



Timber Ridge Cottages

A Planned Unit Development
In the City of Broken Arrow, Oklahoma

PUD# 276

February 9, 2018
Revised: March 16, 2018

Prepared by:
Crockett Engineering Consultants, LLC
1000 W. Nifong Blvd. Building #1
Columbia, MO 65203

Prepared for:
DHTC Development, LLC
1900 E. Lark Lane
Nixa, MO 65714

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Outline Development Plan

Timber Ridge Cottages planned unit development (PUD) will be a multi-family senior housing residential development on a total lot area of 8.05 acres and is currently vacant and zoned A-1.

Timber Ridge Cottages is approximately ¼ mile South of Kenosha (71st St.), on the east side of 209th E. Avenue and west of the Creek Turnpike. With easy access to the Turnpike and access to local shops and stores a quarter mile north of the property.

Timber Ridge Cottages is a proposed multi-family senior housing residential development to be developed by DHTC Development, LLC. DHTC and its principals have over 20 years of multi-family development experience. DHTC, in cooperation with JM Assets, LP, the current property owner is submitting this PUD application. This PUD for 74 units of senior multi-family housing has excellent access for seniors to shopping (Wal-Mart Super Center) via 209th and easy access to other services with the close proximity to Creek Turnpike and Kenosha Street.

This development within the PUD will be separated by a 35ft landscape perimeter around the property that will serve as a buffer from the Creek Turnpike as well as the property to the North and South.

Timber Ridge Cottages will provide quality universally designed housing for seniors in the Broken Arrow community. This low density development will offer seniors options for maintenance free living while preserving green space. DHTC Development has a proven track record of quality development that will exceed the minimum requirements of the Zoning Ordinances.

Development Standards

All provisions of the Broken Arrow Zoning Ordinance shall apply to this PUD except as modified below:

Land Area: 8.05 Acres; 350,658 square feet

Permitted Uses: The uses permitted in the RM Residential Multi-family district, and uses customarily accessory to permitted uses.

Maximum Number of Dwelling Units: 74 Total

- Multi-family Apartment Building (Building A) – 1 structure, 28 dwelling units
- Duplex (Building B) – 3 structures, 6 dwelling units
- 4 Plex (Building C) – 10 structures, 40 dwelling units

Maximum Unit Intensity: 9.2 Units per Acre

Maximum Multi-family Building Length (Building A): 180 feet

Maximum Building Height:

- Multi-family Apartment Building (Building A) – 50 feet
- Duplex (Building B) or 4 Plex (Building C) – 35 feet

Minimum Off-Street Parking:

- Multi-family Apartment Building (Building A) – 1.5 spaces per unit
- Duplex (Building B) or 4 Plex (Building C) – 2 spaces per unit (one in driveway and one in garage)

Minimum Building Setbacks and Buffers:

- 35 foot Perimeter Landscape Buffer/Building Setback on all 4 sides of development with the exception of two entrances with sidewalks on the west side to S. 209th Ave. and one future entrance onto the future outer road on the east.
- Existing Parking facility for south neighbor may remain in current location which is within the 35 foot landscaping buffer as shown on the PUD Plan.
- Internal 4 Plex/Duplex separation shall be a minimum of 10 foot.
- Miscellaneous site utilities may be placed within the perimeter landscape buffer as needed.

Minimum Distance Between Buildings: 10 feet

Landscaping: No Modifications

Screening:

Due to the lack of adjacent development and the desire to have this development blend into the location, no screening devices shall be required.

Signs:

As permitted and regulated by Chapter 5, Section 5.7 Signs for Uses permitted in this PUD. Monument sign to be maximum of 64 square feet of sign surface area and 8 feet in height. All signs shall be located outside the public right-of-way and utility easements but may be placed within the 35 foot perimeter landscape buffer.

Lighting: No Modifications

Building Facades:

As required and regulated by Chapter 5, Section 5.5 Multi-family Residential Building Design Standards except:

-In Section 5.5.C.2.a. The following shall apply and is also illustrated in Exhibit A1.1. The maximum length of any multi-family building shall be 180'-0"

-In section 5.5.C.2.b. The following shall apply and is also illustrated in Exhibit A1.1. Each façade greater than fifty feet (50') in length, measured horizontally shall incorporate wall plane projections or recesses having a depth of at least 6'-0" and extending at least (20%) of the length of the façade. No uninterrupted length of any façade shall exceed seventy horizontal feet (70').

Access:

-Two private streets accessing S. 209th Ave as shown per the PUD Plan. The distance between the centerlines of these drives has been reduced from the city standard 250' to approximately 170'.

-One future connection of a private street to the future outer road. This development shall not be required to construct the future drive to the future outer road unless they so desire.

Environmental Analysis

Topography:

The site generally slopes from west to east as shown by the topographic features on the PUD Plan.

Storm Water:

Storm water will be conveyed through the property via curb and gutter and a private storm sewer network of pipes and structures. Detention will be provided in the northeast corner of the site as shown on the PUD Plan.

Utilities:

- Water
 - There is an existing Wagoner County Rural Water District #4 24" watermain along S. 209th Ave. This development will tap onto that line for water service and will extend throughout the site with appropriate size of private waterlines.
- Sanitary Sewer
 - One pump station will be installed to convey the sewage flow from this development to the public sewer main on Kenosha to the north. This pump station may be placed in a location on this project's property or a neighboring property to serve this development and potentially surrounding developments via a private agreement. The pump station may be placed within the 35 foot perimeter landscape buffer of this project given that all above ground features of the pump station be screened adequately.
- Electric, natural gas, other private utilities
 - These utilities may be extended into the site to serve this development.

Zoning:

The site is currently zoned A-1 and is requested to be rezoned to RM (Residential Multi-family) along with this PUD Plan. The surrounding zonings are shown on the PUD Plan.

Platting

The project's lot has been subdivided in accord with Broken Arrow Subdivision Code. Its legal description is attached as Exhibit C.

Site Plan Review

No building permit shall be issued for any building or sign to be constructed within this development until a site plan and detail sign plan have been submitted to and approved by the City of Broken Arrow in accord with the approved planned unit development and the provisions of the Broken Arrow Zoning Code.

Exhibit A - PUD Plan

PUD PLAN FOR TIMBER RIDGE COTTAGES

SECTION 8, TOWNSHIP 18, RANGE 15
 BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
 FEBRUARY 2018

OWNER:
 JM ASSETS, LP
 4203 SPINNAKER COVE
 AUSTIN, TX 78731

DEVELOPER:
 DHTC DEVELOPMENT, LLC
 1900 E LARK LANE
 NIXA, MISSOURI 65714

LEGAL DESCRIPTION:
 LOT 1, BLOCK 1 OF TEE TOWN GOLF RANCH
 A SUBDIVISION IN BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

PHASING:
 IT IS THE INTENT TO DEVELOP THIS PROJECT IN ONE PHASE,
 HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.

SIGNAGE:
 SIGNAGE SHALL BE WITHIN THE FOLLOWING LIMITS:
 (A) FREE STANDING DEVELOPMENT SIGN. SIGN SHALL COMPLY WITH CITY OF BROKEN ARROW ZONING ORDINANCE.

LEGEND:

---805---	EXISTING 2FT CONTOUR
---820---	EXISTING 10FT CONTOUR
---	CURB
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
⊙	MANHOLE/CLEANOUT
---	PROPOSED WATERLINE
---	PROPOSED LIGHT POLE
---	PROPOSED FIRE HYDRANT
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	BUILDING LINE
---	EASEMENT
XXX	LOT NUMBER
---	PROPOSED PAVEMENT
---	PROPOSED DETENTION AND/OR WATER QUALITY

PARKING CALCULATIONS:

SPACES REQUIRED:	
28 UNITS IN APARTMENT BUILDING AT 2 SPACES PER UNIT:	56 SPACES
23 DUPLEXES AT 2 SPACES PER DUPLEX:	46 SPACES
1860 SQ FT OF COMMUNITY BUILDING @ 1 SPACE PER 500 SQ FT.:	4 SPACES
SPACES PROPOSED:	
APARTMENT BUILDING:	42 SPACES
DUPLEXES (ONE SPACE IN DRIVEWAY, ONE SPACE IN GARAGE):	46 SPACES
COMMUNITY BUILDING:	5 SPACES
HANDICAPPED SPACES REQUIRED AND PROPOSED:	
APARTMENT BUILDING:	2 SPACES
COMMUNITY BUILDING:	1 SPACES

- NOTES:**
- TOTAL AREA OF THIS LOT IS 8.05 ACRES.
 - EXISTING ZONING IS A1. THE PROPOSED ZONING IS RM.
 - THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 40145C0115J, DATED SEPTEMBER 30, 2016.
 - ANY SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE LIGHTING REQUIREMENTS FOR THE CITY OF BROKEN ARROW.
 - WATER DISTRIBUTION TO BE PROVIDED BY WAGONER COUNTY RURAL WATER DISTRICT #4.
 - THE PROPOSED INTENSITY IS 9.2 UNITS PER ACRE.
 - THE COMMUNITY BUILDING SHALL HAVE A GROSS FLOOR AREA OF 2,000 SQ FT OR LESS.
 - PROPOSED MAXIMUM BUILDING HEIGHT OF THE APARTMENT BUILDING SHALL BE 50'.
 - PROPOSED MINIMUM BUILDING SETBACK SHALL BE 35' FROM THE PROPERTY LINE.
 - THERE SHALL BE A 35' PERIMETER LANDSCAPE BUFFER ON ALL SIDES OF THE DEVELOPMENT AS SHOWN ON THE PLAN. SCREENING SHALL MEET CITY OF BROKEN ARROW ZONING AND SUBDIVISION ORDINANCES.
 - COMMUNITY BUILDING AND OTHER COMMON AREAS TO BE MAINTAINED BY OWNER.
 - SANITARY SEWER WILL BE PROVIDED TO TIE INTO THE CITY'S PUBLIC SEWER SYSTEM.
 - DEVELOPMENT ON THE SITE WILL MEET APPLICABLE STANDARDS OF THE RM ZONING DISTRICT, STANDARDS SET FORTH BY THIS PLAN, AND STANDARDS SET FORTH BY THE PUD DOCUMENT(S) ACCOMPANYING THIS PLAN.

APPROVED BY THE CITY OF BROKEN ARROW PLANNING COMMISSION
 THIS ____ DAY OF _____, 2018.

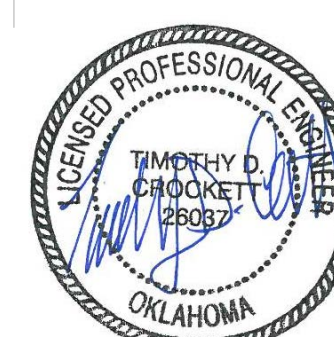
LEE WHELPLEY, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF BROKEN ARROW, OKLAHOMA,
 THIS ____ DAY OF _____, 2018.

CRAIG THURMOND, MAYOR

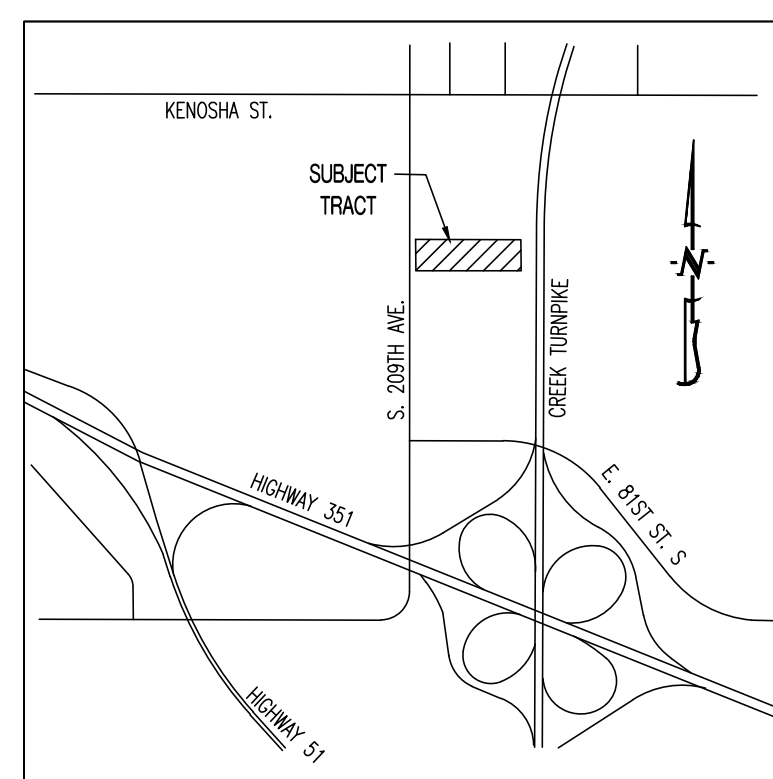
LISA BLACKFORD, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND
 DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 26037
 03/16/2018
 DATE

PREPARED BY:
CROCKETT
 ENGINEERING CONSULTANTS
 1000 West Nilong Blvd., Bldg. 1
 Columbia, Missouri 65203
 (573) 447-0292
 www.crockettengineering.com



LOCATION MAP
 NOT TO SCALE



SCALE: 1"=40'
 0 20 40 80

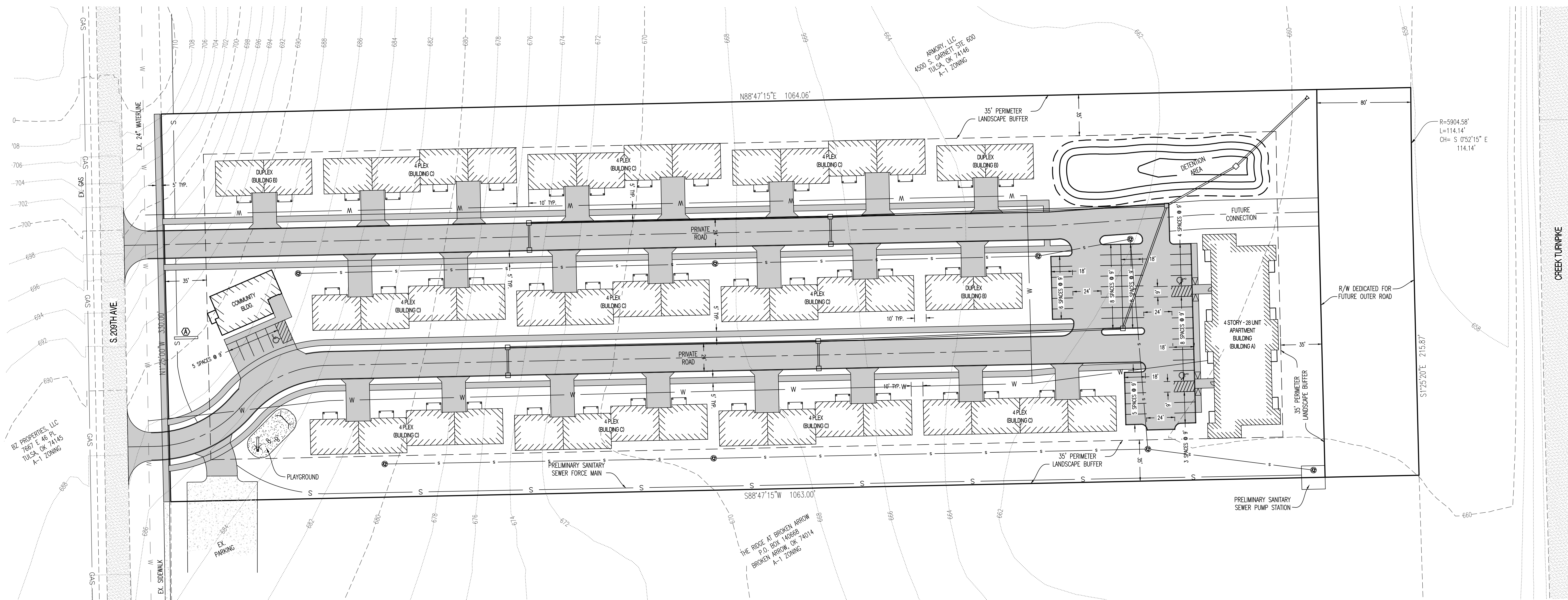
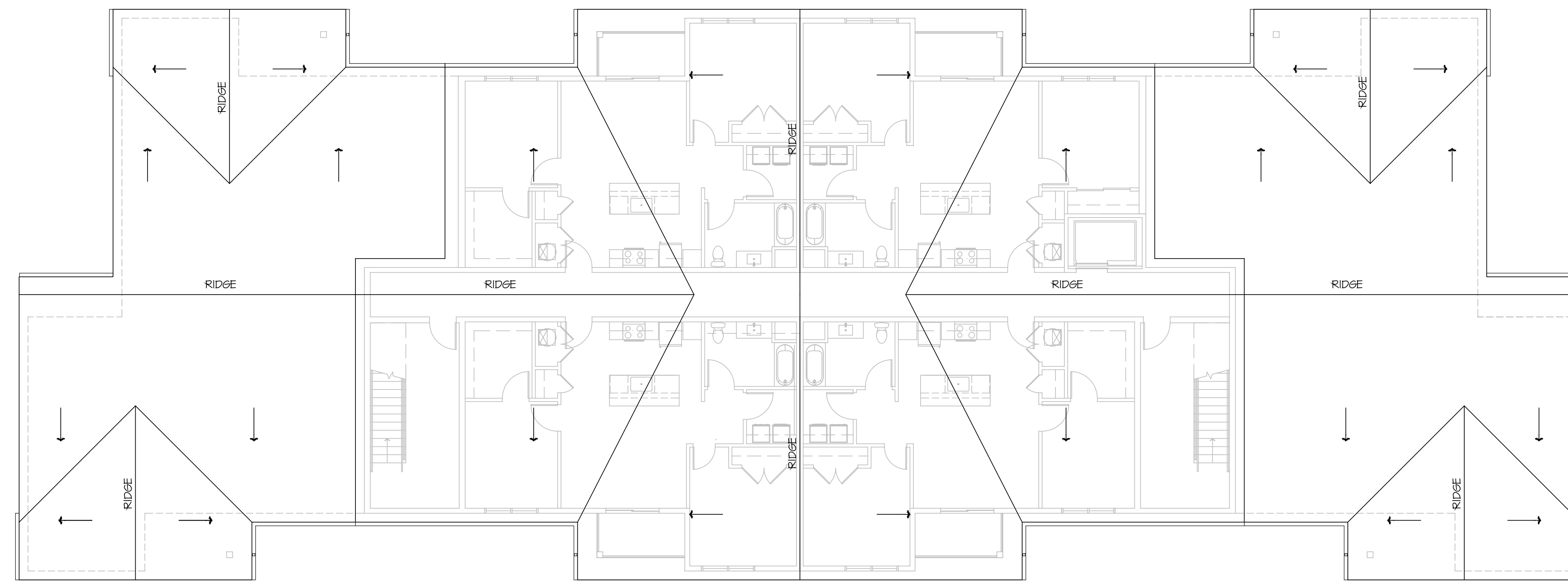
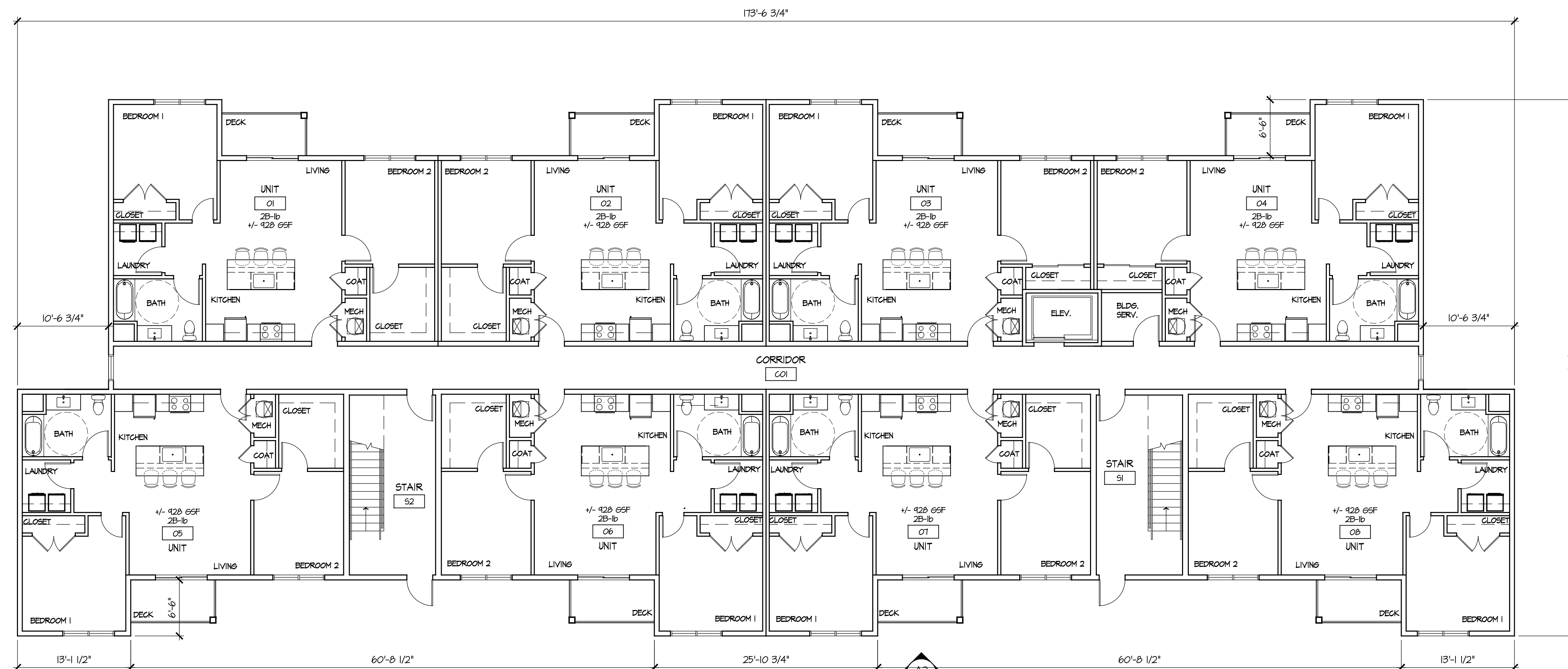


Exhibit A1.1 – Typical Apartment (Building A) Floor Plan

M:\POTENTIAL PROJECTS\2017\BROKEN ARROW\A1.1.dwg
 Mar 14, 2018 10:53am



G2 ROOF PLAN
 SCALE: 1/8" = 1'-0"



A2 TYPICAL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

KEYNOTES

- PROVIDED AND INSTALL 22" X 30" X 5/8" GYPSUM BOARD ATTIC ACCESS PANEL INCLUDING GASKET AND R 56 BATT INSULATION ON TOP OF PANEL. TRIM OPENING IN WOOD, PAINT. REFER TO A12/A4.
- FIRE SPRINKLER SERVICE ENTRY. REFER TO PLUMBING DRAWINGS. COORDINATE LOCATION TO NOT CONFLICT WITH INSTALLATION AND SERVICING OF FURNACE AND HOT WATER TANK.
- FLOOR DRAIN. REFER TO PLUMBING DRAWINGS.
- DRYER VENT LOCATION. REFER TO MECHANICAL DRAWINGS.
- RADON VENT. REFER TO MECHANICAL DRAWINGS.
- ACCESS PANEL TO FIRE SPRINKLER ENTRY.
- RECESS CONCRETE SLAB THIS AREA FOR ROLL IN SHOWER. REFER TO STRUCTURAL AND PLUMBING DRAWINGS AND 14/A35.
- AT BUILDING TYPE C UNITS A AND B PROVIDE AND INSTALL ABUSE RESISTANT GYP. BD. FROM THE FLOOR TO 4'-0" A.F.F. THIS WALL. 042900.
- AT BUILDING TYPE C UNITS A AND B PROVIDE AND INSTALL ADHESIVE MOUNTED 36" TALL 304 STAINLESS STEEL CORNER GUARDS AS MANUFACTURED BY ACRYLYN CO-B SERIES.
- PROVIDE & INSTALL A 3'-6" TALL WOOD PRIVACY FENCE AROUND CONDENSER TO MATCH SITE PERIMETER FENCE. PROVIDE A MIN. 2'-0" CLEARANCE ON SIDES. INSTALL ON BUILDINGS A, B & K ONLY.

GENERAL PLAN NOTES

- ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA/HANDICAP ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE DRAWINGS.
- DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. PRIOR TO ORDERING, FABRICATION, ETC.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- REFERENCE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- INSTALL NON-EXPANDING SPRAY FOAM INSULATION AT WINDOW & EXTERIOR DOOR BLOSINGS. SEAL ALL CRACKS, GAPS & HOLES (FLOOR / WALL JOINT, WALL TOP PLATE, ELEC. OUTLET BOXES, MEP PENETRATING ITEMS, RECESSED LIGHT FIXTURES, ETC.) IN THE GYP. BD. BUILDING ENVELOPE (WALLS & CEILING) WITH CAULK OR EXPANDING FOAM.
- PARTICLE BOARD & MDF TO BE CERTIFIED COMPLIANT WITH ANSI A208.1 & A208.2 UREA FORMALDEHYDE-FREE COMPOSITE WOOD.
- CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERPROOF, WATERPROOF, AIRTIGHT, ETC. PERFORMANCE.
- ALL COLOR SELECTIONS BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF THE DOOR JAMB SHALL BE 4" FROM THE ADJACENT WALL, UNLESS SHOWN OTHERWISE.
- REFER TO SHEET A01 FOR TYPICAL FIRESTOPPING DETAILS. 070415
- PROVIDE AND INSTALL (2) 6'-0" MODEL CLB CLASSIC PARK BENCHES AS MANUFACTURED BY PILOT ROCK WITH REDWOOD STAINED HARDWOOD SLATES AND ANCHOR KIT MODEL BR-465A. BENCH LOCATION TO BE COORDINATED WITH ARCHITECT DURING CONSTRUCTION.
- PROVIDE AND INSTALL (2) ACCESSIBLE MODEL ASH-20 BID PARK GRILLS WITH SURFACE MOUNT BASE POST AND ANCHOR KIT AS MANUFACTURED BY PILOT ROCK. GRILL LOCATION TO BE COORDINATED WITH ARCHITECT DURING CONSTRUCTION.
- PROVIDE AND INSTALL 30" S BIKE MODEL SRE SADDLEBACK BIKE RACK WITH HOT DIPPED GALVANIZED FINISH WITH SUPPORT LEGS FOR EMBEDMENT INTO CONCRETE AS MANUFACTURED BY PILOT ROCK. LOCATION TO BE COORDINATED WITH ARCHITECT DURING CONSTRUCTION.

ROOM FINISH MATERIAL SCHEDULE

- CASETEL:**
 C1 - SHAW PHILADELPHIA STYLE - THIS IS IT 5251
 COLOR - TBD
 C2 - SAME AS C1 EXCEPT GLUE DOWN PAD AND CARPET IN ACCESSIBLE UNITS, & OFFICE.
- VINYL FLOORING:**
 V1 - MANNINGTON SERIES VEGA II
 COLOR - TBD
 V2 - MANNINGTON LUXURY VINYL, TAGOMA
 COLOR - TBD
- TILE FLOORING:**
 T1 - AMERICAN CLEAN UNGLAZED CERAMIC MOSAICS 5X5 GROUP 1, COLOR - TBD
- BASE:**
 B1 - WOOD BASE, PHD NO. P60. TYPICAL ALL AREAS. PROVIDE 3/4" WOOD QUARTER ROUND BASE SHOE AT ALL VINYL FLOORING LOCATIONS. PAINT.
- PAINT:**
 P1 - WALLS
 LATEX EGG SHELL, SHERWIN WILLIAMS, COLOR-TBD
 P2 - DOORS/WOOD, BASE/TRIM
 ALKYD ENAMEL, SHERWIN WILLIAMS, COLOR-TBD
 P3 - CEILINGS - LATEX EGG SHELL, WHITE CEILING PAINT.
 P4 - EXTERIOR HOLLOW METAL DOORS
 ALKYD ENAMEL, SHERWIN WILLIAMS, COLOR-TBD

NOTES:

- PROVIDE AND INSTALL METAL TRANSITION STRIP, COLOR TO BE CHROME, BETWEEN ALL CARPET AND VINYL FLOORING.
- PROVIDE VINYL TRANSITION STRIP, BETWEEN ALL VINYL FLOORING AND TILE FLOORING. COLOR BY ARCHITECT.



ARCHITECTURAL CORPORATION
 OKLAHOMA CERTIFICATE
 OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
 STREET ADDRESS
 BROKEN ARROW, OKLAHOMA

STARK WILSON DUNCAN ARCHITECTS INC.
 315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T: 816.531.1898 F: 816.531.1978

SEAL
 ARCHITECT - TIMOTHY O.K. WILSON
 LICENSE NO. 6082



APARTMENT
 BUILDING
 TYPICAL FLOOR PLAN &
 ROOF PLAN

ISSUE DATE:

14 MARCH 2018

REVISIONS:

PROJECT NO.: 0000

A1.1

COPYRIGHT © 2017 SWD ARCHITECTS INC.

Exhibit B - Arial Photo



SITE/CIVIL ENGINEER:

CROCKETT

ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301

Exhibit C – Legal Description

Exhibit "B"

UNPLATTED

S 88°47'15"W - 1064.06'

Acct #: 730088843
Parcel #: 008728-001001-000002

TRACT 1

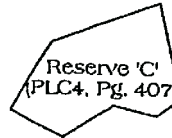
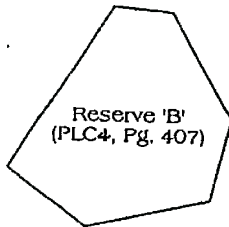
JM Assets, LP N 330' of
L1 B1

N 88°47'15"E - 1063.00'

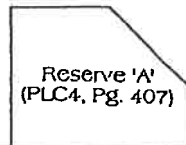
Δ = 01°06'27"
R = 5904.58'
L = 114.14'
CB = N 00°52'08"E
CD = 114.14'

South 209th East Avenue - S 01°24'58"W - 330.00'

CREEK TURNPIKE N 01°25'22"W 215.87'



TEE TOWN GOLF RANCH
(Plat No. PLC4, Pg. 407)
Lot 1/Block 1



UNPLATTED

TRACT 1

A PART OF LOT 1, BLOCK 1, "TEE TOWN GOLF RANCH"
CITY OF BROKEN ARROW



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, OK 74146
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. CA 551 PE/LS Renewal Date June 30, 2019



Job No: 17-085.00
Scale: 1" = 200'
Date: 09/06/2017



Welcome to Wagoner County Online

Data provided by Sandy Hodges, Wagoner County Assessor.

Tract 1

Map Image Tabular Search Sale Search

Land Parcel Information

Assessment Data Sale Data Images



Assessment Data

Mail Info: 7401 S 209TH ST
BROKEN ARROW OK
74014-

Cadastral: 27275

Tax District: 6 - (CT3) Broken Arrow Cit

Property Class: UC - URBAN COMMERCIAL

Legal: THE N 330 FEET OF
LOT 1, BLOCK 1, TEE
TOWN GOLF RANCH,
A SUBDIVISION IN
THE CITY OF BROKEN
ARROW

Valuation Data

Market Value: 16

Taxable Market: 16

Gross Assessed: 16

Ex Code:

Ex Amount: 0

Net Assessed: 16

Footer

The Wagoner County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact. The Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information on this web site or by any use of this web site.

Exhibit "B"

Legal Description for Tract 1

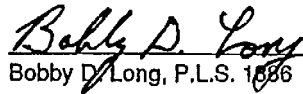
A tract of land located in Lot 1, Block 1, "Tee Town Golf Ranch", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat thereof, Plat PLC4, Page 407, as filed in the records of the Wagoner County Clerk's office, more particularly described as follows:

The north 330.00 feet of Lot 1, Block 1, "Tee Town Golf Ranch", PLC4, Page 407, City of Broken Arrow, Wagoner County, State of Oklahoma.

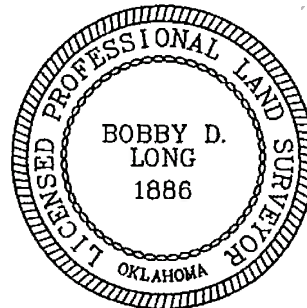
Said tract contains 350,828 square feet or 8.0539 acres.

CERTIFICATE

I, Bobby D. Long, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.


Bobby D. Long, P.L.S. 1886

Date Signed: 09/06/17



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, OK 74146
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. CA 331 PE/LS Renewal Date June 30, 2019



Job No: 17-085.00
Scale:
Date: 09/06/2017