

“Washington Street and Lynn Lane “

A Planned Community of Residential
Single Family Homes

| Planned Unit Development No. 135 - J

A Development of Armory LLC

| February 4, 2019

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Development Concept

The overall design concept for the development is to provide a variety of single family ownership opportunities by generating neighborhoods of different home and lot sizes, types, and configurations interconnected with common open spaces and trails. Open spaces will be used to help focus and physically knit the groups together, thus increasing ownership in the whole development concept.

The development contains a total of 200 acres of undeveloped land. The property is located South of Washington Street (East 91st Street) and along both sides of Lynn Lane (177th East Avenue). One Hundred and twenty acres of the site is east of Lynn Lane. The remaining 80 acres lay west of Lynn Lane. The West branch of Broken Arrow Creek flows from north to south near the western boundary.

Density calculations are to be based on R-2 zoning. Strategically placed within the PUD will be smaller neighborhoods of single-family attached and detached home sites, more in keeping with an R-5 zone. At least two areas of the site will be developed as a more traditional R-2 zone.

A Property Owners Association will be established to take care of maintenance of common open space. Other Ownership Associations may also be formed to take care of different types of ownership, i.e. townhouse / patio homes.

As practical, direct access to collector streets will not be allowed. Some areas will utilize common private drives to access units and may be gated. This will help enhance the streetscape and reduce the number of driveway cuts.

The project will be designed to preserve a majority of the existing trees located throughout the development. Areas of the site that are ecologically sensitive will be preserved through the use of conservation easements. This will insure the long-term protection of woodland habitats and provide buffers for run-off into adjacent streams. A trail system will be developed to connect the different neighborhoods and open space to each other. The project will also coordinate with the City connectivity to a proposed trail system by the City of Broken Arrow, anchored at nearby Arrowhead Park.

Development Standards

Land Area:

Gross:	200 acres
Park and Green space	25 acres (approximate)

Permitted Uses:

Uses permitted as a matter of right in Land Uses Level 2 – Urban Residential in an R-2 Single Family Residential District, and R-5 Multi Family Residential District along with customary and accessory uses including, but not limited to, landscaped entrances, storage facilities for residences and other uses incidental thereto.

Detached and attached single-family residences, gated private streets or public streets.

Dwelling multiple as defined in the Broken Arrow Zoning Ordinance, is not a permitted use. Dwelling townhouse or row house, as defined in the Broken Arrow Zoning Ordinance, however, is a permitted use. In addition, “single-family cluster home” is a permitted use.

Accessory uses are permissible in accordance with PUDs, Planned Unit Development, Section 3.3 – Uses permitted in a Planned Unit Development.

Maximum Number of Dwelling Units: 867

PUD use “A” – Tracts designated as Land Use “A” on PUD Concept Plan shall be developed in accordance with use and development regulations of R-2, One Family residence District, except as follows:

- Yard Requirements – Single Family Detached

Side Yards, Both: 10 feet

Side Yards, One: 5 feet

Front Yard Setback: a minimum of 25 feet, regardless of frontage length.

For lots with two sides abutting a public street right-of-way (excluding arterial street right-of-way) the front yard may be reduced to 15 feet along those rights-of-way which have no vehicular access. These lots will be annotated on the plat with "Restricted Access" to alert all parties that the PUD governs both access and the building line setback. The owner may choose the side for vehicular access; however, the building line setback will be 25 feet for the side with vehicular access and 15 feet for the other side. The jog in the front yard setback between two lots, however, shall not exceed five feet. For lots on a collector street and within 200 feet of an arterial street, this setback will be 25 feet.

Minimum Frontage: pie-shaped lots that abut a knuckle or cul-de-sac shall have a minimum of 30' of frontage at the right-of-way line and a minimum of 45' at the building setback line.

Rear Yard: a minimum of 20% of lot depth or 20 feet, whichever is less.

PUD use "B" – Tracts designated as Land Use "B" on PUD Concept Plan shall be developed in accordance with the development regulations of Article VI, Section 7 (R-5 Multi Family Residence District) of the Broken Arrow Zoning Ordinance except as follows:

- Yard Requirements – Single Family Detached

Side Yards, Both: 10 feet

Side Yards, One: 5 feet

Rear Yard: a minimum of 20% of lot depth or 20 feet, whichever is less.

Adjacent to an Arterial Road: 35 feet from the road right-of-way

For lots with two sides abutting a public street right-of-way (excluding arterial street right-of-way) the front yard may be reduced to 15 feet along those rights-of-way which have no vehicular access. These lots will be annotated on the plat with "Access Restricted" to alert all parties that the PUD governs both access and the building line setback. The owner may choose the side for vehicular access; however, the building line setback will be 25 feet for the side with vehicular access and 15 feet for the other side. For lots on a collector street and within 200 feet of an arterial street, this setback will be 25 feet.

- Minimum Lot Size for Multi Family in Section 7.3 is deleted. Dwelling multiple as defined in the Broken Arrow Zoning Ordinance is not a permitted use.
- Yard Requirements for Multi Family and Multi Family Attached in Section

7.5 is deleted. Dwelling, multiple as defined in the Broken Arrow Zoning Ordinance, is not a permitted use.

- Townhouse or row house dwelling units may be located on minor streets, either public or private.
- Single-family detached cluster homes shall be developed in accordance with the following standards:
 - Access: Access shall be by a private alleyway. Alleyways shall be at least 20 feet in width and be located at the rear of the lot. Alleyways shall serve no more than eight units. From the perpendicular public or private street right-of-way line, the alleyway shall not exceed 150 feet in length.
 - Minimum Lot Width: 30 feet.
 - Minimum Lot Area: 2,400 square feet.
 - Minimum side yard on interior lots: 5 feet.
 - Minimum Rear Yard Setback (from property line adjacent to alleyway): 10 feet.
 - Minimum Front Yard Setback (from property line): 20 feet.
 - Minimum Rear Yard Setback (from property line adjacent to another lot): 20 feet.
 - Minimum Setback From a Public Street Right-of-way Line: 20 feet.
 - Parking: Each unit shall have an enclosed garage with at least two parking spaces. In addition, for homes accessed by an alleyway, a common parking lot area shall be created that provides at least one parking space for every 2.5 cluster homes, if the rear building line at the driveway is less than 20 feet from the alleyway.
 - Building Height: Buildings shall be limited to 35 feet in height.
 - For cluster home projects having a minimum lot size of 5,400 square feet and lot frontage of at least 50 feet, access may be by a public or private street.
- In aggregate, the acreage of townhouse, row house and single-family detached cluster homes will not exceed 50 acres within area B of the PUD.

Additional Accessory Uses: In townhouse, row house, and single-family cluster areas, storage facilities to serve the residents in these areas shall be permitted.

The storage units shall contain no more than 400 square feet per unit and no more than four units may be attached.

Sidewalks: Sidewalks shall be provided along all public and private streets. Sidewalks will be constructed by the developer in all reserve areas that are adjacent to a public or private street. In single-family detached cluster home areas, a shared sidewalk will be located along the common front yard line. The only instance in which sidewalks are exempted is on lots that are adjacent to a reserve area that has a trail system.

Street Design: All streets, whether public or private, shall meet the construction standards of the City of Broken Arrow.

Landscaping: A 20-foot wide landscape area shall be provided along Washington Street and 9th Street (Lynn Lane). This area shall be identified as a "Reserve Area" on the plat that is owned and maintained by the Home Owners Association. Landscaping shall be provided in this reserve area in accordance with the Article VIII, Section 19 of the Zoning Ordinance, except that one tree shall be provided for every 30 lineal feet of frontage. In addition, trees shall be planted along the collector streets as the tracts become developed that front and/or border the collector street. The number of trees required along the collector streets shall be the same as that required along an arterial street.

Fencing: The side or rear yards of residential uses adjacent to Washington Street and 9th Street (Lynn Lane) shall have an architecturally attractive opaque fence of at least 6 feet in height. Masonry columns shall be incorporated into the fence at least every 40 feet. Fencing along the arterial streets shall be installed by the developer. Maintenance of the fence along the arterial street shall be the responsibility of the homeowners association. Fencing plans shall be presented to and approved by the Planning Commission at the same time landscape plans are submitted for review. The fencing on Washington Street and 9th Street (Lynn Lane) may be placed in the 20-foot wide landscape and sidewalk area. Any open space reserve area, such as lakes, parks, etc. that abuts an arterial street or collector street, does not have to have any fencing around it due to the desire to keep these areas visible from the street. Fencing within the sub-division (including along the collector street) will be of a uniform style and approved by the Architectural Control Committee. Fencing along the collector will be installed by the builder and maintained by the Property Owners Association.

Exterior materials: In the townhouse, row house, and single family cluster home areas, at least 60% of the exterior wall material, excluding doors and windows shall be masonry.

Housing types: While it is recognized that Area B allows a wide variety of housing types, only one style of housing shall be permitted within a block within a subdivision plat. The type of housing (i.e. single family detached, single family detached (zero lot line), single family attached (two-family, townhouse, row house), single family cluster home, and two-family (duplex)) shall be identified and stated in the private covenants of the plat.

Number of attached units: No more than eight units may be attached as part of any townhouse or row house.

PUD use "C" – Tracts designated as Land Use "C" on PUD Concept Plan shall be developed in accordance with the "FD, Floodway District". Tract "C" shall be used only for open space and recreational uses.

Access and Circulation

The project site has access from Washington Street (91st Street) and Lynn Lane (177th East Avenue). A minimum number of intersections with existing City Streets are proposed. This will help reduce traffic conflicts and enhance the concept of neighborhood. The development will utilize a system of both public streets and private drives and alleys to access lots and open space. A pedestrian trail system will connect residential areas with planned open spaces and connections to an exterior trail system proposed by the City of Broken Arrow. Some variation to fencing requirements may be necessary to enhance security and access to the proposed trail system.

No residential unit shall have direct access onto any arterial or collector street.

Drainage and Utilities

The project will utilize the existing contours of the site for placement of sanitary sewer and storm sewer drainage systems. Water and sanitary sewer services will be extended from existing lines on, or contiguous, to the property. Electric, gas, telephone and cable television services are available to the site via typical extensions. All proposed utilities will be placed underground.

A drainage report with hydrological analysis will be prepared and submitted for review and approval.

Existing Zoning and Land Use

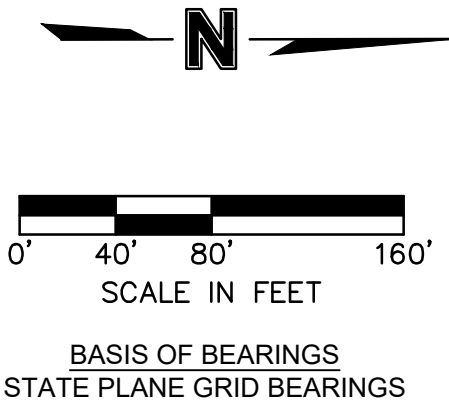
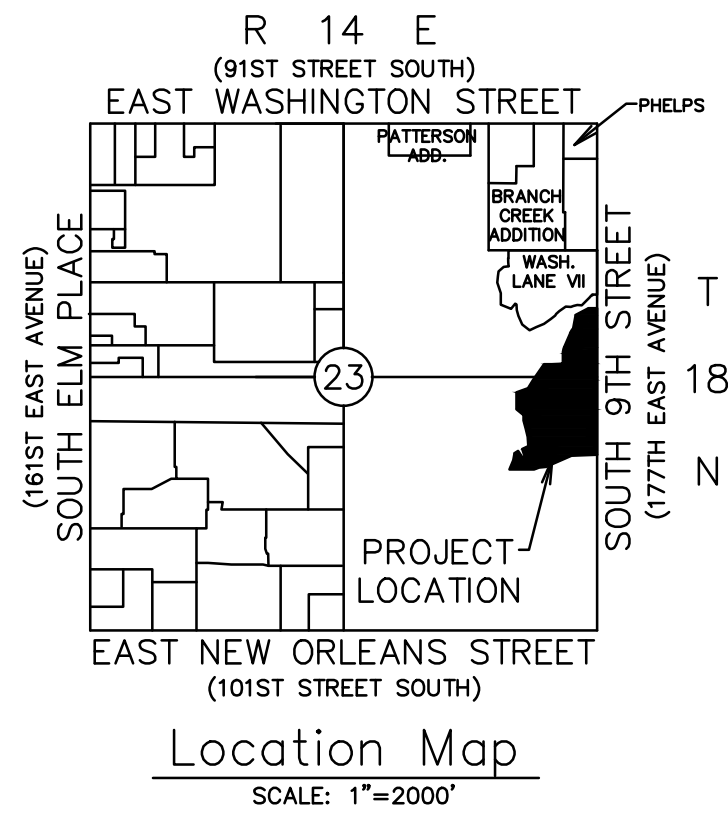
The subject tract(s) are currently zoned PUD 135 / R-2. See Exhibit "B". The tracts are currently used as agricultural. The comprehensive Plan for Broken Arrow designates the subject property as LUIS Level 2 – Urban Residential.

Schedule of Development

Initial construction is anticipated to commence in the spring of 2003, once the PUD, subdivision plat and engineering plans have been completed and approved.

PRELIMINARY SUBDIVISION PLAT
WASHINGTON LANE VIII

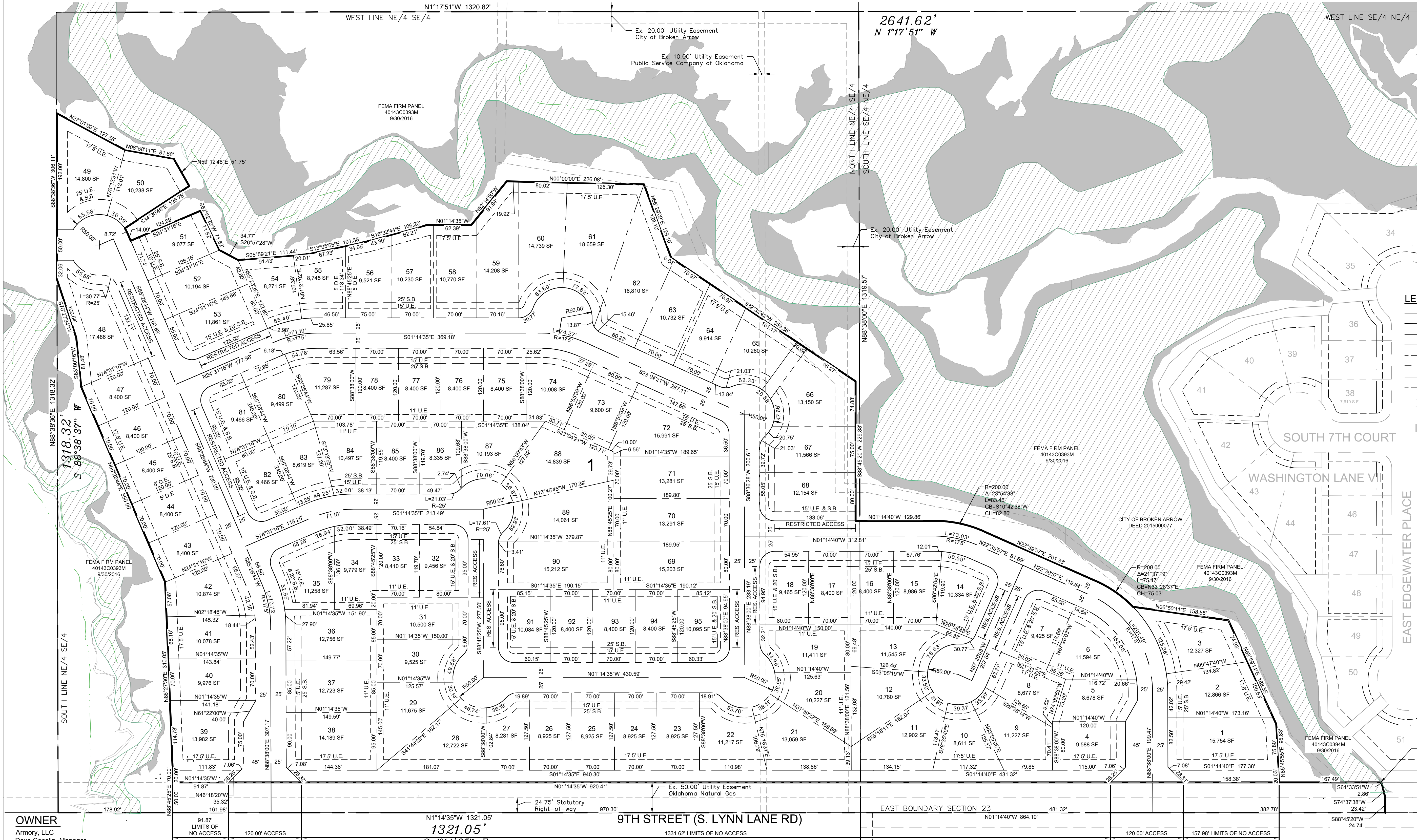
A PART OF THE SE/4 OF THE NE/4 AND A PART OF THE NE/4 OF THE NE/4 OF SEC. 23, T-18-N, R-14-E, I.M.
AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 135-J



- LEGEND
- PROPOSED STREET CENTERLINE
 - SECTION LINE / 4 SECTION LINE
 - PROPOSED LOT LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED EASEMENT LINE
 - PROPOSED BUILDING SETBACK
 - EXISTING LOT LINES
 - EXISTING EASEMENT LINE
 - LIMITS OF FLOODWAY
 - LIMITS OF 100 YR FLOOD PLAIN

PLAT DATA
SUBDIVISION CONTAINS 95 LOTS ON 1 BLOCK
TOTAL AREA 32.7395 ACRES

ZONING REQUIREMENTS
CURRENT ZONING: PUD 135-J, (R2)
LAND USE 'A'
MIN. LOT WIDTH: 45.00'
MIN. LOT AREA: 8,000 S.F.
MIN. FRONT BUILDING SETBACK: 25.00'
MIN. SIDE YARD SETBACK: 5.00'
MIN. REAR YARD SETBACK: 20.00'



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Email: recepit@paradigm-tulsa.com

SURVEYOR
Olsson, Inc.
201 Nw 63rd St., Ste 130
Oklahoma City, OK
405-242-6600
Certificate of Authorization No. CA2483 (PE/LS)
Expires on June 30, 2019
Email: ghoads@olsson.com

ENGINEER
Olsson, Inc.
1717 S. Boulder Ave., Ste 600
Tulsa, OK 74119
Certificate of Authorization No. CA2483 (PE/LS)
Expires on June 30, 2019
(918) 376-4294
Email: kjackson@olsson.com

Stormwater Disposition Note:
Stormwater detention accommodations for this site are provided in accordance with Detention Determination #DD-070808-33

WASHINGTON LANE II
WASHINGTON LANE
WASHINGTON LANE VII
WASHINGTON LANE VI
WASHINGTON LANE V
WASHINGTON LANE IV
WASHINGTON LANE III

CASE No. XXXX-XXX
DETENTION DETERMINATION #DD-50803-22

drawn by:	DATE	REVISION	BY
ADM	1.16.19		NAME
surveyed by:	DATE		NAME
GSR	DATE		NAME
checked by:	DATE		NAME
COREY	DATE		NAME
approved by:	DATE		NAME
GSR	DATE		NAME
project no.:	DATE		NAME
18-2788	DATE		NAME
file name:	DATE		NAME
V-PLT-82788	DATE	Original Preparation	NAME

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