

Alfa Laval, Inc.

Planned Unit Development
PUD No. 268

Submitted to:

City of Broken Arrow
Oklahoma

Revised November 7, 2017

Prepared By:



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DEVELOPMENT CONCEPT & CHARACTER

Alfa Laval is a proposed industrial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is located at 1201 S. 9th Street in Broken Arrow, Oklahoma. The western portion of the site is located within the Lynn Lane Industrial Park. The property is bound by A-1 zoning on the east and south side. The area north of the property is zoned IL. The owner will dedicate to the City the street right-of-way on the south side of the property.

The project consists of one development area. Development Area A consists of one lot for light industrial use, and encompasses 661.06 feet of street frontage along Lynn Lane (S. 9th Street). The average depth of Development Area A is 2649 feet. The PUD boundary legal description is included in this document. Although development area A includes the Nashville Street right-of-way all the development standards listed in this PUD only apply to the areas within the lot.

The proposed project consists of constructing new buildings including parking and drives for industrial use. The current zoning of the property is IL. Some of the existing buildings on the property associated with this PUD will remain and some will be removed and replaced. A Conceptual Site Plan for the project is shown on Exhibit "A".

Site lighting will be provided in accordance with the requirements of the City of Broken Arrow.

LANDSCAPING AND SCREENING

The Landscape Plan will be designed in accordance with the Broken Arrow Zoning Ordinance with the following deviations:

- 1- The 10 feet landscape buffer along the public streets will not be required due to conflict with existing improvement.
- 2- The 10 feet landscape buffer (Section 5.2 B.1.d) along the south property line abutting the residential zoning district as required will not be required. Instead, an 8 foot tall screening fence will be installed at the property line except at driveways. The fence will extend further east as future development phases occur.
- 3- The fence will be installed 1 foot away from the right-of-way. The fence will be setback as required to maintain corner sight distance.
- 4- Within the parking lot, the landscape island width shall not be less than 8.0 feet.

Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance. All mechanical and HVAC equipment will be screened from public view as required by the zoning code. Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides.

DEVELOPMENT AREA “A” STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the IL District, except as noted below:

Permitted Uses	As permitted within the IL Zoning Districts.
Zoning Classification.....	IL / PUD
Net Development Area.....	39.43 acres
Minimum Lot Area	As permitted within the IL Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the IL Zoning Districts
Minimum Lot Frontage.....	As permitted within the IL Zoning Districts
Minimum Building Setback:	
From R.O.W. line of Lynn Lane.....	50.0 feet
From R.O.W. line of E. Nashville St.....	50.0 feet
East Boundary of PUD	30.0 feet
North Boundary of PUD.....	0.0 feet
Maximum Building Height.....	As permitted within the IL Zoning Districts
Freestanding Signage.....	As permitted within the IL Zoning Districts
Parking Ratio.....	200% in excess of the parking required by the applicable use as set forth within the Broken Arrow Zoning Code.

DETAIL SITE PLAN REVIEW

A Detailed Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permit on this development. The applicant shall submit the site plan to the City and supply all information required.

GRADING & UTILITY PLANS

A Site Grading & Utility Plan will be submitted to the City of Broken Arrow for approval. The Conceptual Drainage Plan is shown on Exhibit C.

The Conceptual Site Utility Plan is shown on Exhibit B. All utilities are available to serve this development. Drainage & utility plans will be prepared in accordance with the City of Broken Arrow requirements.

ACCESS AND CIRCULATION

The main access to the PUD will be from Lynn Lane (S. 9th Street) and from E. Nashville Street as shown on Exhibit A. The minimum separation distance between centerlines of driveways along the Nashville street frontage shall be 85 feet. The maximum driveway width shall not exceed 135 feet.

Sidewalks along the proposed Nashville Street will not be required. However, an escrow fee will be paid for the sidewalk along Lynn Lane frontage.

EXTERIOR SITE LIGHTING

All exterior site lighting shall be in strict accordance with the City of Broken Arrow requirements. Before any exterior light pole or building wall pack is installed, a photometric study shall be submitted to the City of Broken Arrow Development Services Department for approval.

SCHEDULED DEVELOPMENT

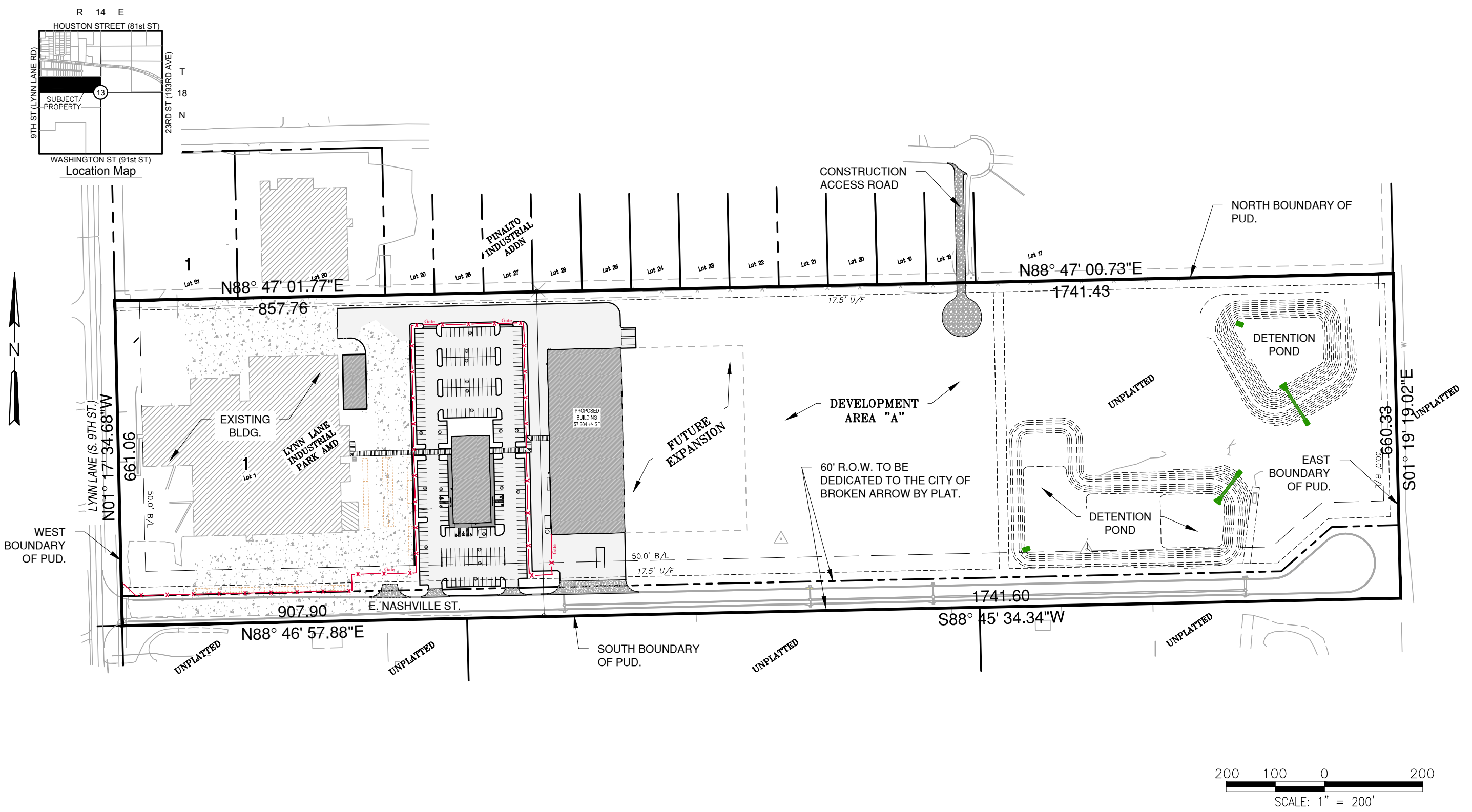
Following approval of this PUD, it is anticipated that construction may commence as soon as all required permits are obtained.

LEGAL DESCRIPTION

ALL OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 S/2 NW/4) OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.;

EXHIBIT A

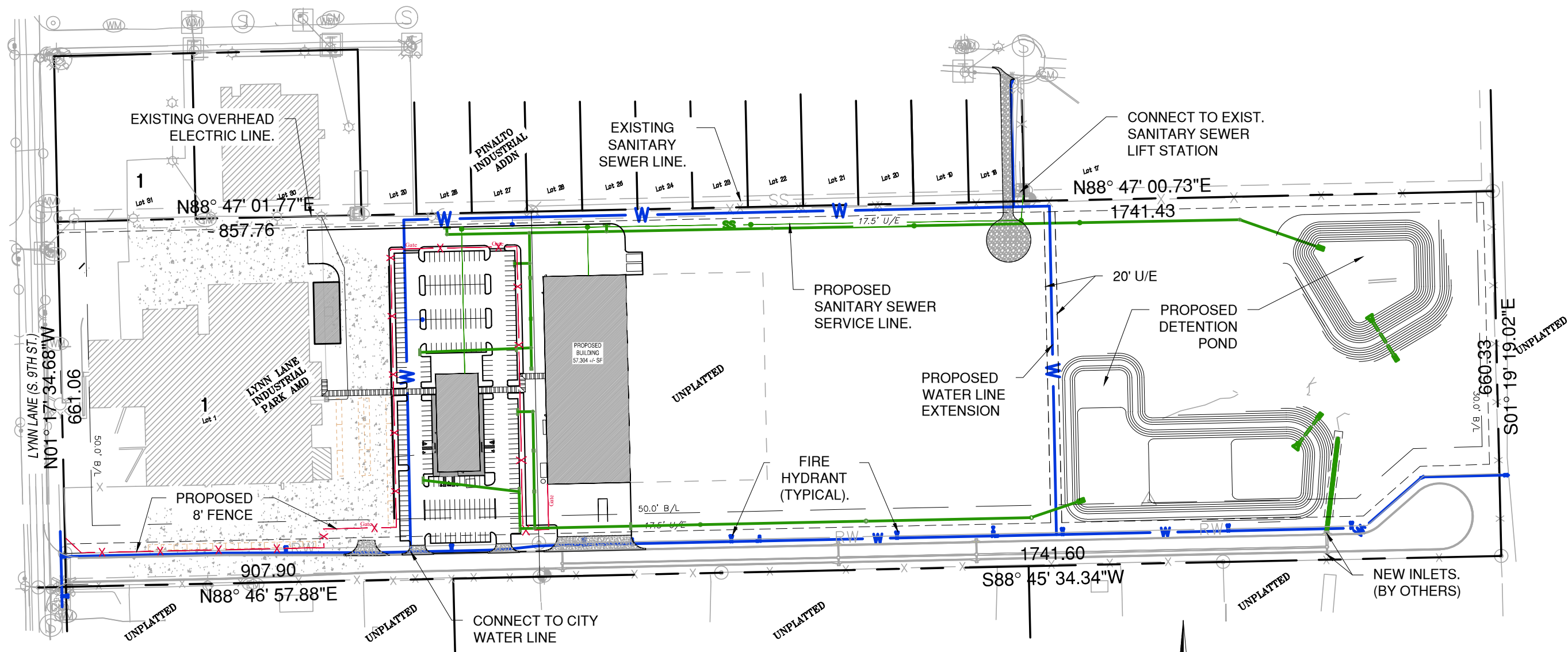
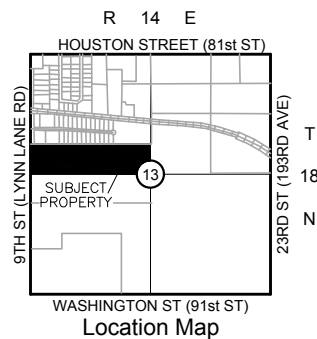
CONCEPTUAL SITE PLAN



PUD LEGAL DESCRIPTION
 ALL OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 S/2 NW/4) OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXHIBIT B

CONCEPTUAL UTILITY PLAN



LEGEND - SYMBOLS

- | | |
|--------|------------------------|
| P.O.B. | POINT OF BEGINNING |
| U/E | UTILITY EASEMENT |
| B/L | BUILDING LINE SETBACK |
| MAE | MUTUAL ACCESS EASEMENT |

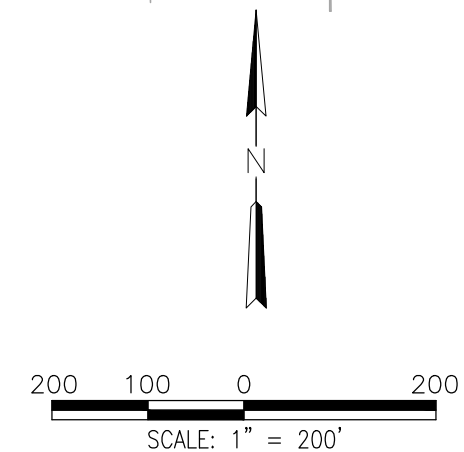


EXHIBIT C

CONCEPTUAL GRADING & DRAINAGE PLAN

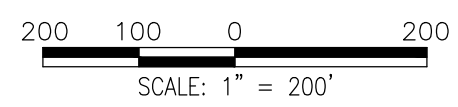
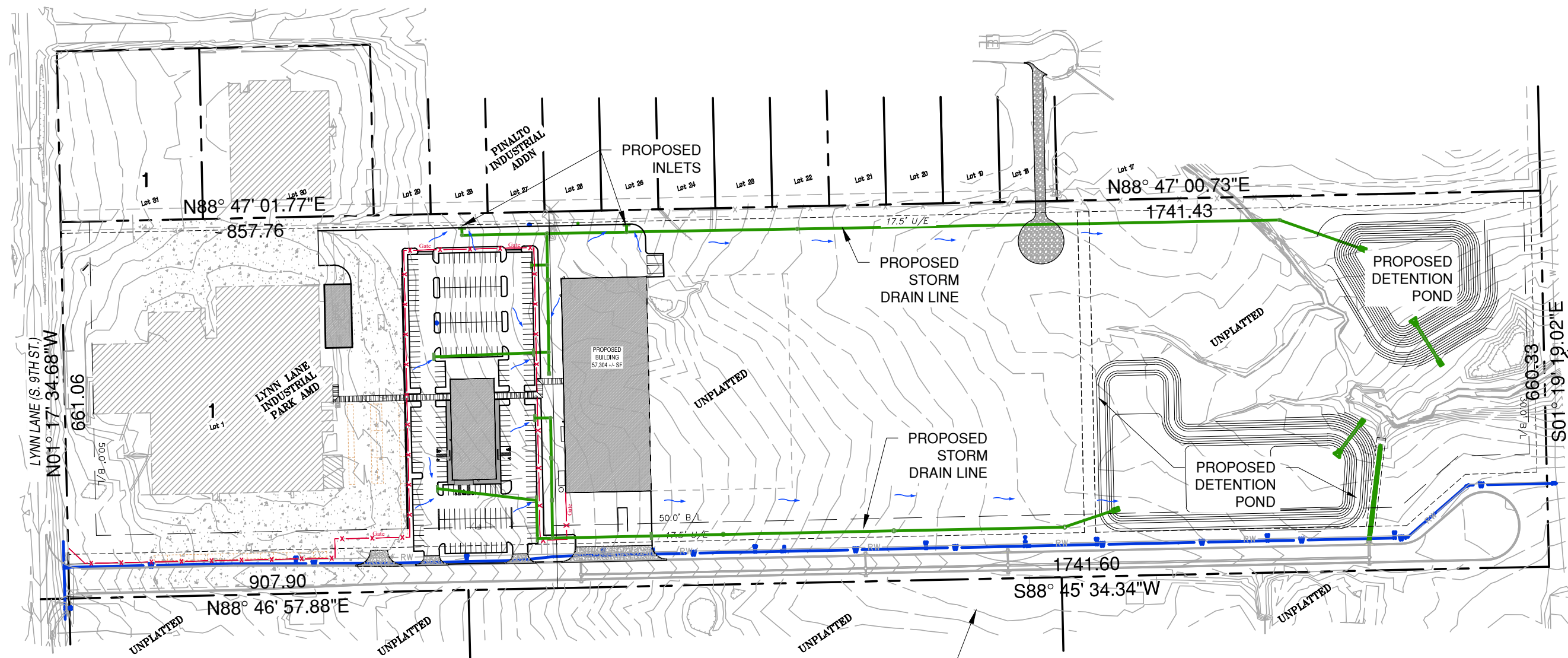
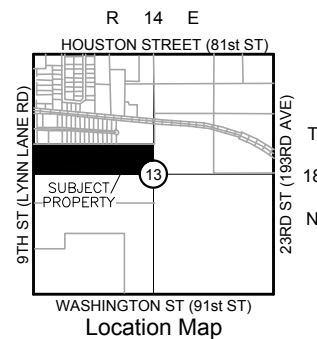
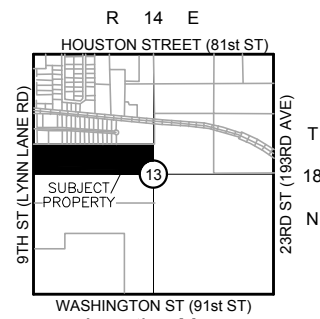


EXHIBIT D

USDA NRCS SOIL MAP



Location Map



Dennis-Radley complex,
0 to 12 percent slopes

Dennis silt loam, 1
to 3 percent slopes

Dennis silt loam, 3 to 5
percent slopes, eroded

BOUNDARY
OF PUD.

Dennis-Pharoah
complex, 1 to 3 percent
slopes

Dennis-Radley complex,
0 to 12 percent slopes

Dennis silt loam, 3 to 5
percent slopes

Lula silt loam, 1 to 3
percent slopes

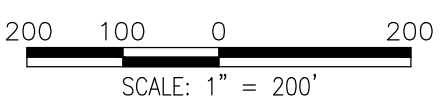
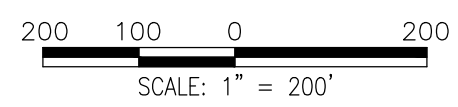
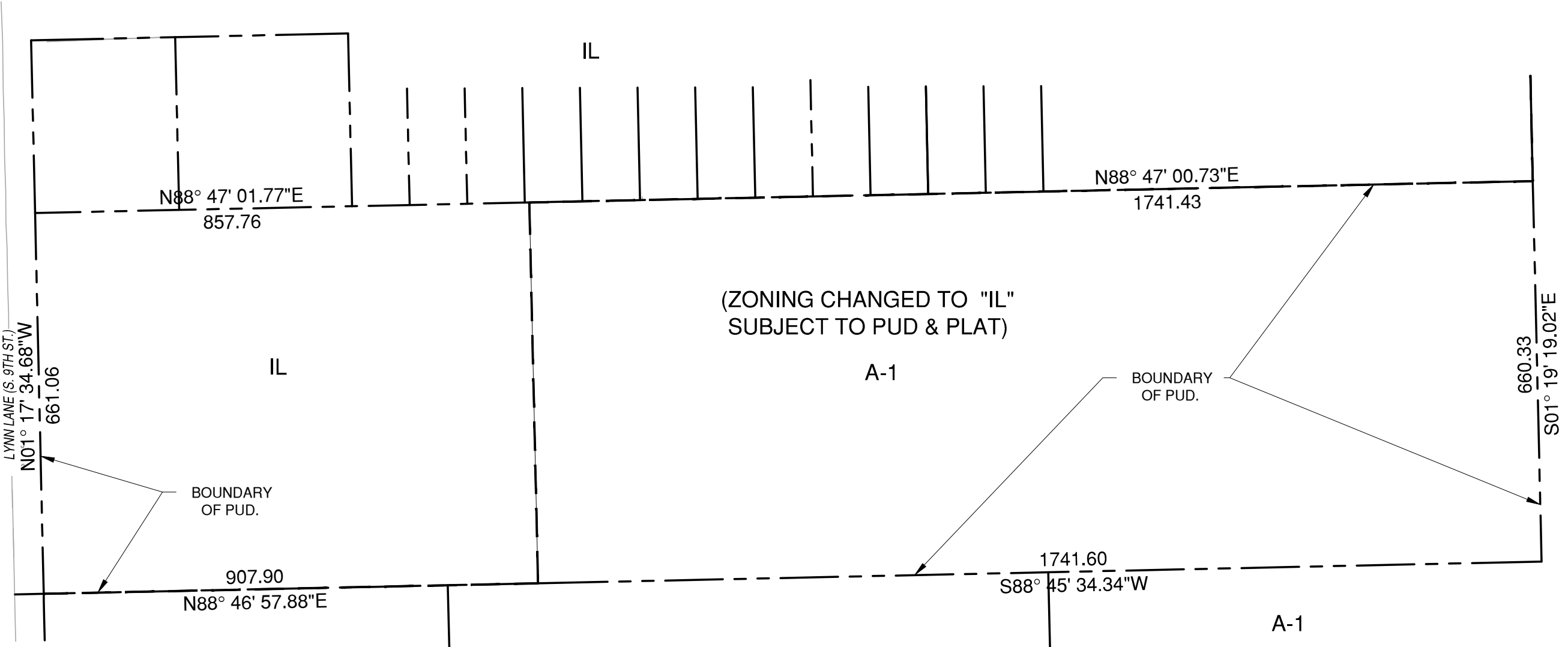
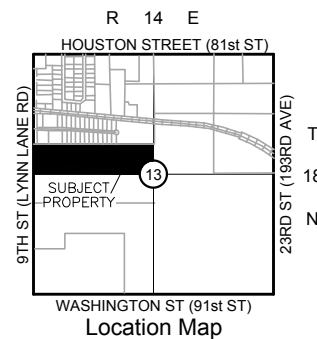


EXHIBIT E

ZONING MAP



END OF PUD