

# RoCo Properties, LLC

**PLANNED UNIT DEVELOPMENT NO. \_\_\_\_\_**  
**(Draft)**

Owner/Developer

RoCo Properties, LLC  
8624 Harp Blvd.  
Broken Arrow, OK 74014

Prepared: August 2015

**RECEIVED**  
AUGUST 26, 2015  
BROKEN ARROW  
DEVELOPMENT SERVICES



RoCo Properties  
PLANNED UNIT DEVELOPMENT No. \_\_\_\_\_

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• Lot 13 – 19 Proposed Redevelopment	
• Warranty Deed	



**RoCo Properties, LLC**  
**PLANNED UNIT DEVELOPMENT No. \_\_\_\_\_** (draft)

**I. DEVELOPMENT CONCEPT**

The project site comprises 0.562 acres situated in the northwest quarter of Section 11, Township 18 North, Range 14 East, Tulsa County, and City of Broken Arrow, Oklahoma. The site is located in the Original Townsite of Broken Arrow at the intersection of North Cedar Avenue and West Elgin Street.

The Owner, RoCo Properties, LLC, proposes to recombine the existing seven (7) 25' wide lots into four (4) lots for the purpose of developing single family detached home sites. Public streets and public utilities are available to the site, and lots will be developed such that each lot will have public street frontage.

**II. ZONING**

This property is currently zoned R3 and this underlying zoning will remain in place. The Comprehensive Plan indicates this area as Level 2, Urban Residential. No amendments to the Comprehensive Plan are required for this project.

**III. DIMENSIONAL AND DENSITY STANDARDS**

This PUD is comprised of one Development Area, "A".

Development Areas "A", covering the entire 0.562 acres, will be developed as single-family detached residential housing according to Broken Arrow Zoning Ordinance R3 District standards except as noted in the following table.

	<u>Zoning Ordinance</u>	<u>PUD 191-B</u>
Min. Lot Area	7000 S.F.	6125 S.F.
Min. Lot Frontage	60 Feet	50 Feet
Max. Lot Coverage (corner)	60%	60%
Max. Lot Coverage (interior)	50%	50%
Minimum Setback Requirements		
Front, from N. Cedar Ave. Right-of-Way	25 Feet	25 Feet
Front, from W. Elgin St. Right-of-Way	25 Feet	25 Feet *
Both Sides	15 Feet	10 Feet
One Side	10 Feet	5 Feet
Rear	20% of lot depth	15 Feet

\* The building line setback for Lot 2 on W. Elgin Street can be reduced to 20 feet with the provision that no access will be allowed to Elgin Street from Lot 2.

There are no Landscape Requirements in the R3 District. If landscaping is desired, then a Landscape Plan will be submitted for informational purposes.



The Maximum Building Height is the same as that which is in the R3 District: 35 feet or 2.5 stories.

All other Minimum Building Setbacks are in accordance with Table 4.1-2: Dimensional and Density Standards – Residential Districts.

#### **IV. DIMENSIONAL AND DEVELOPMENT STANDARDS**

##### **Chapter 5 - DEVELOPMENT STANDARDS**

##### **Section 5.2: LANDSCAPING, TREES, SCREENING, AND FENCING**

###### **Subsection A General Provisions**

Paragraph 2.d.i. and ii. This subsection exempts single-family and two-family dwellings on separate lots from the requirements of Section 5.2. where such residential use is the primary use on the lot; and where there are four or fewer lots and/or dwellings.

##### **Section 5.3: TRANSPORTATION AND ACCESS**

###### **Subsection C Standards for Pedestrian Facilities**

Paragraph 1.a and b Sidewalks are required within the proposed development.

##### **Section 5.4: OFF-STREET PARKING AND LOADING**

###### **Subsection D, Table 5.4.1.**

The Use Category, Household Living; and the Use Type, single-family detached dwelling, require 2 parking spaces per unit. *RoCo Properties* residential structures will have an one-car or two-car enclosed garage and a driveway to the private street, providing the required number of parking spaces.

#### **V. SITE PLAN REVIEW**

None required

#### **VI. PLATTING REQUIREMENT**

RoCo Properties, LLC is part of an existing platted area. No changes in zoning are necessary; therefore, there are no additional platting requirements.

#### **VII. EXPECTED SCHEDULE OF DEVELOPMENT**

Development of the project is expected to commence within 12 months of the filing of the approved Planned Unit Development and subsequent lot split.

#### **VIII. LEGAL DESCRIPTION**

Lots 13, 14, 15, 16, 17, 18 and 19, Block 12, Original Town of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded Plat No. B-2 thereof.



REGISTERED LAND SURVEYOR'S INSPECTION  
 PLAT AND CERTIFICATE FOR MORTGAGE  
 LOAN PURPOSE

COLLINS LAND SURVEYING, INC.

3340 W. 151st ST. S. - P.O. Box 250  
 KIEFER, OK. 74041

OFFICE (918)321-9400 FAX (918)321-9404

J.O. NO.: 15-05-161

Customer: First American Title & Trust Company

Borrower: ROCO Properties, LLC  
 2035232-TU02

Plat No: B-2

B/L=Building Line  
 U/E=Utility Esmt.  
 F/E=Fence Esmt.

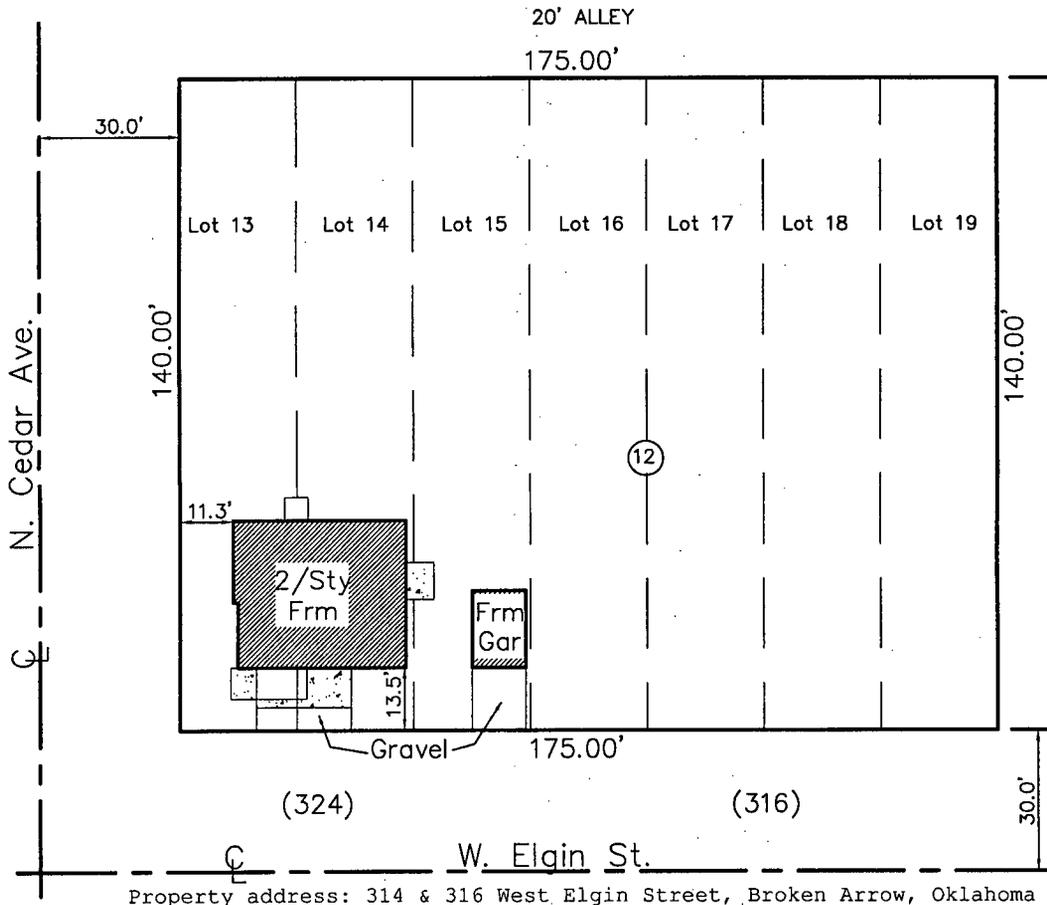
OB/L-Out Building Line  
 SW/E=Sidewalk Esmt.  
 R/W=Right of Way

D/E=Drainage Esmt.  
 B/E=Buried Tele. & Elec. Cable Esmt.  
 S/E=Service Entrance

SCALE: 1"=30'



SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "UNSHADED X" AN AREA OF MINIMAL  
 FLOOD HAZARD AS SHOWN ON FIRM MAP#400236 0391K, DATED 08/03/2009.



Property address: 314 & 316 West Elgin Street, Broken Arrow, Oklahoma

THIS PLAT IS MADE FOR AND AT THE REQUEST OF:

First American Title & Trust Company / First Bank of Owasso

FOR MORTGAGE LOAN PURPOSES ONLY COVERING LEGAL DESCRIPTION AS PROVIDED  
 PROPERTY 1

Lots Thirteen (13), Fourteen (14), and Fifteen (15) Block Twelve (12), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County,  
 State of Oklahoma, according to the Recorded Plat No. B-2.

AND

PROPERTY 2

Lots Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Twelve (12), ORIGINAL TOWN OF BROKEN  
 ARROW, Tulsa County, State of Oklahoma, according to the Recorded Plat No. B-2.

SURVEYORS STATEMENT

COLLINS LAND SURVEYING INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR DO  
 HEREBY STATE THAT IN OUR PROFESSIONAL OPINION, THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES  
 DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE  
 PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER  
 SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES  
 THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION ONLY FOR THE MORTGAGEE AND IS NOT A  
 LAND OR BOUNDARY LINE SURVEY. THAT NO PROPERTY CORNERS WERE SET AND IS NOT TO BE USED OR RELIED UPON, FOR THE  
 ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENTS. THAT UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE  
 ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT WAS PREPARED  
 SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION;  
 AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. BURIED SERVICE  
 CABLE LOCATIONS ARE APPROXIMATE; CALL OKIE BEFORE DIGGING 1-(800)-522-6543

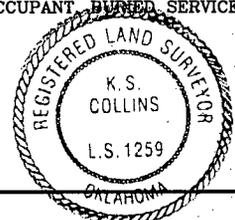
WITNESS MY HAND AND SEAL THIS DATE:

FINAL; 06/01/2015



*K.S. Collins*

K.S. COLLINS  
 OKLAHOMA REGISTERED  
 LAND SURVEYOR NO. 1259  
 CA#2856 EXPIRES: 06/30/2014



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**Plan North**

THIS DRAWING IS A CONCEPT. IT INDICATES THE GENERAL SCOPE OF THE PROJECT. IT DOES NOT REQUIREMENTS FOR COMPLETION OF THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE TECHNIQUES OF CONSTRUCTION, CONFIRMING AND CONDITIONS TO BE CONFIRMED AND CORRELATED AT THE JOB SITE.

Project Name: **Adam Pray**  
 Location: **Lot 1 and Lot 2**  
 Project #: **307-15-71a**

First: 886  
 Second: 1,110  
 Total Living: 1,996  
 Total Garage: 446

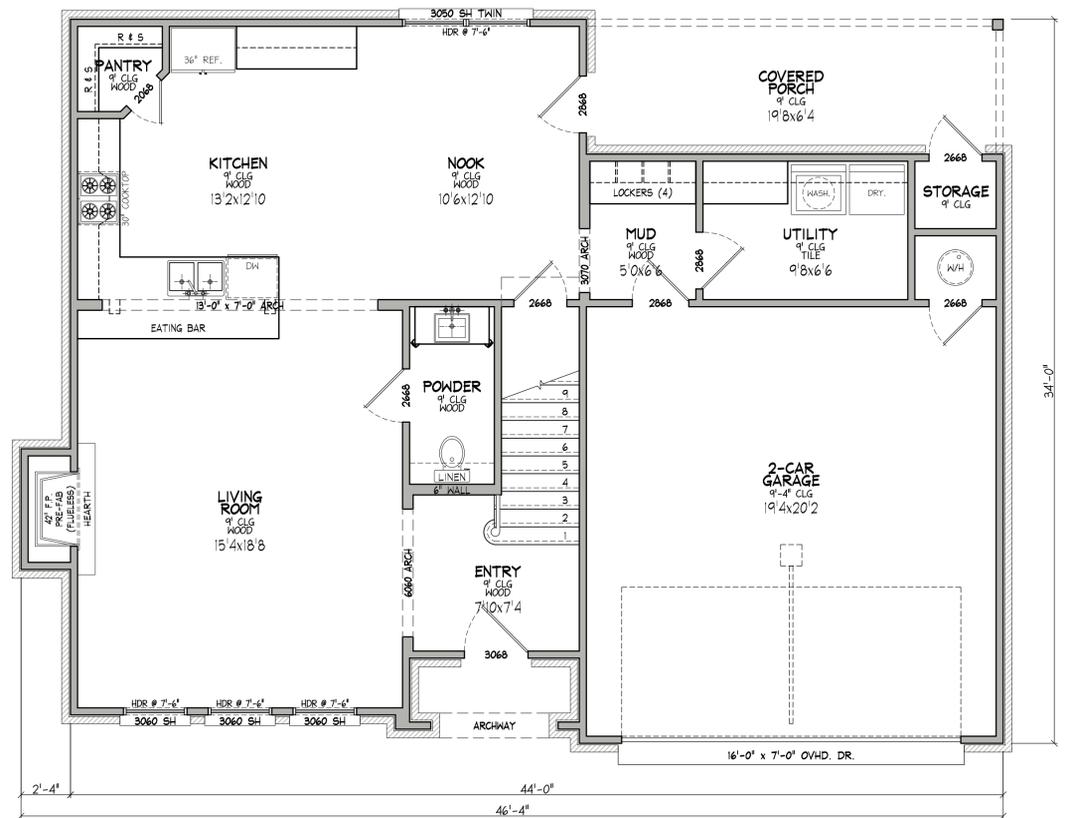
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DRAWING #

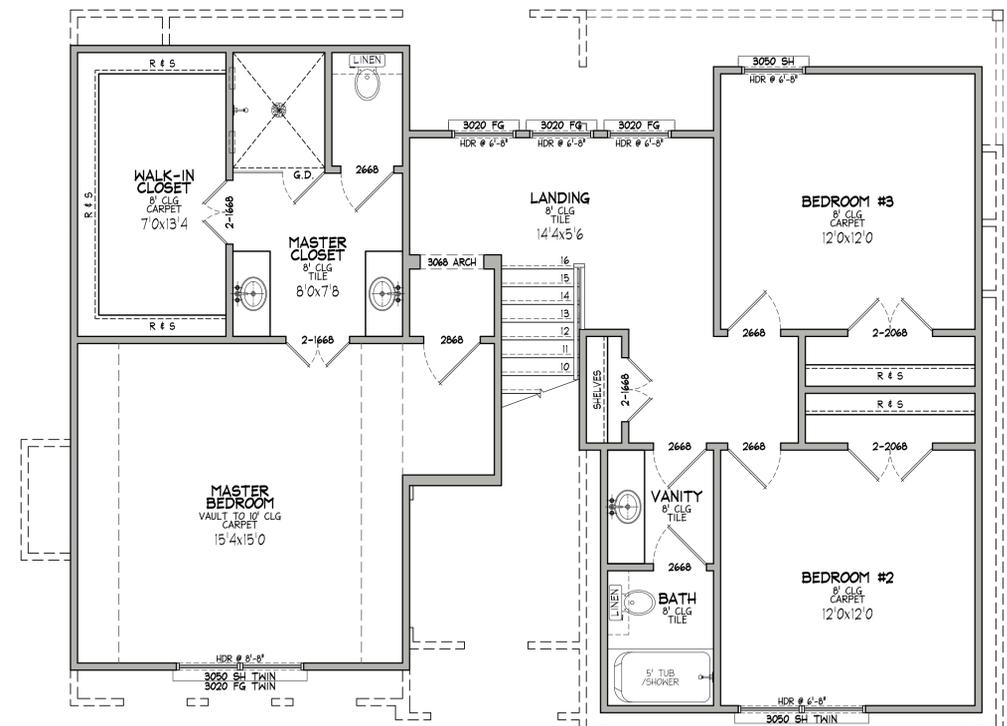
**A1**



**C FRONT ELEVATION**  
 Scale: 1/4" = 1'-0"



**A 1ST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

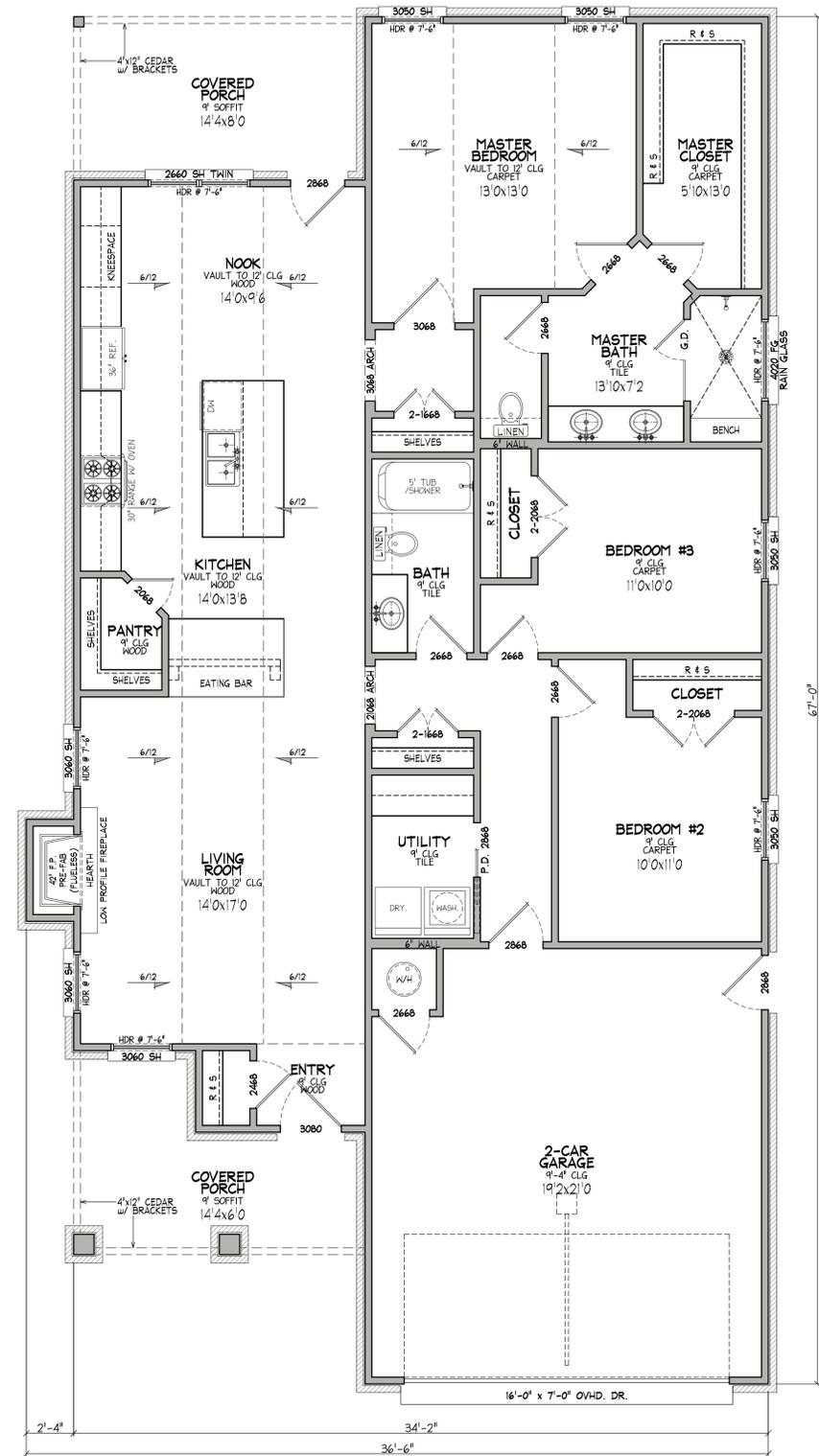


**B 2ND FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

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**B** FRONT ELEVATION  
Scale: 1/4" = 1'-0"



**A** 1ST FLOOR PLAN  
Scale: 1/4" = 1'-0"



Plan North

THIS DRAWING IS A CONCEPT INDICATING THE GENERAL SCOPE OF THE PROJECT. IT DOES NOT REQUIRE THE CONTRACTOR TO VERIFY THE REQUIREMENTS FOR COMPLETION OF THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE TECHNICAL ASPECTS OF CONSTRUCTION, CONFIRMING AND CORRECTING ANY DISCREPANCIES AND CONDITIONS TO BE CONFIRMED AND CORRELATED AT THE JOB SITE.

Project Name: **Adam Pray**  
Location: **Lot 3 and Lot 4**  
Project #: **307-15-71**

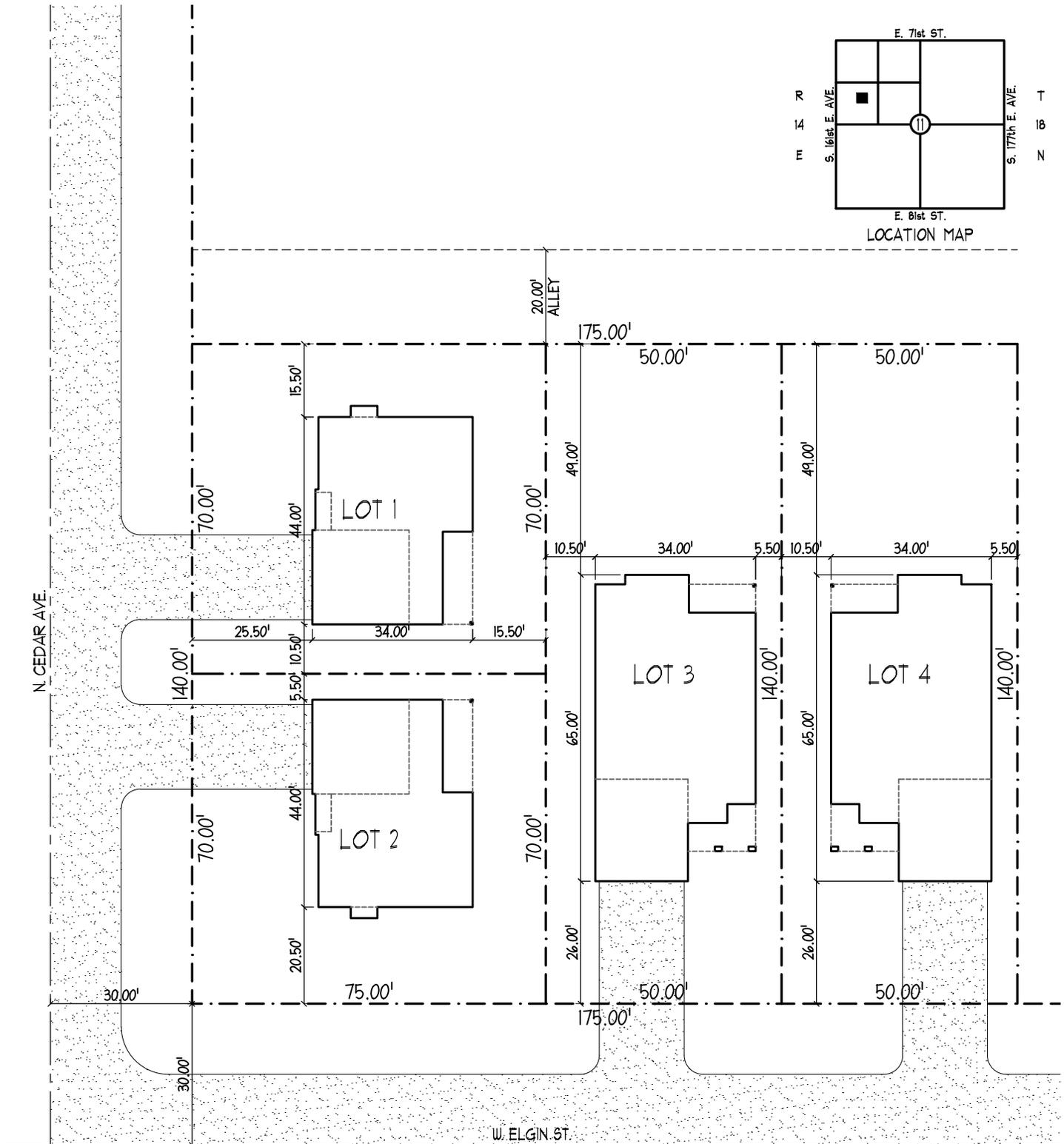
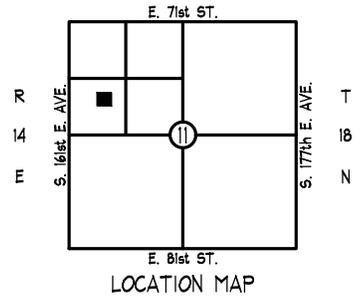
First:	1,562
Second:	--
Total Living:	1,562
Total Garage:	424

Date: 8/7/2015

DRAWING #

**A1**

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**A** PUD SITE PLAN  
 Scale: 1" = 30'-0"



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 8624 Harp Blvd.  
 Broken Arrow, OK 74014

PROPOSED REDEVELOPMENT OF:  
 LOTS 13-19 IN BLOCK 12, ORIGINAL TOWN OF BROKEN ARROW