



Riverbrook Addition, PUD-290 & PUD-290A

Block 1, Lots 1 and 2

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 REQUIREMENTS 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 INTERRUPTED 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 SECURITY FENCE OF AT LEAST 6 FEET IN HEIGHT SHALL BE OUTSIDE THE 100-YEAR FLOODPLAIN ALONG THE NORTHEAST BOUNDARY. 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, EASEMENT AND FLOOD PLAIN, THIS 6'-0" FENCE WILL BE CONSTRUCTED ON THE NORTH PSO EASEMENT LINE.

THE REQUIRED OPAQUE SCREENING ON THE WEST PROPERTY LINE OF THE PROPOSED APARTMENT PROJECT SHALL BE AMENDED TO PROVIDE FENCING EQUAL TO 'AMERISTAR MAJESTIC' 3 RAIL 8-FOOT-LONG 6-FOOT-HIGH GALVANIZED STEEL, BLACK FINISH WITH 6-FOOT-HIGH MASONRY COLUMNS EVERY 40 FEET COLUMN TO COLUMN. IN ADDITION, LANDSCAPING WITH BERMS SHALL BE ADDED NEXT TO AND ON BOTH SIDES OF THIS FENCING TO MEET THE BROKEN ARROW CITY LANDSCAPE REQUIREMENTS. ALL LANDSCAPING AND FENCING SHALL BE ON THE APARTMENT PROPERTY.

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"

ITEM 7: DWELLING UNITS LOT 2, 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.