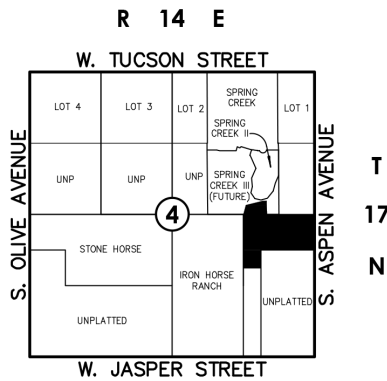
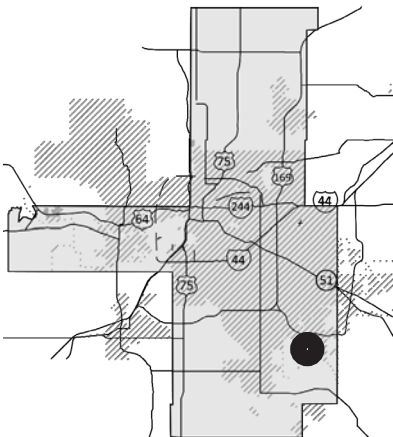


PUD-244

# ASPEN RIDGE

APPROXIMATELY 26.293 ACRES  
NORTH OF THE NORTHWEST CORNER OF  
WEST JASPER STREET & SOUTH ASPEN AVENUE  
BROKEN ARROW, OKLAHOMA

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Location Map

Scale: 1"= 2000'



NOVEMBER 2015

**APPLICANT / OWNER:**  
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## I. PROPERTY DESCRIPTION

**Aspen Ridge** is a 26.293 acre tract located north of the northwest corner of East Jasper Street & South Aspen Avenue, in the City of Broken Arrow, Oklahoma, and is more particularly described as follows:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION FOUR (4); THENCE NORTH 88°40'35" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 221.88 FEET; THENCE NORTH 15°06'15" EAST DEPARTING SAID NORTH LINE FOR A DISTANCE OF 183.14 FEET; THENCE NORTH 69°40'33" EAST FOR A DISTANCE OF 323.57 FEET; THENCE NORTH 88°22'12" EAST FOR A DISTANCE OF 79.83 FEET; THENCE SOUTH 1°37'48" EAST FOR A DISTANCE OF 281.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 88°40'35" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 660.91 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 1°36'53" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 661.83 FEET; THENCE SOUTH 88°41'56" WEST DEPARTING SAID EAST LINE, FOR A DISTANCE OF 991.11 FEET; THENCE SOUTH 1°38'22" EAST FOR A DISTANCE OF 525.56 FEET; THENCE SOUTH 88°21'30" WEST FOR A DISTANCE OF 330.25 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 1°38'57" WEST ALONG THE WEST LINE OF SAID EAST HALF, FOR A DISTANCE OF 1188.84 FEET TO THE POINT OF BEGINNING.

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

**Aspen Ridge** is a proposed 26.293 acre single-family development that wants to build on the recent success of other subdivisions in the area, including the adjacent Spring Creek and Stone Horse subdivisions. Aspen Ridge will provide a maximum of sixty-six (66) premium sized lots, with easy access off of South Aspen Avenue. A portion of the subject property lies within the boundary of PUD-181 "Spring Creek", which with this PUD application, is being partially abrogated (refer to Exhibits "F" and "G"). A generous floodplain greenbelt, shown as Development Area "B" on the following exhibits, will be preserved in a reserve along the westerly portions of the site. The greenbelt will be for the recreational use and benefit of the residents of Aspen Ridge. Additional landscape space will be provided in a ten (10) foot wide reserve area along South Aspen Avenue. A fence at least 6 feet in height will be constructed along the west boundary of the reserve area in accordance with the Zoning Ordinance. The landscape reserve area and fence along Aspen Avenue will be owned and maintained by a mandatory homeowners association.

A Planned Unit Development (PUD) is proposed for this project in order to provide gated, private streets, in which a future homeowners' association will maintain. A stub street will be provided to the north and south for improved connectivity in the case of future development, and in order to provide additional points of ingress and egress for emergency response vehicles. If the adjacent north or south property should develop in a manner not associated with this development, a gate and Knox Box shall be added to the stub street.

Public water and sewer access are available, and storm water will be controlled and released onsite. Sidewalks will be installed in accordance with the Subdivision Regulations. The developer will be responsible for the sidewalk along Aspen Avenue and any reserve area that abuts the private streets.





# ASPEN RIDGE

## EXHIBIT A

### AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED





# ASPEN RIDGE

## EXHIBIT B

CONCEPTUAL SITE PLAN  
LAYOUT SHOWN AS OF OCTOBER 12, 2015



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### III. DEVELOPMENT AREA “A” STANDARDS

Development Area “A” shall be developed in accordance with the use and development regulations of the RS-3 district and the Broken Arrow Zoning Ordinance, except as noted herein:

<b>Project Gross Land Area:</b>	1,145,334 SF	26.293 AC
<b>Project Net Land Area:</b>	1,105,626 SF	25.382 AC
<b>Development Area “A” Area:</b>	889,140 SF	20.412 AC
<b>Permitted Uses:</b> Uses permitted as a matter of right in RS-3 zoning district in the City of Broken Arrow Zoning Code, including landscaped features, secure entrances and uses customarily accessory to permitted uses.		
<b>Maximum Number of Lots:</b>	66 Lots	
<b>Minimum Lot Width:</b>	60 FT	
<b>Minimum Lot Size:</b>	7,000 SF	
<b>Off-street Parking:</b>	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
<b>Minimum Yard Setbacks</b>		
Front Yard:	25 FT	
Rear Yard:	20 FT	
Rear Yard Abutting South Aspen Avenue:	35 FT **	
Side Yard Abutting a Private Street:	15 FT ***	
Side Yard <u>Not</u> Abutting a Private Street:	5 FT ****	

\* Architectural features may extend five (5) feet above maximum permitted building height.

\*\* 35 Feet shall be measured from the ultimate right-of-way line of South Aspen Avenue.

\*\*\* No vehicular access shall be allowed to the lot from this side. The jog in the front yard between two lots shall not exceed five (5) feet.

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

**100-YEAR FLOODPLAIN:** All lots in Development Area “A” shall be located outside of the on-site FEMA 100-year floodplain.





**STREETS:** Streets within this PUD shall be private, and further placed in a fifty (50) foot right-of-way, with a minimum of twenty-six (26) feet of paving. Streets shall be constructed to meet the standards of the City of Broken Arrow for minor residential streets. Access into the subdivision will be from South Aspen Avenue, with a stub street for future connectivity to the unplatted tracts to the north and south. A wider, heavily landscaped entrance is proposed for the entry. Maintenance of private streets within this development shall be the responsibility of the homeowners' association.

**SIGNS:** Two (2) signs shall be permitted along the South Aspen Avenue frontage, not to exceed thirty-six (36) square feet in size, and six (6) feet in height each.

**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. Fencing along South Aspen Avenue shall be six (6) feet in height and consist of wood, masonry or wrought iron material or a combination thereof, and further meet the requirements of Section 5.2.E of the Broken Arrow Zoning Ordinance. A mandatory homeowners' association shall be created that will be responsible for the maintenance of the fence. Design details for the South Aspen Avenue fence will be included with the landscape plan submitted to the City of Broken Arrow for approval.

**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.

**LANDSCAPING:** A landscape reserve area of at least ten (10) feet in width shall be provided adjacent to South Aspen Avenue. Within the landscape area, at least one tree per fifty (50) lineal feet shall be installed. The landscape reserve and associated landscaping shall be owned and maintained by the homeowners' association.

#### IV. DEVELOPMENT AREA "B" STANDARDS

Development Area "B" shall be developed in accordance with the use and development regulations of the FD district.

<b>Permitted Uses:</b> Open space and Passive Recreational uses.		
<b>Development Area "B" Area:</b>	256,193 SF	5.881 AC

**FENCING:** No interior fencing or walls shall be constructed within Development Area 'B' that would obstruct the natural overland flow of drainage along the floodplain areas. Trails are allowed within Development Area "B".





## V. GENERAL PROVISIONS

**A. ACCESS AND CIRCULATION:** Primary access for Aspen Ridge will be from South Aspen Avenue, which is designated by the City of Broken Arrow Comprehensive Plan as a “primary arterial” street with sixty (60) feet of right-of-way required from the section line. An over-sized, gated entrance with Knox Box and median separation shall be constructed in order to permit ease of ingress and egress for residents, guests and emergency access vehicles. If the north or south adjacent tract were to develop, a gate and Knox Box shall be installed on the north-south stub street. All proposed gates shall meet the gate requirements of the Broken Arrow Subdivision Regulations.

**B. PUBLIC UTILITIES:** Public utilities are available in the area. Sanitary sewer access is located in the westerly portions of the property, and potable water is available along South Aspen Avenue.

An internal stormwater collection system will be designed and constructed to City of Broken Arrow standards. The proposed development shall collect all stormwater onsite, and through a pipe network release into the adjacent creek area. A portion of the stormwater will also be released through a natural drainage course to the south, maintaining water flow to the adjacent neighbor’s pond. A detailed Hydraulic Analysis report will be prepared and submitted to the City of Broken Arrow for review and approval during the engineering process.

**C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** Runoff from the subject property slopes to the south and to the west towards an adjacent creek. Specific information concerning the design of storm water collection systems will be provided a detailed Hydrology report during the engineering phase.

The USDS Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Tullahassee fine sandy loam 0-3% slopes, and Okay loam at varying slopes. 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, and Existing zoning and land uses are shown in Exhibit “F”.

**D. EXISTING ZONING AND LAND USE:** This property is currently zoned A-1. On December 3, 2007, the City Council approved BAZ-1788 to change the zoning on part of the property associated with PUD-244 to R-2S. BAZ-1788 was approved subject to platting. The property was never platted; as a result, the zoning has not been changed. The north part of the property is located within an area that was included with BAZ-1781 and PUD-181. BAZ-1781 and PUD-181 were approved by the City Council on October 15, 2007, subject to the property being platted. The underlying zoning requested with BAZ-1781 was R-3S. Part of PUD-181 was platted as the Spring Creek addition. The property associated with PUD-244 that is located within PUD-181 has not been platted. As a result, it is still zoned A-1.

An application to abrogate a portion of PUD-181 is being processed with this new PUD application, and contains an area of land that will now be part of this new PUD application. Adjacent zoning designations include: A-1 to the northeast, east and south; and RS-3 and FD to the northwest and west. The subject tract is currently vacant.

**E. SITE PLAN REVIEW:** No building permit for a residence within Aspen Ridge 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 Tulsa County Clerk.

**F. SCHEDULE OF DEVELOPMENT:** Initial construction is anticipated to commence in the summer of 2016, once the PUD and subdivision plat have been approved by the City of Broken Arrow.



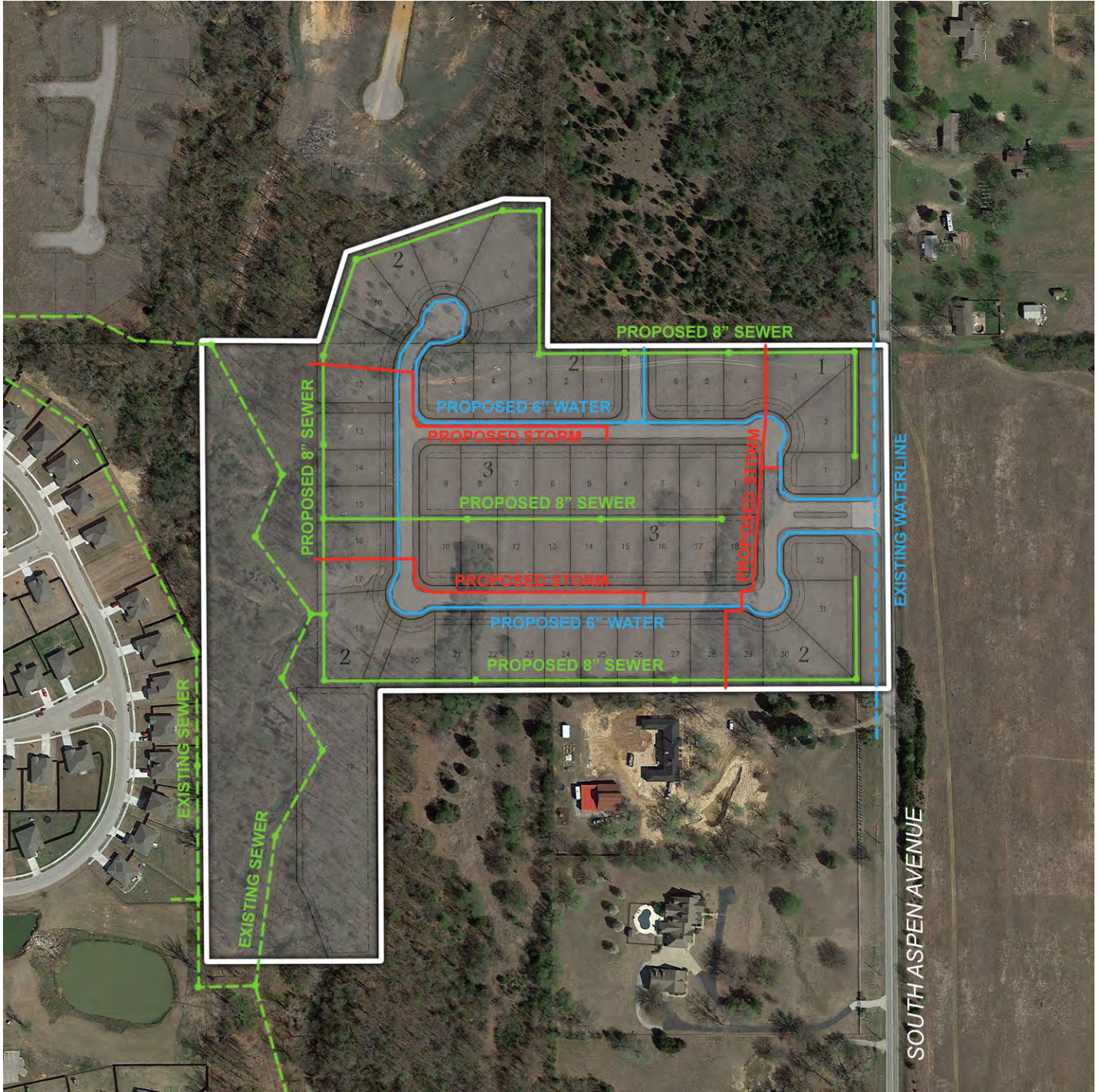


# ASPEN RIDGE

## EXHIBIT C

### EXISTING & PROPOSED UTILITIES

EXISTING UTILITIES IN PART LOCATED FROM CITY OF BROKEN ARROW ATLASES



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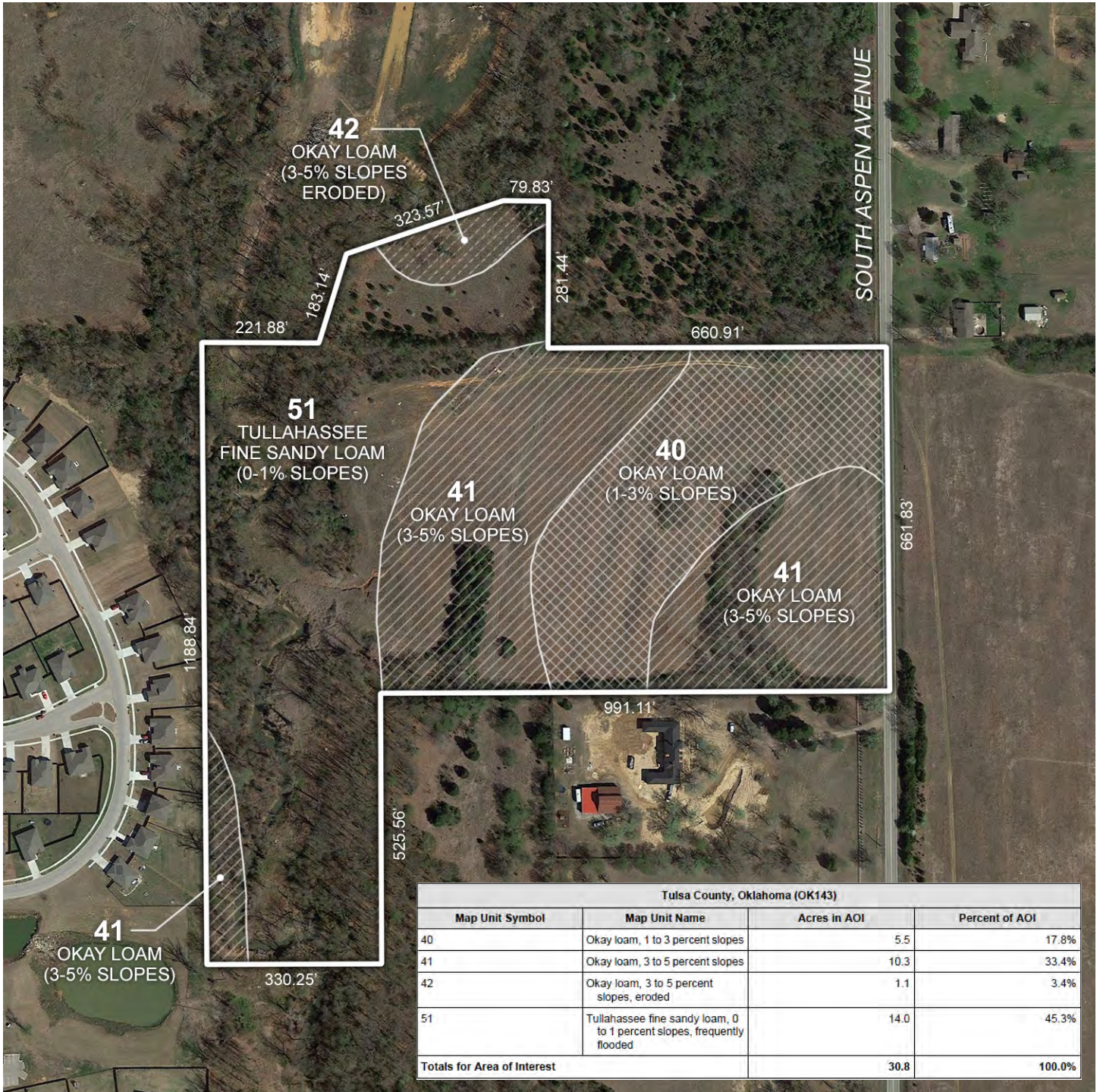


# ASPEN RIDGE

## EXHIBIT D

### EXISTING SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED OCTOBER 20, 2015



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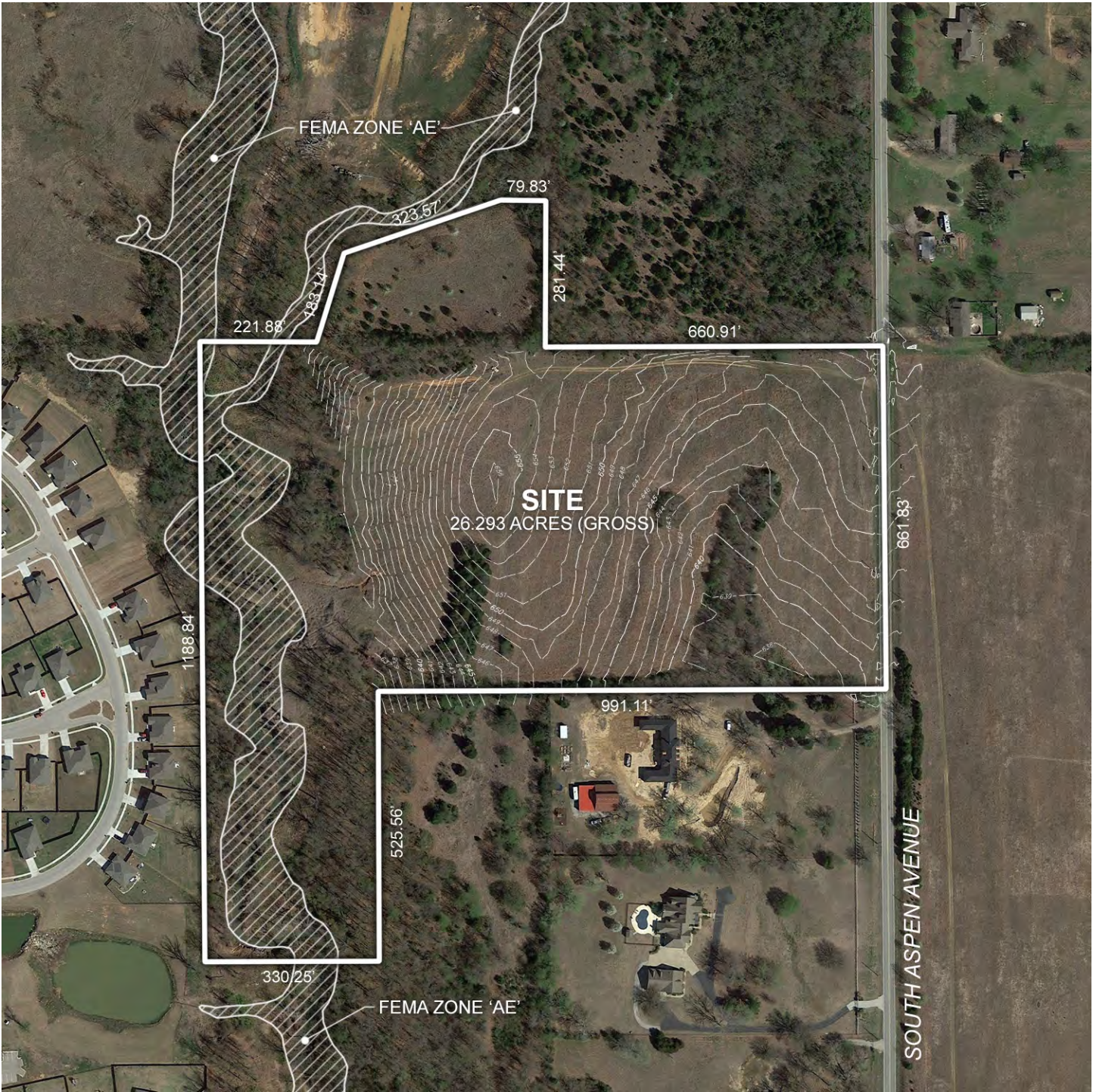
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# ASPEN RIDGE

## EXHIBIT E

EXISTING TOPOGRAPHY & FEMA FLOODPLAIN MAP  
FEMA FIRM PANEL NO.40145C0230H, REVISED 4/17/2012



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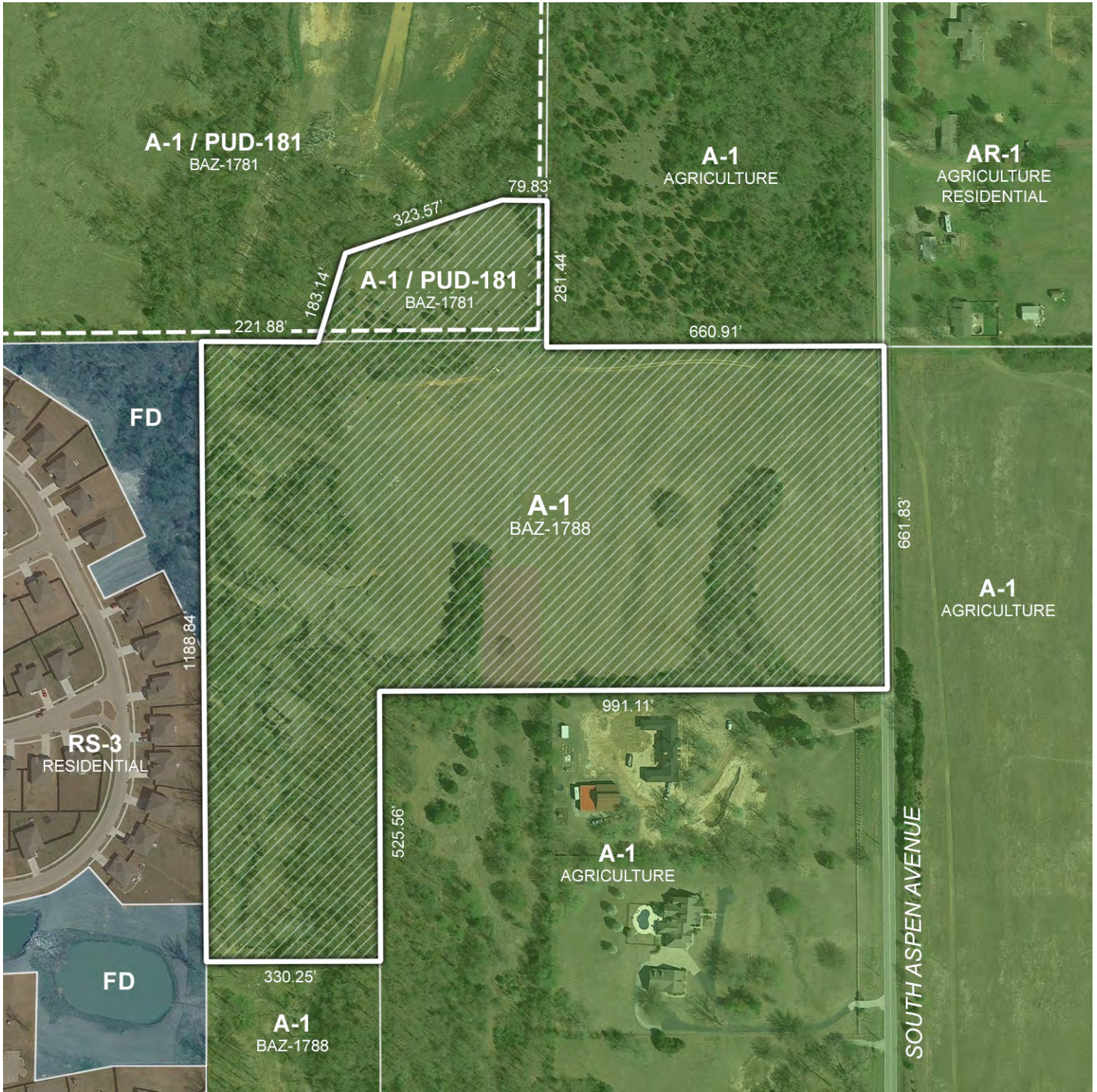


# ASPEN RIDGE

## EXHIBIT F

### EXISTING ZONING MAP

DATA OBTAINED FROM INCOG, CITY OF BROKEN ARROW RECORDS



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## EXHIBIT G

### PROPOSED ZONING MAP

DATA OBTAINED FROM INCO, CITY OF BROKEN ARROW RECORDS



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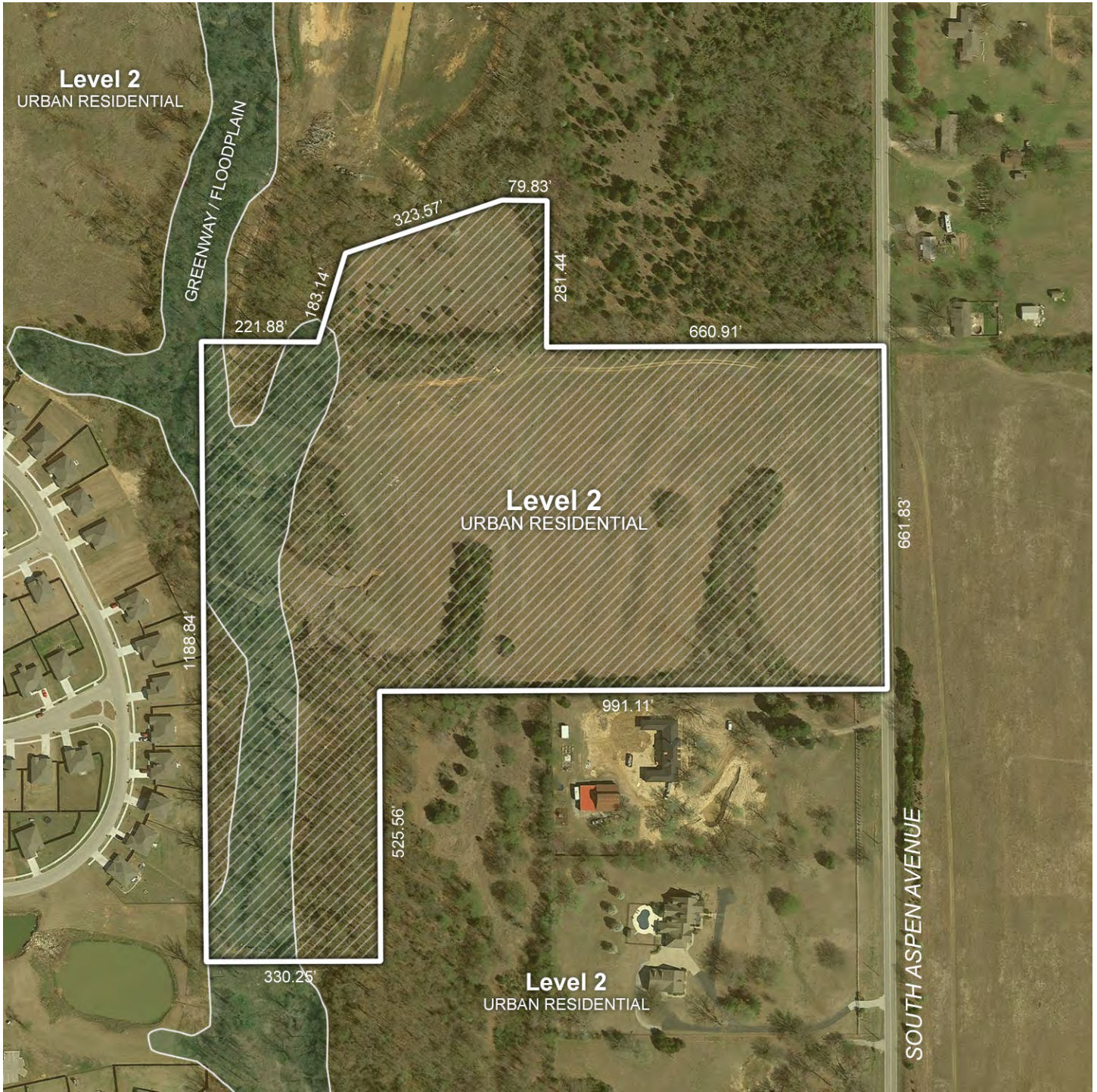


# ASPEN RIDGE

## EXHIBIT H

### COMPREHENSIVE PLAN MAP

DATA FROM BROKEN ARROW FUTURE DEVELOPMENT GUIDE, EFFECTIVE 2012



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