

Development Concept

The front portion of the property was rezoned from A-1 to C-5 on January 17, 1972. The rest of the property remained A-1.

In order for future development of the property for one additional residential home to be placed on the property, a PUD was necessary for the proposed residential development.

The property associated with this development consists of one lot. While this PUD proposes to divided the property into areas, Development Area "A" and Development Area "B", it is essential to the PUD that the property remain as one lot. No lot split shall be permitted.

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Development Area A

Development Area "A" shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CH District, except as follows:

LAND AREA: 0.6889 Ac. (30,000 SF)

EXISTING ZONING: CH

PROPOSED ZONING: CH

PERMITTED USES:

- Office, business or professional
- General personal services
- Retail, general
- Dwelling, Multi-family*
- Office warehouse with 30% minimum office component area
- Grocery and/or permitted farmers market
- Restaurant or food preparation and distribution, (with the understand that seating will be tied to available parking and that a drive through is not permitted)

* The existing southern structure on the property may continue to be utilized as Multi-family use. The structure cannot be enlarged, extended, moved or structurally altered (except for foundational shoring, piers, underpinning etc., to maintain usage/viability. Overall size is to remain in the current allowed footprint). If the structure is damaged or destroyed due to natural causes, then a new structure maybe constructed with the same size and foot print.

MINIMUM LOT AREA: 22,000 SF

MINIMUM LOT FRONTAGE: 125 feet

MAXIMUM BUILDING HEIGHT: 25 feet

MINIMUM BUILDING SETBACKS:

From the westerly boundary of Development Area "A": 30 feet
From the northerly boundary of Development Area "A": 10 feet
From the most eastern boundary of Development Area "A": 50 feet
From the southerly boundaries of Development Area "A": 35 feet

MINIMUM LANDSCAPED AREA:

A landscaped area of 10 feet in width is required along the western boundary of Development Area "A".

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All trees to be planted in the above described landscape areas are to be a minimum 2" caliper width, such trees shall be on the city's approved tree list or as otherwise approved by the city, and other applicable landscaping requirements of the City of Broken Arrow zoning code shall be met.

The landscaping requirement will only be required if any development changes happen on the property.

SCREENING / BUFFERING:

Any new outdoor storage areas shall be screened from view from boundaries of Development Area A. Screen fence shall be a minimum of 8' tall. Parking area shall not be considered as storage areas.

LIGHTING:

All exterior lighting within Development Area "A" shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area "A" shall be required.

OFF-STREET PARKING:

Parking shall be provided at the time of Site Plan approval per the Broken Arrow Zoning Code.

SIGNAGE:

Interior signage shall be per City of Broken Arrow zoning code requirements except all free standing signs shall be limited to 10 feet in highest and 100 square feet area.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area "A" shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Any new dumpster(s) in Development Area "A" shall not be located within the front setback.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

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Development Area B

Development Area "B" shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the RE District, except as follows:

LAND AREA: 3.985 Ac. (173,592.50 SF)

EXISTING ZONING: A-1/CH

PROPOSED ZONING: RE

PERMITTED USES:

- One Single-Family, detached residence

MINIMUM LOT AREA: 173,000 SF

MINIMUM LOT FRONTAGE: 30 feet

ACCESS: Access to Development Area "B" shall be through Development Area "A"

MAXIMUM BUILDING HEIGHT: 50 feet

MINIMUM BUILDING SETBACKS:

From the westerly boundary of Development Area "B": 35 feet

From the northerly boundary of Development Area "B": 30 feet

From the most eastern boundary of Development Area "B": 50 feet

From the southerly boundaries of Development Area "B": 30 feet

MINIMUM LANDSCAPED AREA:

Landscaping shall be provided at the time of Site Plan approval per the Broken Arrow Zoning Code.

SCREENING / BUFFERING:

Screening / Buffering shall be provided at the time of Site Plan approval per the Broken Arrow Zoning Code.

LIGHTING:

Lighting shall be provided at the time of Site Plan approval per the Broken Arrow Zoning Code.

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OFF-STREET PARKING:

Parking shall be provided at the time of Site Plan approval per the Broken Arrow Zoning Code.

SIGNAGE:

Signage shall be provided at the time of Site Plan approval per the Broken Arrow Zoning Code.

SOLID WASTE DISPOSAL:

Solid waste for development Area "B" shall be taken to First Place in accordance with City of Broken Arrow regulations.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

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Exhibits

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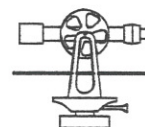
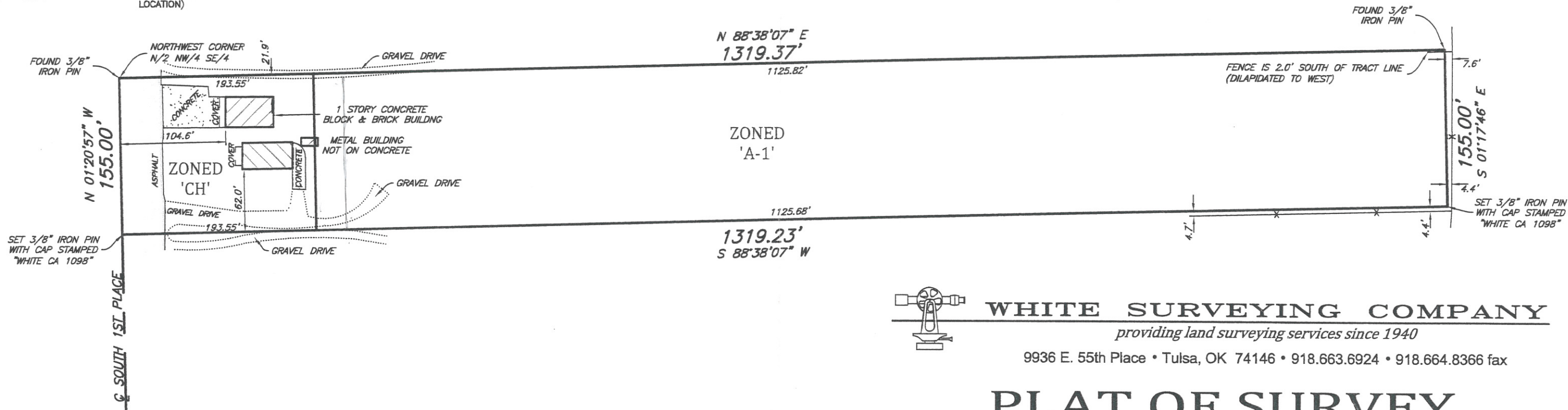
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1"=100'

- LEGEND**
- *— FENCE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - M/P METERING POINT
 - CB CHORD BEARING
 - B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)



WHITE SURVEYING COMPANY

providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

PLAT OF SURVEY

INVOICE NO.: STK 18-93085
CLIENT: JASON PARKS

LEGAL DESCRIPTION:

THE NORTH 155 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (N/2 NW/4 SE/4) OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE DIMENSIONS OF THE PROPERTY, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL RECORDED PLAT EASEMENTS AND BUILDING SETBACK LINES (IF APPLICABLE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US PRIOR TO THE TIME OF THIS SURVEY; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY; THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJOINING PREMISES ONTO THE PROPERTY DESCRIBED HEREON OR ONTO ADJOINING PREMISES FROM THE PROPERTY DESCRIBED HEREON BY VISIBLE PERMANENT IMPROVEMENTS; AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION.

CITY OF BROKEN ARROW

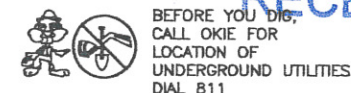
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WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO.
CA1098 (RENEWAL 6/30/2019)

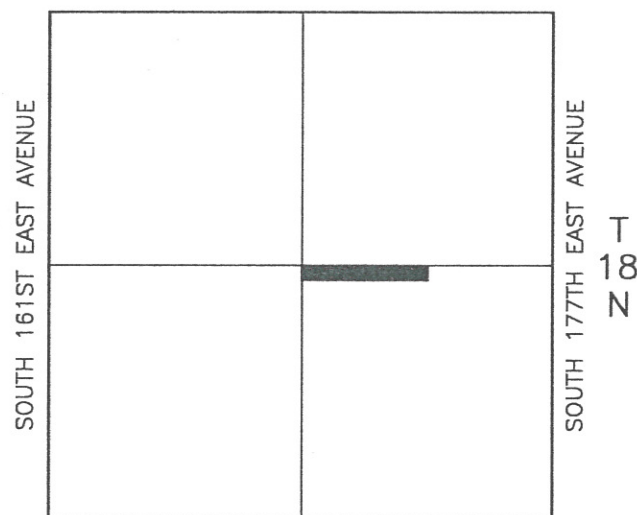
By: DATE: 6/4/18
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052



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R 14 E

EAST 91ST STREET SOUTH



EAST 101ST STREET SOUTH
SECTION 23

LOCATION MAP

SCALE: 1"=2000'

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON: THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

THE PROPERTY DESCRIBED HEREON CONTAINS 4.69 ACRES, MORE OR LESS.

FIELD WORK COMPLETED JUNE 4, 2018.