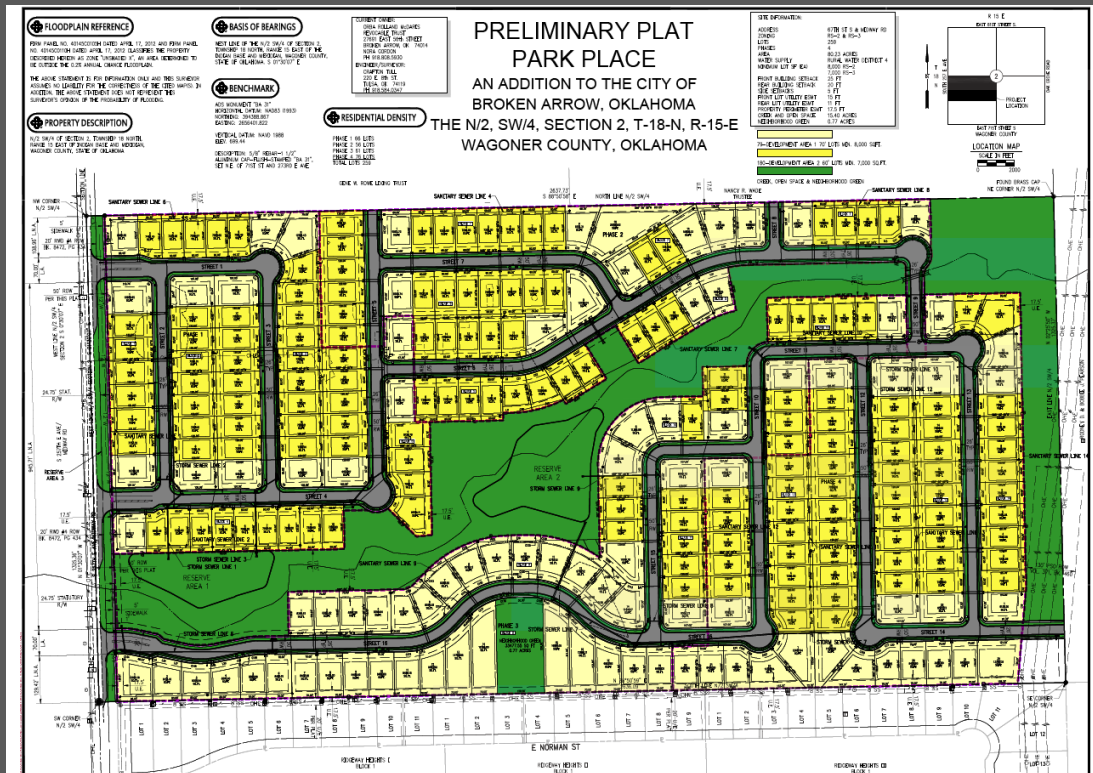


Case No. PUD-304

**Applicant/Consultant:**

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FEBRUARY 2020

March 3, 2020



PARK PLACE

Case No. PUD-304

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List of Exhibits

- Exhibit "A" - Aerial Photograph
- Exhibit "B" - Conceptual Site Plan
- Exhibit "C" - Planned Midway Improvements
- Exhibit "D" - Conceptual Landscape Plan
- Exhibit "E" - Proposed Utilities
- Exhibit "F" - Existing Topography and Soils
- Exhibit "G" - Existing Soils
- Exhibit "H" - Legal Description for Park Place



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I. DEVELOPMENT CONCEPT.

The proposed Park Place subdivision is located on 80 acres bounded on the north and the east by vacant land, on the west by Midway Road (South 257th East Avenue) and on the south by the Ridgeway Heights Subdivision.

Exhibit “A” is an Aerial Photograph that shows the location of Park Place.

The Project will be developed as a single family subdivision with a maximum of 259 single family lots. Park Place will have three (3) Reserve Areas that will be developed as neighborhood amenities, including entry monuments, sidewalks, Midway Road fencing, detention areas and a private park. A Property Owners Association will be established to provide for the maintenance and repair of the Reserve Areas and the improvements and landscaping within such areas and the fence along Midway Road. Finally, it is anticipated that the Project will be constructed in four (4) phases over the next five (5) years.

The Conceptual Site Plan for the Project is shown on **Exhibit “B”**.

PUD-304 will permit the development of Park Place as a single family residential subdivision while preserving the natural features of the creek (an unnamed tributary to Timber Creek) that bisects the Property from east to west and enhances these natural features into an amenity for the Project.

The Project will have access to Midway Road at three (3) locations.

The western boundary of Park Place abuts Midway Road. Approximately 1300 linear feet of roadway improvements are planned for Midway Road for the Project. These improvements include grading the existing ditches on the east side of Midway Road to provide a five foot (5 FT) shoulder next to the roadway and an improved ditch design with three to one (3:1) slope. The existing roadway does not have a shoulder and, in many places, the ditches are steep. These improvements are intended to provide a clear zone adjacent to the travel lane and provide a significant improvement over the existing roadway conditions. Finally, right-hand turn lanes (deceleration lanes) will be installed at each of the three (3) entrances from Midway Road into the Project. These deceleration lanes will allow vehicles entering the Project to slow down outside of the through lane, maintaining an efficient and safe use of Midway Road.

Sidewalks will be extended along Midway Road as well as the sides of all interior streets in accordance with Broken Arrow Subdivision Regulations.

Right-of-way for Midway Road will be dedicated, as necessary, during the platting to comply with the City of Broken Arrow Major Street and Highway Plan.

See **Exhibit “C”** for the planned Midway Road improvements.



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A part of the Project is located within the City of Broken Arrow Regulatory Flood Plain. The Project will be developed in accordance with Broken Arrow's storm water regulations and will provide storm water detention for Park Place, as well as the Ridgeway Heights to the south which neighborhood was developed without storm water detention. Currently, storm water from Ridgeway Heights enters the Property without regulation or detention. During a large rain event, storm water from Ridgeway Heights flows onto the Property and combines with the storm water on the Property and runs off onto Midway Road. As part of the construction of Phase 1 of Park Place, a storm water detention system will be constructed to detain all of the storm water from the Project and the storm water that flows onto the Project from Ridgeway Heights. The Project's storm water detention system will decrease the rate that storm water flows off of the Property and, thus, will help reduce flooding on Midway Road.

The Project is currently zoned A-1 Agricultural District. The Project will be rezoned to RS-3 to support the Project as planned by PUD-304.

A Detailed Landscape Plan will be submitted to the City for approval at the time each phase of the Project is developed. The Project will incorporate approximately sixteen acres (16 AC) of green space. At the time of the development of the first phase of the Project, a ten foot (10 FT) wide landscape edge/reserve area will be provided along Midway Road with large trees planted at a ratio of one (1) large tree per thirty feet (30 FT) of property frontage.

The zoning and PUD-304 are consistent with the Future Development Guide of the recently adopted Broken Arrow Next 2019 Comprehensive Plan (the "2019 Comprehensive Plan"). The Future Development Guide of the 2019 Comprehensive Plan communicates the intended future land uses throughout the City using a Land Use Intensity System ("LUIS"). The LUIS recognizes that land uses with similar intensity (density of development on a site) are more likely compatible than land uses with different intensities. The LUIS designates the Project as being within a Land Use Intensity Level 2 (Urban Residential). Thus, Park Place, as proposed for development pursuant to PUD-304, having a Land Use Intensity Level 2, is consistent with the 2019 Comprehensive Plan.



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II. DEVELOPMENT STANDARDS.

PUD-304 will be developed in accordance with the Broken Arrow Zoning Ordinance (the “Zoning Ordinance”) and the Use and Development Regulations of the RS-3 Residential District, except as noted herein.

LAND AREA:

Gross: 80 Acres

PERMITTED USES:

Household Living, Dwelling, Single-Family Detached, together with open space, landscaping, utilities, trails, storm water detention, project signage, entry features, and similar uses and uses customary accessory to the permitted uses.

MAXIMUM NUMBER OF LOTS: 259

MINIMUM LOT WIDTH: 60 FT*†

* A minimum of 79 lots will have a lot width of 70 FT.

† Lots with frontage street curves are exempt from lot width requirements, provided the same shall have at least 30 FT of frontage, meet the minimum lot width requirement at the front building setback line, and meet the minimum lot area.

MINIMUM LOT AREA: 7000 SF*

* A minimum of 79 lots will have a minimum lot area of 8000 SF.

MINIMUM LIVABILITY OPEN SPACE PER DWELLING 3000 SF

MAXIMUM BUILDING HEIGHT: 2 Stories
not to exceed 35 FT

MINIMUM BUILDING SETBACKS:

Front yard	25 FT
Rear yard abutting Midway Road landscape reserve	25 FT
Rear yard not abutting a street	20 FT
Side yard abutting a street	25 FT
Side yard not abutting a street	5 FT



MINIMUM PARKING: 2 car garage
and 2 cars within standard driveway

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LANDSCAPING, TREES, SCREENING AND FENCING:

Landscaping for the Project will exceed the minimum requirements of Section 5.2 of the Zoning Ordinance. Part of the Landscape Plan for the Project, a ten foot (10 FT) wide landscape edge/reserve area will be provided between the east side of Midway Road and the westerly boundary fence of the Project. This landscape area will have large trees planted at a ratio of one (1) large tree per thirty feet (30 FT) of property frontage. Between the landscape edge and the westerly boundary of the lots along Midway Road, a fence will be installed that complies with the requirements of Section 5.2(E) of the Zoning Ordinance. This fence will be maintained by the Property Owners Association.

One (1) large species tree will be installed in the front yard of all lots in Park Place. Any tree that fails will be replaced by the property owner.

All trees in this PUD shall be at least two inches (2 IN) in caliper at the time of installation.

The Conceptual Landscape Plan for the Project is attached hereto as **Exhibit "D"**.

OPEN SPACE:

Approximately fifteen acres (15.35 AC) of green space will be retained within the Project, primarily along the creek that crosses the Property. Additionally, a .77 acre (.77 AC) neighborhood park will be developed. This park area will serve as a gathering place for the neighbors, a picnic place, as well as a destination for a pickup game of football and other sporting activities. Large trees will be planted within this neighborhood green space every thirty feet (30 FT) along the street and strategically within the green space for shade.

PEDESTRIAN ACCESS:

Sidewalks will be constructed along Midway Road and on both sides of the interior streets within the Project in accordance with the Subdivision Regulations. Sidewalks along Midway Road and the Reserve Areas with street frontage will be installed by the developer.

SIGNS:

Neighborhood identification signage will be installed with the first phase of the development in the reserve area along Midway Road. All neighborhood signage will be owned and maintained by the Property Owners Association.

Conceptual Plans for the Signs have not been prepared at the time of this PUD was submitted; however, such signage shall comply with the standards of the Zoning Ordinance.

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III. UTILITIES:

WATER:

There is an existing twelve inch (12 IN) water line along Midway Road that has sufficient capacity to serve all the lots within the Project. Flow rates and capacity have been confirmed with Wagoner County Rural Water District No. 4.

SANITARY SEWER:

There is an existing 8-inch sanitary sewer line along Midway Road that will be upgraded to a 10-inch line to serve this development. The existing lift station downstream from this property and Ridgeway Heights will be upgraded by the developer to provide adequate capacity. Additional upgrades may also be made at the direction of the City to provide sewer capacity for further development in the area. Sanitary sewer service for the Project will meet the engineering design criteria for the City, as well as for the off-site improvements between the Project and the off-site lift station as are necessary to serve the Project.

STORM WATER:

Water entering the Property currently drains through a ditch on the south side of the Property and runs east to west in an intermittent blue line stream through the middle of the Property before exiting the Project under Midway Road. The storm water detention system will be constructed as a part of the development of Phase 1 of Park Place which will have the capacity to detain the storm water from the Project, as well as from Ridgeway Estates. Ridgeway Estates was developed without any storm water detention. This storm water detention system will further serve to reduce the amount of storm water leaving the Property during high rain events, which currently results in water overtopping Midway Road. These upstream changes will provide an improvement over the existing conditions and will accommodate the development associated with the Project.

The 100-year water surface elevation for such intermittent blue line stream will be mapped and placed in a Reserve Area encumbered by an overland drainage easement. Any disturbance to this stream will need to be done in accordance with the U.S. Corps of Engineers Rules and Regulations.

The Proposed Utilities for the Park Place are shown on **Exhibit "E"**.

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IV. STREETS:

MIDWAY ROAD:

The western boundary of Park Place abuts Midway Road. Approximately 1300 linear feet of roadway improvements are planned for Midway Road for the Project. These improvements include grading the existing ditches on the east side of Midway Road to provide a five foot (5 FT) shoulder next to the roadway and an improved ditch design with three to one (3:1) slope. The existing roadway does not have a shoulder and, in many places, the ditches are steep. These improvements are intended to provide a clear zone adjacent to the travel lane and provide a significant improvement over the existing roadway conditions. Finally, right-hand turn lanes (deceleration lanes) will be installed at each of the three (3) entrances from Midway Road into the Project. These deceleration lanes will allow vehicles entering the Project to slow down outside of the through lane, maintaining an efficient and safe use of Midway Road.

Right-of-way for Midway Road will be dedicated, as necessary, during the platting to comply with the City of Broken Arrow Major Street and Highway Plan.

PROJECT STREETS:

Interior streets and access points onto Midway Road will meet the requirements of the Zoning Ordinance and the Subdivision Regulations. Stub streets for future connectivity will be provided to the north and east as provided in the Subdivision Regulations.

SIDEWALKS:

Sidewalks will be extended along Midway Road as well as the sides of all interior streets in accordance with Broken Arrow Subdivision Regulations.

V. TOPOGRAPHY AND SOILS:

The Custom Soil Resource Report for Wagoner County, Oklahoma, published by the United States Department of Agriculture/Natural Resources Conservation Services provides that the Property contains Bates Fine Sandy Loam (BbC) 3 to 5% slope, Coweta-Bates Complex (CkC) 3 to 5% slope, Dennis-Radley Complex (DxE) 0 to 15% slope, and Okema Silt Loam (OkA) 0 to 1% slope, are the primary soils the compounding the Property. Development constraints associated with these soils will be addressed during the engineering and design of the Project.

The Existing Topography and Soils are shown on **Exhibit "F"** and **Exhibit G"** attached hereto.

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VI. RESTRICTIVE COVENANTS:

At the time of platting, restrictive covenants will be adopted and recorded incorporating the Development Standards of PUD-304 within the subdivision plat. The maintenance of the Reserve Areas will include the entrances, fence and landscaping along Midway Road and will be the responsibility of the Property Owners Association.

VII. PHASING:

Park Place will be developed in four (4) phases. It is expected that these four (4) phases will be processed in accordance with the timeline below:

Phase 1	--	2021
Phase 2	--	2022
Phase 3	--	2023
Phase 4	--	2024

VIII. PROJECT LEGAL DESCRIPTION:

The Legal Description for Park Place is attached hereto as Exhibit "H".



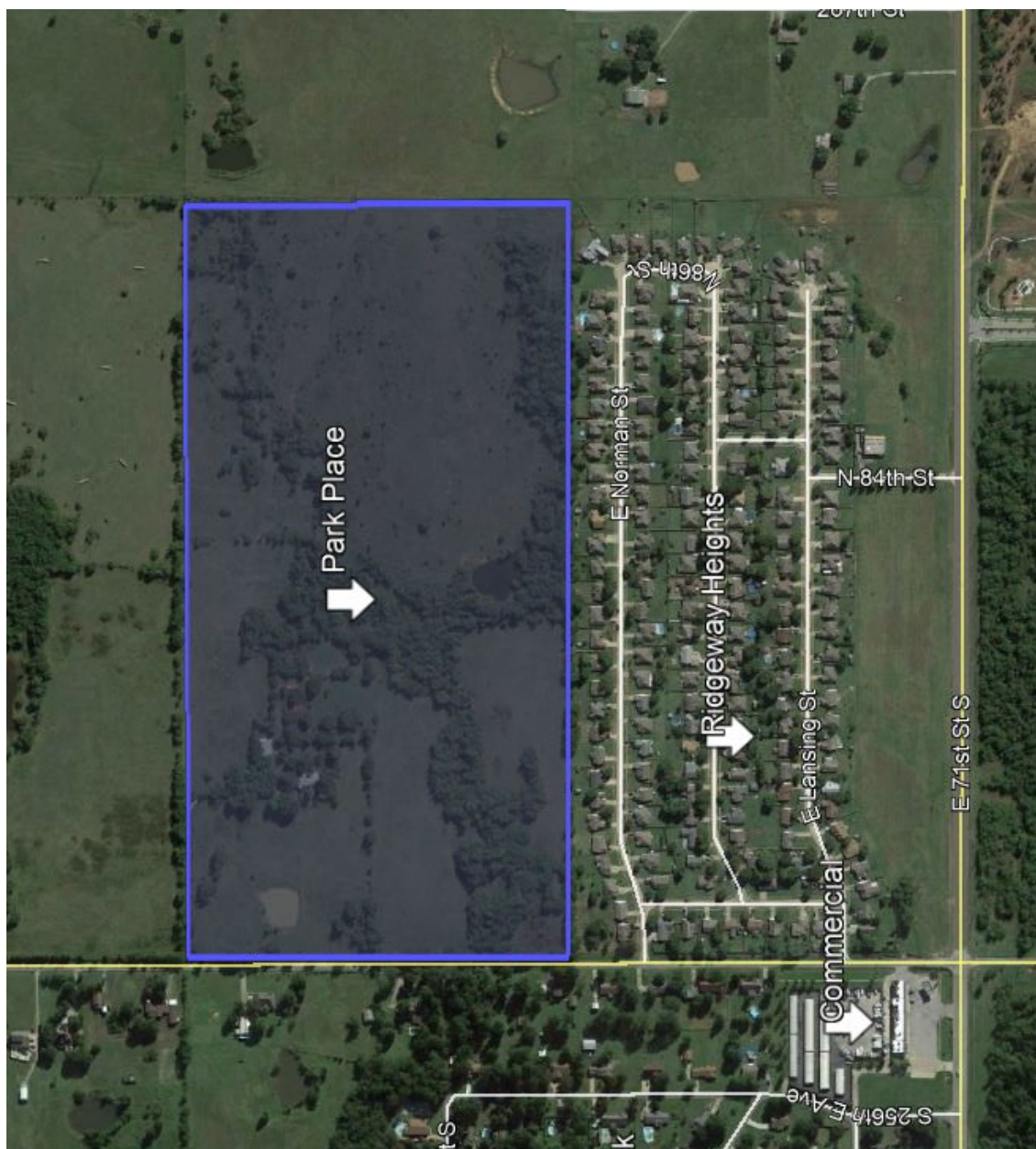
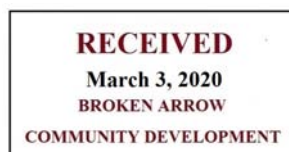


EXHIBIT "A"



Custom Soil Resource Report
Map—Hydrologic Soil Group

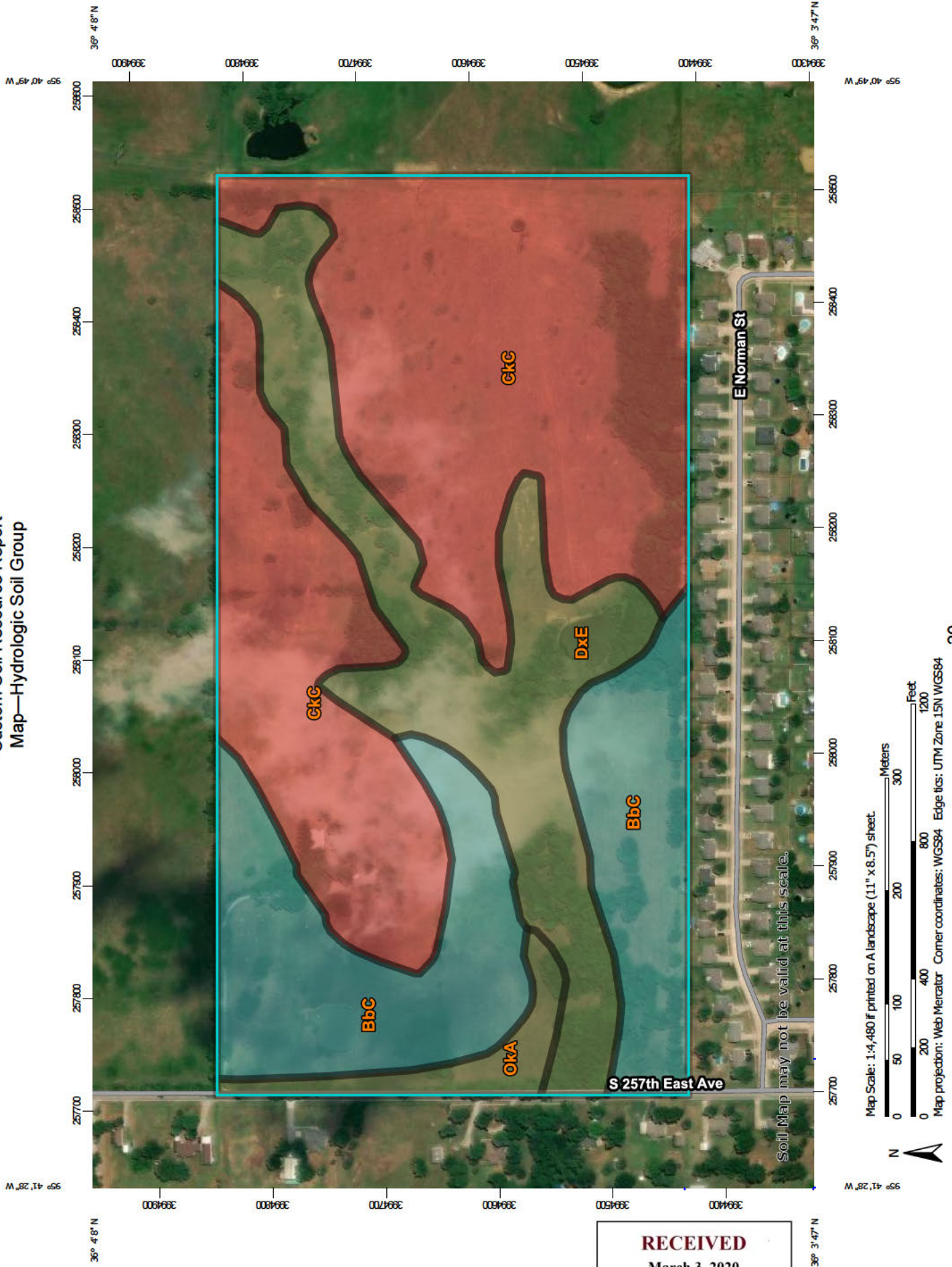


EXHIBIT "G"

RECEIVED
March 3, 2020
BROKEN ARROW
COMMUNITY DEVELOPMENT

EXHIBIT "H"

PROPERTY DESCRIPTION

THE NORTH HALF OF THE SW QUARTER OF SECTION 2 IN TOWNSHIP 18 NORTH AND RANGE 15 EAST OF
THE INDIAN BASE AND MERIDIAN IN WAGONER COUNTY, STATE OF OKLAHOMA

