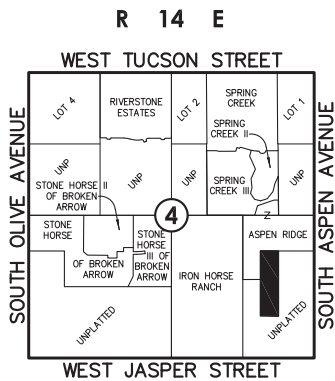
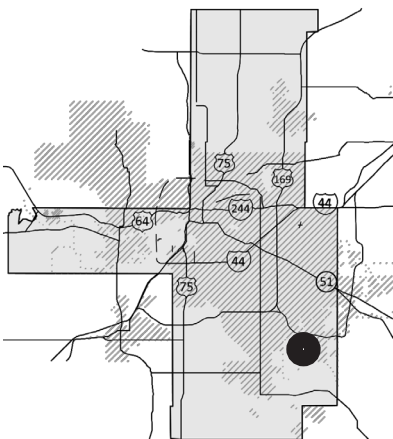
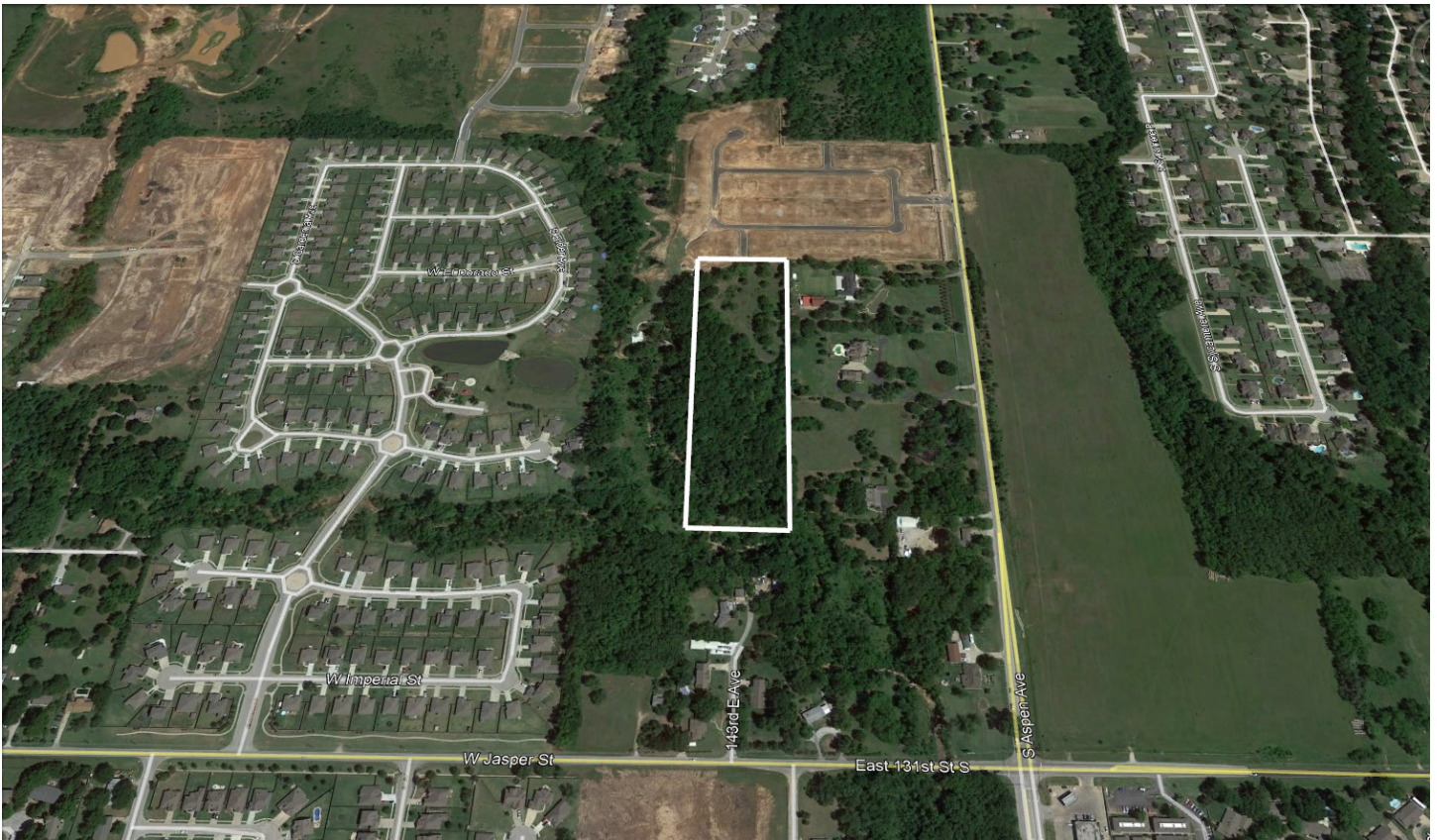


# Reserve at Aspen Ridge

APPROXIMATELY 9.112 ACRES  
 NORTH AND WEST OF THE NORTHWEST CORNER OF  
 WEST JASPER STREET (EAST 131ST STREET SOUTH) & SOUTH ASPEN AVENUE  
 BROKEN ARROW, OKLAHOMA



**Location Map**

Scale: 1" = 2000'



NOVEMBER, 2017

**APPLICANT / OWNER:**  
 STONE HORSE DEVELOPMENT, LLC  
 ATTN: DANIEL RUHL  
 12150 E. 96TH STREET N. SUITE 200  
 OWASSO, OK 74055

**CONSULTANT:**  
 TANNER CONSULTING LLC  
 c/o RICKY JONES  
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## I. PROPERTY DESCRIPTION

**Reserve at Aspen Ridge** is a 9.112-acre tract located north of the northwest corner of West Jasper Street & South Aspen Avenue, in the City of Broken Arrow, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND THAT IS A PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER (W/2 E/2 SE/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 88°45'58" WEST AND ALONG THE SOUTH LINE OF THE SE/4 OF SECTION 4, FOR A DISTANCE OF 660.16 FEET TO THE SOUTHEAST CORNER OF SAID W/2 E/2 SE/4; THENCE NORTH 1°37'55" WEST AND ALONG THE EAST LINE OF THE W/2 E/2 SE/4, FOR A DISTANCE OF 780.57 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING 30 FOOT WIDE SANITARY SEWER EASEMENT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°31'09" WEST AND ALONG THE SOUTH LINE OF SAID EASEMENT, FOR A DISTANCE OF 330.26 FEET; THENCE NORTH 1°38'22" WEST FOR A DISTANCE OF 1199.42 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 2, "ASPEN RIDGE" A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6716); THENCE NORTH 88°41'56" EAST AND ALONG THE SOUTH LINE BLOCK 2 AND THE SOUTH LINE OF BLOCK 4, SAID "ASPEN RIDGE", FOR A DISTANCE OF 330.36 FEET TO A POINT ON THE EAST LINE OF THE W/2 E/2 SE/4; THENCE SOUTH 1°37'55" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 1204.15 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 396,915 SQUARE FEET OR 9.112 ACRES.

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

**Reserve at Aspen Ridge** is a proposed 9.112-acre, gated neighborhood in a highly-desirable portion of Broken Arrow. Building on the immediate success of Aspen Ridge, Reserve at Aspen Ridge proposes a high-end, large-lot development with amenities for the residents to enjoy, including a generously-landscaped, gated entry and a greenbelt Reserve Area for stormwater drainage and private recreation. Reserve at Aspen Ridge will also have access to the large Reserve A in Aspen Ridge, used for stormwater drainage and private park. Only 19 exclusive lots are proposed along a gated, cul-de-sac street connecting to South Aspen Avenue via Aspen Ridge. The private street and Reserve Area will be owned and maintained by a mandatory homeowners' association. Proposed lots and Reserve Areas are shown on the Exhibit B Conceptual Site Plan.

A Planned Unit Development (PUD) is proposed for this project in order to allow the private, gated street. South Chestnut Avenue, a stub-street constructed with Aspen Ridge, will be extended as a private street within a Reserve Area and will terminate with a cul-de-sac turnaround. Gate plans and Knox rapid entry system plans will require review and approval of the Broken Arrow Fire Marshal. Due to the length of the cul-de-sac street, presently planned at approximately 960 feet, and to further enhance safety and insurance rating, each dwelling within Reserve at Aspen Ridge will feature state-of-the-art fire sprinkler systems. These domestic fire suppression systems are known to be reliable, inconspicuous, and zoned to provide direct application only to the area in need.

The site is served by public water and sanitary sewer, and stormwater will be controlled and released onsite.

# Reserve at Aspen Ridge

## EXHIBIT A

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



# Reserve at Aspen Ridge

## EXHIBIT B

### CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 7, 2017



### III. DEVELOPMENT STANDARDS

Reserve at Aspen Ridge shall be developed in accordance with the use and development regulations of the RS-3 district of the Broken Arrow Zoning Ordinance, except as noted herein:

<b>Project Gross Land Area:</b>	396,915 SF	9.112 AC
<b>Project Net Land Area:</b>	396,915 SF	9.112 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, but not necessarily limited to detached single-family dwellings, landscaped features, secure entrances, reserve areas, private recreation, and uses customarily accessory to permitted uses.		
<b>Maximum Number of Lots:</b>	20 Lots	
<b>Minimum Lot Width:</b>	70 FT *	
<b>Minimum Lot Size:</b>	8,000 SF	
<b>Maximum Building Height:</b>	35 FT **	
<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	
Side Yard:	5 FT & 10 FT ***	

\* *Lots with cul-de-sac turnaround frontage are exempt from lot-width requirements, provided the same shall maintain not less than 30' of frontage and meet the minimum lot area requirement.*

\*\* *Architectural features such as chimneys and cupolas may extend to a maximum height of 45 feet, however, no habitable portion of any dwelling shall exceed the 35' limitation.*

\*\*\* *A minimum of fifteen (15) feet of separation must be maintained between all buildings.*

**100-YEAR FLOODPLAIN:** All lots used for dwelling purposes shall be located outside of the FEMA-designated 100-Year Floodplain. A platted Reserve Area shall contain all of the 100-Year Floodplain and shall be subject to the use and development regulations of the FD district of the Broken Arrow Zoning Ordinance.

**STREETS:** Streets within this PUD shall be private, and will be placed within a thirty (30) foot-wide Reserve Area for private street right-of-way, and shall maintain 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, with the exception of right-of-way width. Access into the subdivision will be from South Aspen Avenue, via public streets platted within Aspen Ridge. Maintenance of private streets within this development shall be the responsibility of the mandatory homeowners' association.

**SIGNS:** One (1) subdivision entrance sign shall be permitted, not to exceed thirty-six (36) square feet in size or six (6) feet in height each, in accordance with the Broken Arrow Zoning Ordinance.

**FENCING:** Interior fencing or walls shall not extend beyond that point nearest the street at each end corner of the residence. Fences shall be limited to wood privacy, ornamental iron, decorative walls, or combination thereof. No barbed wire, meshed, or other metal fencing shall be allowed. No fence over six (6) feet tall shall be permitted unless approved by the Architectural Committee established pursuant to the subdivision plat. No interior fencing or walls shall be constructed within the Reserve Area that would obstruct the natural overland flow of drainage along the floodplain areas.

**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.



## V. GENERAL PROVISIONS

**A. ACCESS AND CIRCULATION:** South Chestnut Avenue, a stub-street constructed with Aspen Ridge, will be extended as a private street within a Reserve Area and will terminate with a cul-de-sac turnaround. Plans for the gate plans and Knox rapid entry system will require review and approval of the Broken Arrow Fire Marshal. Due to the length of the cul-de-sac street, roughly 960 feet, and to further enhance safety and insurance rating, each dwelling within Reserve at Aspen Ridge will feature state-of-the-art fire sprinkler systems. These domestic fire suppression systems are known to be reliable, inconspicuous, and zoned to provide direct application only to the area in need.

**B. DRAINAGE AND UTILITIES:** Public utilities are available in the area. Sanitary sewer is located along the south line of the development and will be extended north along Chestnut Ave. Potable water will be extended into the development from Aspen Ridge and will loop around both sides of Chestnut Ave.

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 natural drainage course to the south. 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 southwest towards an adjacent creek. Specific information concerning the design of stormwater 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 Okay loam, 3-5% slopes (80% of site area) and Tullahassee fine sandy loam 0-1% slopes (20% of site area). Development constraints associated with these soils will be addressed in the engineering design phase of the project. A geotechnical report was performed with Aspen Ridge to recommend paving sections and sub grade design. Aspen Ridge shares the same soil types as the subject property. The soils types are shown in Exhibit D of this PUD.

**D. EXISTING ZONING AND LAND USE:** This property is currently zoned A-1. To facilitate this PUD, a companion application (BAZ-1991) is being filed to rezone the site to RS-3, consistent with the preponderance of surrounding zoning patterns.

The Land Use Intensity Classification System (LUIS) of the Broken Arrow Comprehensive Plan indicates that the requested RS-3 zoning would be consistent with the LUIS Level 2 designation of the Broken Arrow Comprehensive Plan. The southerly end of the site is designated "Greenway / Floodplain," corresponding with the FEMA-designated 100-Year Floodplain, which will be platted within a Reserve Area.

Adjacent zoning designations include: A-1 to the southwest, south, and east; and RS-3 to the north and northwest. The subject tract is currently vacant. Existing zoning and land uses are shown on Exhibit F, and proposed zoning is shown on Exhibit G.

**E. SITE PLAN REVIEW:** No building permit for a residence within Reserve at 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.

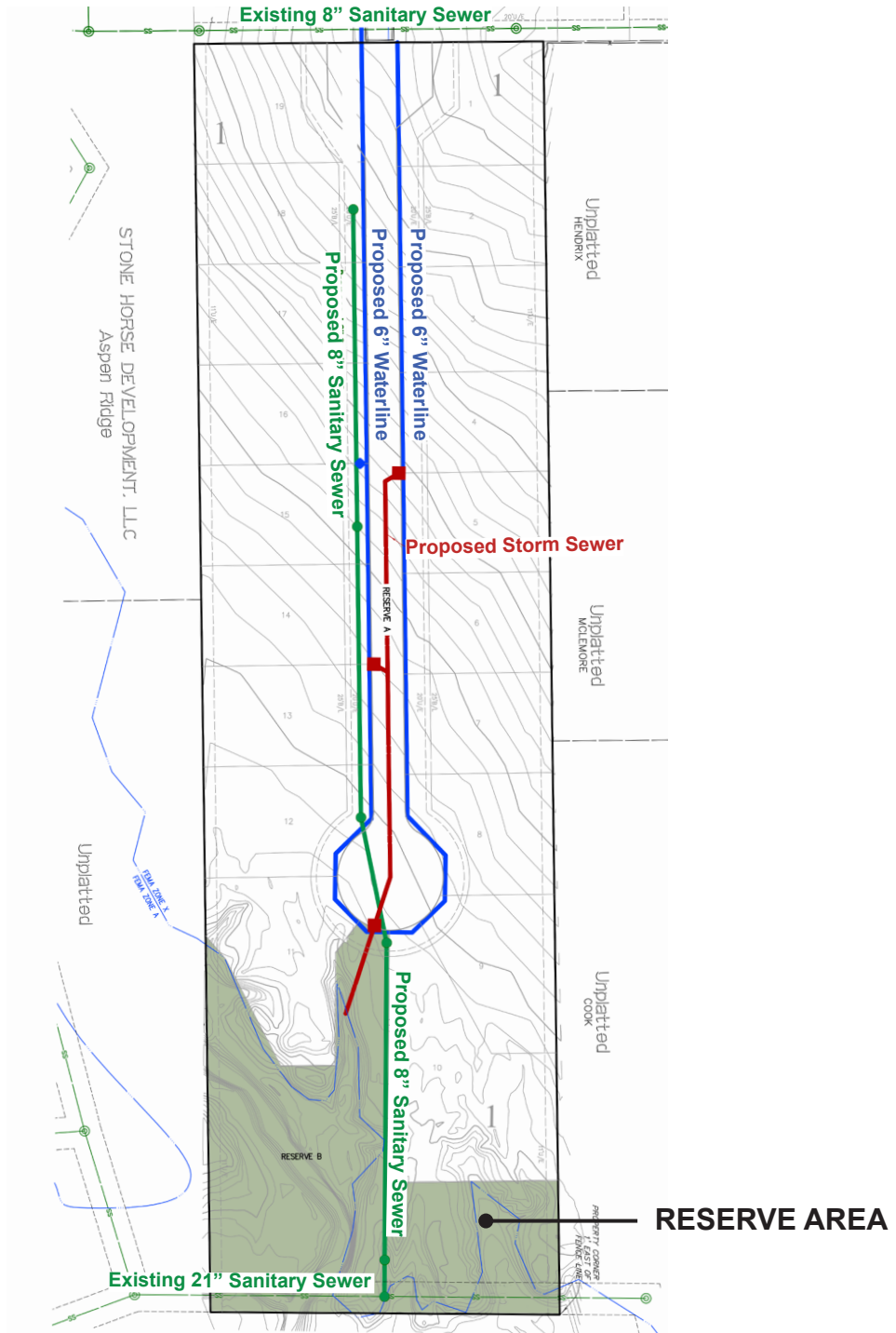
**F. SCHEDULE OF DEVELOPMENT:** Initial construction is anticipated to commence once the PUD, engineering design, and subdivision plat have been approved by the City of Broken Arrow.

# Reserve at Aspen Ridge

## EXHIBIT C

### EXISTING AND PROPOSED UTILITIES

EXISTING AND PROPOSED UTILITIES PER TANNER CONSULTING, LLC

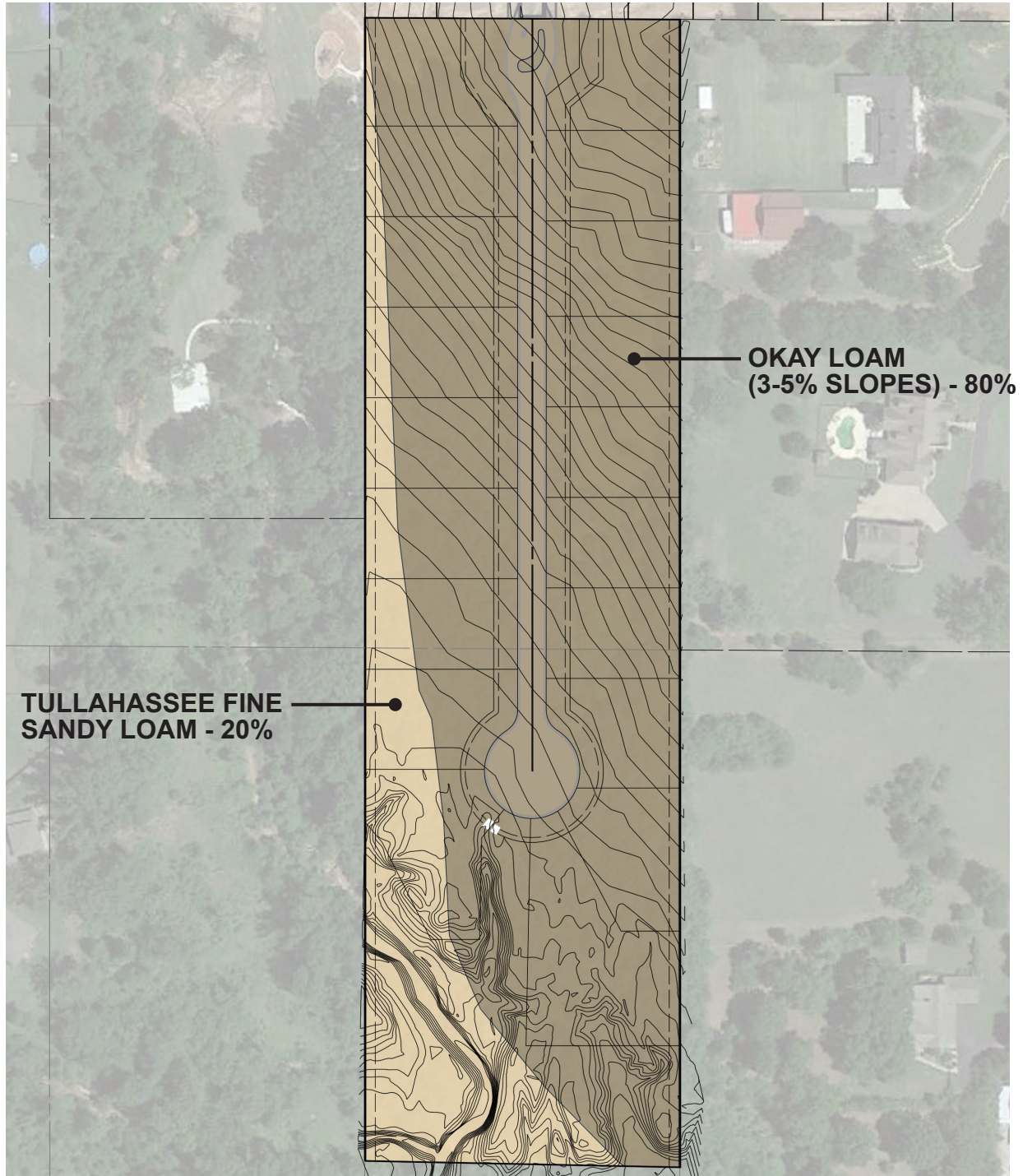


# Reserve at Aspen Ridge

## EXHIBIT D

### EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED NOVEMBER 7, 2017

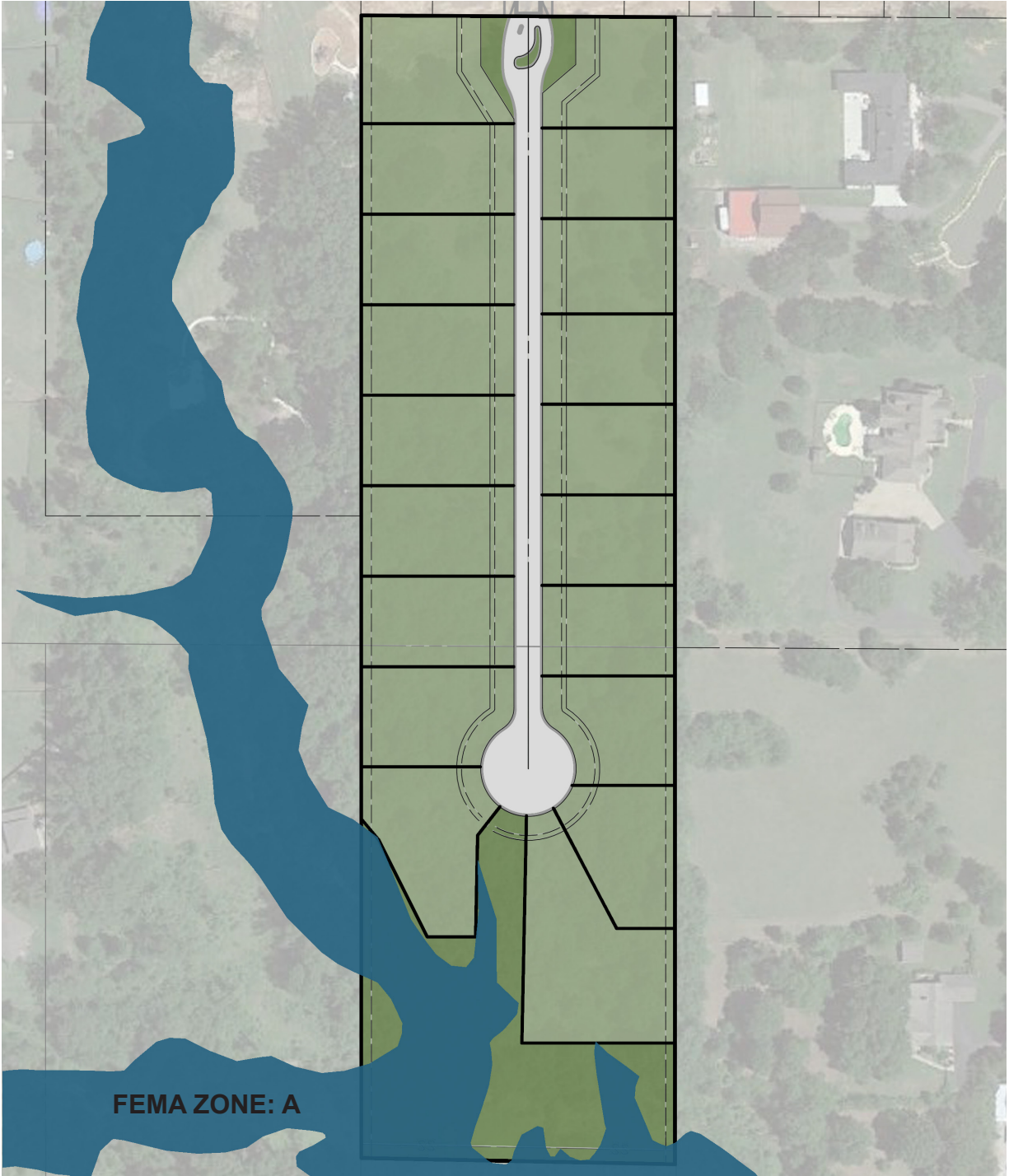


# Reserve at Aspen Ridge

## EXHIBIT E

### FEMA FLOODPLAIN MAP

FEMA FIRM PANEL NO.: 40143C0452L, EFFECTIVE 10/16/2012

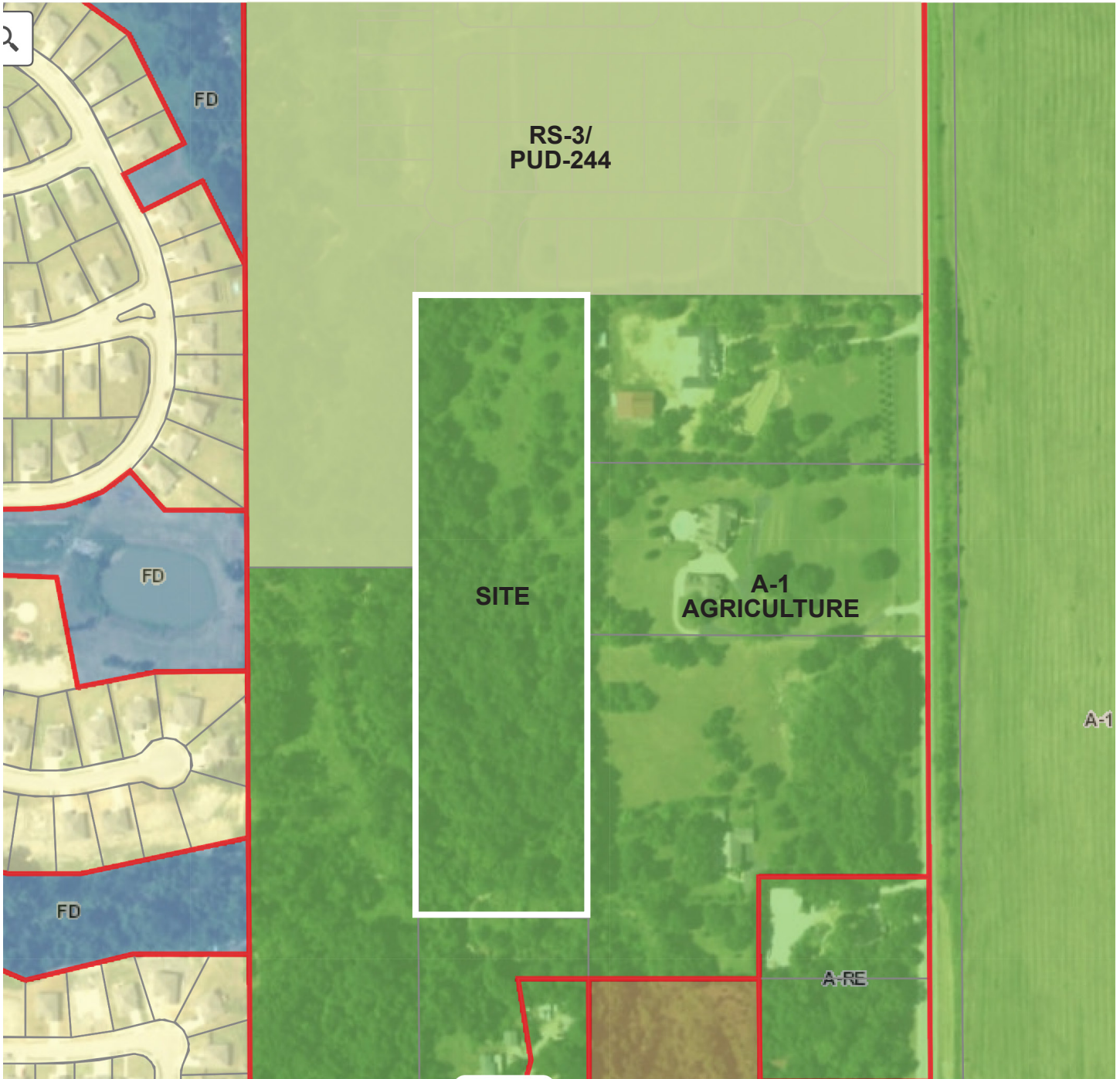


# Reserve at Aspen Ridge

## EXHIBIT F

### EXISTING ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG WEBSITE, ACCESSED NOVEMBER 7, 2017

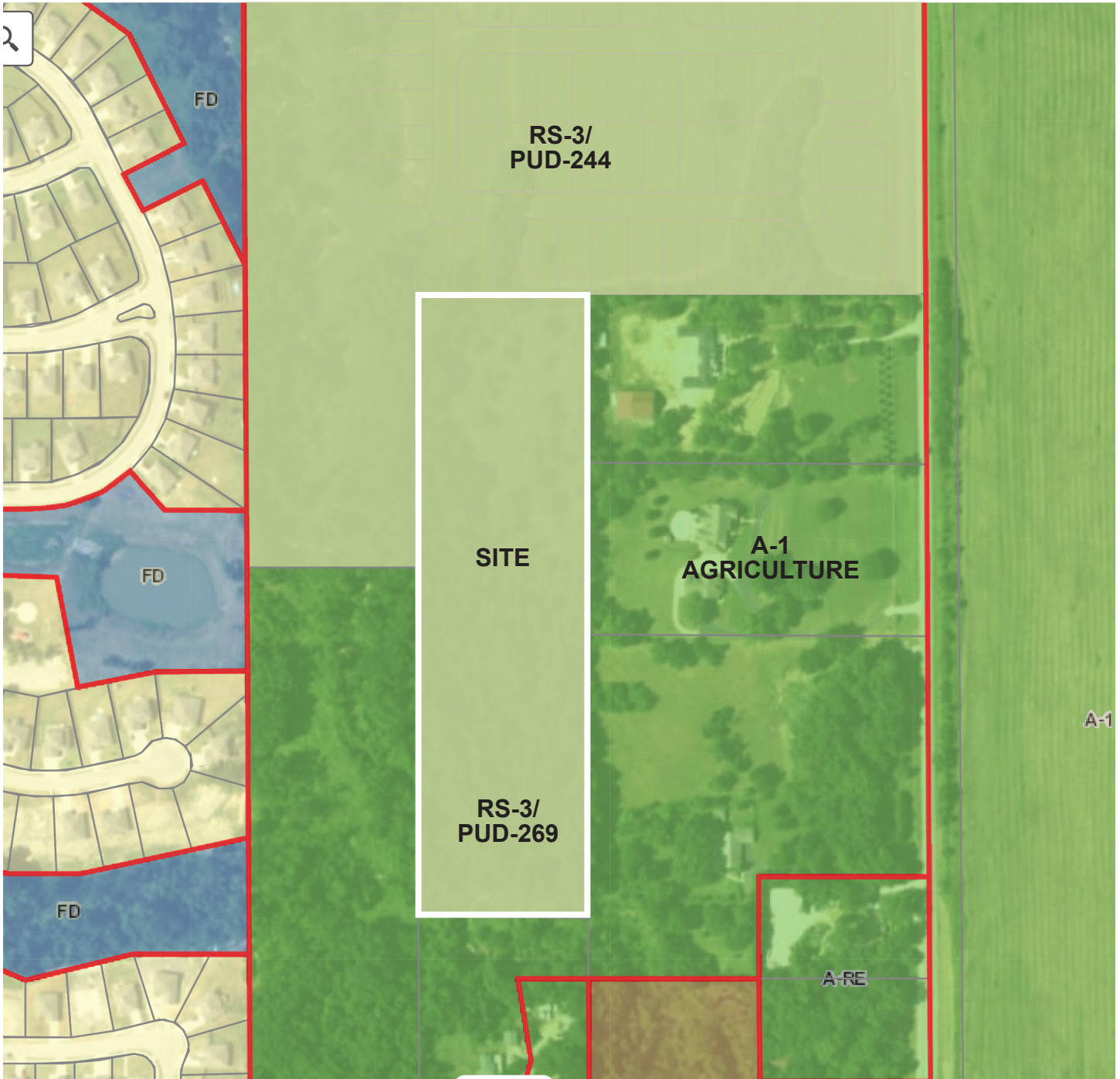


# Reserve at Aspen Ridge

## EXHIBIT G

### PROPOSED ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG WEBSITE, ACCESSED NOVEMBER 7, 2017



# Reserve at Aspen Ridge

## EXHIBIT H

### COMPREHENSIVE PLAN MAP

DATA OBTAINED AND MODIFIED FROM BROKEN ARROW FUTURE DEVELOPMENT GUIDE, EFFECTIVE 2012

