Conceptual Development Plan

Battle Creek

Project Manager:

ROBERT GOBLE

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Land Planning and Golf Course Architecture:

Pittman Poe & ASSOCIATES, INC.

Golf & Resort Communities. Land Planning, Zoning, & Land Development Analysis

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4765-2

8-24-95

41st. Street South

51st Street South

S. 145th E. Ave.

Lake

Commercial / Office ±19.0 Acres

Private Park Swim & Tennis Center ±3.6 Ac.

Villas ±20.3 Acres

Garden Homes ±17.9 Acres

R/C AIRCRAFT

Executive Homesites ±9.1 Acres

Executive Homesites ±6.2 Acres

Executive Homesites ±26.6 Acres

School Site ±12.0 Acres

Executive Homesites ±17.4 Acres

Patio Homes ±8.4 Acres

Patio Homes ±1.7 Ac.

Premier Homesites ±24.6 Acres

Premier Homesites ±21.5 Acres

Patio Homes ±10.9 Acres

Executive Homesites ±21.5 Acres

Premier Homesites ±16.4 Acres

Villas ±22.2 Acres

Executive Homesites ±27.2 Acres

Estate Homesites ±54.4 Acres

Garden Homes ±21.8 Acres

Commercial ±9.2 Acres

Open Space ±0.9 Acres

Commercial ±13.2 Acres

Executive Homesites ±8.4 Acres

Executive Homesites ±15.3 Acres

Estate Homesites ±4.0 Acres

Estate Homesites ±6.4 Acres

Golf Maintenance Facility ±3.2 Acres

Executive Homesites ±7.7 Acres

Estate Homesites ±4.2 Acres

Out Parcel

Villas ±14.8 Acres

Executive Homesites ±4.0 Acres

Golf Practice Facility

Clubhouse Site ±4.9 Acres

Patio Homes ±2.6 Acres

Patio Homes ±5.5 Acres

Patio Homes ±6.4 Acres

Commercial / Office ±23.9 Acres

Commercial ±4.8 Acres

Office Park ±10.8 Acres

Office Park ±11.2 Acres

Office Park ±7.7 Acres

Hotel / Conference Center ±16.2 Acres

Hwy. 51

Broken Arrow Expressway

50' R.O.W.

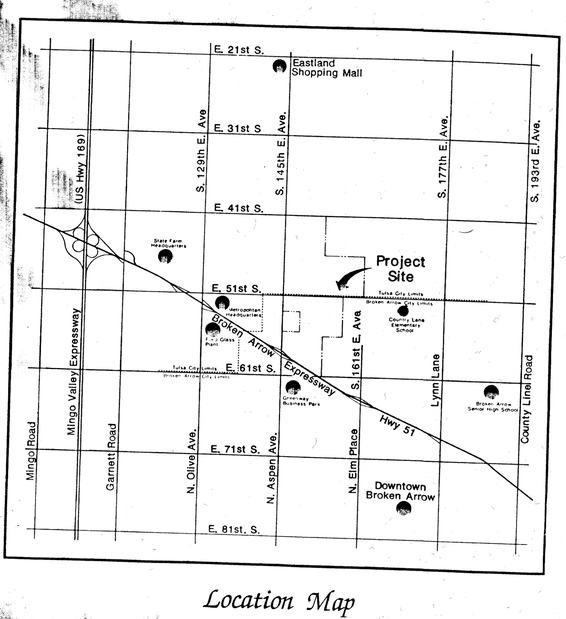
60' R.O.W.

80' R.O.W.

Scale: 1"=200'-0"

200' 100' 0 200' 400'

North



Location Map

Data Summary:

Total Project Area	786.5 Acres (Gross) ±717.8 Acres (Net)
Development Areas*	
• Residential	±407.4 Acres (Net) / 451.4 Acres (Gross)
• Office	±51.2 Acres (Net) / 58.3 Acres (Gross)
• Commercial	±48.6 Acres (Net) / 57.6 Acres (Gross)
• Hotel / Conference Center	±16.2 Acres (Net) / 16.6 Acres (Gross)
• School	±12.0 Acres (Net) / 13.5 Acres (Gross)
Total	±535.4 Acres (Net) / 597.4 Acres (Gross)
Golf Course / Open Space	
• Golf Course	±170.7 Acres (Net) / 175.7 Acres (Gross)
• Clubhouse Site	±4.9 Acres (Net) / 5.1 Acres (Gross)
• Golf Maintenance Facility	±3.2 Acres (Net) / 4.1 Acres (Gross)
• Private Park	±3.6 Acres (Net) / 4.2 Acres (Gross)
Total	±182.4 Acres (Net) / 189.1 Acres (Gross)
Total Number of Dwelling Units	2,779 DU
• Estate Homesites (3.0 DU/Ac.)	222 DU
• Premier Homesites (3.5 DU/Ac.)	236 DU
• Executive Homesites (4.25 DU/Ac.)	686 DU
• Garden Homesites (5.5 DU/Ac.)	248 DU
• Patio Homes (8.5 DU/Ac.	331 DU
• Villas (16.5 DU/Ac.)	1056 DU
Overall Project Density	3.53 DU/Acre
Commercial Floor Area	1,040,736 sq.ft. (F.A.R.-0.415)
Office Floor Area	825,798 sq.ft. (F.A.R.-0.326)
Hotel/Conference Center Floor Area	225,000 sq.ft. (F.A.R.-0.311)

* Individual Tract Areas Shown Represent Net Acreage.