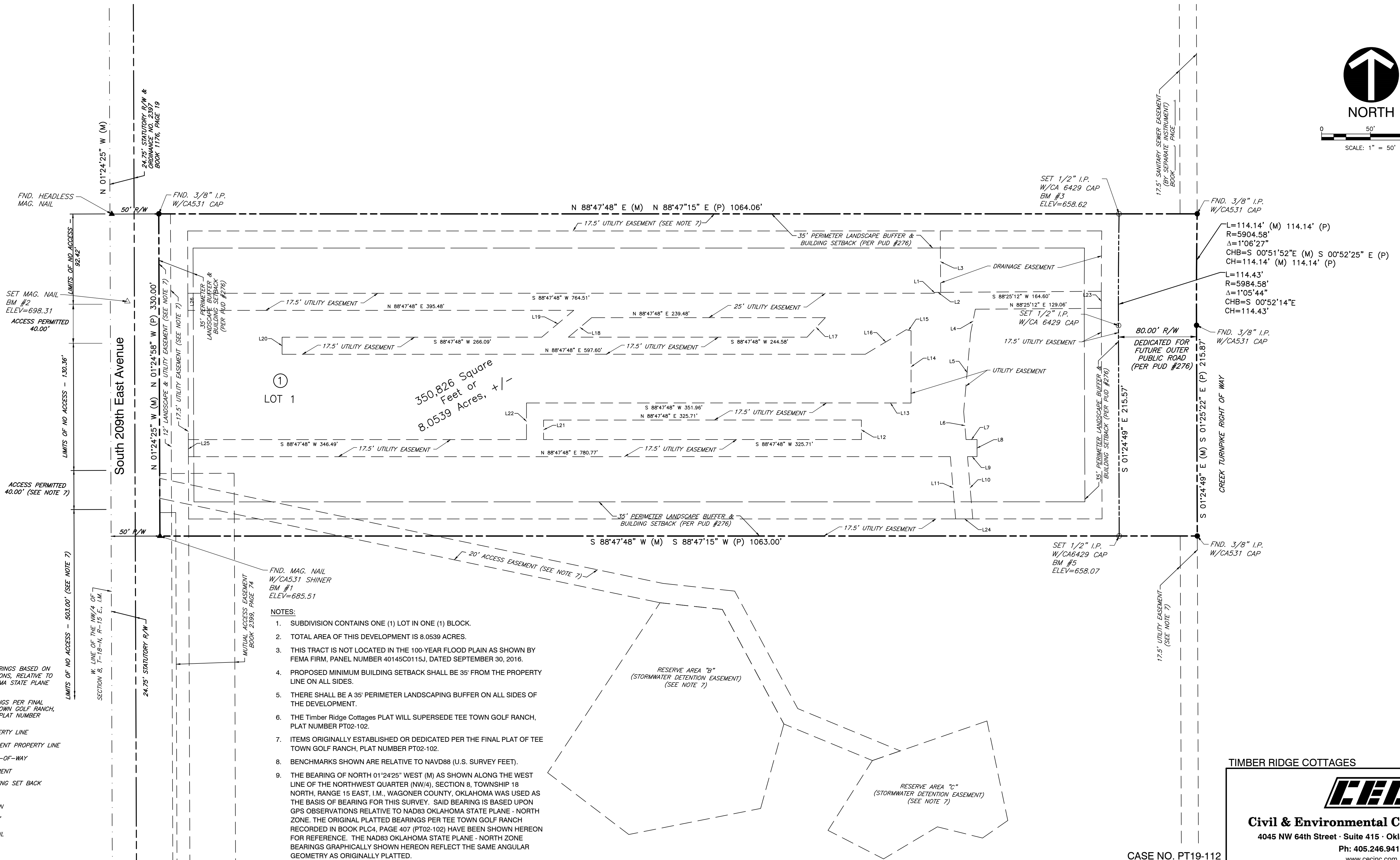


Attest: City Clerk

A REPLAT OF A PORTION OF LOT 1, BLOCK 1, TEE TOWN GOLF RANCH,  
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

**DARIN L. RAIBOURN, PLS NO. 1637**  
4045 NW 64TH STREET, SUITE 415  
OKLAHOMA CITY, OK 73116  
PHONE: (405) 246-9411  
C.A. #6429 EXP. 06/30/20

Line Table		
Line	Length	Direction
L1	1.714	S57°53'34"W
L2	5.488	S89°25'12"W
L3	62.891	S01°34'46"E
L4	25.081	N10°01'28"E
L5	80.676	N03°50'07"E
L6	28.675	N06°02'42"W
L7	11.265	S88°47'48"W
L8	17.500	N01°12'12"W
L9	9.782	N88°47'48"E
L10	64.034	N06°02'42"W
L11	64.034	S06°02'42"E
L12	20.000	S01°12'12"E
L13	42.104	S88°54'11"W
L14	74.087	S01°12'12"E
L15	5.082	S80°07'40"E
L16	48.869	N57°53'34"E
L17	27.466	S42°03'25"W
L18	31.182	N45°53'48"E
L19	42.874	S45°53'48"E
L20	17.500	S01°09'57"W
L21	20.000	N01°12'12"W
L22	37.500	S01°12'12"E
L23	17.500	S01°09'57"W
L24	17.563	S88°47'48"W
L25	17.500	N01°24'25"W
L26	17.500	N01°24'25"W



LEGEND

- (M) MEASURED BEARINGS BASED ON GPS OBSERVATIONS, RELATIVE TO NAD83 OKLAHOMA STATE PLANE (NORTH ZONE)
- (P) PLATTED BEARINGS PER FINAL PLAT OF TEE TOWN GOLF RANCH, RECORDED AS PLAT NUMBER PT02-102.
- \_\_\_\_\_ EXISTING PROPERTY LINE
- \_\_\_\_\_ EXISTING ADJACENT PROPERTY LINE
- \_\_\_\_\_ EXISTING RIGHT-OF-WAY
- \_\_\_\_\_ EXISTING EASEMENT
- \_\_\_\_\_ EXISTING BUILDING SET BACK
- SET IRON PIN
- FOUND IRON PIN
- FOUND CUT "X"
- FOUND MAG NAIL
- SET MAG NAIL

- FND. MAG. NAIL  
W/CA531 SHINER  
BM #1  
ELEV=685.51

NOTES:

1. SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
2. TOTAL AREA OF THIS DEVELOPMENT IS 8.0539 ACRES.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 40145C00115J, DATED SEPTEMBER 30, 2016.
4. PROPOSED MINIMUM BUILDING SETBACK SHALL BE 35' FROM THE PROPERTY LINE ON ALL SIDES.
5. THERE SHALL BE A 35' PERIMETER LANDSCAPING BUFFER ON ALL SIDES OF THE DEVELOPMENT.
6. THE Timber Ridge Cottages PLAT WILL SUPERSEDE TEE TOWN GOLF RANCH, PLAT NUMBER P702-102.
7. ITEMS ORIGINALLY ESTABLISHED OR DEDICATED PER THE FINAL PLAT OF TEE TOWN GOLF RANCH, PLAT NUMBER P702-102.
8. BENCHMARKS SHOWN ARE RELATIVE TO NAVD88 (U.S. SURVEY FEET).
9. THE BEARING OF NORTH 01°24'25" WEST (M) AS SHOWN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW¼), SECTION 8, TOWNSHIP 18 NORTH, RANGE 15 EAST, I.M., WAGONER COUNTY, OKLAHOMA WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. SAID BEARING IS BASED UPON GPS OBSERVATIONS RELATIVE TO NAD83 OKLAHOMA STATE PLANE - NORTH ZONE. THE ORIGINAL PLATTED BEARINGS PER TEE TOWN GOLF RANCH RECORDED IN BOOK PLC4, PAGE 407 (P702-102) HAVE BEEN SHOWN HEREON FOR REFERENCE. THE NAD83 OKLAHOMA STATE PLANE - NORTH ZONE BEARINGS GRAPHICALLY SHOWN HEREON REFLECT THE SAME ANGULAR GEOMETRY AS ORIGINALLY PLATTED.

RESERVE AREA "B"  
(STORMWATER DETENTION EASEMENT)  
(SEE NOTE 7)

RESERVE AREA "C"  
(STORMWATER DETENTION EASEMENT)  
(SEE NOTE 7)

## TIMBER RIDGE COTTAGES

SHEET 1 OF 2



**Civil & Environmental Consultants, Inc.**  
4045 NW 64th Street · Suite 415 · Oklahoma City, OK 73116

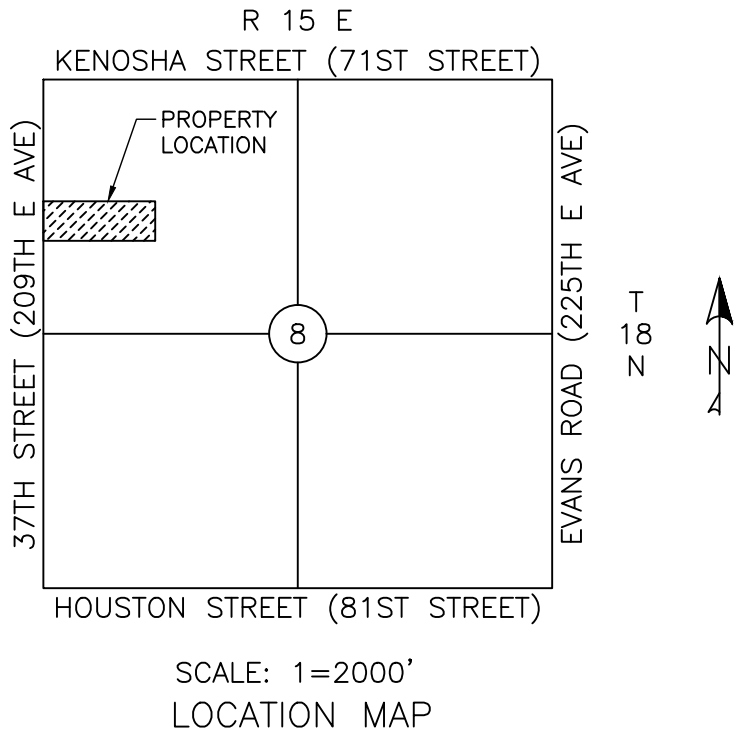
**Ph: 405.246.9411**

C.A. #6429 EXP. 6/30/20

CASE NO. PT19-112

2: \\2019\\193-245\\-Survey\\Dwg\\193245-SV01-Final Plat.dwg\FINAL PLAT 1 OF 2\} LS:(8/29/2019 - charmed) - LP: 8/29/2019 9:33 AM

A:\2019\19-2-2451-Survey\Draw\19-2451-S01-Final Plat.dwg (PLAT) PLOT 2 OF 2] LS(6/29/2019 - 9:34 AM) - L:\8/29/2019 9:34 AM



APPROVED / / by the  
City Council of the City of  
Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

# PUD-276 CONDITIONAL FINAL PLAT OF TIMBER RIDGE COTTAGES

A REPLAT OF A PORTION OF LOT 1, BLOCK 1, TEE TOWN GOLF RANCH,  
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

**OWNER**  
**DHTC DEVELOPMENT, LLC**  
A MISSOURI LIMITED LIABILITY COMPANY  
**CONTACT: RILEY SHANTZ**  
2144 E. REPUBLIC ROAD, SUITE B300  
SPRINGFIELD, MO 65804  
PHONE: (417) 234-7841

**SURVEYOR**  
**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**  
DARIN L. RAIBOURN, PLS NO. 1637  
4045 NW 64TH STREET, SUITE 415  
OKLAHOMA CITY, OK 73116  
PHONE: (405) 246-9411  
C.A. #6429 EXP. 06/30/20

## OWNER'S CERTIFICATE AND DEDICATION KNOW ALL MEN BY THESE PRESENTS:

THAT DHTC DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF AND THE ONLY PERSONS, FIRM OR CORPORATION HAVING ANY RIGHT, TITLE, OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT OF TIMBER RIDGE COTTAGES, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A PART OF THE NORTHWEST QUARTER (NW/4), SECTION 8, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN IN WAGONER COUNTY, OKLAHOMA. THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON SAID ANNEXED PLAT, WHICH SAID ANNEXED PLAT (CONSISTING OF ONE SHEET) REPRESENTS A CORRECT SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE NAME OF TIMBER RIDGE COTTAGES, AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA.

THE UNDERSIGNED DO HEREBY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF THE LAND AND THE ONLY COMPANY, CORPORATION, PARTNERSHIP, PERSON OR ENTITY HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND INCLUDED IN SAID ANNEXED PLAT, EXCEPT AS SET FORTH IN THE BONDED ABSTRACTOR'S CERTIFICATE, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON SAID ANNEXED PLAT TO THE PUBLIC FOR USE AS PUBLIC STREETS, AND DRAINAGE AND UTILITY EASEMENTS FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS FOREVER AND SHALL CAUSE THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT TITLE IS CLEAR. ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS INCLUDING CHANNELS AND DETENTION PONDS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN.

## LEGAL DESCRIPTION:

THE NORTH 330 FEET OF LOT ONE, BLOCK ONE OF TEE TOWN GOLF RANCH, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION EIGHT, TOWNSHIP EIGHTEEN NORTH, RANGE FIFTEEN EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 350,826 SQUARE FEET OR 8.0539 ACRES, MORE OR LESS.

## 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; 350,858 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. 209<sup>TH</sup> 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 (SANITARY SEWER LIFT STATIONS, TRANSFORMERS, FIBER PULL BOXES, TELEPHONE PEDESTALS, AND OTHER UTILITIES AS NECESSARY) MAY BE PLACED WITHIN THE PERIMETER LANDSCAPE BUFFER AS NEEDED. IN ADDITION, APPROPRIATE SCREENING FOR THESE ITEMS WILL BE PROVIDED AS NECESSARY AND SHALL BE APPROVED BY THE CITY.
- 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:

BUILDING FACADES SHALL MEET THE ZONING ORDINANCE AS REQUIRED AND REGULATED BY CHAPTER 5, SECTION 5.5 MULTI-FAMILY RESIDENTIAL BUILDING DESIGN STANDARDS. THE FOLLOWING MODIFICATIONS FOR BUILDING A SHALL APPLY:

-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 THAT 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').

-IN SECTION 5.5.C.4.C. EXTERIOR BUILDING MATERIAL, AT LEAST SIXTY PERCENT (60%) OF THE EXTERIOR OF THE BUILDING, EXCLUDING DOORS AND WINDOWS, SHALL BE CONSTRUCTED OF BUT NOT LIMITED TO MASONRY, CONCRETE PANELS, EXTERIOR INSULATED FINISHED SYSTEMS, AND/OR STUCCO. IN ADDITION, FORTY PERCENT (40%) OF THE NORTH, EAST, AND SOUTH FACING FACADES AND TWENTY PERCENT (20%) OF THE WEST FACING FAÇADE SHALL BE CONSTRUCTED OF NATURAL BRICK OR MASONRY ROCK.

## ACCESS:

-TWO PRIVATE STREETS ACCESSING S. 209<sup>TH</sup> 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. 209<sup>TH</sup> 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 PROJECTS 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.

## LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, DARIN L. RAIBOURN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR WITHIN THE STATE OF OKLAHOMA, AND THE ANNEXED PLAT OF TIMBER RIDGE COTTAGES, AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA, CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 (ELEVEN) SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

DARIN L. RAIBOURN  
PROFESSIONAL LAND SURVEYOR #1637

STATE OF OKLAHOMA )  
COUNTY OF \_\_\_\_\_ ) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, PERSONALLY APPEARED DARIN L. RAIBOURN TO BE THE IDENTICAL PERSON WHO EXECUTED AS A LICENSE PROFESSIONAL LAND SURVEYOR THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

MY COMMISSION EXPIRES:

NOTARY PUBLIC

TIMBER RIDGE COTTAGES SHEET 2 OF 2



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CASE NO. PT19-112