

# **The Woods of Jasper Estates**

## **Planned Unit Development #XX**

### **(BAZ XXX)**

**Prepared**  
**August 7, 2017**

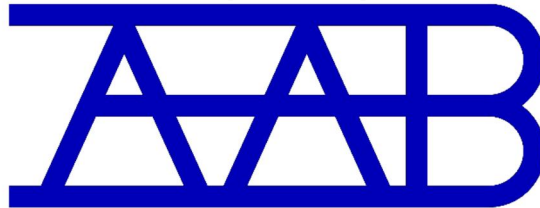
### **Location**

**A Tract of land located in the South Half Southeast Quarter (S/2, SE/4) of Section One (01), Township Seventeen (17) North, Range Fourteen(14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 27.97 +/- Acres.**

### **Owner**

**Autry Properties, LLC  
12830 S. 189<sup>th</sup> East Ave.  
Broken Arrow, OK 74011**

**Prepared By:**  
**AAB Engineering, LLC**



**Engineering • Surveying • Land Planning**

PO Box 2136 Sand Springs, OK 74063  
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## Development Concept

PUD #XXX, The Woods of Jasper Estates, is a 27.97 acre development on the northwest corner of South 23<sup>rd</sup> Street and Jasper Street in Broken Arrow. The property is surround on all sides by rural large lot tracts zoned AG or A-1 with the exception of the unplatted commercially zoned corner of the intersection. A small portion of the northern most reaches of the project abuts the Jasper Estates, a large lot rural county subdivision. A high pressure gas line extends along the western boundary forming the edge of this project. This PUD is presented along with a rezoning application for the entire property from A-1 to RS-2. See Exhibits B & C for the surrounding areas and zoning maps affecting the property.

The project proposes 28 ½ estate style lots within a small gated community that maintains a rural ambiance. The streets will be privately maintained and constructed to Tulsa County standards with roadside ditch drainage. The Woods of Jasper Estates will consist of large homes on ½ acre minimum lots that will utilize the building line flexibility afforded RS-2 zoning. This is necessary to produce constructible lots on the uniquely shaped property. See Exhibit D for the conceptual development plan of the property.

The required entrances will connect to South 23<sup>rd</sup> Street (193<sup>rd</sup>) and E. Jasper Street (131<sup>st</sup>). The entrances from the adjacent arterial streets will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane outside of the proposed gates.

## Development Standards

The project shall governed by the Broken Arrow Zoning Ordinance use and dimensional standards as established by the RS-2 district except as hereinafter modified:

Permitted uses:	Single Family Detached Dwellings
Gross Residential area	27.97 acres
Maximum number of dwelling units	28
Minimum Lot Width	115 feet
Minimum lot size	22,000 square feet
Minimum Corner lot side yard abutting a public street	15 feet on side yard



## Street Design and Access Limitations

All streets shall be constructed to meet public street standards as described in the City of Broken Arrow engineering standards with two exceptions. First, the typical pavement thickness shall be as prescribed by Tulsa County Engineering Criteria. This typical section is designed to accommodate loadings that are more typical of those experienced in a rural ½ acre subdivision with relatively few lots. Since the streets are private and to be maintained by the Homeowner's Association there is no risk of increased maintenance cost to the City of Broken Arrow. The City of Broken Arrow may not assume maintenance responsibility for the streets within the subdivision unless they are reconstructed and upgraded to meet the standards of the City of Broken Arrow. Second, drainage will be accommodated using roadside bar ditches instead of curb and gutter with storm sewer. This will serve to create the rural feel desired within the development. Sidewalks shall be constructed by the developer along South 23<sup>rd</sup> Street and Jasper Street.

## Utilities

Water will be provided by the City of Broken Arrow via an onsite distributions system designed to City of Broken Arrow standards and installed by the developer. Public sewer service will not be provided to the development. Instead, sewage treatment and disposal will be achieved using on lot conventional or aerobic septic systems. Onsite stormwater detention will be designed and constructed in accordance with City of Broken Arrow Standards. The detention facility will be maintained by the Homeowner's Association. The attached exhibits E & F depict the conceptual improvements plan and the existing topography of the site, respectively.

Franchise utilities will also serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

## Landscape and Screening Standards

Landscaping and screening will be provided along 23<sup>rd</sup> Street South and Jasper Street in conformance with the City of Broken Arrow Zoning Ordinance. All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site. Fencing plans shall be presented to and approved by the City of Broken Arrow concurrent with the landscape plans.

## Platting

Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Tulsa County Courthouse. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the approved Planned Unit Development.



## Exhibit A Legal Description



**Legal Description**  
**(RS-2 Zoning)**

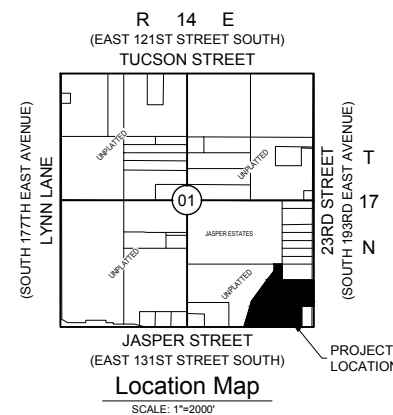
A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2, SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ONE (1); THENCE SOUTH 88°40'43" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION ONE (1) A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°40'43" WEST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 1215.20 FEET; THENCE NORTH 15°00'00" EAST A DISTANCE OF 581.31 FEET; THENCE NORTH 35°13'00" EAST A DISTANCE OF 789.80 FEET; THENCE NORTH 01°01'00" EAST FOR A DISTANCE OF 134.40 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2, SE/4) OF SAID SECTION ONE (1); THENCE NORTH 88°41'52" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S/2, SE/4) A DISTANCE OF 155.95 FEET; THENCE SOUTH 01°25'25" EAST A DISTANCE OF 331.67 FEET; THENCE NORTH 88°41'35" EAST A DISTANCE OF 658.24 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION ONE (1); THENCE SOUTH 01°24'02" EAST ALONG SAID EAST LINE A DISTANCE OF 540.86 FEET; THENCE SOUTH 88°40'43" WEST A DISTANCE OF 240.00 FEET; THENCE SOUTH 01°24'02" EAST A DISTANCE OF 454.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,218,202.41 SQUARE FEET/27.97 ACRES MORE OR LESS.







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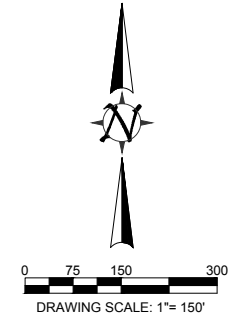
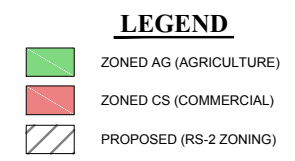
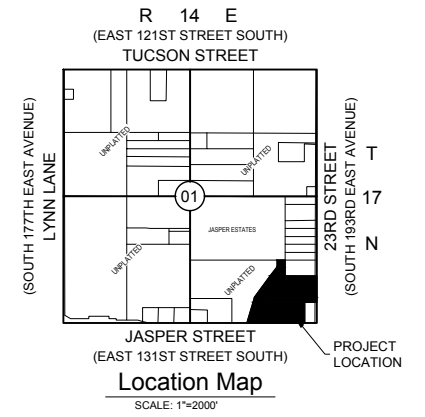


Exhibit C  
Existing Zoning and Proposed Zoning  
for  
**The Woods of Jasper Estates**



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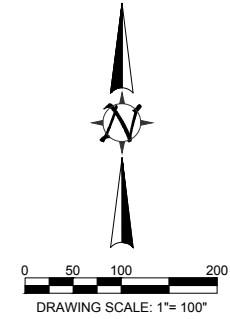
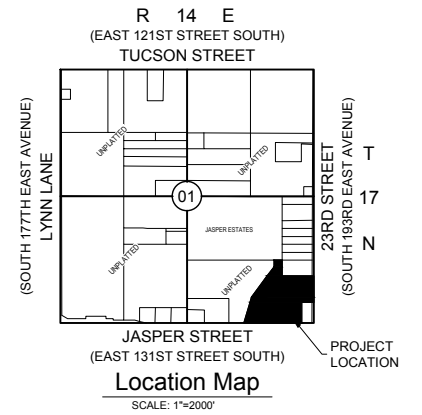


Exhibit D  
Conceptual Development Plan  
for  
**The Woods of Jasper Estates**



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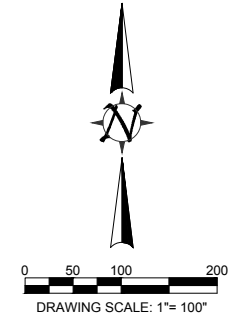
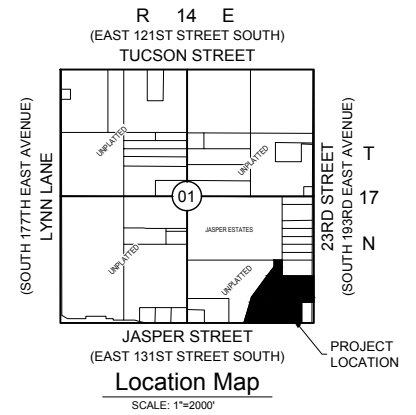
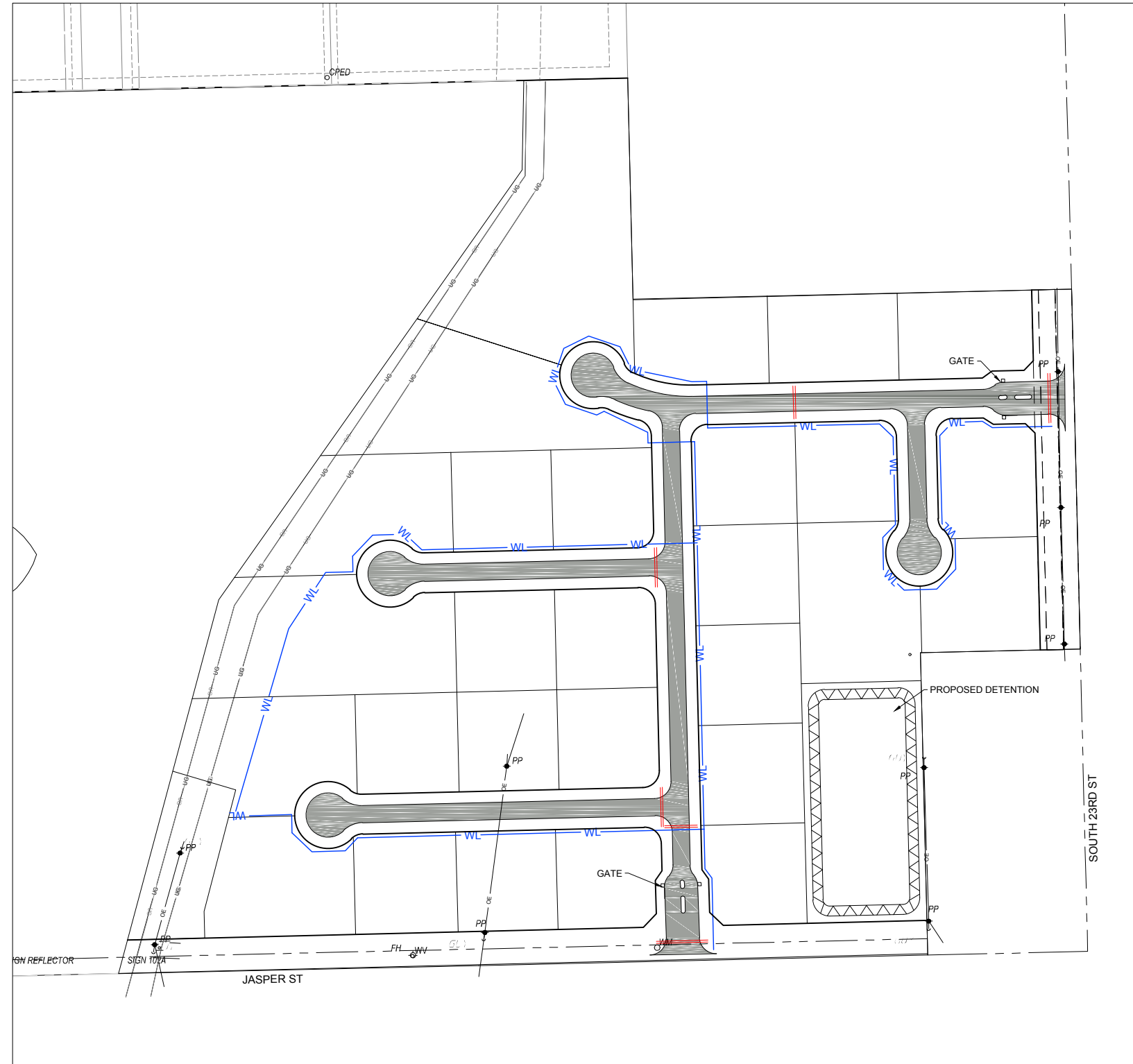
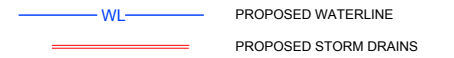


Exhibit E  
Conceptual Improvements Plan  
for  
**The Woods of Jasper Estates**



**LEGEND**



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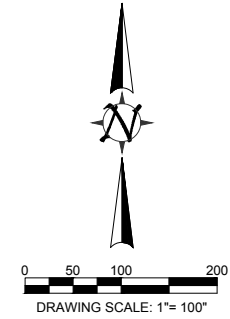
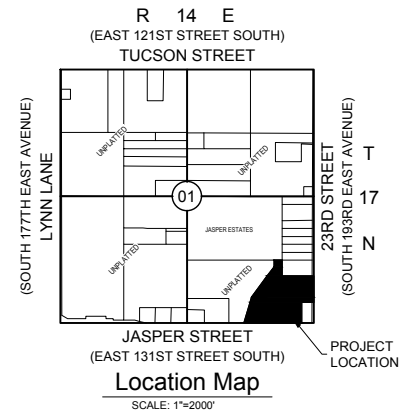


Exhibit F  
Existing Topo & Aerial  
for  
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PLOT DATE: Mon. 07 Aug 2017 FILE: P:\1452-AUTRY PROPERTY PROPERTY RUD