

**RIVERBROOK APARTMENTS**

**A**

**PLANNED UNIT DEVELOPMENT**

**FOR BROKEN ARROW, OKLAHOMA**

**PUD 290**

MARCH 15, 2019  
PREPARED BY:  
BLACKLEDGE AND ASSOCIATES—ARCHITECTS  
7416 North Broadway Ext.  
Oklahoma City, OK 73116  
405.848.2855  
[larry@blackledgearchitects.com](mailto:larry@blackledgearchitects.com)

**PREPARED FOR:** Bohanon & Rooney Ventures, LLC  
Patrick D. Rooney  
9120 N. Kelley, Suite 100  
Oklahoma City, OK 73131  
405-850-0987

APPROVED BY CITY COUNCIL  
**June 3, 2019**  
BROKEN ARROW  
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# RIVERBROOK APARTMENTS

BROKEN ARROW, OKLAHOMA  
A PLANNED UNIT DEVELOPMENT

## PROPERTY FEATURES AND DEVELOPMENT PLAN:

THE RIVERBROOK PLANNED UNIT DEVELOPMENT (PUD) IS FILED UNDER THE BROKEN ARROW ZONING ORDINANCE WHICH BECAME EFFECTIVE ON FEBRUARY 1, 2008.

SITE: CONTAINS 14.055 ACRES MOL---612,235.8 SQUARE FEET (607,189 AFTER ADDITIONAL ROW IS GIVEN) SEE ATTACHED LEGAL.

ZONED: RM MULTI FAMILY.

ACCESS: TWO ACCESS POINTS OFF OF SOUTH ASPEN AVENUE (SOUTH 145<sup>th</sup> EAST AVENUE) ONE AT THE NORTH END OF THE SITE LINING UP WITH WEST QUINTON STREET. THE SOUTH ENTRY WILL BE LOCATED AT THE NORTH ROW LINE OF THE GRDA EASEMENT. EACH ENTRY WILL HAVE ONE IN AND TWO OUT LANES. THE INTERNAL CONNECTION BETWEEN THE TWO PROPOSED SITES WILL, WHEN PLATTED, HAVE A MUTUAL ACCESS AGREEMENT

BOUNDARIES: TO THE NORTH AND NORTHEAST IS A TREE LINED CREEK SEPARATING THIS SITE FROM APARTMENTS, PART OF A GOLF COURSE AND SEVERAL SINGLE FAMILY HOMES. TO THE SOUTH IS LOCATED PUBLIC SOCCER FIELDS AND THE WEST IS AN UN-DEVELOPED WOODED AREA AND EVEN FUTHER WEST SINGLE FAMILY HOMES. (SEE SITE PHOTO AND ALTA SURVEY).

FEATURES: THIS SITE IS FLAT WITH A GENTAL SLOPE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER WITH APPROXIMATELY 7 FEET IN ELEVATION CHANGE. OTHER THAN A FEW TREES MID SITE ON THE WEST PROPERTY LINE THE SITE IS VOID OF ANY OTHER TREES OR IMPROVEMENTS EXCEPT AS OUTLINED HERE-IN-BEFORE AT THE CREEK LINE.

UTILITIES: ALL UTILITIES ARE AVAILABLE AT THE SITE OF THE SIZE REQUIRED FOR THIS PROJECT. (SEE ATTACHED ALTA SURVEY SHOWING UTILITIES EASEMENTS AND FLOOD PLAIN)

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**SCOPE OF THE WORK:**

THE 14 ACRE SITE IS TO BE DIVIDED INTO TWO LOTS. LOT 1 (PHASE ONE SEE ATTACHMENT 'A') WILL CONSIST OF 293,163 SQUARE FEET AND, ACCORDING TO THE LOT AREA CALCULATIONS WILL SUPPORT 133 APARTMENT UNITS. THIS SITE WHEN CONSTRUCTED WILL CONSIST OF 72 TOTAL UNITS. 28 ONE BEDROOMS, 22 TWO BEDROOMS AND 22 THREE BEDROOM APARTMENTS. ALSO ON THE SITE WILL BE A 3826 SQUARE FOOT COMMUNITY/OFFICE BUILDING WITH STORM SHELTER, WORKOUT AREA AND A COMMUNITY GATHERING AREA.

LOT TWO (PHASE TWO ATTACHMENT 'B') WILL CONSIST OF 314,026 SQUARE FEET AND ACCORDING TO THE LOT AREA CALCULATION WILL SUPPORT APPROXIMATELY 142 APARTMENT UNITS. SPECIFIC PLANS FOR THIS LOT WILL BE DEVELOPED AT A LATER DATE. WE HAVE PROVIDED A CONCEPT DRAWING AS ATTACHMENT 'B' SHOWING A POSSIBLE DESIGN. THE TOTAL NUMBER OF UNITS ON LOT 2 IN PHASE TWO SHALL NOT EXCEED 95.

SEE ATTACHMENT 'C' FOR TOTAL SITE DEVELOPMENT PLAN.

PHASE ONE APARTMENTS WILL BE THREE STORY IN HEIGHT WITH STONE, BRICK AND SIDING MEETING THE BROKEN ARROW DESIGN STANDARDS.

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**DEVELOPMENT STANDARDS:**

ALL PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE SHALL APPLY TO THIS PUD EXCEPT AS MODIFIED AND LISTED BELOW.

**MINIMUM BUILDING SETBACKS AND BUFFERS:**

**ITEM 1: TABLE 4.1.2 SIDE AND REAR YARDS**

ALL BUILDING SETBACKS WILL BE ACCORDING TO THE ZONING ORDINANCE EXCEPT FOR THE SIDEYARD AND REARYARD REQUIRMENTS OF 70 FEET AND 35 FEET WHICH SEPARATES PHASE ONE FROM PHASE TWO. (SEE ATTACHMENTS "A' AND 'B')

THIS PROPERTY LINE WILL HAVE THE MANDATORY 17'-6" UTILITY EASEMENT ON THE NORTH AND EAST AS WELL AS A 17'-6" GREEN BELT ON THE SOUTH AND WEST SIDES OF THE SEPARATING PROPERTY LINE. THIS GREEN BELT WILL BE INTERUPTED ONLY WITH STREETS AND DRIVES TO ACCESS PARKING AREAS WHICH WILL BE PROVIDED AT THE SIDES OF THE PROPOSED PHASE TWO APARTMENTS.

**ITEM 2: TABLE 4.1.2 MAX HEIGHT**

MAXIMUM BUILDING HEIGHTS TWO AND THREE STORY STRUCTURES ---2 STORY 25 FEET---THREE STORY 45 FEET TO HIGHEST ROOF RIDGELINE.

**ITEM 3: TABLE 5.4.1 OFF-STREET PARKING**

ALL OFF-STREET PARKING SHALL REMAIN AT TWO (2) SPACES PER APARTMENT EXCEPT FOR ONE BEDROOM APARTMENTS WHICH SHALL BE REDUCED TO 1.5 SPACES PER APARTMENT UNIT.

**ITEM 5: SCREENING: 5.2.E.2.b**

A SECUTITY FENCE OF AT LEAST 6 FEET IN HEIGHT SHALL BE OUTSIDE THE 100-YEAR FLOODPLAIN ALONG THE NORTHEAST BOUNDRY. THIS FENCE IS NOT REQUIRED TO BE OPAQUE. THE PROPERTY OWNER IS STILL RESPONSIBLE FOR THE MAINTENANCE OF THE AREA BETWEEN THE FENCE AND THE NORTH/EAST PROPERTY LINE.

FENCING ON THE SOUTH PROPERTY LINE WILL REMAIN HOWEVER, DUE TO THE AEP/PSO UTILITY LINE, EASMENT AND FLOOD PLAIN, THIS 6'-0" FENCE WILL BE CONSTRUCTED ON THE NORTH PSO EASEMENT LINE.

**ITEM 6: SETBACKS (FOR PHASE 2) SECTION 5.5.C.1.b.IV**

"NO MORE THAN THREE (3) STRUCTURES SHALL BE LOCATED CONTINUOUSLY ON THE SAME BUILDING LINE, OR WITHIN THIRTY FEET(30') OF SUCH BUILDING LINE ESTABLISHED"

SHALL BE AMENDED AS FOLLOWS:

"NO MORE THAN **FOUR (4)** STRUCTURES SHALL BE LOCATED CONTINUOUSLY ON THE SAME BUILDING LINE, OR WITHIN THIRTY FEET(30') OF SUCH BUILDING LINE ESTABLISHED"

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**ITEM 7: DWELLING UNITS PHASE 2:**

**THE TOTAL NUMBER OF DWELLING UNITS DESIGNED AND CONSTRUCTED ON LOT 2 AS PART OF PHASE TWO SHALL NOT EXCEED A TOTAL OF 95 UNITS.**

**ITEM 8: SITE PLANS FOR BOTH PHASE ONE (1) AND PHASE TWO (2) SHALL BE SUBMITTED TO THE BROKEN ARROW CITY COUNCIL.**

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**COMMITMENT FOR TITLE INSURANCE  
ISSUED BY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE A, No. 5 - continued**

A tract of land situated in the West Half (W/2) of Section Ten (10), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

**BEGINNING** at a point on the West line of said Section 10, 1710.43 feet South of the Northwest corner thereof; Thence S 00°17'18" E and the West line of said Section 10, for 927.57 feet; Thence S 88°55'08" E for 1330.00 feet; Thence N 36°16'57" W for 322.66 feet; Thence N 68°06'31" W for 410.35 feet; Thence N 54°22'12" W for 703.80 feet; Thence N 01°49'57" W for 131.90 feet; Thence due West for 165.86 feet to the POINT OF BEGINNING.

**LESS AND EXCEPT:**

A tract of land situated in a part of the West Half (W/2) of Section Ten (10), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described in Special Warranty Deed, Recorded May 14, 1979 in Book 4399 at Page 708 of the Records of the County Clerk of Tulsa County, State of Oklahoma.

**ALSO KNOWN AS:**

Part of West-half (W/2) of Section 10, Township 17 North, Range 14 East of the Indian Meridian, Broken Arrow, Tulsa County, Oklahoma, being more particularly described as follows:

Commencing at a monument (LS623) marking the Northwest corner of said Section 10; Thence S 01°33'04" E, along the West line of said Section 10, 1710.43 feet to a point; Thence leaving the West line of said Section 10, N 88°47'13" E, 78.82 feet to the South line of Lot 1, Amended Plat of Crown Imperial II Addition, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma marking the Point of Beginning; Thence N 88°44'04" E, along the South line of said Lot 1, Amended Plat of Crown Imperial II Addition, 87.05 feet to the Southeast corner of said Lot 1, Amended Plat of Crown Imperial II Addition; Thence S 12°05'37" E, 131.91 feet to a point; Thence S 55°38'08" E, 374.04 feet to the Northwesterly corner of Lot 9, Indian Springs Estates 5<sup>th</sup> Addition, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma; Thence S 55°38'08" E, along the Southwesterly line of said Indian Springs Estates 5<sup>th</sup> Addition, 329.76 feet to a point; Thence S 69°22'27" E, continuing along the Southwesterly line of said Indian Springs Estates 5<sup>th</sup> Addition, 410.35 feet to a point; Thence S 37°32'53" E, continuing along the Southwesterly line of said Indian Springs Estates 5<sup>th</sup> Addition, 168.30 feet to the Southwesterly corner of Lot 17 of said Indian Springs Estates 5<sup>th</sup> Addition; Thence leaving the Southwesterly line of said Indian Springs Estates 5<sup>th</sup> Addition, S 37°32'53" E, 154.36 feet to a point; Thence S 89°48'56" W, crossing a set ½" rebar at 133.67 feet, in all 1279.99 feet to a set ½" rebar on the East Right-of-Way line of South Aspen Avenue; Thence along the East Right-of-Way line of said South Aspen Avenue, the following courses (bearing and distances): N 01°33'04" W, 439.50 feet to a set ½" rebar; N 02°57'38" E, 405.53 feet to a set ½" rebar; N 03°38'32" W, 84.65 feet to Point of Beginning.

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Commitment No. 18-8030H Rev. 01/16/2019 jrj

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; [and] Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Adopted 08/01/2016

Page 5 of 10

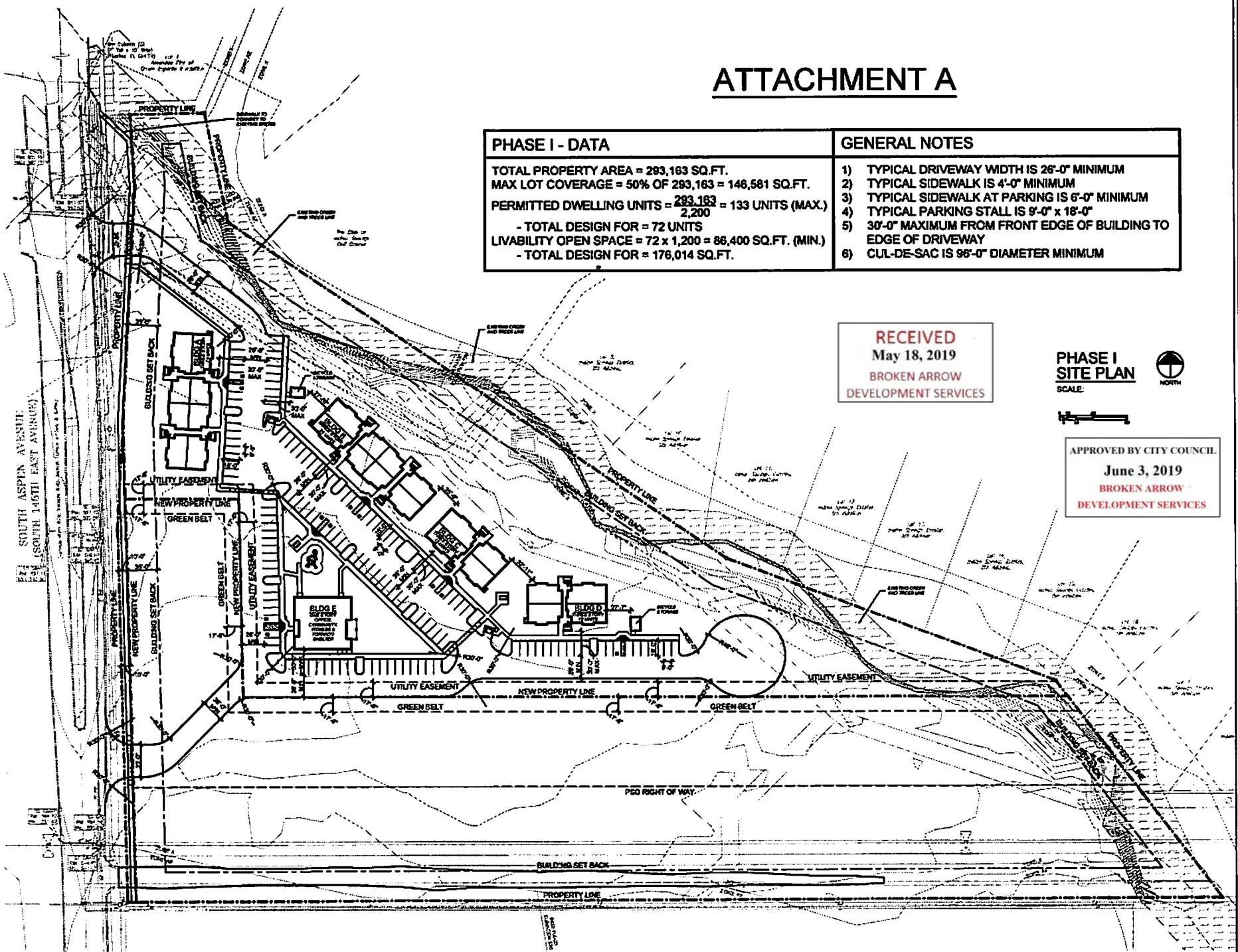
# ATTACHMENT A

PHASE I - DATA	GENERAL NOTES
TOTAL PROPERTY AREA = 293,163 SQ.FT.	1) TYPICAL DRIVEWAY WIDTH IS 26'-0" MINIMUM
MAX LOT COVERAGE = 50% OF 293,163 = 146,581 SQ.FT.	2) TYPICAL SIDEWALK IS 4'-0" MINIMUM
PERMITTED DWELLING UNITS = $\frac{293,163}{2,200} = 133$ UNITS (MAX.)	3) TYPICAL SIDEWALK AT PARKING IS 6'-0" MINIMUM
- TOTAL DESIGN FOR = 72 UNITS	4) TYPICAL PARKING STALL IS 9'-0" x 18'-0"
LIVABILITY OPEN SPACE = 72 x 1,200 = 86,400 SQ.FT. (MIN.)	5) 30'-0" MAXIMUM FROM FRONT EDGE OF BUILDING TO EDGE OF DRIVEWAY
- TOTAL DESIGN FOR = 176,014 SQ.FT.	6) CUL-DE-SAC IS 96'-0" DIAMETER MINIMUM

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PHASE I  
SITE PLAN  
SCALE: 

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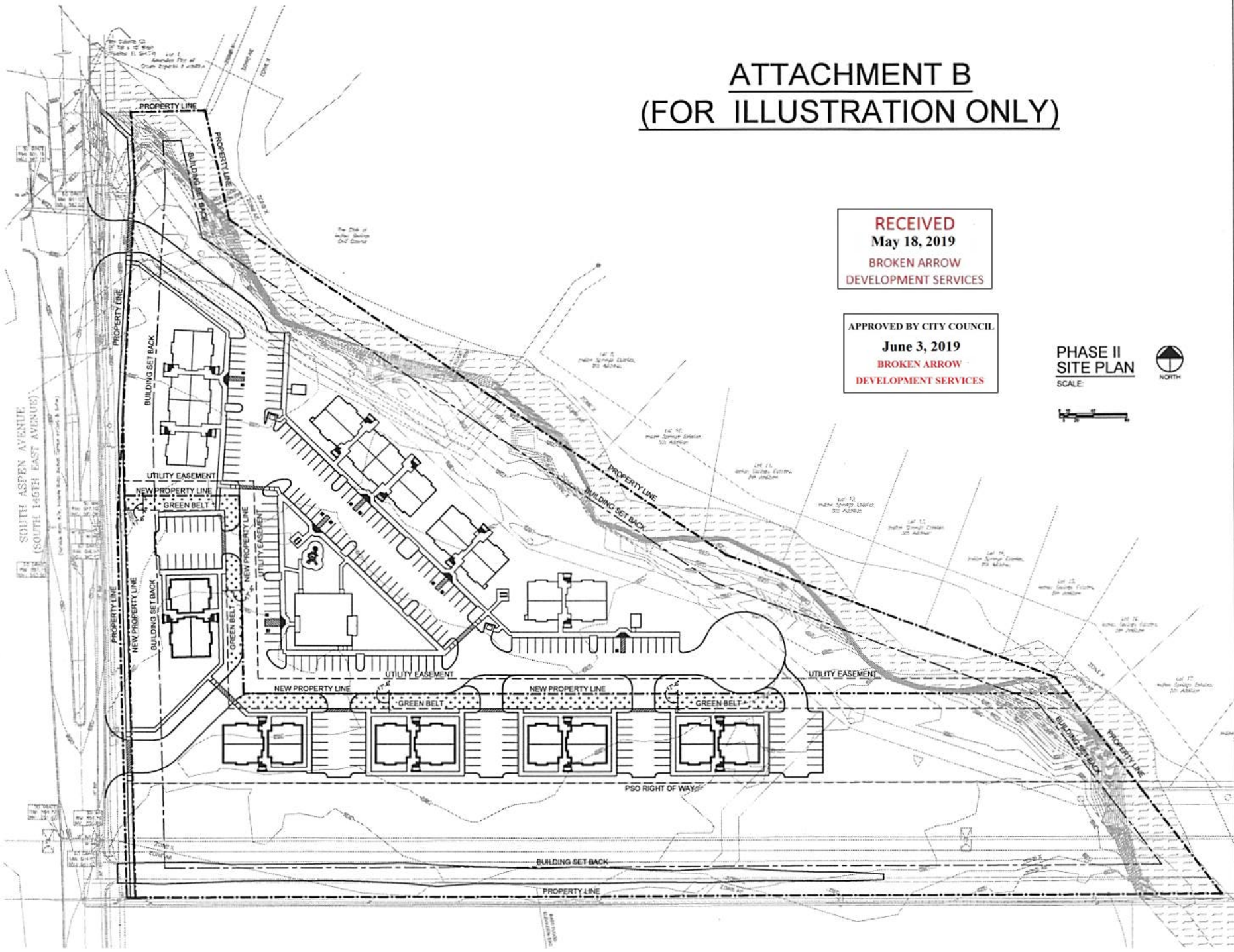
**BLACKLEDGE & ASSOCIATES ARCHITECT**  
7110 N. BOWEN AVENUE, OKLAHOMA CITY, OKLAHOMA 73118 (405) 944-2555 (405) 944-2552 fax 146664@blackledge.com  
LARRY K. BLACKLEDGE  
ARCHITECT

**RIVERBROOK APARTMENTS**  
BOHANNON & ROONEY VENTURES, LLC  
S. ASPEN AVE., BROKEN ARROW, OKLAHOMA  
PROJECT NO. 187 DATE: 6-14-2019

SHEET  
**6**  
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10



# ATTACHMENT B (FOR ILLUSTRATION ONLY)



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**PHASE II**  
**SITE PLAN**  
 SCALE



**BLANCHETTE & ASSOCIATES ARCHITECT**  
 7118 N. BROKEN ARROW EDITION, OKLAHOMA CITY, OKLAHOMA 73118 (405) 848-2855 (405) 848-2855 fax info@blanchettearchitects.com

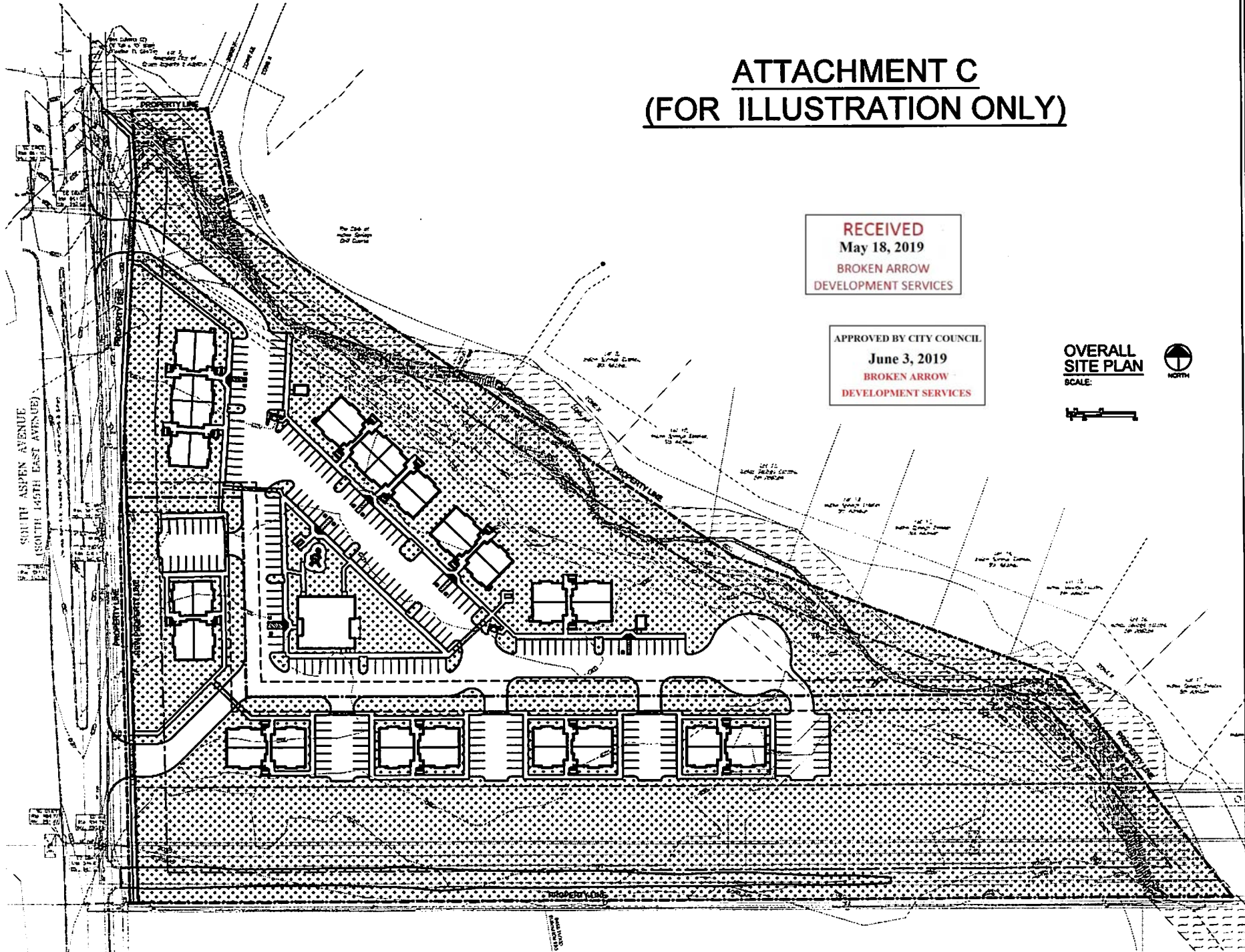


**RIVERBROOK APARTMENTS**  
 BOHANNON & ROONEY VENTURES, LLC  
 S. ASPEN AVE.,  
 BROKEN ARROW, OKLAHOMA

PROJECT NO. 197  
 DATE: 9-18-2018  
 SHEET  
**7**  
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 10

LARRY K. BLACKLEDGE  
 ARCHITECT

# ATTACHMENT C (FOR ILLUSTRATION ONLY)



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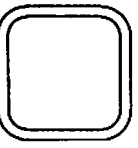
**OVERALL  
SITE PLAN**  
SCALE:



**RIVERBROOK APARTMENTS**  
BOHANNON & ROONEY VENTURES, LLC  
S. ASPEN AVE,  
BROKEN ARROW, OKLAHOMA

**CILICHALLEDGE & ASSOCIATES ARCHITECT**  
7113 N. BROADWAY CROSSBOW, OKLAHOMA CITY, OKLAHOMA 73118 (405) 942-2855 (405) 942-2858 fax [www.cilicchalledge.com](http://www.cilicchalledge.com)  
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ARCHITECT

PROJECT No. 1507 DATE: 9-14-2019 REVISED:  
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# RIVERBROOK APTS.

9

Legend

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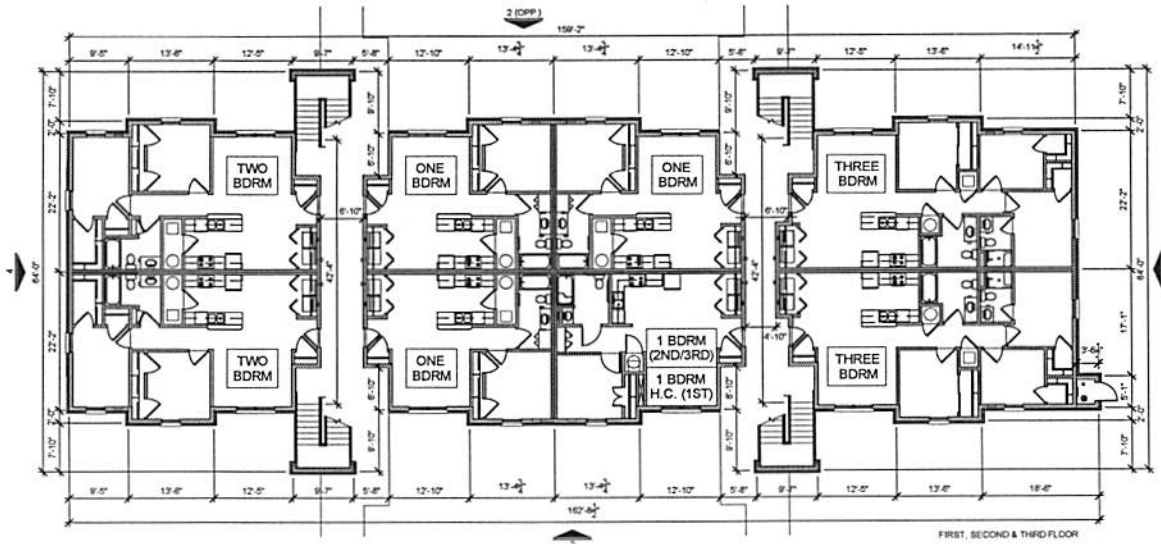
Google Earth

© 2018 Google

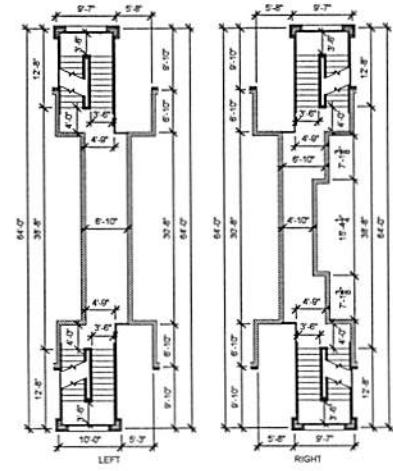


800 ft

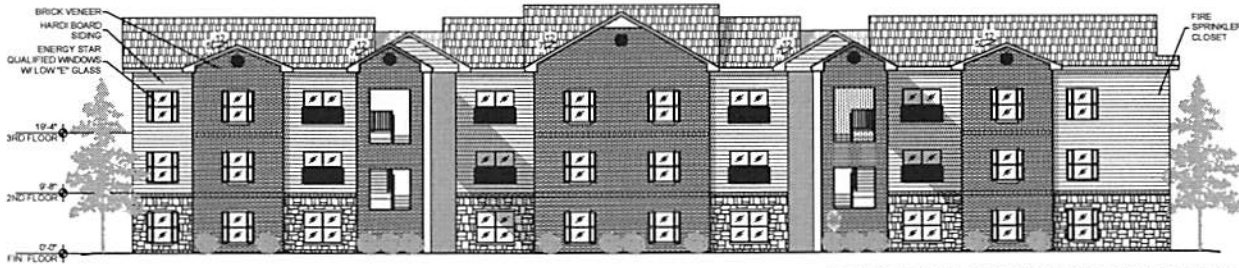




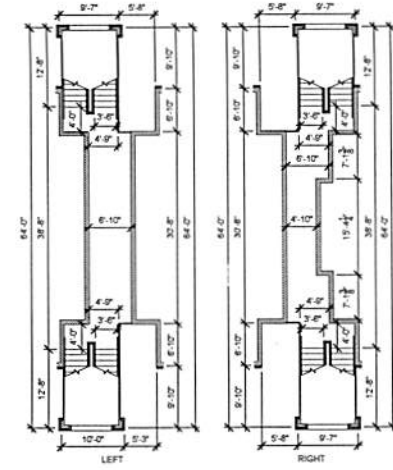
**1 BUILDING A FLOOR PLAN**  
 SCALE:  
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 NORTH



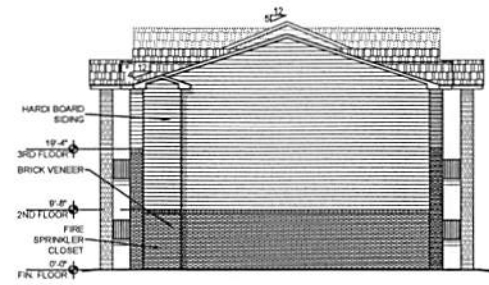
**BUILDING A - 3RD FLOOR STAIR**  
 SCALE:



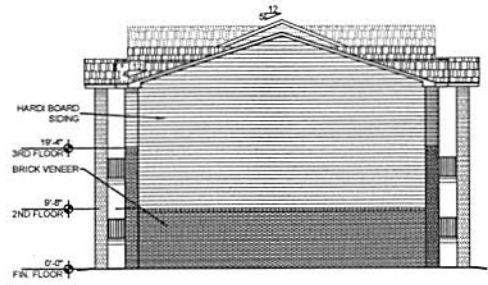
**2 BLDG A FRONT & BACK ELEVATION**  
 SCALE:



**BUILDING A - 2ND FLOOR STAIR**  
 SCALE:



**3 BLDG A SIDE ELEVATION**  
 SCALE:



**4 BLDG A SIDE ELEVATION**  
 SCALE:

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 7415 N. BROADWAY EDITION, OKLAHOMA CITY, OKLAHOMA 73115 (405) 848-2655 (405) 848-2652 for info@blackledgearchitects.com  
 LARRY K. BLACKLEDGE  
 ARCHITECT



**RIVERBROOK APARTMENTS**  
 BOHANON & ROONEY VENTURES, LLC  
 S. ASPEN AVE., BROKEN ARROW, OKLAHOMA  
 PROJECT No. 1807  
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 DATE 3-15-2019