

Minor Amendment to
PUD 66G

Spring Hill
at Forest Ridge
Broken Arrow, Oklahoma

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November 23, 2016
BROKEN ARROW
DEVELOPMENT SERVICES



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11/1/2016

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I. NARRATIVE

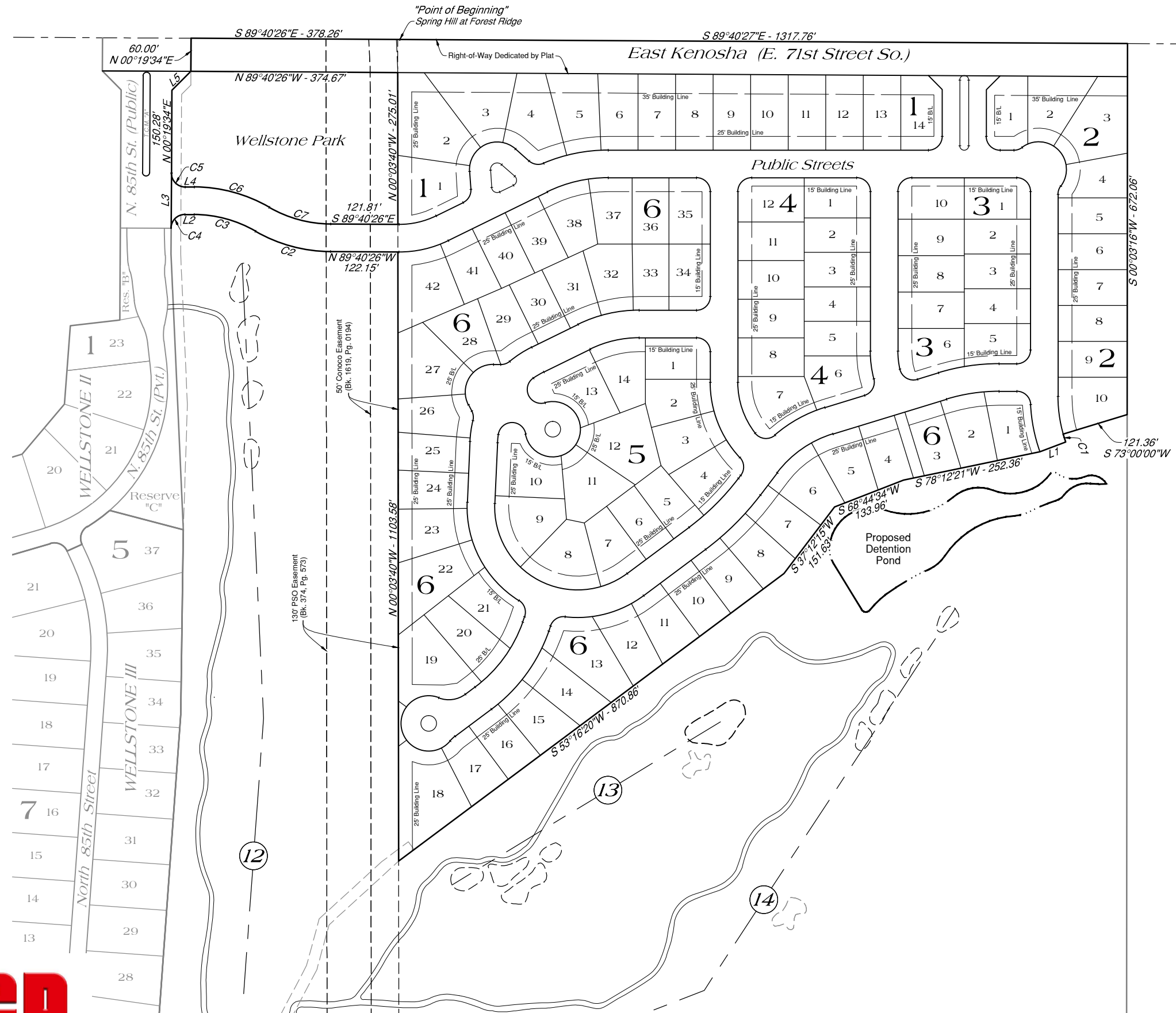
The "Forest Ridge Planned Unit Development" (PUD 66) was approved by the Broken Arrow City Council on August 1, 1988. "Forest Ridge" is a ±660.00 acre mixed use development, generally located on the south side of East Kenosha Street (East 71st Street South), between Oneta Road (South 241st East Avenue) and Oak Grove Road (South 273rd East Avenue). This Minor Amendment to PUD 66 affects the proposed "Spring Hill at Forest Ridge" subdivision, a 31.3750 acre tract within the "Forest Ridge PUD", located just east of the "Wellstone III at Forest Ridge" subdivision, abutting East Kenosha Street along its north boundary line and situated midway between Midway Road and Oak Grove Road. A Minor PUD Amendment (PUD 66F) was approved for the "Spring Hill at Forest Ridge" portion of "Forest Ridge" by the Broken Arrow Planning Commission on August 25, 2016. This Minor Amendment approved two modifications to PUD 66: 1). Reduce Side Yard Building Lines to 20 ft. on corner lots and 2). Establish the Rear Building Lines for all lots to be 20 ft.

This Minor Amendment to PUD 66 is submitted to request two minor revisions to the original PUD. The requested modification is as follows:

- 1). **Reduce Side Yard Building Lines from 5ft./10ft. to 5 ft./5ft. as shown in Exhibit 'A' - Conceptual Site Plan.**
- 2). **Reduce Side Yard Building Line to 15ft. on corner lots as shown in Exhibit 'A' - Conceptual Site Plan.**

All other requirements of PUD 66, and its subsequent amendments, are to remain unchanged.



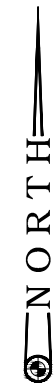


WAGONER COUNTY
R - 15 - E

EAST KENOSHA STREET (E. 71st Street So.)

EAST HOUSTON STREET (E. 81st Street So.)

Section 11
82 Lots - 34.1402 Acres



T
18
N



Not To Scale

Data Summary:

Total Project Area	34.1402 Acres
Total Number of Lots	102
Project Density	2.99 DUs/Acre
Average Lot Size	65' x 120'

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 69°35'24"W	50.00'	L4	S 89°40'26"E	16.50'
L2	N 89°40'26"W	16.50'	L5	N 45°19'34"E	48.38'
L3	N 00°19'34"E	100.00'			

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	02°54'26"	300.00'	15.22'	S 18°57'23"E	15.22'
C2	29°39'35"	275.00'	142.36'	N 74°50'39"W	140.77'
C3	29°39'35"	225.00'	116.47'	N 74°50'39"W	115.18'
C4	90°00'00"	25.00'	39.27'	S 45°19'34"W	35.36'
C5	90°00'00"	25.00'	39.27'	S 44°40'26"E	35.36'
C6	29°39'35"	275.00'	142.36'	S 74°50'39"E	140.77'
C7	29°39'35"	225.00'	116.47'	S 74°50'39"E	115.18'

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Exhibit A Spring Hill at Forest Ridge

Conceptual Site Plan