

Minimum Lot Frontage.....	50 feet (along public street)
Minimum Building Setback:	
From R.O.W. line of Lynn Lane & Hillside Drive	50 feet ⁽¹⁾ , 25 feet ⁽²⁾
West boundary of PUD.....	17.5 feet
Internal Lot Line.....	10.0 feet
From R.O.W. line of Highway 51.....	25 feet ⁽³⁾ , 50 feet ⁽⁴⁾
Maximum Building Height.....	None
Freestanding Signage.....	**
Parking Ratio.....	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

- (1) With parking in front of the building.
- (2) With 25 feet of landscaped area adjacent to the right-of-way and no parking or paving in front of the building
- (3) If no pavement, nor any buildings, nor any signs are placed within this 25 ft. setback.
- (4) If paving, parking or signs are proposed within this area.

** One monument sign, not exceeding a height of 8-ft and a display area of 96 square feet, is permitted along the frontage of each lot. There shall be two (2) free standing pylon signs on this development as follows:

- a. One 25-ft tall pylon sign will be located near the intersection of Hillside Drive and Lynn Lane, with a minimum setback of 25 feet from Lynn Lane ROW, away from easements and sight triangle. The maximum display area of this pylon sign shall be 300 square feet.
- b. Another 25-ft tall pylon sign will be located within Reserve A, along the frontage of Highway 51. The minimum sign setback shall be 25 feet from Hwy 51 ROW, and away from easements. The maximum display area of this pylon sign shall be 300 square feet.

Development Area C

Development Area C consists of approximately 2.30 acres. It will be used as a Public Street right-of-way and will be dedicated to the City of Broken Arrow by plat.

Development Area D

Development Area D consists of approximately 1.65 acres. It will be used as a Reserve for Storm Water Management. A wet pond detention will be constructed that will enhance the frontage of this development. The maintenance of this reserve will be the responsibility of the property owners association. Landscaping will be designed to enhance the street frontage, and to create a pleasant environment within this area. Shrubs will be planted at a minimum 3-gallon container size. A minimum of 1 tree shall be installed every 40 feet along the perimeter. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance.

No signs shall be permitted in Development Area D.