

RIVERBROOK APARTMENTS

A

PLANNED UNIT DEVELOPMENT

FOR BROKEN ARROW, OKLAHOMA

PUD-290A

MARCH 15, 2019---REVISED 06/26/2019

PREPARED BY:

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RIVERBROOK APARTMENTS

BROKEN ARROW, OKLAHOMA
A PLANNED UNIT DEVELOPMENT

PROPERTY FEATURES AND DEVELOPMENT PLAN:

REVISED 06/26/2019

ALL CHANGES FROM PUD APPROVED ON 6-3-19 NOTED IN RED

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 145th 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 AVAlABLE AT THE SITE OF THE SIZE REQUIRED FOR THIS PROJECT. (SEE ATTACHED ALTA SURVEY SHOWING UTILITIES EASEMENTS AND FLOOD PLAIN)



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.



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.

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 COLLUMN 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:

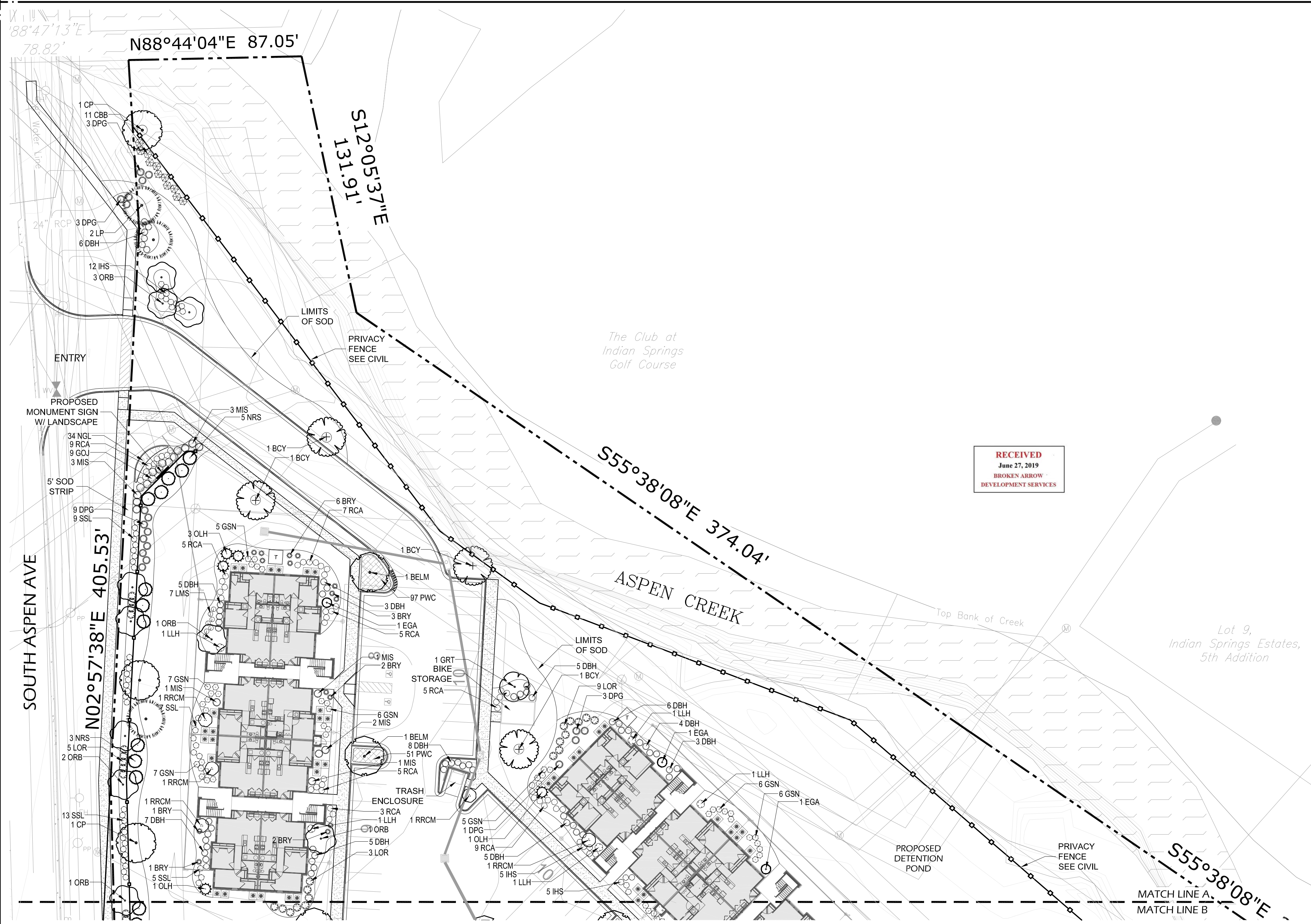
THE TOTAL NUMBER OF DWELLING UNITS DESIGNED AND CONSTRUCTED ON LOT 2 AS PART OF PHASE TWO SHALL NOT EXCEED A TOTAL OF 95 UNITS.

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





RECEIVED
June 27, 2019
BROKEN ARROW
DEVELOPMENT SERVICES



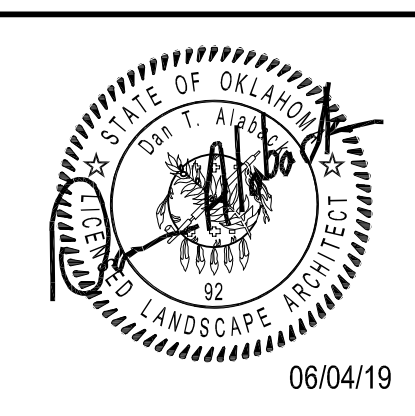
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PLANT SCHEDULE L4.10

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS
ORB	9	Oklahoma Redbud	Cercis canadensis 'Oklahoma'	B&B	3" CAL	10'-12' HT.; 4'-5' SPD.	
NRS	11	Nellie Stevens Holly	Ilex x 'Nellie R Stevens'	B&B		7'-8' HT., 3'-4' SPD.	FULL TO GROUND
OLH	5	Oak Leaf Holly	Ilex x 'Oak Leaf'	B&B		7'-8' HT., 3'-4' SPD.	FULL TO GROUND
GRT	1	Golden Rain Tree	Koelreuteria paniculata	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.	STRONG CENTRAL LEADER
RRCM	5	Crape Myrtle	Lagerstroemia indica 'Red Rocket'	B&B	1" CAL		MULTI-TRUNK; 3 TRUNK MIN
LP	3	Loblolly Pine	Pinus taeda	B&B	3" CAL	14'-16' HT., 4'-5' SPD.	STRONG CENTRAL LEADER
CP	3	Chinese Pistache	Pistacia chinensis	B&B	3" CAL	10'-12' HT.; 4'-5' SPD.	
BCY	4	Bald Cypress	Taxodium distichum 'Shawnee Brave' TM	B&B	3" CAL	12'-14' HT.; 5'-6' SPD.	STRONG CENTRAL LEADER
EGA	3	Emerald Arborvitae	Thuja occidentalis 'Emerald'	B&B		6'-7' HT., 2'-3' SPD.	
BELM	2	Bosque Elm	Ulmus parvifolia	B&B	3" CAL	12'-14' HT.; 4'-5' SPD.	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	COMMENTS	O.C.	
RCA	48	Rose Creek Abelia	Abelia x 'Rose Creek'	3 GAL		36" O.C.	
DPG	19	Pampas Grass	Cortaderia pumila	3 GAL			
CBB	11	Compact Burning Bush	Euonymus alatus 'Compactus'	3 GAL		48" O.C.	
BRY	15	Brakelights Red Yucca	Hesperaloe parviflora 'Brakelights' TM	3 GAL		AS SHOWN	
LLH	5	Limelight Hydrangea	Hydrangea paniculata 'Limelight' TM	3 GAL			
DBH	55	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	3 GAL			
GOJ	9	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	3 GAL			
SSL	43	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 GAL		36" O.C.	
LOR	21	Ruby Loropetalum	Loropetalum chinense 'Ruby'	3 GAL			
MIS	11	Adagio Miscanthus Grass	Miscanthus sinensis 'Adagio'	3 GAL		AS SHOWN	
GSN	42	Gulfstream Nandina	Nandina domestica 'Gulf Stream' TM	3 GAL		36" O.C.	
IHS	22	Snowcap Indian Hawthorn	Rhaphiolepis x delacourii 'Snowcap'	3 GAL			
LMS	7	Limeound Spiraea	Spiraea x bumalda 'Limeound' TM	3 GAL		30" O.C.	
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.		
PWC	148	Purple Wintercreeper	Euonymus coloratus	1 GAL	18" O.C.		
NGL	34	New Gold Lantana	Lantana x 'New Gold'	1 GAL	18" O.C.		

**ALABACK
DESIGN
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RIVERBROOK APARTMENTS
13533 S ASPEN AVE
BROKEN ARROW, OKLAHOMA 74011

Prepared for: LARRY BLACKLEDGE & ASSOCIATES ARCHITECTS

REVISIONS:

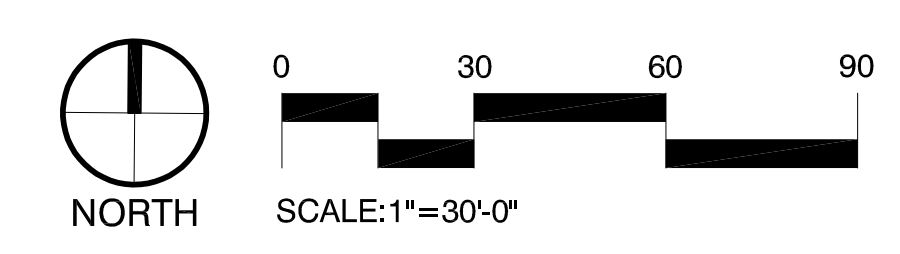
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ISSUE
PERMIT PLAN

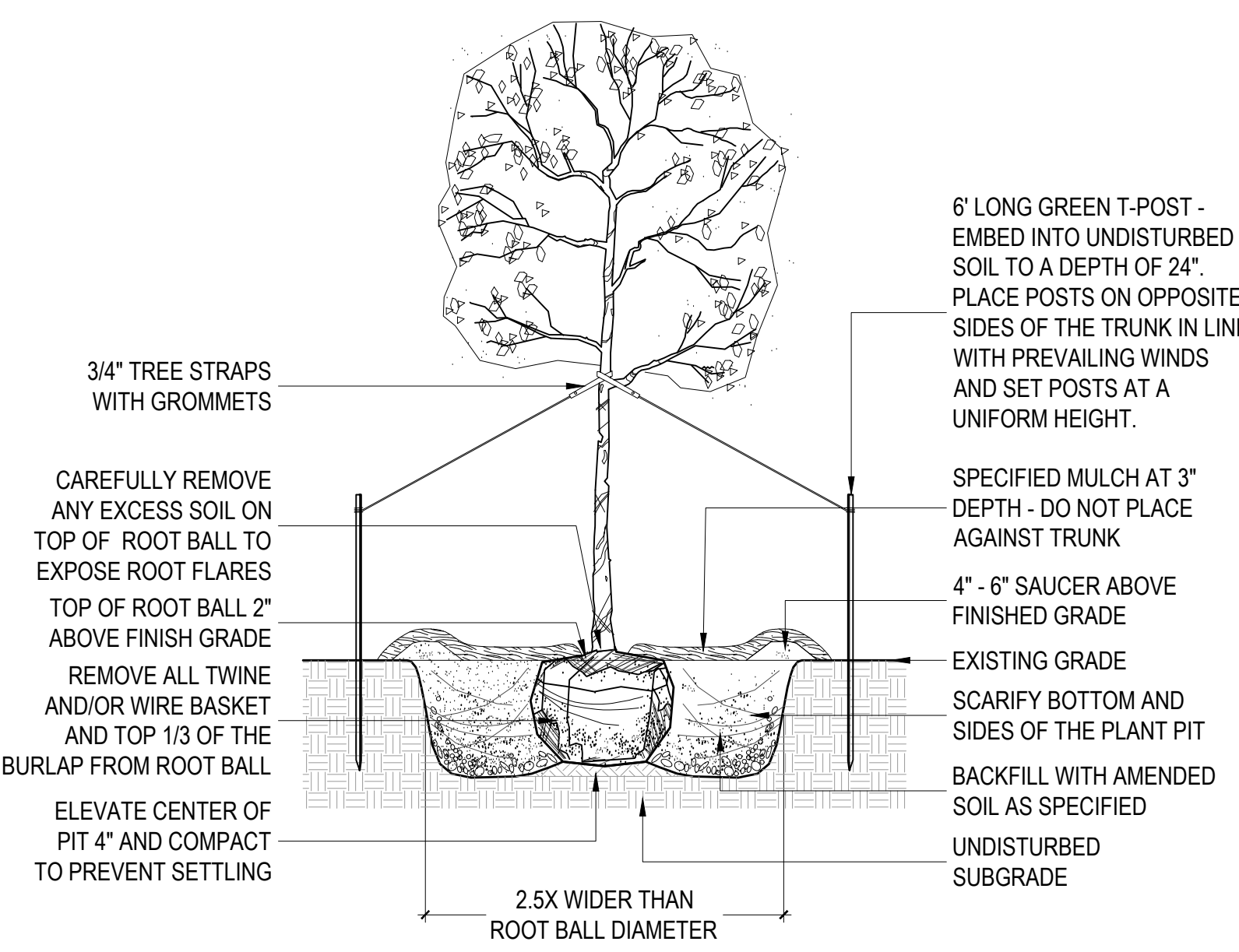
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PROJECT #: 19006
DESIGN: BN
DRAWN: BN
CHECKED: DA

SHEET TITLE
LANDSCAPE PLAN

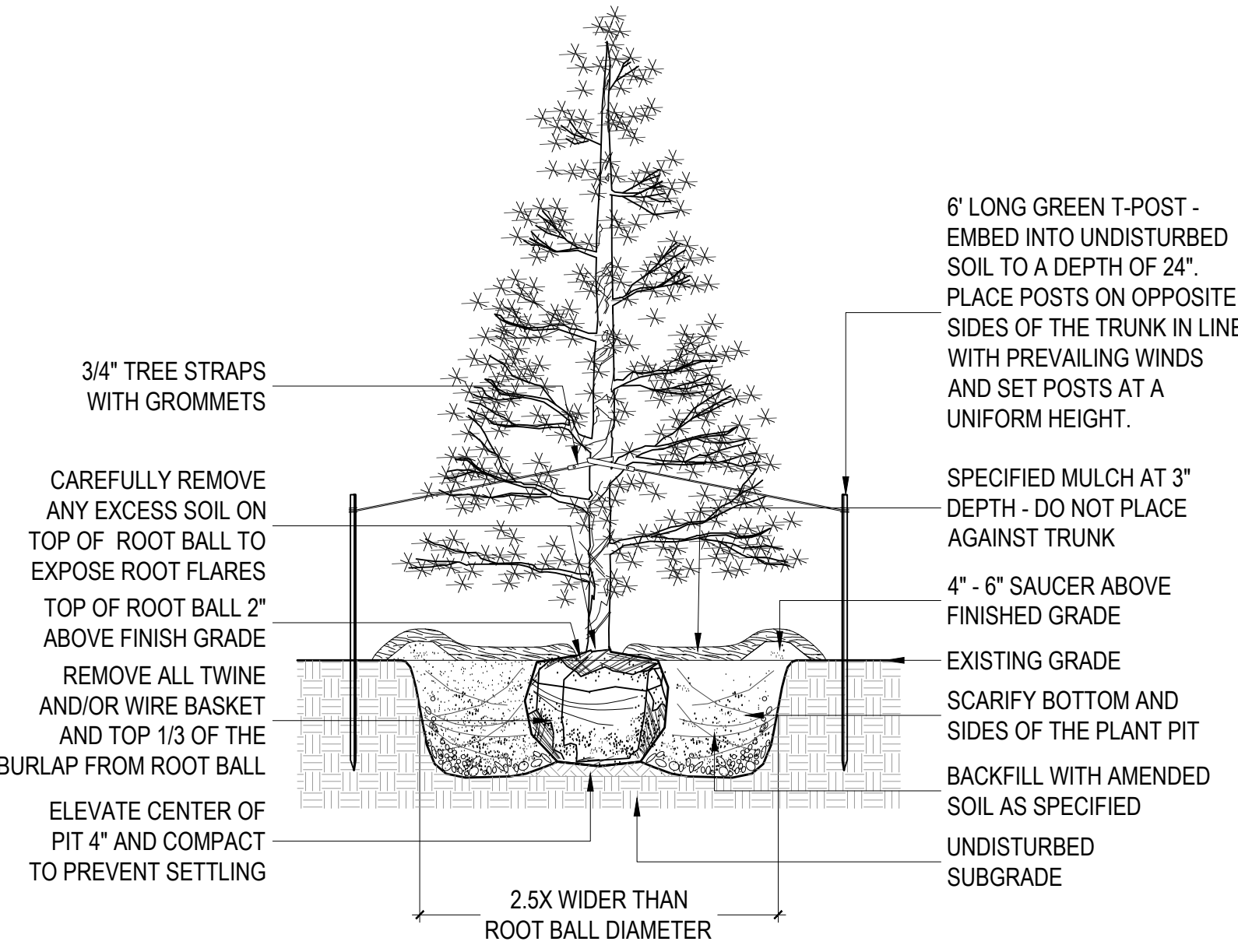
L4.10 SHEET #



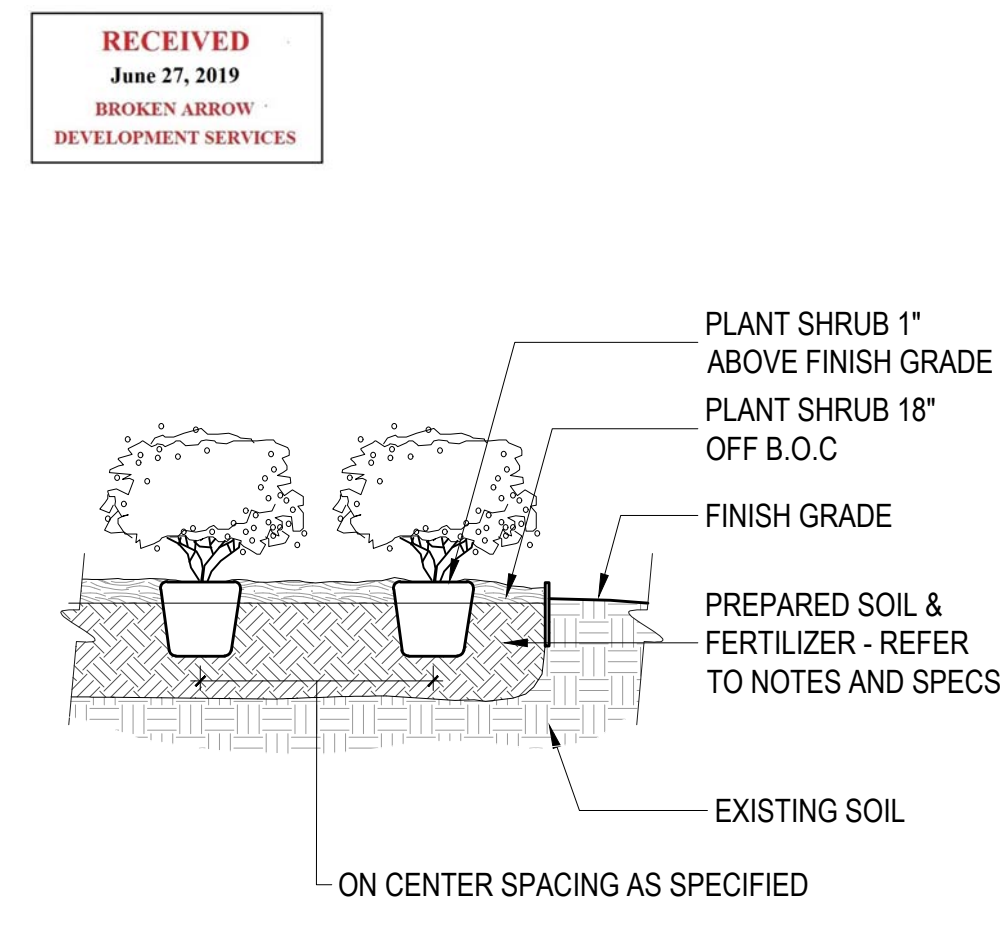
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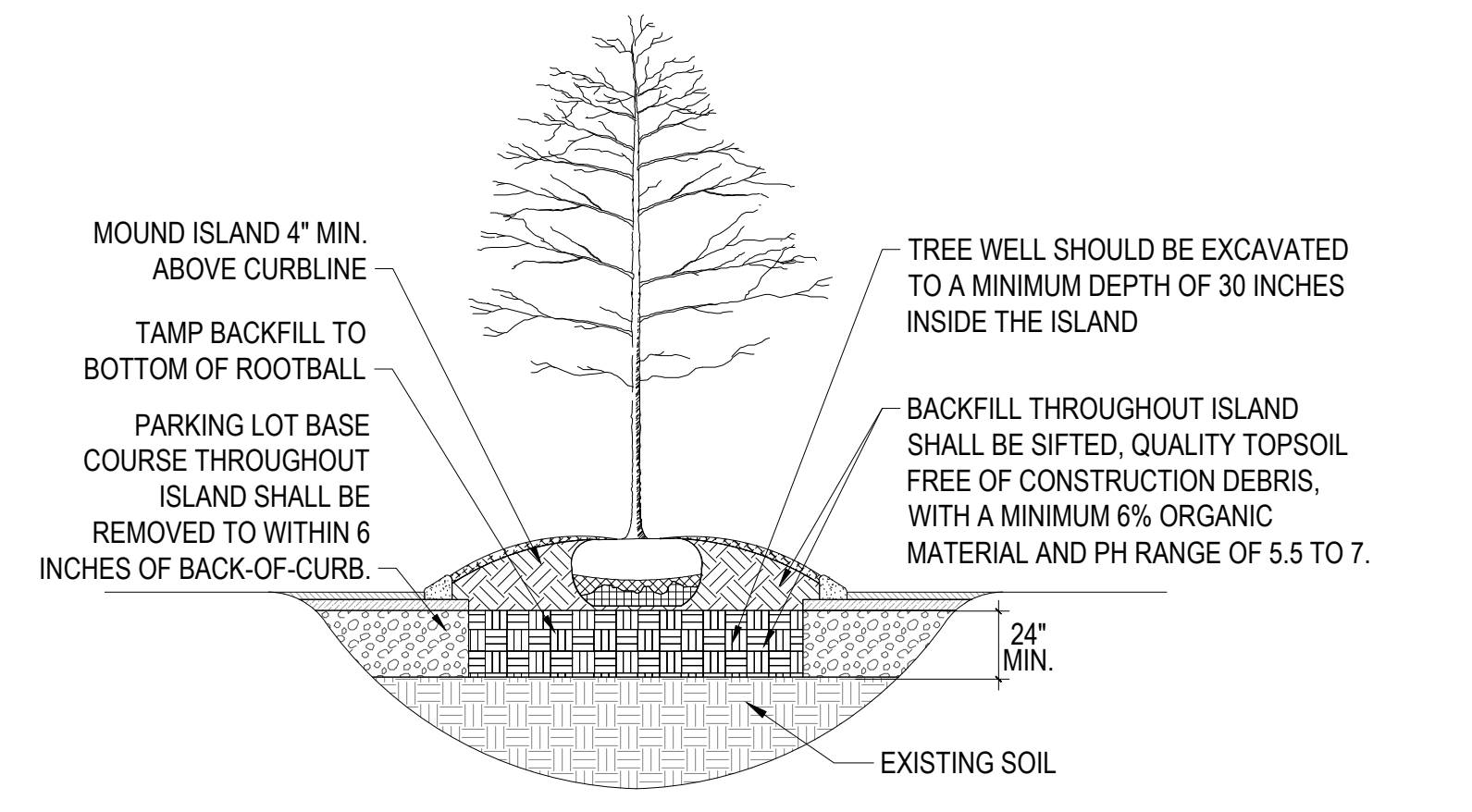
A TREE PLANTING - DECIDUOUS - WITH STAKING
SCALE: N.T.S.



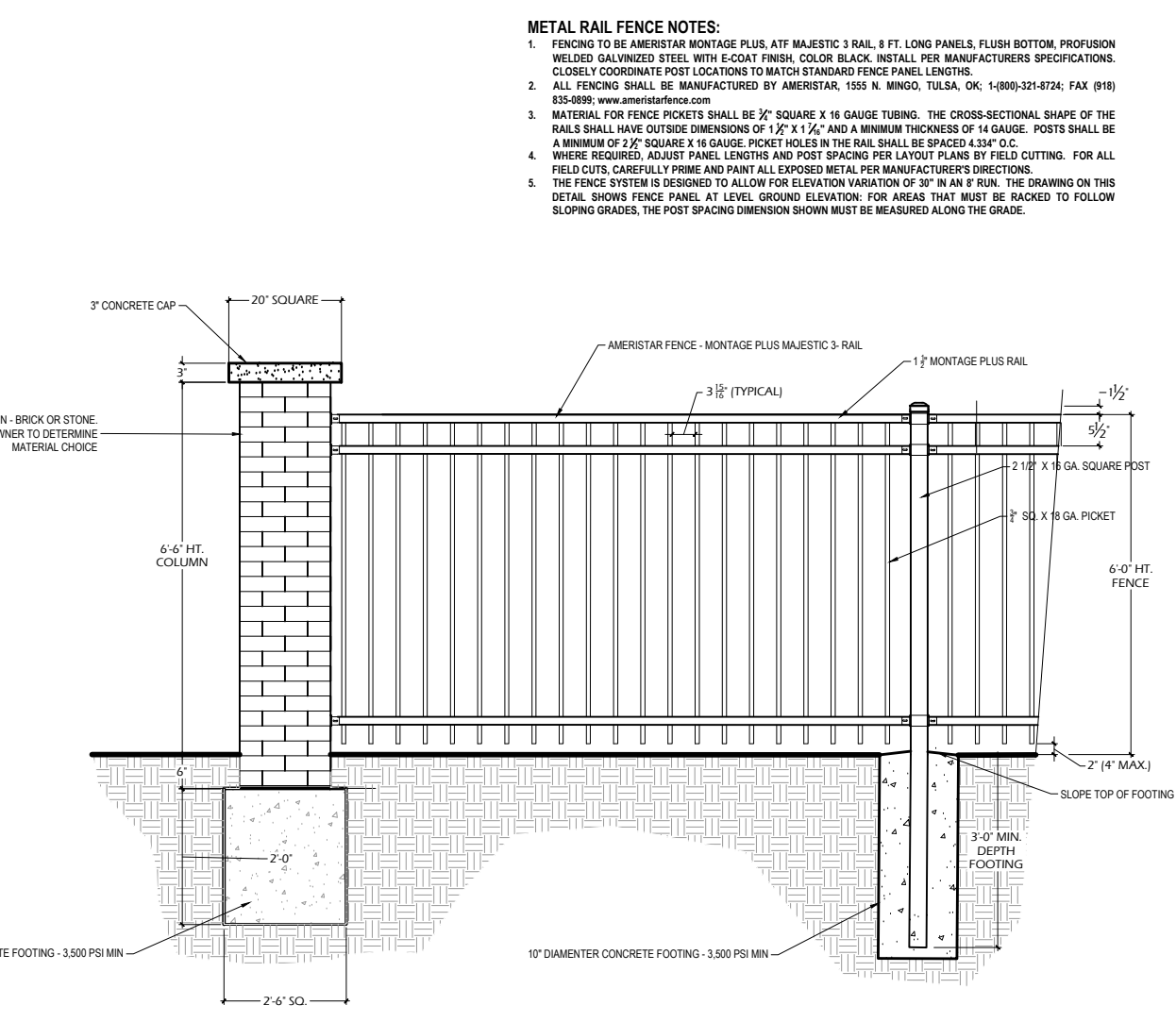
B TREE PLANTING - EVERGREEN - WITH STAKING
SCALE: N.T.S.



C SHRUB PLANTING
SCALE: N.T.S.



D TREE PLANTING - PARKING LOT ISLAND
SCALE: N.T.S.



E COLUMN AND FENCE ELEVATION
3/8" = 1'-0"

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BLACKLEDGE & ASSOCIATES ARCHITECTS

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ISSUE	
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LANDSCAPE DETAILS	
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L4.00	