

# TIGER CROSSING

BROKEN ARROW, OKLAHOMA

**PLANNED UNIT DEVELOPMENT NO. PUD-001845-2024**

Submitted to:  
City of Broken Arrow  
Oklahoma

December 2, 2024

Prepared for:  
Bhow Capital, LLC  
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**I. DEVELOPMENT CONCEPT & CHARACTER**

Tiger Crossing is a proposed mixed-use development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code (the “Code”). The site is approximately 17.66 acres located in the SE quarter of Section 36 Township 19 North Range 14 East and situated near the northwest corner of North County Line Road and East Albany Street South. The property is bounded on the south across Albany Street by Broken Arrow Public School property, on the west by Scuba Savvy, on the north by the residential subdivision of Fairway Crossing, and on the east by County Line Road and other commercial development on the east side of County Line Road. The property has approximately 610 feet of frontage along County Line Road and approximately 1260 feet of frontage along Albany Street.

The Project consists of three (3) development areas. Development Area A will be for commercial use with several one-story buildings fronting County Line Road and Albany Street, including parking and drives necessary for the development and encompasses approximately 7.37 acres of land, shown as Tracts 1 and 2 on the Development Area Map. Development Area B will be for residential and light office use and encompasses approximately 8.32 acres of land shown at Tract 4 on the Development Area Map. Development Area C will be for mixed-use commercial and/or residential use and encompasses approximately 1.97 acres of land shown as Tract 3 on the Development Area Map.

The current zoning of the property is A-1 (Agricultural). Development Area A will be rezoned to CG (Commercial General). Development Areas B and C will be rezoned to CM (Community Mixed Use).

A Conceptual Site Plan for the Project is shown on **Exhibit A**. The Development Area Map for the project is shown on **Exhibit B**.

**II. DEVELOPMENT AREA “A” STANDARDS**

Development Area “A” shall be governed by the Code and use and development regulations of the CG District, except as otherwise modified below:

<b>Permitted Uses</b> .....	As permitted within the CG Zoning District. No outdoor storage shall be permitted.
<b>Net Development Area</b> .....	7.37 acres
<b>Maximum Floor area Ratio Per Lot</b> .....	0.75
<b>Minimum Lot Frontage</b> .....	100 feet
<b>Minimum Building Setbacks:</b>	
From County Line Road .....	25.0 feet
From Albany Street .....	25.0 feet
From Development Area B boundary .....	25.0 feet

From Development Area C boundary ..... 10.0 feet  
Internal lot boundaries ..... 0 feet

**Maximum Building Height:** 35 feet\*

\*Unoccupied architectural features, not to exceed 42 feet, are permitted with Detail Site Plan approval.

**Interior Parking Lot Landscaping:**

Interior parking lot landscaping shall be in accordance with the Code, provided landscape islands shall be a minimum of 9'x18'. A landscape island shall be provided for every 15 parking spaces and shall be spaced, on average, every 15 spaces.

**Screening:**

Rooftop mechanical equipment shall be screened in accordance with the Code, provided, the internal facing side of such equipment that faces Development Area B shall not be required to be screened so long as the 3 screened sides block visibility from County Line Road and East Albany Street. Wall-mounted mechanical equipment shall be screened in accordance with the Code.

The finished side of screening fencing will face out toward Development Area B and shall be allowed to face out on the other property lines.

**Signage:**

Signage shall be permitted in accordance with the Code, except as modified below:

Freestanding Signage:

One (1) integrated development identification monument sign not exceeding a height of 24-ft will be permitted to be installed at the corner of Albany and County Line Road with a panel size allowed by the Code. Each lot is allowed one (1) freestanding sign that shall have a monument base made of similar materials as the main structure/building on that lot. Except as provided herein, all signage shall comply with the Code.

**Parking Ratio:**

As required for the applicable use type as set forth within the Code. Cross parking will be allowed.

**III. DEVELOPMENT AREA “B” STANDARDS**

Development Area “B” shall be governed by the Code and use and development regulations of the CM District, except as otherwise modified below:

<b>Permitted Uses</b> .....	Office, business or professional; Dwelling, multi-family; Dwelling, single-family attached; and customary accessory uses thereto, including but not limited to a private dog park, private clubhouse and pool.
<b>Net Development Area</b> .....	8.32 acres
<b>Minimum Lot Area</b> .....	As permitted within the CM Zoning District.
<b>Minimum Lot Frontage</b> .....	None.
<b>Maximum Number of Dwelling Units</b> .....	150

**Minimum Building Setbacks:**

From North property boundary:	35 feet
From West property boundary:	20 feet
From East property boundary:	0 feet
From South property boundary:	0 feet

**Maximum Building Height** As permitted within the CM Zoning District.

**Interior Parking Lot Landscaping:**

Interior parking lot landscaping shall be in accordance with the Code, provided, landscape islands shall be a minimum of 9’x18’. A landscape island shall be provided for every 15 parking spaces and shall be spaced, on average, every 15 spaces.

**Landscape Buffer:**

A thirty-five foot (35’) wide landscape buffer shall be provided along the north boundary of Development Area B. Within the landscape buffer, a minimum of ten (10) shrubs and one (1) evergreen tree shall be planted for every thirty (30) linear feet thereof. The landscape buffer shall be permitted to remain in its natural, forested state until such time a Landscape Plan is submitted for approval in conjunction with the actual development of Development Area B.

**Parking Ratio:**

Residential: 1.5 parking spaces per one-bedroom units and 2 parking spaces per two or more-bedroom units.

Office: As permitted for the applicable use type as set forth in the Code.

**Exterior Building Materials:**

At least sixty-five percent (65%) of the exterior of residential buildings, excluding doors and windows, shall be constructed of masonry concrete panels, Exterior Insulated Finish Systems (EIFS) and/or stucco. Fiber Cement exterior siding products are acceptable finish materials to comply with “masonry concrete panels” as defined by the Code. Additionally, at least twenty-five percent (25%) of any street facing façade of residential buildings shall be constructed of natural brick or masonry rock, provided, however, internal parking areas, common areas, and façades screened by opaque screening walls shall not be considered “street facing”.

**Signage**

As permitted within the CM Zoning District.

**IV. DEVELOPMENT AREA “C”**

Development Area “C” shall be governed by the Code and use and development regulations of the CM District, except as otherwise modified below:

Permitted Uses .....	As permitted within the CM Zoning District. No outdoor storage shall be permitted.
Net Development Area .....	1.97 acres

**Minimum Building Setbacks:**

From Albany Street .....	25.0 feet
From Development Area B boundary .....	20.0 feet
From Development Area A boundary .....	10.0 feet
From West property boundary .....	20.0 feet

**Commercial Development Standards:**

All commercial and mixed-use development within Development Area C shall comply with the commercial development standards of Development Area A.

**Residential Development Standards:**

All residential development within Development Area C shall comply with the residential development standards of Development Area B.

## V. GENERAL REQUIREMENTS

### A. LANDSCAPING AND SCREENING

The Tiger Crossing Landscaping Plan will be designed in accordance with the Code except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2.C4 of the Code. A Conceptual Landscape Plan is attached hereto as **Exhibit C**.

The width of the internal landscaped areas shall be no less than 10 feet measured from the back of parking lot curb to the lot line. A landscape buffer shall be provided along North County Line Road and East Albany Street, which shall not be less than 10 feet in width.

At least one (1) tree shall be provided per 50 linear feet along North County Line Road and East Albany Street. All trees will be selected from the approved tree list contained in the Code; required trees will be planted at a minimum size of 2" caliper. All of the required trees will be medium to large trees as identified in the Code. All landscaped areas will be irrigated with an automatic irrigation system and maintained per requirements of the Code.

Outdoor refuse collection receptacles will not be located within a required setback. The refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall between six feet (6') and eight feet (8') in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

An eight foot (8') tall screening fence shall be required along the north property line abutting the residential development of Fairway Crossing to the north.

### B. ACCESS AND CIRCULATION

A total of six (6) curb cuts shall be permitted to access the Project. The curb cuts are not required to meet the 250-foot separation requirement of Section 5.3.B.3.b. of the Code.

- (1) Via South 193<sup>rd</sup> East Avenue/County Line Road, a maximum of two (2) curb cuts shall be permitted.
- (2) Via East Albany Street/East 61<sup>st</sup> Street South, a maximum of four (4) curb cuts shall be permitted.
- (3) The location of the curb cuts must be approved by the City's Engineering and Construction Department. PUD Site Plan approval for each of the curb cuts to access the Project must be obtained at such time as the lots are developed and prior to the issuance of any building permit for the respective lot.

The Conceptual Access and Circulation Plan is attached hereto as **Exhibit D**.

**C. DETAIL SITE PLAN REVIEW**

A Detail Site Plan shall be approved by the City of Broken Arrow prior to the issuance of any building permits for the Project. Detail Site Plans may be approved for the respective Development Areas, or lots contained therein as development occurs.

**D. EXTERIOR SITE LIGHTING**

All exterior site lighting shall be in 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 for approval.

**VI. SUBDIVISION PLAT**

The property shall be platted and the provisions of this PUD shall be incorporated into the subdivision plat.

**VII. GRADING & UTILITY PLANS**

New water and sanitary sewer lines will be extended to serve the Project. Dry utilities such as gas, electric, and telephone will also be extended by their respective utility companies to serve the Project. Drainage and utility plans will be prepared with the City of Broken Arrow requirements. A Conceptual Utility Plan is attached hereto as **Exhibit E**. A Site Grading and Utility Plan will be submitted to the City of Broken Arrow for approval prior to the issuance of a building permit.

**VIII. SCHEDULE OF DEVELOPMENT**

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

**XI. LEGAL DESCRIPTIONS**

**PUD BOUNDARY**

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01°22'03" WEST ALONG THE EASTERLY LINE OF SAID SECTION 36 FOR 50.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 60.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193<sup>RD</sup> EAST AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ALBANY STREET, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°40'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY



LINE, 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36 FOR 1260.66 FEET TO A POINT ON THE WESTERLY LINE OF THE E/2 SE/4 OF SAID SECTION 36; THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID E/2 SE/4 FOR 610.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF RESERVE "E" OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONG THE SOUTHERLY LINE OF SAID RESERVE "E", THE SOUTH LINE OF BLOCK 5 OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1260.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH 193<sup>RD</sup> EAST AVENUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 36 FOR 610.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINS 17.667 ACRES OR 769,576 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

**DEVELOPMENT AREA “A”**  
(Development Area “A” includes Tracts “1” and “2”)

Tract “1”

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'53" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 817.54 FEET; THENCE NORTH 01°19'07" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE NORTH 01°19'07" WEST FOR 260.00 FEET; THENCE NORTH 88°40'53" EAST FOR 497.28 FEET; THENCE NORTH 01°22'03" WEST FOR 350.47 FEET; THENCE NORTH 88°40'53" EAST FOR 260.00 FEET TO A POINT THAT IS ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH 193<sup>RD</sup> EAST AVENUE; THENCE SOUTH 01°22'03" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 585.50 FEET; THENCE SOUTH 43°39'25" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 35.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET; THENCE SOUTH 88°40'43" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 732.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 6.605 ACRES OR 287,739 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

And

Tract “2”

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'53" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 990.88 FEET; THENCE NORTH 01°19'07" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET, SAID POINT BEING THE **POINT OF**

**BEGINNING** OF SAID TRACT OF LAND; THENCE NORTH 01°19'07" WEST FOR 260.00 FEET; THENCE NORTH 88°40'53" EAST FOR 128.33 FEET; THENCE SOUTH 01°19'07" EAST FOR 260.00 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET; THENCE SOUTH 88°40'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 128.33 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 0.766 ACRES OR 33,367 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

**DEVELOPMENT AREA "B"**  
(Development Area "B" includes Tract "4")

Tract "4"

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'53" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 817.54 FEET; THENCE NORTH 01°19'07" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE SOUTH 88°40'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 45.00 FEET; THENCE NORTH 01°19'17" WEST FOR 260.00 FEET; THENCE SOUTH 88°40'53" WEST FOR 458.30 FEET TO A POINT ON THE WESTERLY LINE OF THE SAID E/2 SE/4; THENCE NORTH 01°20'58" WEST ALONG SAID WESTERLY LINE FOR 350.50 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF FAIRWAY CROSSING, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 88°40'53" EAST ALONG THE SOUTH LINE OF SAID FAIRWAY CROSSING AND AN EASTERLY EXTENSION THEREOF FOR 1000.47 FEET; THENCE SOUTH 01°22'03" EAST FOR 350.47 FEET; THENCE SOUTH 88°40'53" WEST FOR 497.28 FEET; THENCE SOUTH 01°19'17" EAST FOR 260.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 8.319 ACRES OR 362,384 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

**DEVELOPMENT AREA “C”**  
(Development Area “C” includes Tract “3”)

Tract “3”

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION THIRTY-SIX (36), TOWNSHIP NINETEEN (19) 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:

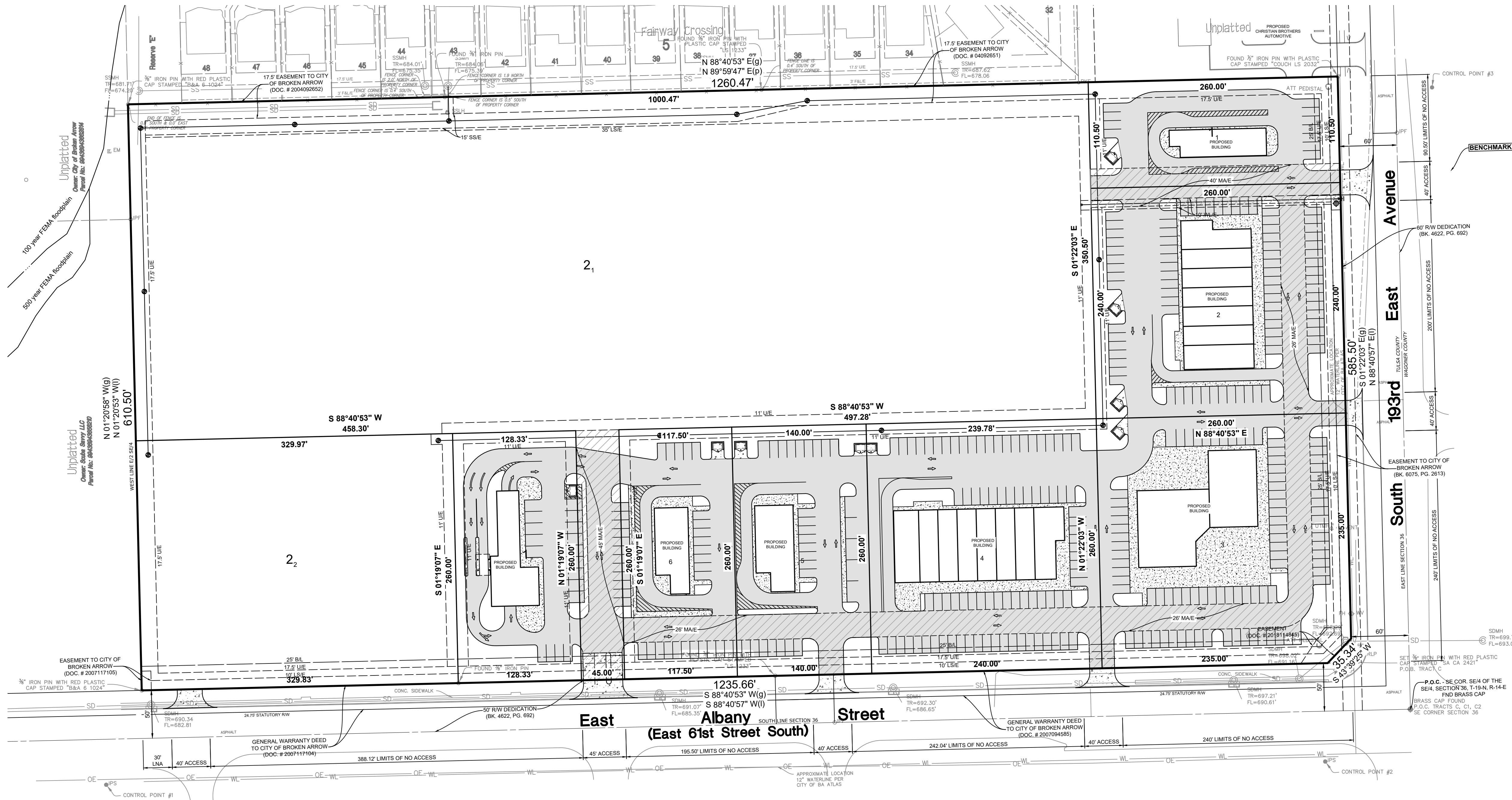
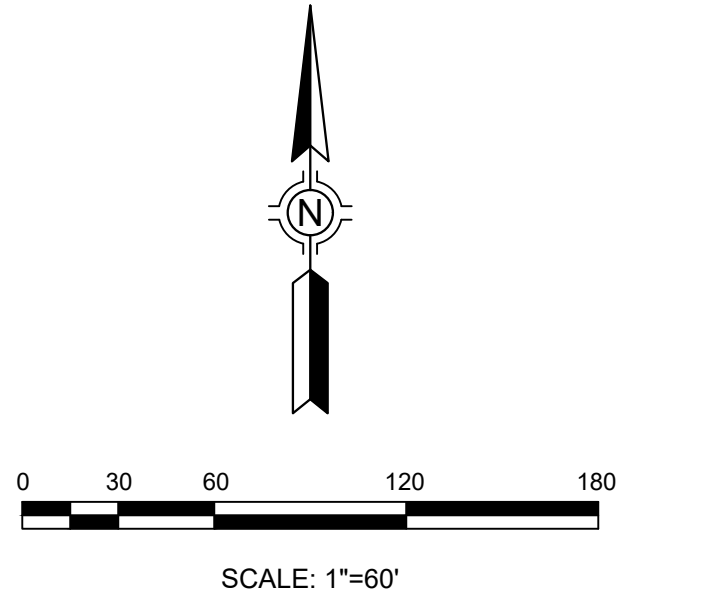
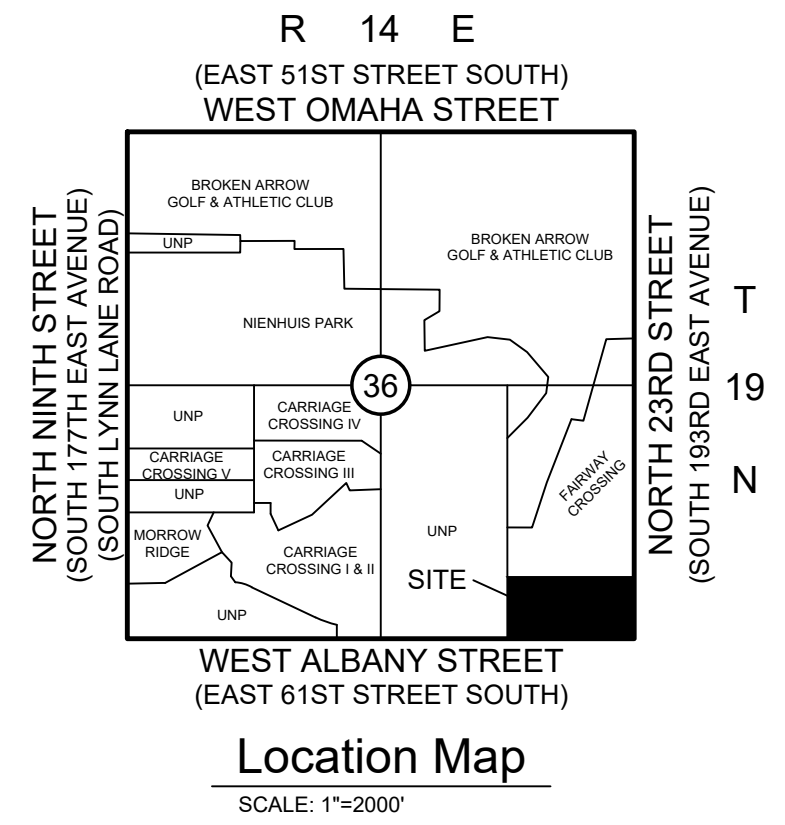
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 88°40'53" WEST ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 990.88 FEET; THENCE NORTH 01°19'07" WEST FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EAST ALBANY STREET, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID TRACT OF LAND; THENCE SOUTH 88°40'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 329.83 FEET TO A POINT ON THE WESTERLY LINE OF SAID E/2 SE/4; THENCE NORTH 01°20'58" WEST ALONG SAID WESTERLY LINE FOR 260.00 FEET; THENCE NORTH 88°40'53" EAST FOR 329.97 FEET; THENCE SOUTH 01°19'07" EAST FOR 260.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 1.969 ACRES OR 85,774 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 3501)

**Exhibit A**

**CONCEPTUAL SITE PLAN**



K:\1948.05 TIGER CROSSING CIVIL\PLANS\STPL-EXHBT-A.dwg, STPL-EXHBT-A, Nov 14, 2024, 8:55:05am, SISEMORE & ASSOCIATES, INC., 2024

DATE	REVISIONS

**CITY OF  
BROKEN ARROW**

*Where opportunity lives*

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION SPECIFICATIONS

**SISEMORE  
& Associates, Inc.**

6660 S. SHERIDAN, SUITE 210    PHONE: (918) 665-3800  
TULSA, OKLAHOMA 74133    FAX: (918) 665-8668  
C.A. NO. 2421    EXP. DATE 6/30/26

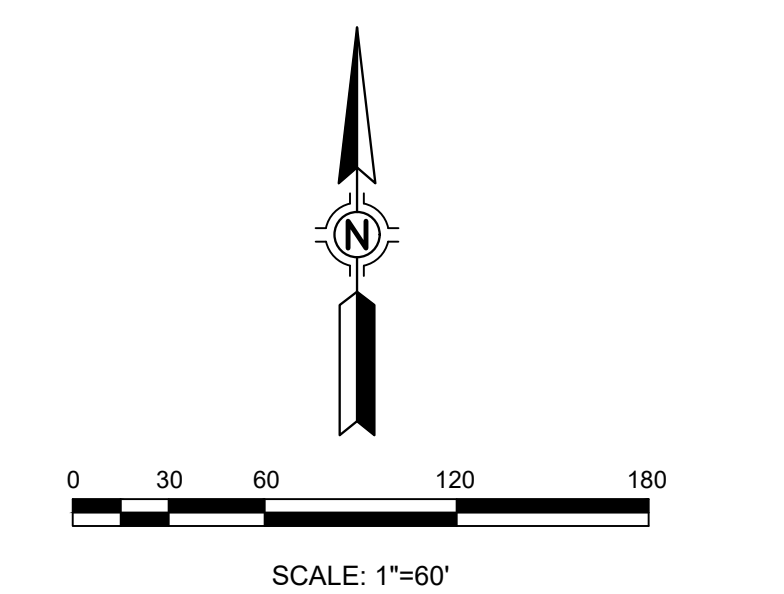
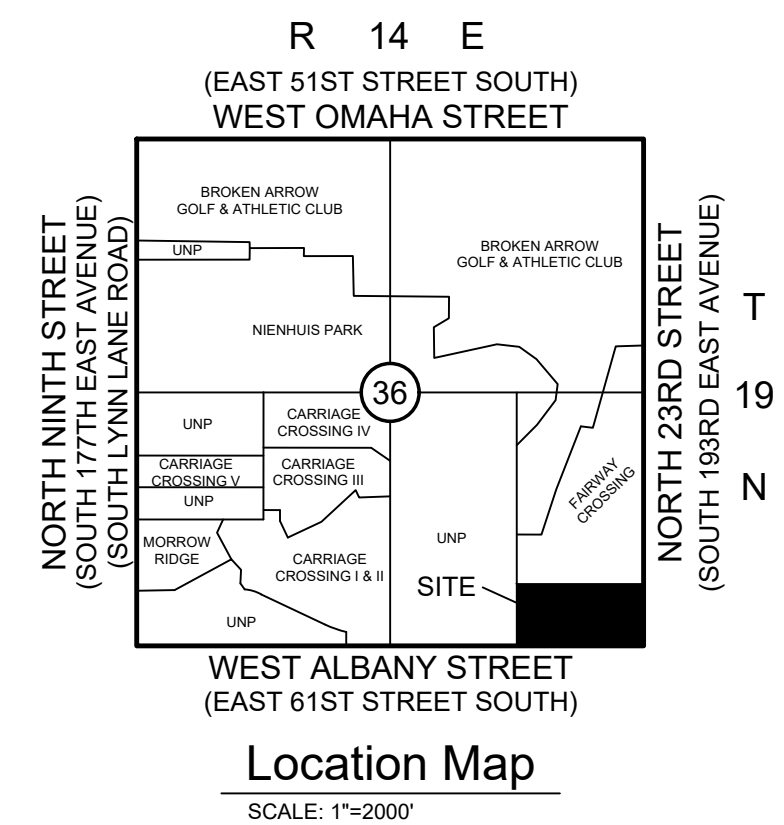
**Tiger Crossing**  
Conceptual Site Plan Exhibit A

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=60'	DKP	11/14/2024	KDD	11/14/2024
HORZ. NA	REVIEWED	DATE	APPROVED	DATE
VERT. NA				
DRAWING NAME:	SHEET	01	WORK ORDER NO.	
STPL-EXHBT-A	OF	01	19448.05	



**Exhibit B**

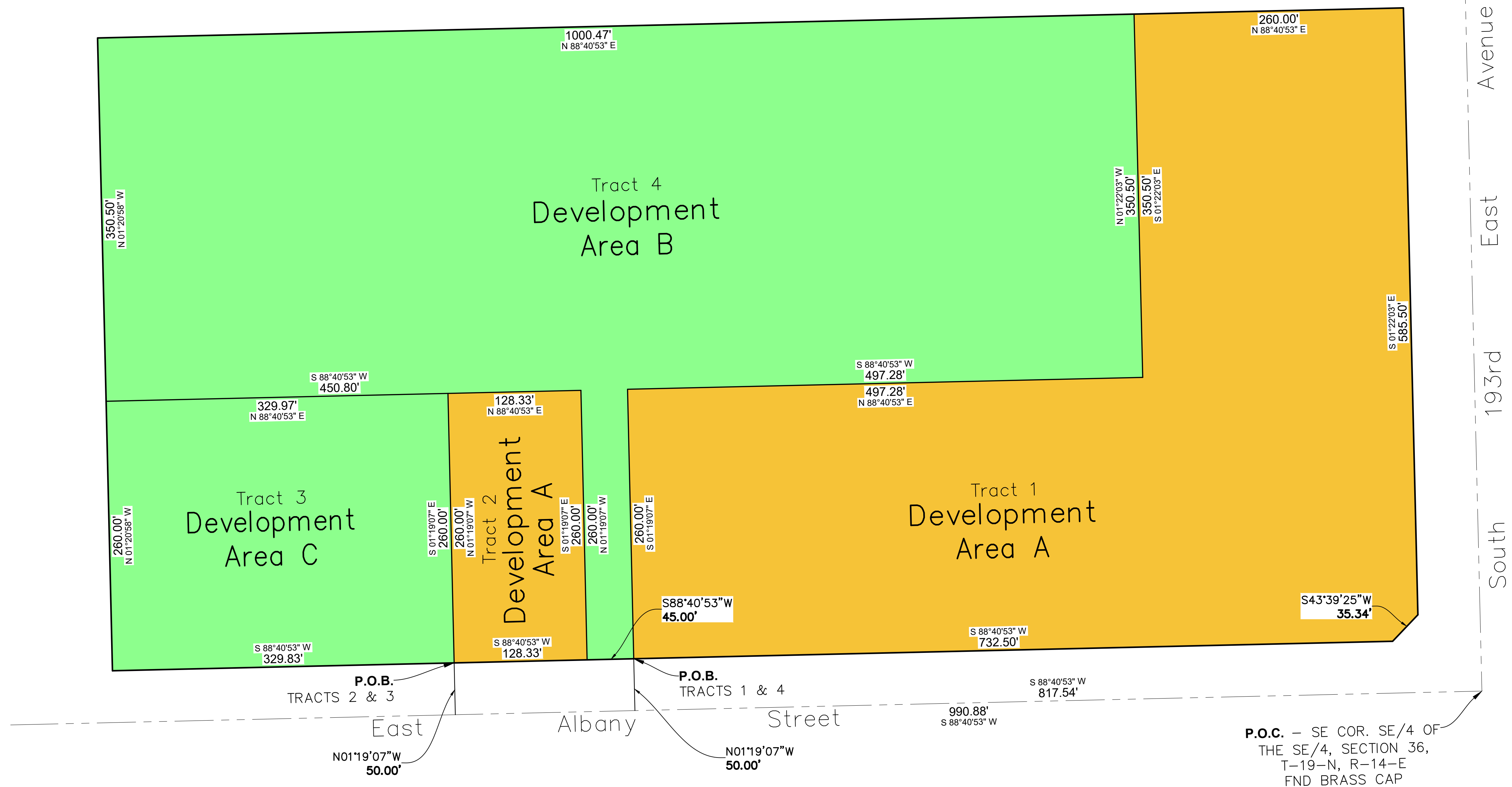
**DEVELOPMENT AREA PLAN**





**Legend**

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
	CG ZONE
	CM ZONE



K:\19448\05\_TIGER\_CROSSING\_CIVIL\PL\DDA\EXHBT B.dwg, D:\EXHBT B, Oct 17, 2024, 8:38:28am, SISEMORE & ASSOCIATES, INC., 2024

DATE	REVISIONS



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION SPECIFICATIONS

**SISEMORE & Associates, Inc.**

6660 S. SHERIDAN, SUITE 210  
TULSA, OKLAHOMA 74133  
C.A. NO. 2421

PHONE: (918) 665-3800  
FAX: (918) 665-8668  
EXP. DATE 6/30/26

**Tiger Crossing**  
Development Area Map Exhibit B

SCALE: PLAN 1"=60'	DESIGN DKP	DATE 10/16/2024	DRAFTED KDD	DATE 10/16/2024
HORZ. NA	REVIEWED	DATE	APPROVED	DATE
VERT. NA				
DRAWING NAME: DA-EXHBT B	SHEET OF	01 01		WORK ORDER NO. 19448.05



**Exhibit C**

**CONCEPTUAL LANDSCAPE PLAN**



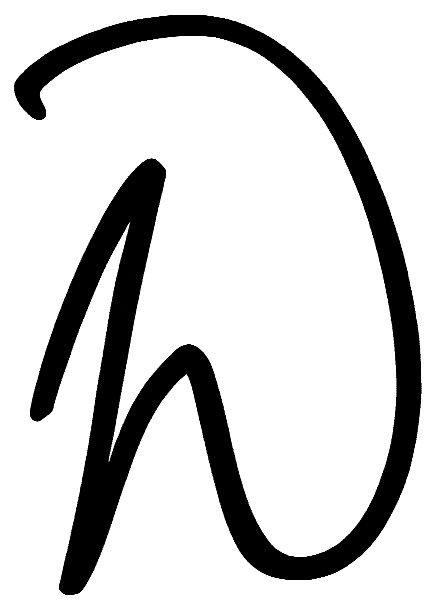
**GENERAL NOTES**

- A. CALL OKIE PRIOR TO DIGGING OR TRENCHING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING AND NE UTILITY LINE ABOVE OR BELOW GROUND AND SHALL REPAIR ANY DAMAGE CAUSED DURING LANDSCAPE OR HARDSCAPE CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.
- B. LOCATIONS OF ALL PLANT MATERIALS SHOWN ON PLANS IS APPROXIMATE AND MAY NEED TO BE FIELD ADJUSTED. OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO MAKING ANY MAJOR CHANGES. PLAN COUNTS SHOWN ABOVE ARE FOR CONVENIENCE, VERIFY ALL COUNTS ON PLANS PRIOR TO FINALIZING BID.
- C. ENSURE PROPER DRAINAGE AWAY FROM BUILDING AND OUT OF PLANTING BEDS IN DIRECTION ALREADY ESTABLISHED ON SITE.
- D. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTS SHALL BE FINE GRADED WITH ADDITIONAL TOPSOIL AND SODDED WITH SOLID SLAB BERMUDA SOD.

**CITY OF BROKEN ARROW ZONING CODE**

**PUD LANDSCAPING REQUIREMENTS**

- 1. STREET TREE REQUIREMENT:
  - 1.A. 1 TREE PER 50 LF OF LOT FRONTAGE:
    - 1.A.A. DEVELOPMENT AREA A 1,540 LF OF FRONTAGE = 31 STREET TREES REQUIRED.
    - 1.A.B. LOT 4 RETAIL 240 LF OF FRONTAGE = 5 STREET TREES REQUIRED.
  - 1.B. 10 SHRUBS PER 50 LF OF LOT FRONTAGE:
    - 1.B.A. DEVELOPMENT AREA A 1,540 LF OF FRONTAGE = 310 SHRUBS REQUIRED.
    - 1.B.B. LOT 4 RETAIL 240 LF OF FRONTAGE = 50 SHRUBS REQUIRED.
- 2. INTERIOR PARKING LOT LANDSCAPING:
  - 2.A. 1 TREE PER 15 PARKING SPACES:
    - 2.A.A. LOT 4 RETAIL: 85 PARKING SPACES = 6 TREE REQUIRED
- 3. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED IN ALL LANDSCAPE AREAS. DESIGN IS BY OTHERS. LANDSCAPE INSTALLATION, IRRIGATION, AND MAINTENANCE MUST FULLY COMPLY WITH LOCAL AREA OF JURISDICTION.



**wdesign**  
 ARCHITECTURE & INTERIORS  
 608 East 3rd Street  
 Tulsa, OK 74120  
 Office: 918.794.6616  
 Fax: 918.794.6602  
 www.wdesignsite.com

SEAL:

*Preliminary  
 Not For Construction*

PROJECT:

**TIGER  
 CROSSING**

PROJECT #  
 23078.01

**E ALBANY ST &  
 S 193RD E AVE  
 BROKEN ARROW,  
 OK  
 74012**

CONSULTANT:

REVISIONS:

ISSUE DATE:

12.02.2024

SHEET NAME:  
**CONCEPTUAL  
 LANDSCAPE  
 PLAN**

SHEET #:





**Exhibit D**

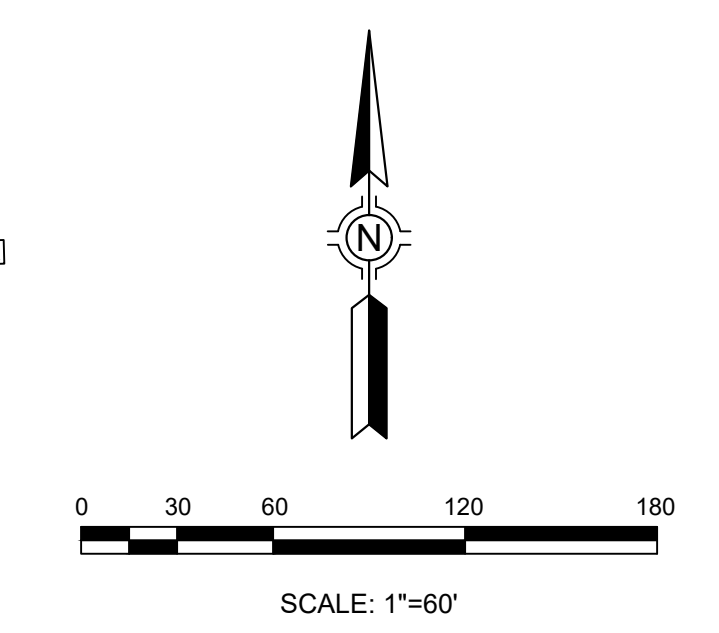
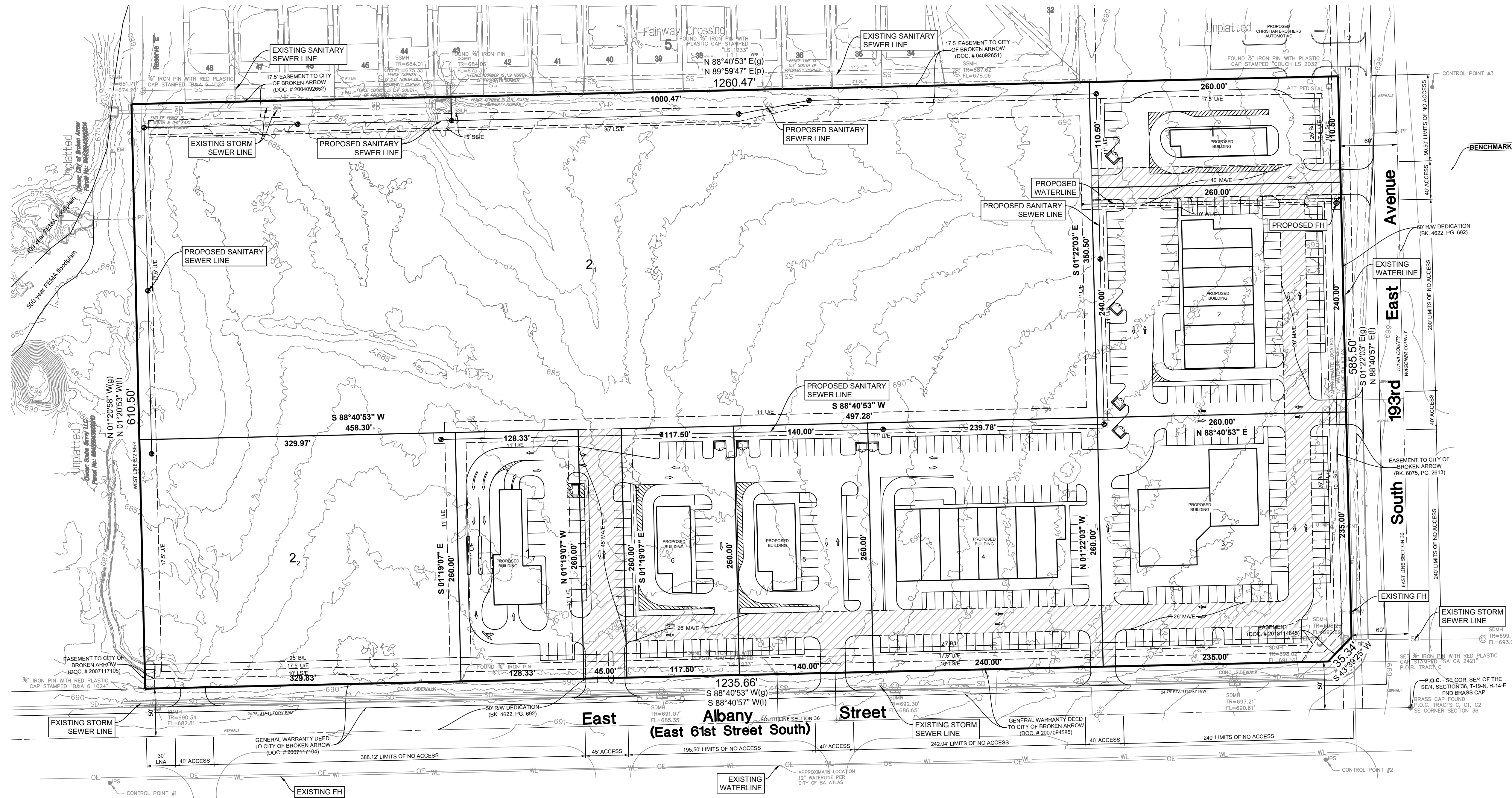
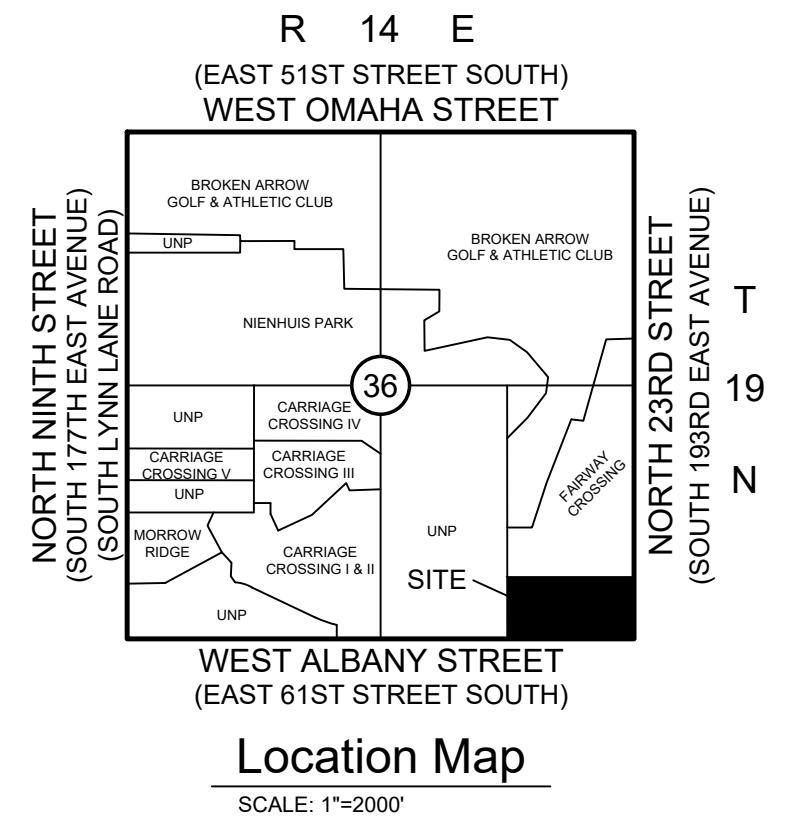
**ACCESS AND CIRCULATION PLAN**



**Exhibit E**

**CONCEPTUAL UTILITY PLAN**





K:\19448.05.TIGER CROSSING CIVIL\DWG\UTPL-EXHBT E.dwg UTPL-EXHBT E.dwg SISEMORE & ASSOCIATES, INC. 2024

DATE	REVISIONS

**CITY OF BROKEN ARROW**  
Where opportunity lives

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CALL OKIE**

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW PUBLIC WORKS DEPARTMENT SPECIFICATIONS, INCLUDING O.D.O.T. 2019 EDITION SPECIFICATIONS

**SISEMORE & Associates, Inc.**  
6660 S. SHERIDAN, SUITE 210  
TULSA, OKLAHOMA 74133  
C.A. NO. 2421

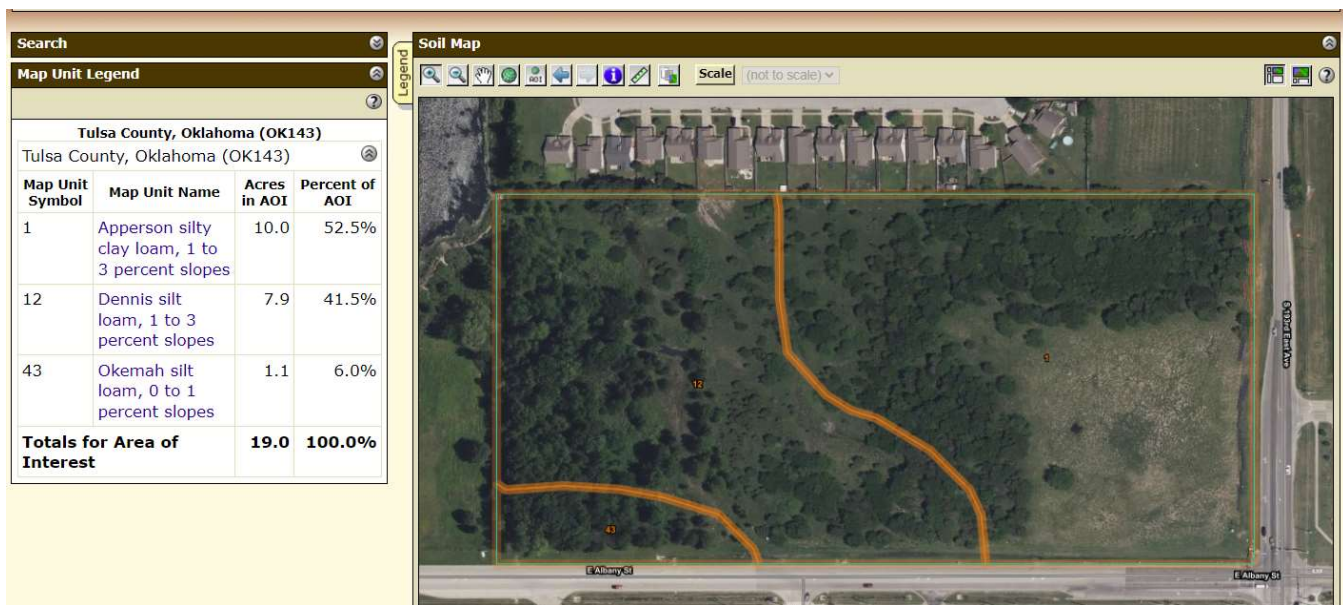
PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP. DATE 6/30/26

**Tiger Crossing**  
Conceptual Utility Plan Exhibit E

SCALE:	DESIGN	DATE	DRAFTED	DATE
PLAN 1"=60'	DKP	11/14/2024	KDD	11/14/2024
HORZ. NA	REVIEWED	DATE	APPROVED	DATE
VERT. NA				
DRAWING NAME: UTPL-EXHBT E	SHEET 01 OF 01		WORK ORDER NO. 19448.05	



**EXHIBIT F**  
**USDA NRC'S SOIL MAP**





**Exhibit G**

**ZONING MAP**

