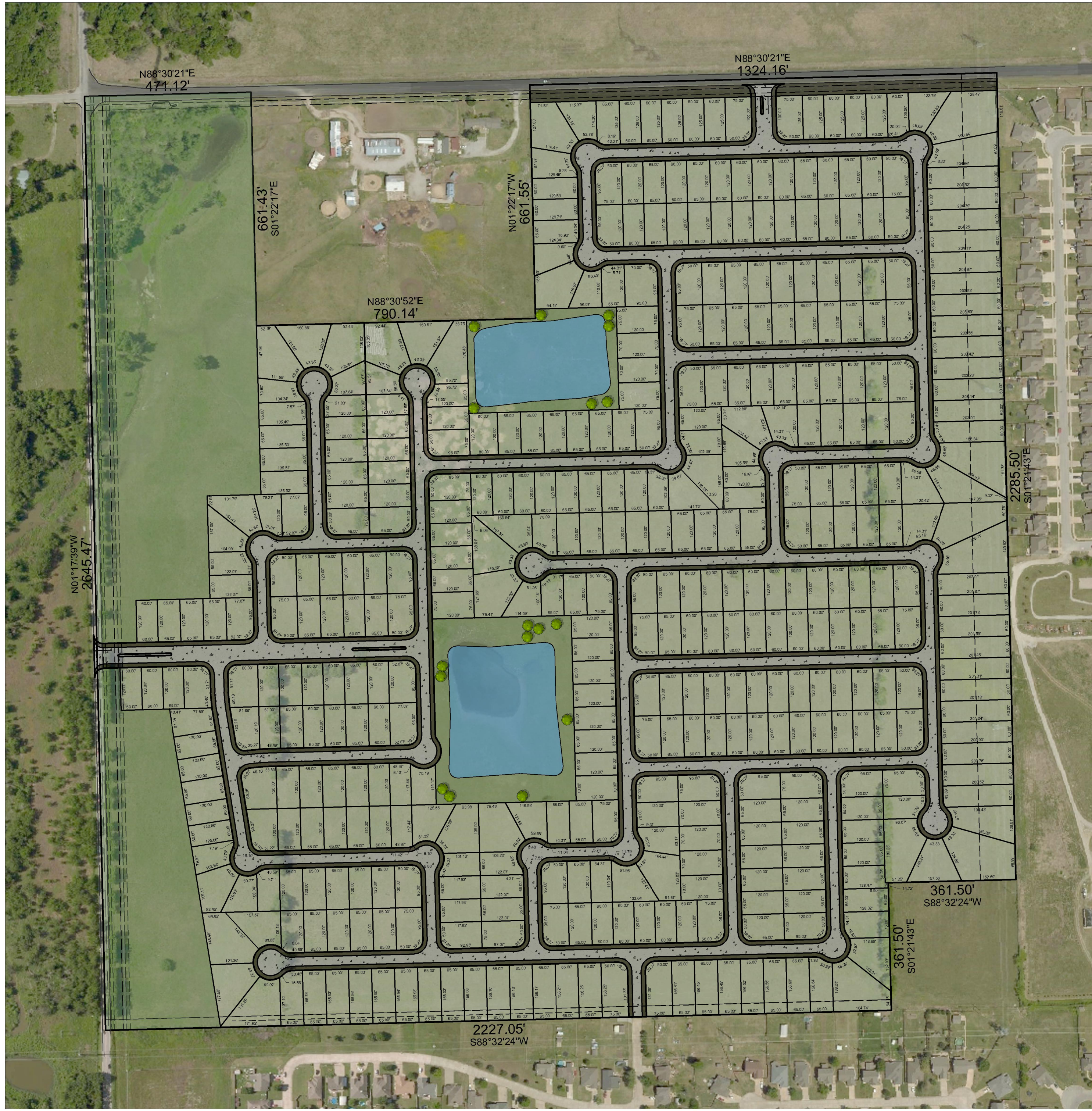
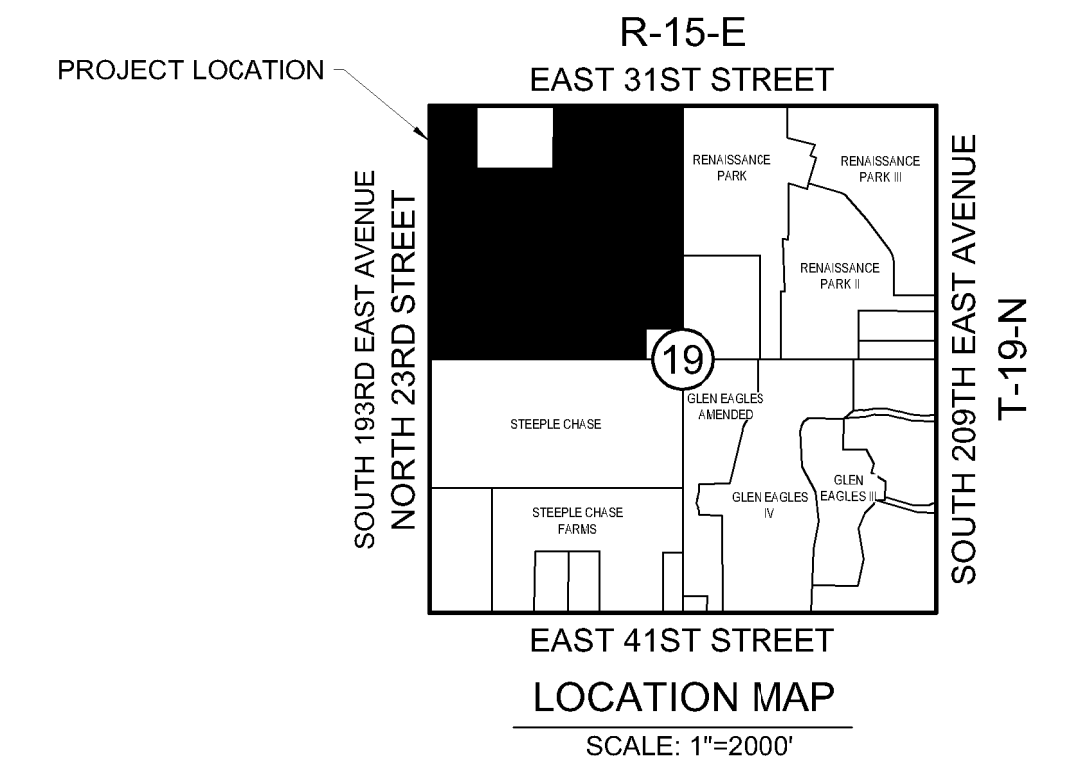
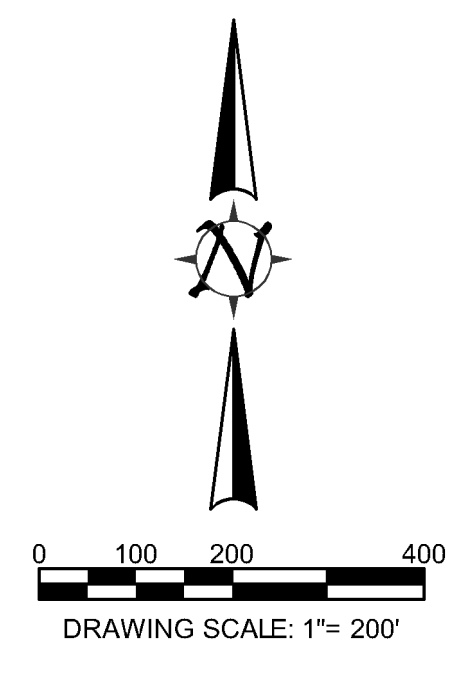
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 OK CA#6318 Exp: June 30, 2018
 KS CA#2292 Exp: Dec. 31, 2016
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Exhibit C

Conceptual Site Plan
for
31st Brown



PLOT DATE: Mar. 28, Nov 2016 FILE: P:\181818\31ST BROWN\31ST BROWN.PLD



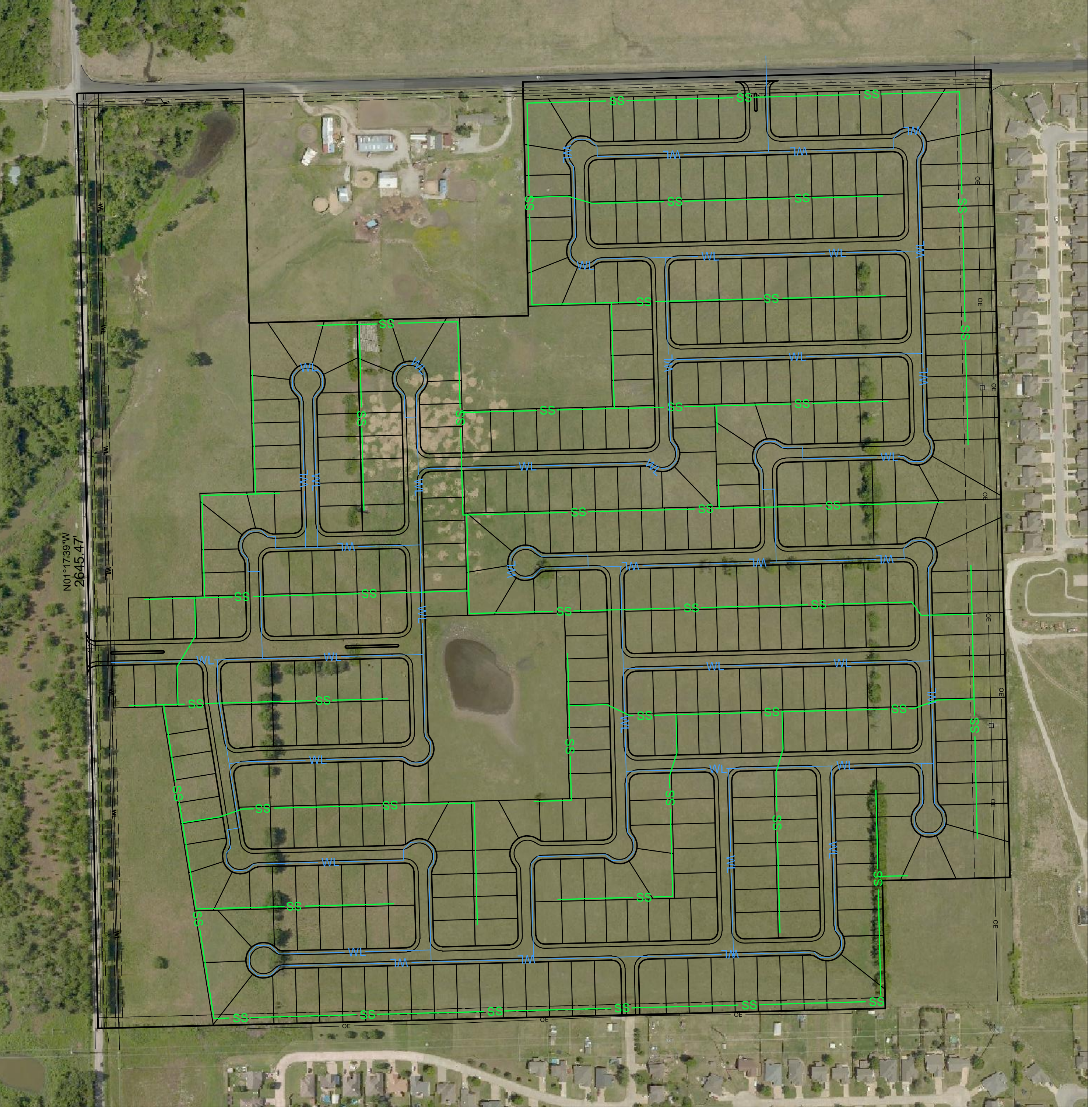
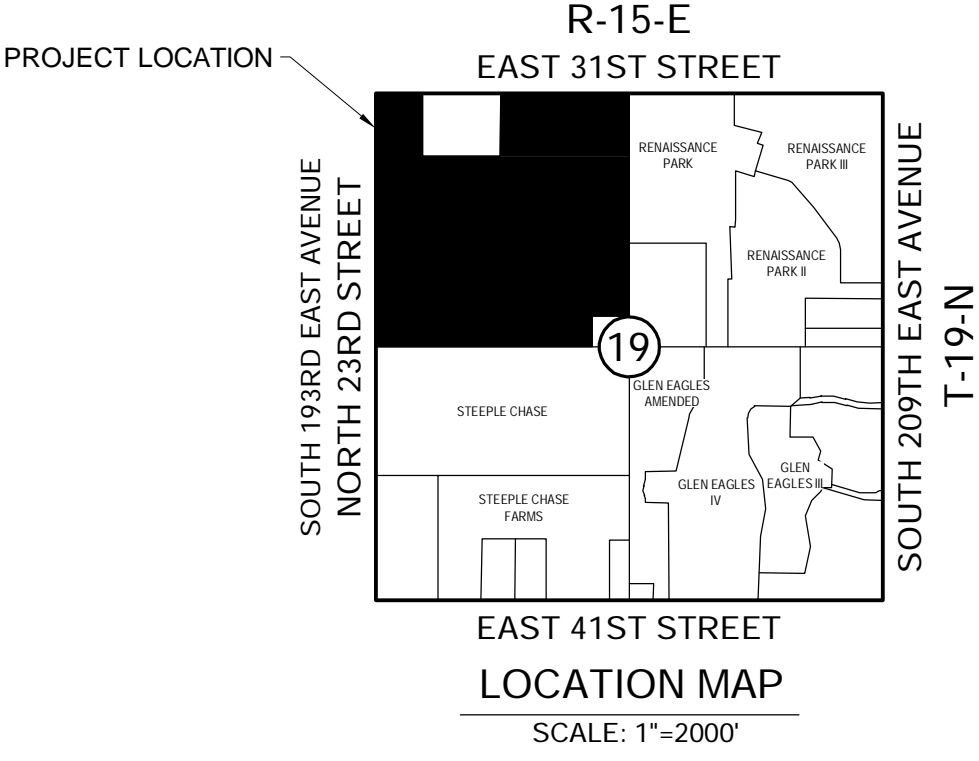
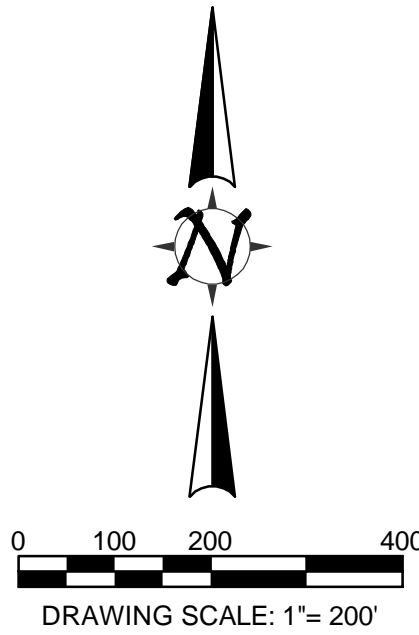
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Exhibit D

Conceptual Improvements Plan
for
31st Brown



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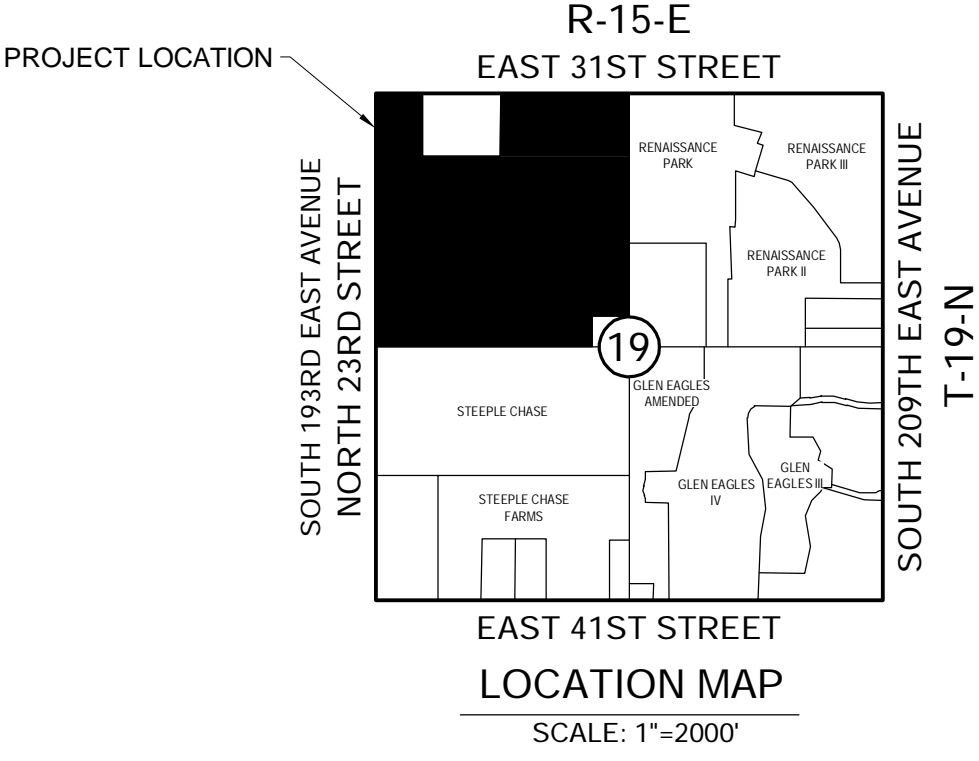
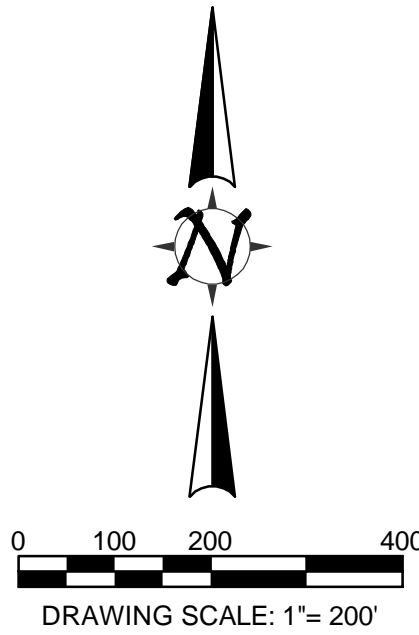
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Exhibit E

Existing Topo & Aerial
for
31st Brown



PLOT DATE: Mar. 28 Nov 2016 FILE: P:\181819-31ST BROWN\31ST BROWN.PLD



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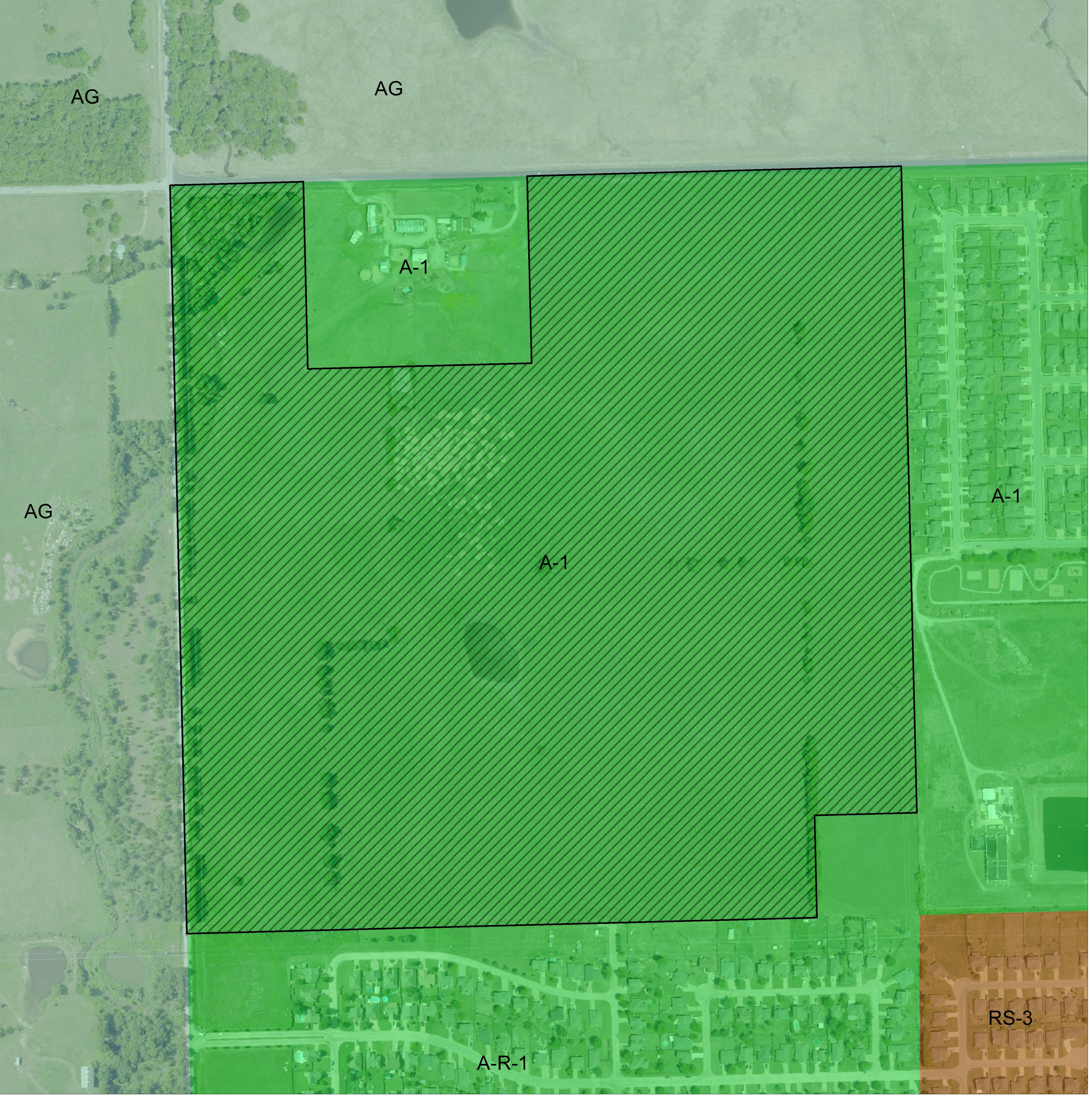
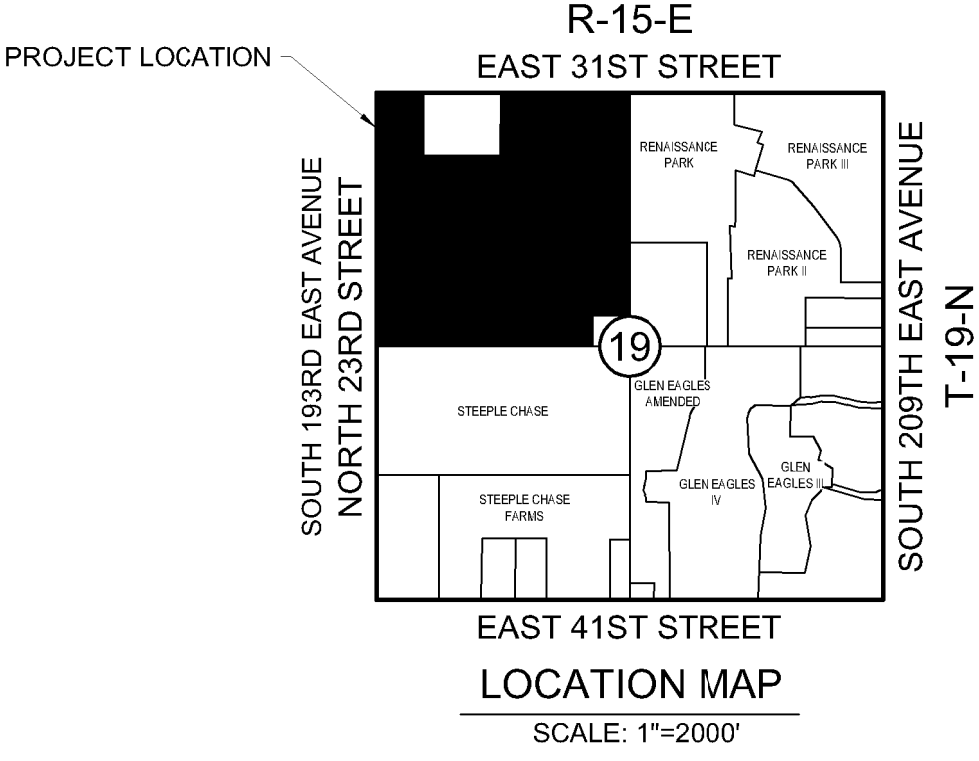
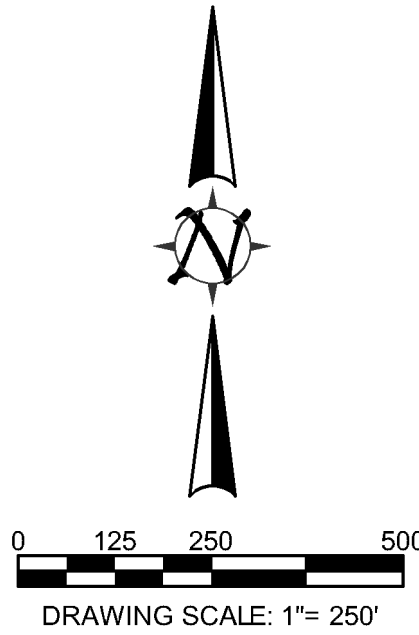
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Exhibit F

Existing Zoning and Proposed Zoning
for

31st Brown



PLOT DATE: Mar, 28 Nov 2016 FILE: P:\181518-31ST BROWN\31ST BROWN.PLD



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