

**RIVERBROOK APARTMENTS**

**A**

**PLANNED UNIT DEVELOPMENT**

**FOR BROKEN ARROW, OKLAHOMA**

**PUD \_\_\_\_\_**

**MARCH 15, 2019**

**PREPARED BY:**

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<p><b>RECEIVED</b></p> <p><b>May 21, 2019</b></p> <p><b>BROKEN ARROW</b></p> <p><b>DEVELOPMENT SERVICES</b></p>
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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)**



## **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.**

**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 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 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"**







**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.



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

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# ATTACHMENT A

## PHASE I - DATA

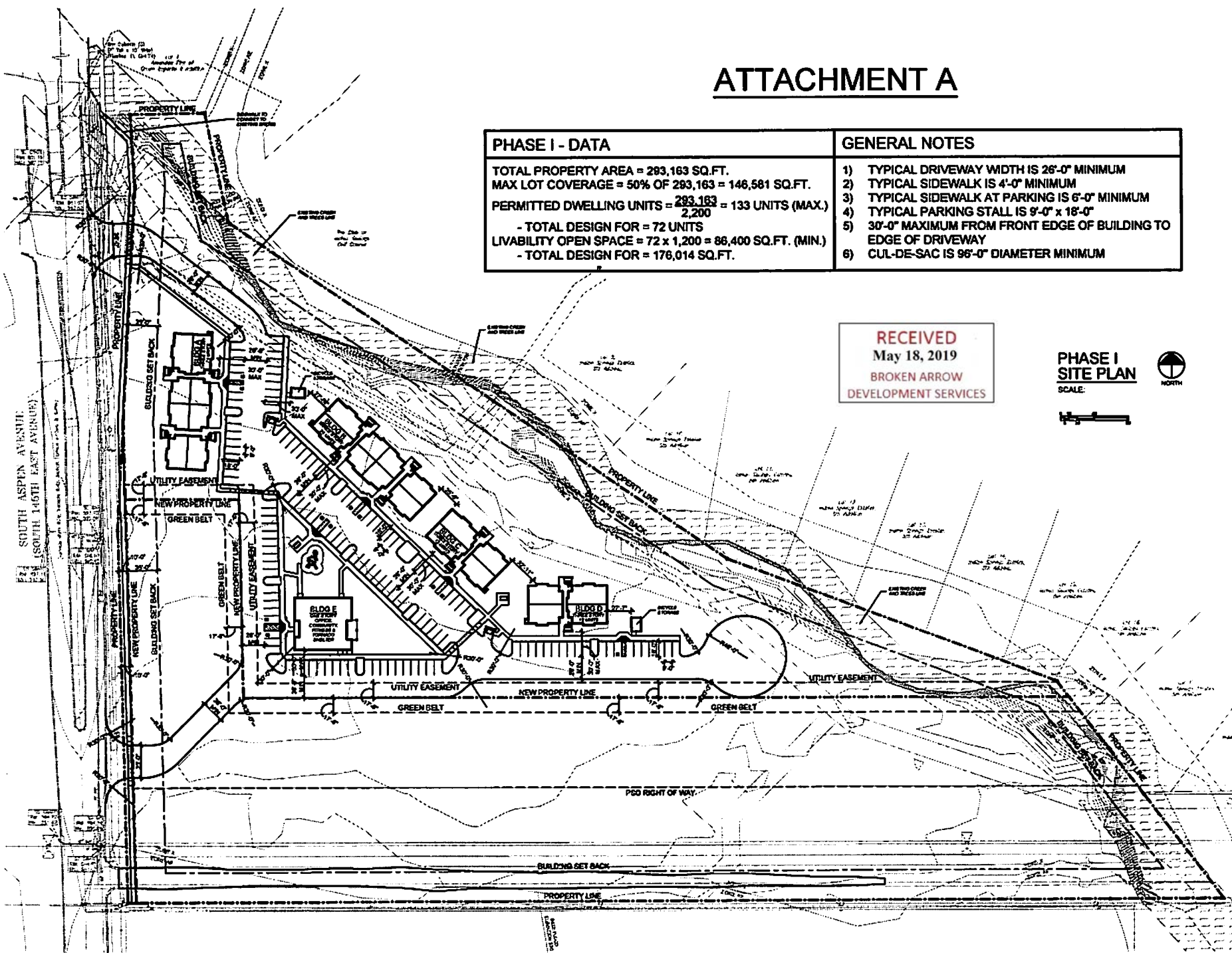
TOTAL PROPERTY AREA = 293,163 SQ.FT.  
 MAX LOT COVERAGE = 50% OF 293,163 = 146,581 SQ.FT.  
 PERMITTED DWELLING UNITS =  $\frac{293,163}{2,200} = 133$  UNITS (MAX.)  
 - TOTAL DESIGN FOR = 72 UNITS  
 LIVABILITY OPEN SPACE =  $72 \times 1,200 = 86,400$  SQ.FT. (MIN.)  
 - TOTAL DESIGN FOR = 176,014 SQ.FT.

## GENERAL NOTES

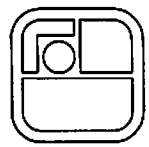
- 1) TYPICAL DRIVEWAY WIDTH IS 26'-0" MINIMUM
- 2) TYPICAL SIDEWALK IS 4'-0" MINIMUM
- 3) TYPICAL SIDEWALK AT PARKING IS 6'-0" MINIMUM
- 4) TYPICAL PARKING STALL IS 9'-0" x 18'-0"
- 5) 30'-0" MAXIMUM FROM FRONT EDGE OF BUILDING TO EDGE OF DRIVEWAY
- 6) CUL-DE-SAC IS 96'-0" DIAMETER MINIMUM

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PHASE I  
 SITE PLAN  
 SCALE:



**BLACKLEDGE & ASSOCIATES ARCHITECT**  
 7111 N. BOWEN STREET, OKLAHOMA CITY, OKLAHOMA 73118 (405) 944-2555 (405) 944-2552 fax  
 LARRY M. BLACKLEDGE  
 ARCHITECT

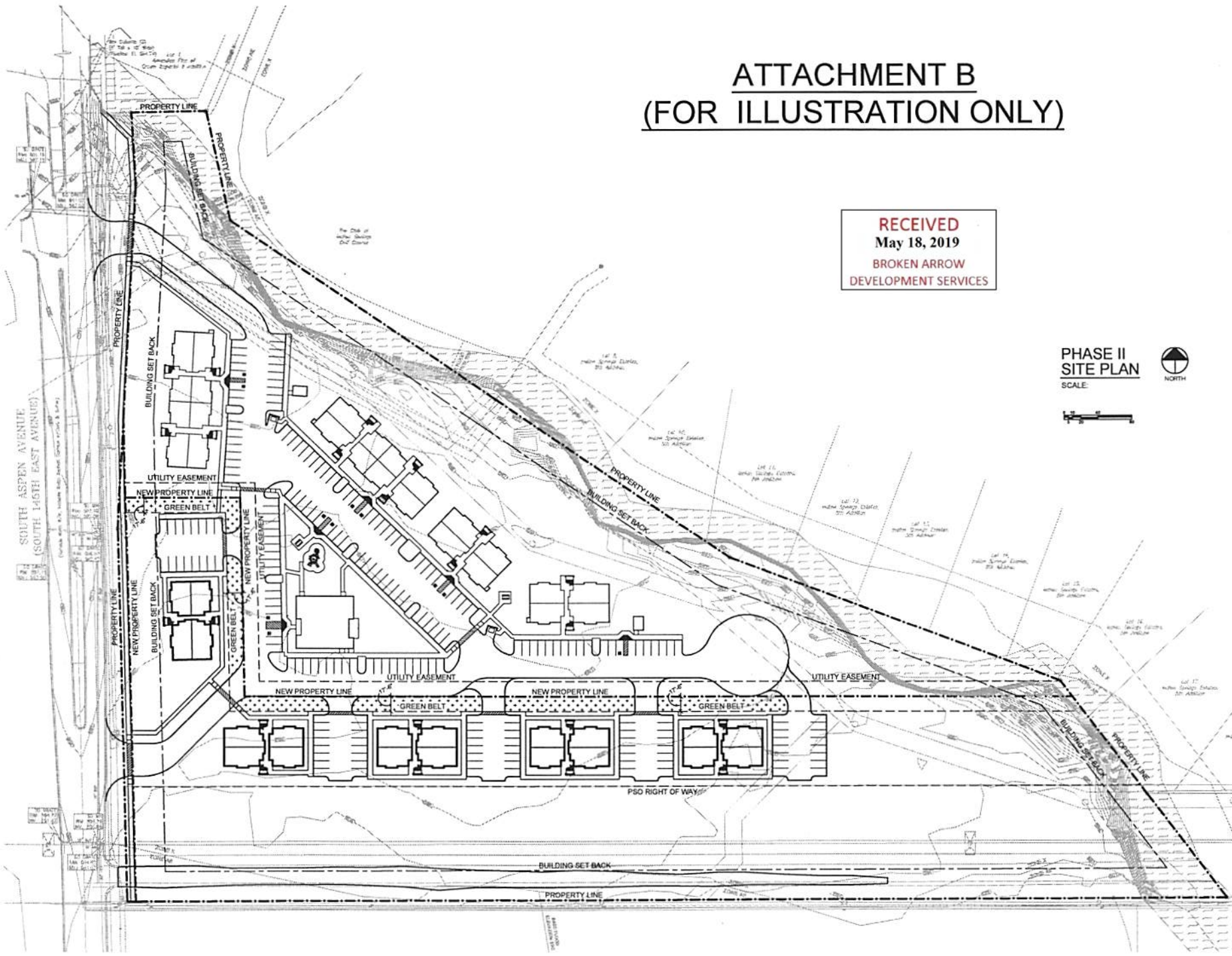


**RIVERBROOK APARTMENTS**  
 BOHANNON & ROONEY VENTURES, LLC  
 S. ASPEN AVE., BROKEN ARROW, OKLAHOMA  
 PROJECT NO. 1807 DATE: 9-14-2019

# ATTACHMENT B (FOR ILLUSTRATION ONLY)

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PHASE II  
SITE PLAN  
SCALE



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

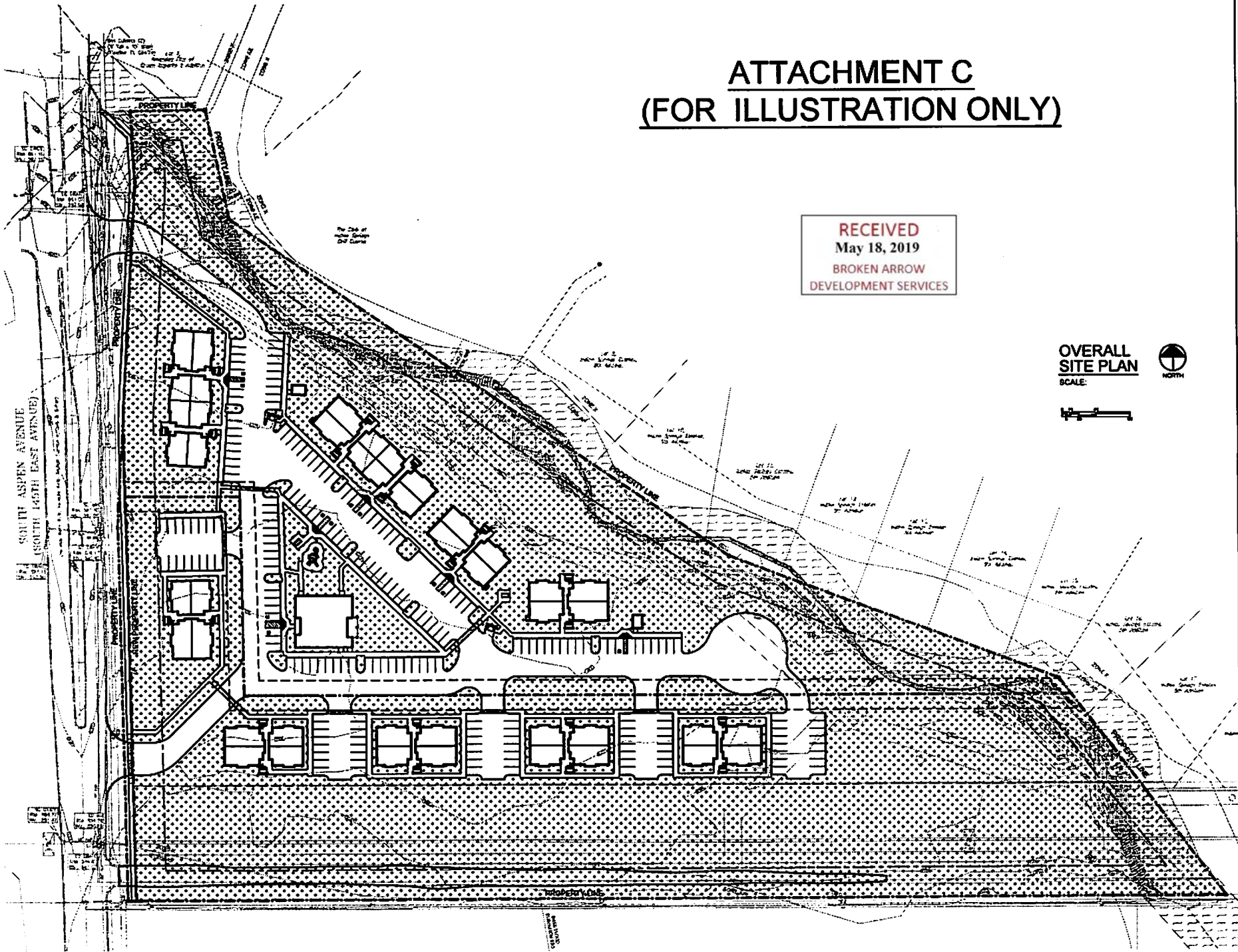
**BLANCHETTE & ASSOCIATES ARCHITECT**  
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LARRY K. BLANCHETTE  
ARCHITECT



# ATTACHMENT C (FOR ILLUSTRATION ONLY)

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DEVELOPMENT SERVICES

OVERALL  
SITE PLAN  
SCALE:



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

**CILACHLEDGE & ASSOCIATES ARCHITECT**

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LARRY H. BLACKLEDGE  
ARCHITECT

SHEET  
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OF  
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PROJECT No. 1507 DATE: 9-14-2019 REVIEWED:



RIVERBROOK APTS.

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Legend

Google Earth

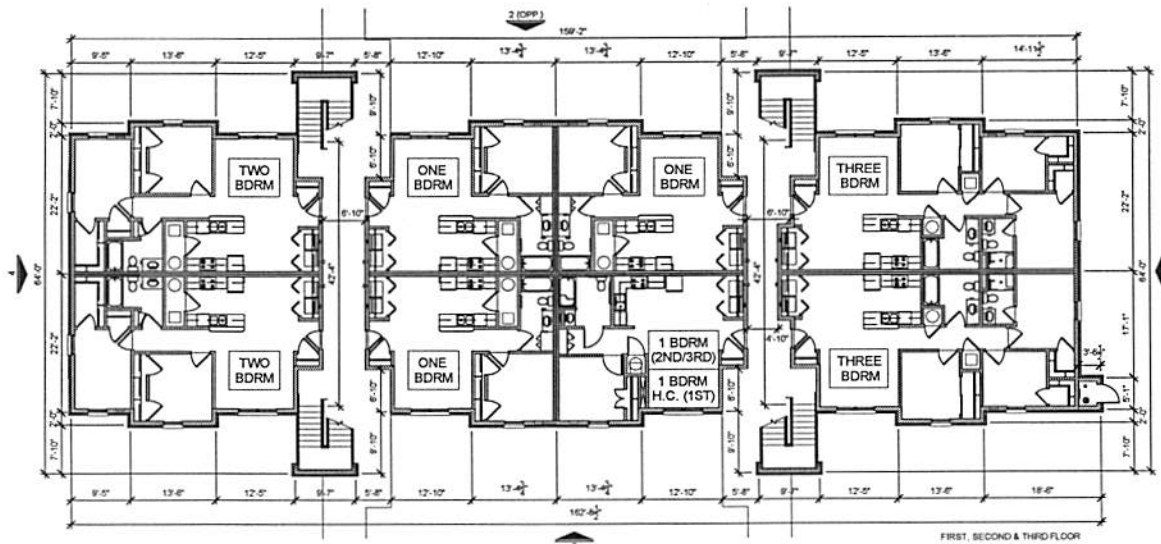
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DEVELOPMENT SERVICES

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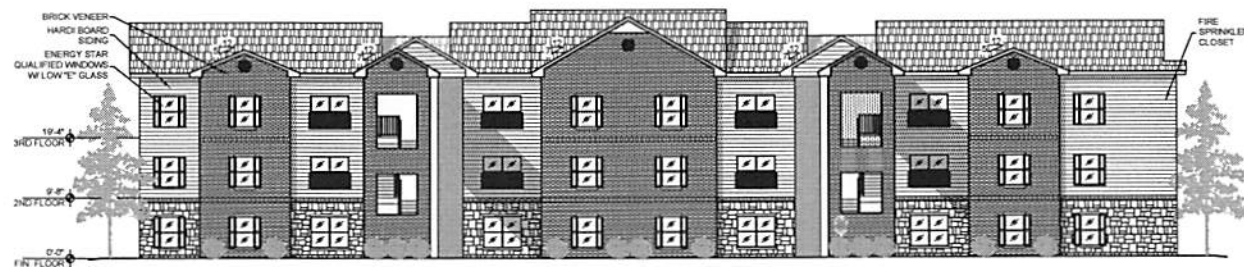
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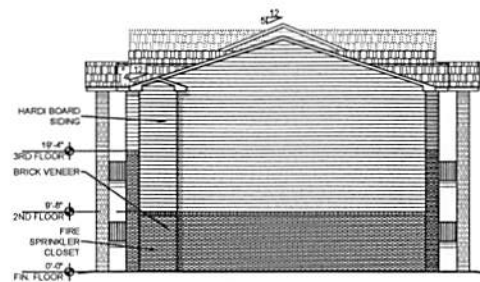
1 BUILDING A FLOOR PLAN

SCALE:  
0 5 10 20 40



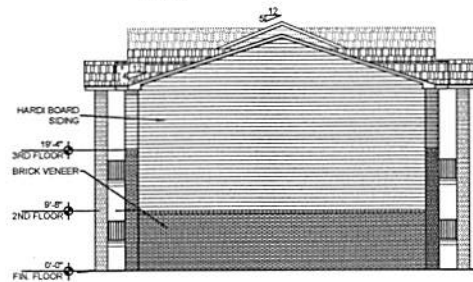
2 BLDG A FRONT & BACK ELEVATION

SCALE:



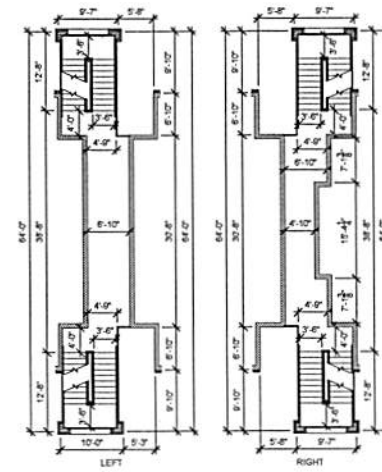
3 BLDG A SIDE ELEVATION

SCALE:



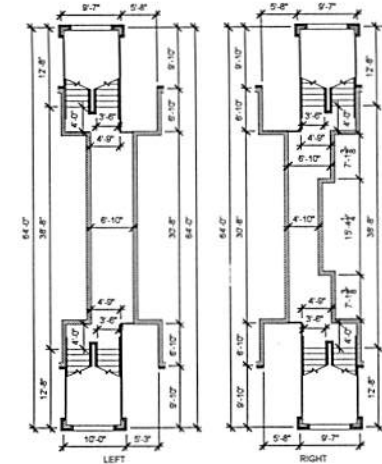
4 BLDG A SIDE ELEVATION

SCALE:



BUILDING A - 3RD FLOOR STAIR

SCALE:



BUILDING A - 2ND FLOOR STAIR

SCALE:

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RIVERBROOK APARTMENTS

BOHANON & ROONEY VENTURES, LLC

S. ASPEN AVE., BROKEN ARROW, OKLAHOMA

PROJECT No. 1807 DATE: 3-15-2019 REVIEWED

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OF

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