

North Rose Business Park

Planned Unit Development

PUD 253-A

May 1, 2018

Revised May 9, 2018

Submitted to:

The City of Broken Arrow, Oklahoma

for:

Dunhill Properties Rental, LLC

Prepared by:



SISEMORE WEISZ & ASSOCIATES, INC.

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DEVELOPMENT CONCEPT

The Broken Arrow Planning Commission recommended approval of PUD 253 and BAZ1965 on November 17, 2016 and the City Council approved the same on December 20, 2016 subject to the property being platted. In addition, a preliminary plat was submitted and approved. The original PUD restricted the use of Development Area A to exclusively be a ministorage, consistent with his plan to develop the property amongst other developments.

However, since that time, the ownership of the property has changed. The new owner desires to revise the permitted uses of one of the ministorage development area (Development Area A) to also include multiple lots of office, warehouse, and combined office warehouse developments. In addition, the width, classification and name of the proposed street has changed. The other development areas including the office area (Development Area B) and the existing commercial area (Development Area C) remain primarily unchanged.

The text herein has been revised from the original PUD to described the newly proposed as PUD 253-A.

North Rose Business Park, the subject of this planned unit development report, is a proposed office, office warehouse, and commercial development project in central Broken Arrow. Located one-quarter mile east of Elm Place and just north of Kenosha Street, the approximate 10.77 acre property tract is presently undeveloped, having once contained a single-family dwelling in the central portion of the site. As reflected on Exhibit "A" of this report, the property is presently zoned R-2, RM, CH and CN. The property is bounded on the north by a City of Broken Arrow regional stormwater detention facility, on the east by the single-family residential subdivisions of Kenwood and Kenwood IV, on the south by automotive sales and retail businesses, and on the west by established multi-family dwellings.

As illustrated on Exhibit "C" of this report, one of the principle features of the North Rose Business Park it proposes a two-lane 30' wide public roadway extending the full north-south length of the project, termed North Birch Avenue. This public roadway allows for access and frontage for the proposed office lots and office warehouse, but is also a critical roadway link for future roadway extensions to serve over 40-acres of presently undeveloped and underserved properties to the north. The proposed office lots on the easterly side of North Birch Avenue provide for a heavily landscaped greenbelt and building setback area alongside the Kenwood subdivisions to the east, and similar perimeter greenbelt & building setback areas can be found throughout the remainder of the proposed development. Specific building and site design development standards are described under the following Development Area "A" (office warehouse), Development Area "B" (office) and Development Area "C" (retail) sections of this report.

With respect to site utilities and stormwater drainage, an 8" water line extension is proposed along the full north-south length of North Birch Avenue stemming from an existing 10" city waterline located on the north side of Kenosha Street, as illustrated on Exhibit "C". For services to the mini-storage portion of the project, a 6" looped water line is also proposed and shown on Exhibit "C". Regarding sanitary sewer service, an 8" sanitary sewer line is

proposed to serve the office lots, extending from an existing 8” city sanitary sewer line located in the Kenwood IV Addition to the east. Sanitary sewer service for the mini-storage facility shall also be served by an extension of a 8” sanitary sewer from Kenwood IV Addition to the east of the mini-storage lot. Based upon the existing multi-directional flow of stormwater on the site, a proposed stormwater detention pond is shown in the southeasterly portion of the project to collect a portion of the improved site stormwater flow, while the Park Grove creek tributary and the abutting city stormwater detention facility to the north will collect the remaining stormwater drainage.

With sensitive site planning and a high level of building and site development standards, North Rose Business Park should prove to be a catalyst for desirable mixed-use land development in this central Broken Arrow location. In addition, this PUD will serve to “grandfather” the existing retail development that was built prior to the zoning code and has been affected by proposed widening of West Kenosha Street North.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “A”)

(Office, Warehouse, and Office / Warehouse)

Development Area “A” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the IL District, except as follows:

LAND AREA: 7.379 Ac. (321,451 SF)

EXISTING ZONING: RM, R-2, CN, CH

PROPOSED ZONING: PUD / IL

PERMITTED USES:

- Office warehouse with no minimum office component area,
- Medical office or clinics, business or professional offices, financial institution without a drive-thru facility,
- Mini-storage facility with an accessory-use office building and,
- Communications Tower (Contingent Specific Use Permit Approval).

MINIMUM LOT AREA: 12,000 SF

MINIMUM LOT FRONTAGE: 15 feet
'Flag' Lots Permitted

MAXIMUM BUILDING HEIGHT: 25 feet

MINIMUM BUILDING SETBACKS:

From the easterly boundary of Development Area “A”:	17.50 feet
From the northerly boundary of Development Area “A”:	30 feet
From the most westerly boundary of Development Area “A”:	80 feet
From the remaining westerly boundaries of Development Area “A”:	11 feet
From the southerly boundaries of Development Area “A”:	17.50 feet

Communication Tower

Limited to the North 390 feet of Development Area “A”

MINIMUM LANDSCAPED AREA:

A landscaped area of 30 feet in width is required along the northerly and southerly boundaries of Development Area “A”, with the exception of the most westerly boundary of Development Area “A” which shall require a minimum 80’ width natural, undisturbed area for the Park Grove Creek drainage way. Based upon FEMA 100-year floodplain limits within the extreme westerly portion of Development Area “A”, no new tree plantings, fencing, or other obstructions are to be placed within the subject Park Grove Creek drainage / reserve area. Within the 30’ width landscape area for the remaining northerly, and southerly boundaries of Development Area “A”, a minimum of one medium to large tree shall be planted for every seventy-five (75) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

Along the frontage of lots within Development Area “A” that abut the North Birch Avenue right-of-way, a landscape area of 10’ in width is required. Within this 10’ width landscape area, a minimum of one tree shall be planted for every fifty (50) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

All trees to be planted in the above described landscape areas are to be a minimum 2” caliper width, such trees shall be on the city’s approved tree list or as otherwise approved by the city, and other applicable landscaping requirements of the City of Broken Arrow zoning code shall be met.

SCREENING / BUFFERING:

Outdoor storage areas shall be screened from view from boundaries of Development Area A. Screen fence shall be a minimum of 6’ tall. Parking area shall not be considered as storage areas. Chain link fences fronting North Birch Avenue are prohibited. Fencing plans will be approved at the time of Site Plan approval of each lot.

The building facades which are directly adjacent to North Birch Avenue roadway shall be fully constructed of masonry, Exterior Insulated Finished Systems (EIFS), stucco, or a combination thereof, with the exception of window or door openings.

LIGHTING:

All exterior lighting within Development Area “A” shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area “A” shall be required.

OFF-STREET PARKING:

Parking shall be provided at the time of Site Plan approval per Schedule C or section 5.4.D.3 of the Broken Arrow Zoning Code.

SIGNAGE:

Interior signage shall be per City of Broken Arrow zoning code requirements.

Additionally, one (1) off-premises advertising sign for the property within Area A of North Rose Business Park project shall be allowed near West Kenosha Street. in southwest corner of the development. Such signage shall be limited to a maximum height of twenty (20) feet, contain no greater than two-hundred (200) feet of display surface area, and meet signage placement and design criteria as set forth in the City of Broken Arrow zoning code.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area “A” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Any new dumpster(s) in Development Area “A” shall not be located within the setback adjacent to North Birch Avenue or any minimum landscape buffers.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

NOTE: The Development Area “A” boundary shown on Exhibit “B” of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area “A” shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “B”)

(Office)

Development Area “B” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the ON District, except as follows:

LAND AREA: 3.128 Ac. (136,267 SF)

EXISTING ZONING: RM, R-2, CH

PROPOSED ZONING: PUD / ON

PERMITTED USES:

Medical office or clinics, business or professional offices, financial institution without a drive-thru facility.

MINIMUM LOT AREA: 12,000 SF

MAXIMUM LOT AREA: 2.49 Acres

MINIMUM LOT FRONTAGE: 100 feet

MAXIMUM BUILDING HEIGHT: 2-stories; up to 45 feet from grade level to the highest building ridge line.

MINIMUM BUILDING SETBACKS:

From the easterly right-of-way limits of North Birch Avenue: 25 feet
From the northerly boundary of Development Area “B”: 30 feet
From the easterly boundary of Development Area “B”: 30 feet for building structures of 35’ or less in height; 50 feet for building structures over 45’ in height.

From the southerly boundary of the most southerly lot located within Development Area “B”: 10 feet
From internal side lot lines within Development Area “B”: 0 feet

MINIMUM LANDSCAPED AREA:

A landscaped area of 30 feet in width is required along the extreme easterly boundary of Development Area “B” and may be large and concurrent with utility easement(s). Within this 30’ width landscaped area, a minimum of one medium to large tree shall be planted for every thirty (30) lineal feet of landscape area. Trees may be grouped together or evenly spaced, provided no such required trees shall be spaced greater than a distance of forty (40) lineal feet at any point along such landscape area. A minimum of 75% of the trees to be planted in the subject landscaped area shall be evergreen, with such evergreen trees having a minimum mature height of 15’. Up to 25% of the trees to be planted in the landscaped area may be broadleaf deciduous, having a minimum mature height of 15’.

Along the northerly and southerly boundaries of Development Area “B”, with the exception of

North Birch Avenue roadway areas, a landscape area of 30' in width is required. Within this 30' width landscaped area, a minimum of one medium to large tree shall be planted for every seventy-five (75) lineal feet of landscape area. Along the frontage of lots within Development Area "B" that abut the North Birch Avenue right-of-way, a landscaped area of 10' in width is required. Within this 10' width landscape area, a minimum of one tree shall be planted for every fifty (50) lineal feet of landscape area. Trees may be grouped together or evenly spaced.

All trees to be planted in the above described landscape areas are to be a minimum 2" caliper width, such trees shall be on the city's approved tree list or as otherwise approved by the city, and other applicable landscaping requirements of the City of Broken zoning code shall be met.

The above described landscaped area shall be installed per each lot and approved at the time of Site Plan and Landscape Plan approval.

SCREENING & BUILDING AESTHETIC REQUIREMENTS:

An eight (8) foot height wooden opaque screening fence shall be required along the full length of the extreme easterly boundary line of Development Area "B" (abutting the Kenwood and Kenwood IV additions to the east). Construction of such screening fencing shall be in accordance with city zoning code requirements. Care shall be exercised upon construction of such fencing for preservation of existing evergreen and deciduous trees that are presently located along this fence alignment area. The fence may also be placed west of the eastern boundary to avoid aforementioned landscape and established yards. The entire subject fence will be built at the time of the subdivision development.

For all building facades within Development Area "B", such building facades shall be fully constructed of masonry, Exterior Insulated Finished Systems (EIFS), stucco, or a combination thereof, with the exception of window or door openings for the proposed buildings to be constructed within Development Area "B". For two-story building structures constructed within Development Area "B", all windows on the east-facing upper levels of such structures shall fully contain translucent or obscure-vision glazed glass. Skylights, solatubes, or other roof-mounted products designed to allow natural light into such upper level areas of such two-story building structures shall be allowed.

LIGHTING:

All exterior lighting within Development Area "B" shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area "B" shall be required.

OFF-STREET PARKING:

Per City of Broken Arrow zoning code requirements.

SIGNAGE:

Per City of Broken Arrow zoning code requirements. Additionally, one (1) off-premises advertising sign for the North Rose Business Park project shall be allowed near the northeast corner of the intersection of North Birch Avenue and West Kenosha Street. Such signage shall be limited to a maximum height of twenty (20) feet, contain no greater than two-hundred (200) feet of display surface area, and meet signage placement and design criteria as set forth in the City of Broken Arrow zoning code.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area “B” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Exterior materials used upon such dumpster screening fencing shall be consistent with the building materials applied to the principle building structure upon such lot. Dumpsters in Development Area “B” shall be located at least 30 feet from the easterly boundary of Development Area “B”.

OTHER BULK AND AREA REQUIREMENTS:

Per City of Broken Arrow zoning code requirements.

NOTE: The Development Area “B” boundary shown on Exhibit “B” of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area “B” shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

DEVELOPMENT STANDARDS (DEVELOPMENT AREA “C”)

(Existing Retail)

Development Area “C” shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the CN District, except as follows:

LAND AREA: 1.129 Ac. (49,177 SF)

EXISTING ZONING: CN

PROPOSED ZONING: CN

PERMITTED USES:
As a matter of right in a CN - Commercial Neighborhood District.

MINIMUM LOT AREA, MAXIMUM LOT AREA
FRONTAGE, MAXIMUM BUILDING HEIGHT: per CN District

MINIMUM BUILDING SETBACKS:

From the South (Centerline of W. Kenosha St. N.): 105 feet
From the East (Collector Street): 1.5 feet
From the North (Rear): 20 feet
From the West: 0 feet

LANDSCAPE REQUIREMENTS:

Minimum Landscaped Area: 6%
Landscape Edge: None
New Interior Parking Lot Landscaping: Per 5.2.B.C of the Broken Arrow Zoning Ordinance

LIGHTING:

All exterior lighting within Development Area “C” shall be designed and constructed to meet City of Broken Arrow zoning code requirements. Submittal and approval of exterior lighting plans for each development lot within Development Area “B” shall be required.

OFF-STREET PARKING:

Per City of Broken Arrow zoning code requirements.

SIGNAGE:

Per City of Broken Arrow zoning code requirements.

SOLID WASTE DISPOSAL:

Any new dumpsters in Development Area “C” shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Exterior materials used upon such dumpster screening fencing shall be consistent with the building materials applied to the principle building structure upon such lot.

OTHER BULK AND AREA REQUIREMENTS:

85% of City of Broken Arrow zoning code requirements.

NOTE: The Development Area "C" boundary shown on Exhibit "C" of this report is conceptual in nature and minor modifications to such boundary may be permitted pursuant to final platting; however, the acreage of Development Area "C" shall not be altered by more than 5% unless approved as a PUD Minor Amendment by the City of Broken Arrow Planning Commission.

PLATTING REQUIREMENTS

The project site shall be included within a subdivision plat submitted to and approved by the City of Broken Arrow Planning Commission and the Broken Arrow City Council, and duly filed of record in the Tulsa County Clerk's office.

PUD DETAIL PLANS REVIEW

Prior to construction of any new building structure within the North Rose Business Park, a PUD Detail Site Plan shall be submitted to and approved by the City of Broken Arrow. Prior to the issuance of a certificate of occupancy for any new buildings within North Rose Business Park, a PUD Detail Landscape Plan shall be submitted to and approved by the city. Additionally, prior to the issuance of such certificate of occupancy, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that landscaping has been installed, except trees, in accordance with the approved landscaping plan. Prior to or within one hundred twenty (120) days following the issuance of a certificate of occupancy permit, written certification must be submitted to the city from an architect, landscape architect, or engineer authorized to do business in the State of Oklahoma, or the owner of the property, stating that all trees have been installed, in accordance with the approved landscaping plan.

ANTICIPATED DEVELOPMENT SCHEDULE

It is the intent of the owner / developer to commence initial site grading activity following zoning and preliminary plat approvals and acquisition of an Earthchange Permit. Following receipt of other required project plan and permit approvals by the city, and recording of the North Rose Business Park subdivision plat, it is anticipated that construction will commence on the mini-storage portion of the project in fall of 2018 to the spring of 2019. Construction on the office portion of the project is anticipated to occur in phases as each of the proposed office lots are sold and appropriately permitted through the City of Broken Arrow.

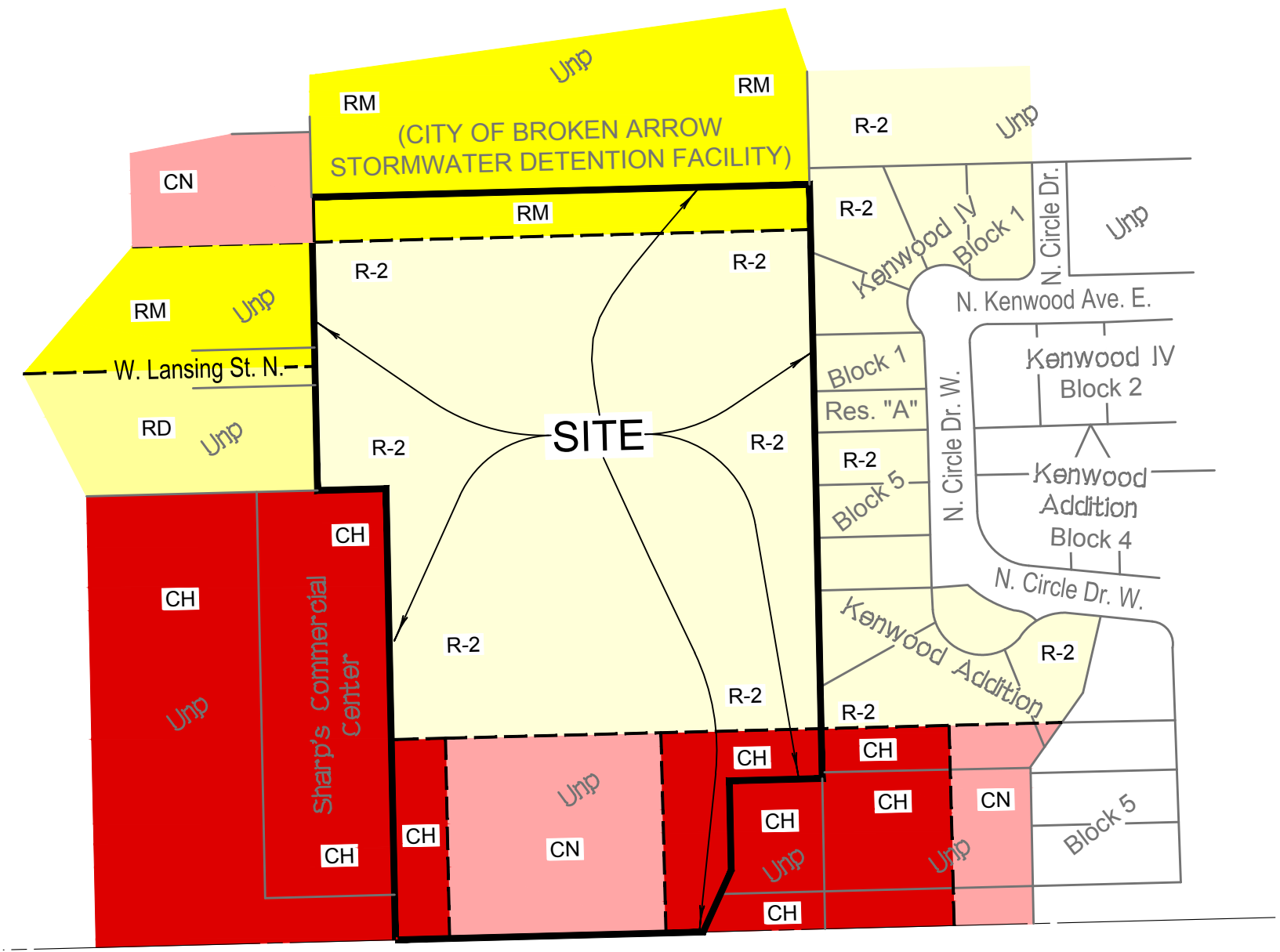
PUD LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

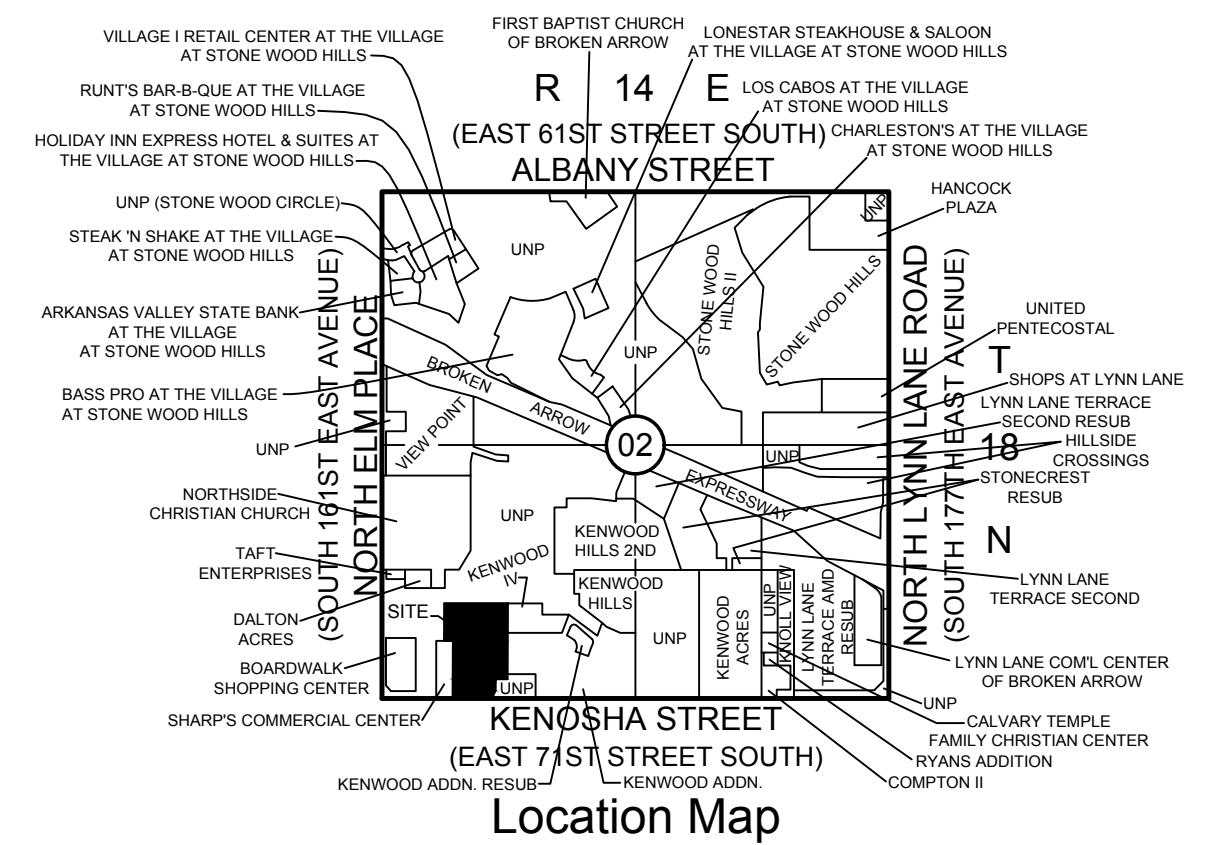
COMMENCING AT THE SOUTHWEST CORNER OF SECTION TWO (2); THENCE NORTH 88°32'07" EAST ALONG THE SOUTHERLY LINE OF THE SW/4 SW/4 OF SAID SECTION 2 FOR 751.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 01°12'00" WEST ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SHARP'S COMMERCIAL CENTER, A SUBDIVISION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALONG THE EASTERLY LINE OF SAID SHARP'S COMMERCIAL CENTER, FOR 600.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88°32'07" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 SW/4, AND ALONG THE NORTHERLY LINE OF SAID SHARP'S COMMERCIAL CENTER, FOR 91.00 FEET; THENCE NORTH 01°12'00" WEST FOR 390.00 FEET; THENCE NORTH 88°32'07" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 SW/4 FOR 662.05 FEET TO A POINT ON THE EASTERLY LINE OF SAID SW/4 SW/4, THE SAME BEING A POINT ON THE WESTERLY LINE OF KENWOOD IV, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°13'39" EAST ALONG THE EASTERLY LINE OF SAID SW/4 SW/4, AND ALONG THE WESTERLY LINE OF KENWOOD IV, AND ALONG THE WESTERLY LINE OF KENWOOD, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALONG THE SOUTHERLY EXTENSION THEREOF, FOR 790.00 FEET TO A POINT THAT IS NORTH 01°13'39" WEST A DISTANCE OF 200.00 FEET FROM THE SOUTHEAST CORNER OF SAID SW/4 SW/4; THENCE SOUTH 88°32'07" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID SW/4 SW/4 FOR 123.42 FEET; THENCE SOUTH 01°12'00" EAST FOR 119.00 FEET; THENCE SOUTH 24°27'36" WEST FOR 90.06 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SW/4 SW/4; THENCE SOUTH 88°32'07" WEST ALONG THE SOUTHERLY LINE OF SAID SW/4 SW/4 FOR 409.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 574,780 SQUARE FEET OR 13.195 ACRES, MORE OR LESS.

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West Kenosha Street North
(East 71st Street South)



SCALE: 1"=2000'



SCALE: 1"=200'

Legend

- R-2 = SINGLE FAMILY RESIDENTIAL 2
- RM = RESIDENTIAL MULTI-FAMILY
- RD = RESIDENTIAL DUPLEX
- CH = COMMERCIAL HEAVY
- CN = COMMERCIAL NEIGHBORHOOD

PUD #253-A
North Rose Business Park

Existing Zoning-Site and Surrounding Area

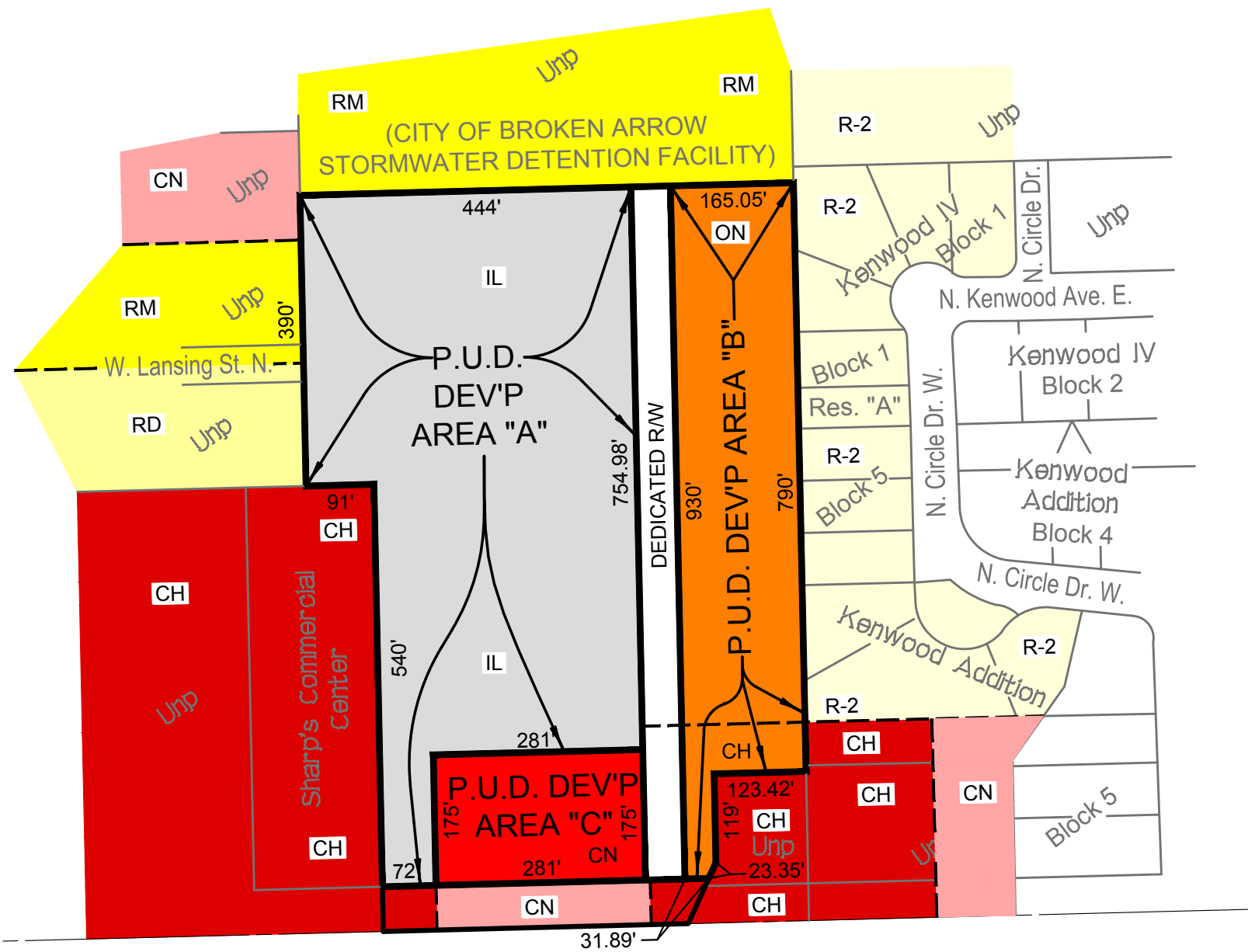
DATE PREPARED: MAY 1, 2018

Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421
 PHONE: (918) 665-3800
 FAX: (918) 665-8668
 EXP. DATE 6/30/19

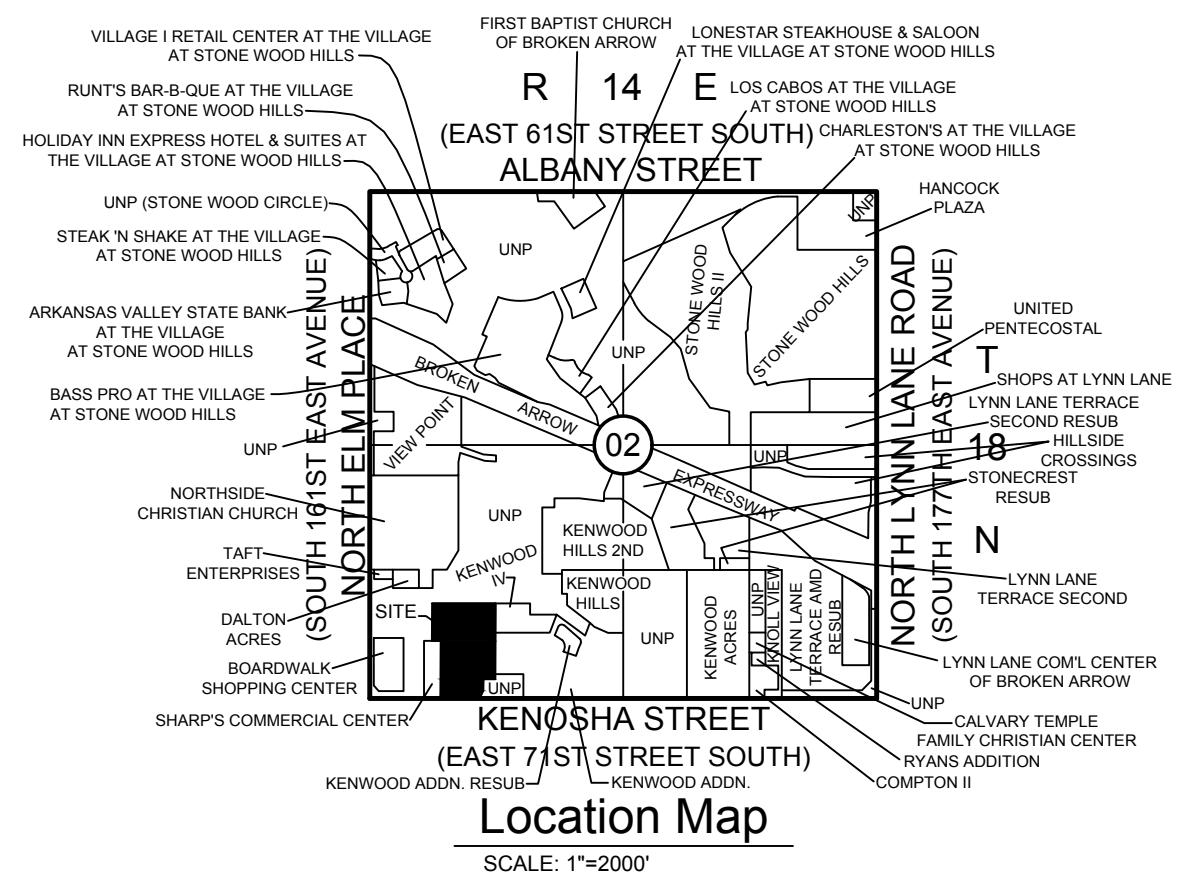
FILE: 1814.0230 WO#: 16705.14

Exhibit "A"

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West Kenosha Street North
(East 71st Street South)



SCALE: 1"=200'

Legend

- R-2 = SINGLE FAMILY RESIDENTIAL 2
- RM = RESIDENTIAL MULTI-FAMILY
- RD = RESIDENTIAL DUPLEX
- CH = COMMERCIAL HEAVY
- CN = COMMERCIAL NEIGHBORHOOD
- IL = INDUSTRIAL LIGHT
- ON = OFFICE NEIGHBORHOOD
- R/W = DEDICATED R/W

PUD #253-A
North Rose Business Park

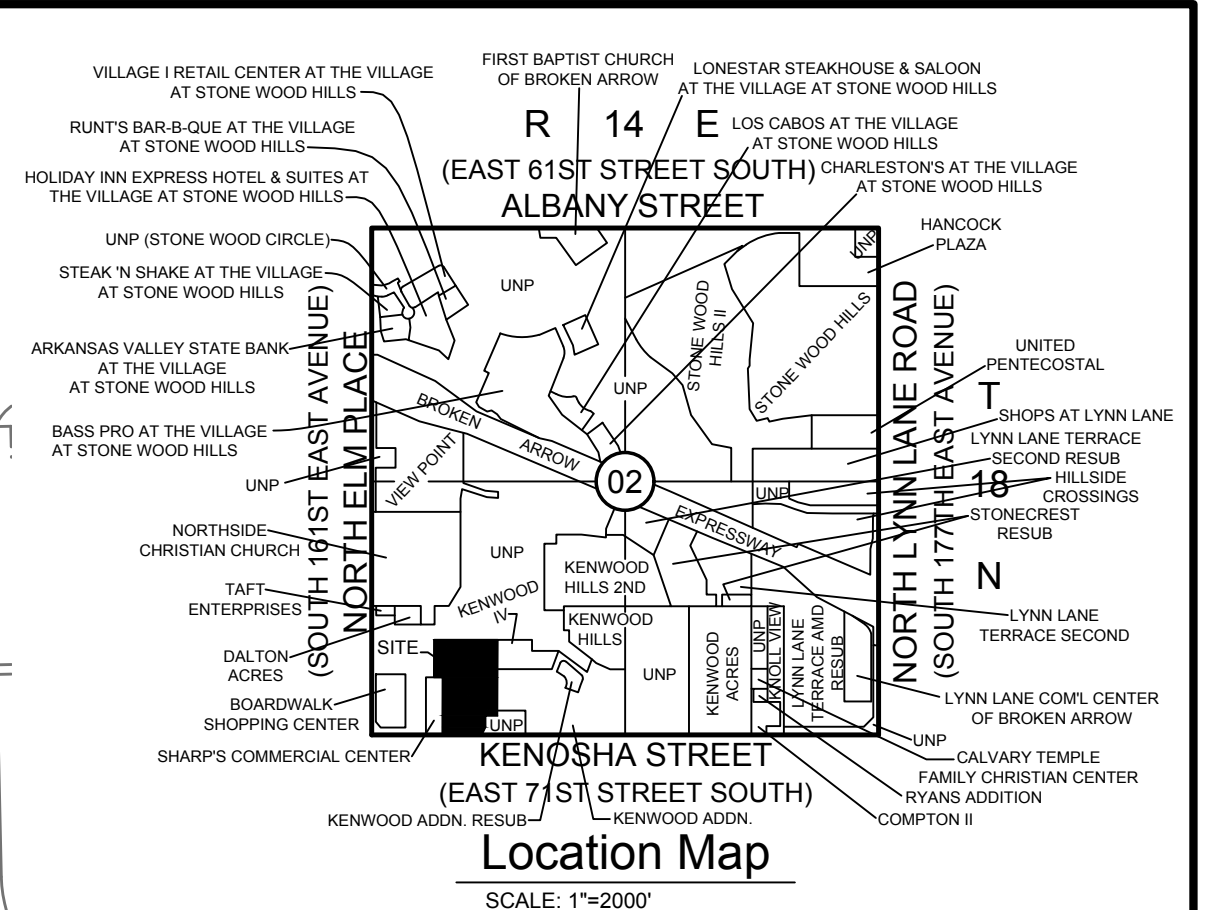
Proposed Zoning and
P.U.D. Development Areas

DATE PREPARED: MAY 1, 2018

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TULSA, OKLAHOMA 74135
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FAX: (918) 665-8668
EXP. DATE 6/30/19

FILE: 1814.0230 WO#: 16705.14

Exhibit "B"



- Legend**
- | | |
|---------------------------------------|---------------------------------------|
| ESMNT. = EASEMENT | ➔ = TRAFFIC FLOW ARROW |
| B/L = BUILDING SETBACK LINE | WL = EXISTING WATER LINE |
| U/E = UTILITY EASEMENT | SS = EXISTING SANITARY SEWER LINE |
| R/W = RIGHT-OF-WAY | SS = PROPOSED SANITARY SEWER LINE |
| BLDG. = BUILDING | WL = PROPOSED WATER LINE |
| L/S = LANDSCAPE | |
| FH = FIRE HYDRANT | |
| = LANDSCAPE AREA/ BUFFER ZONE | = REMAINING PORTION OF DEV'P AREA "A" |
| = REMAINING PORTION OF DEV'P AREA "B" | = DEV'P AREA "C" |

PUD #253-A
North Rose Business Park
Conceptual Site and Utilities Plan



DATE PREPARED: MAY 1, 2018

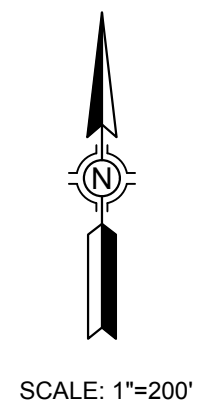
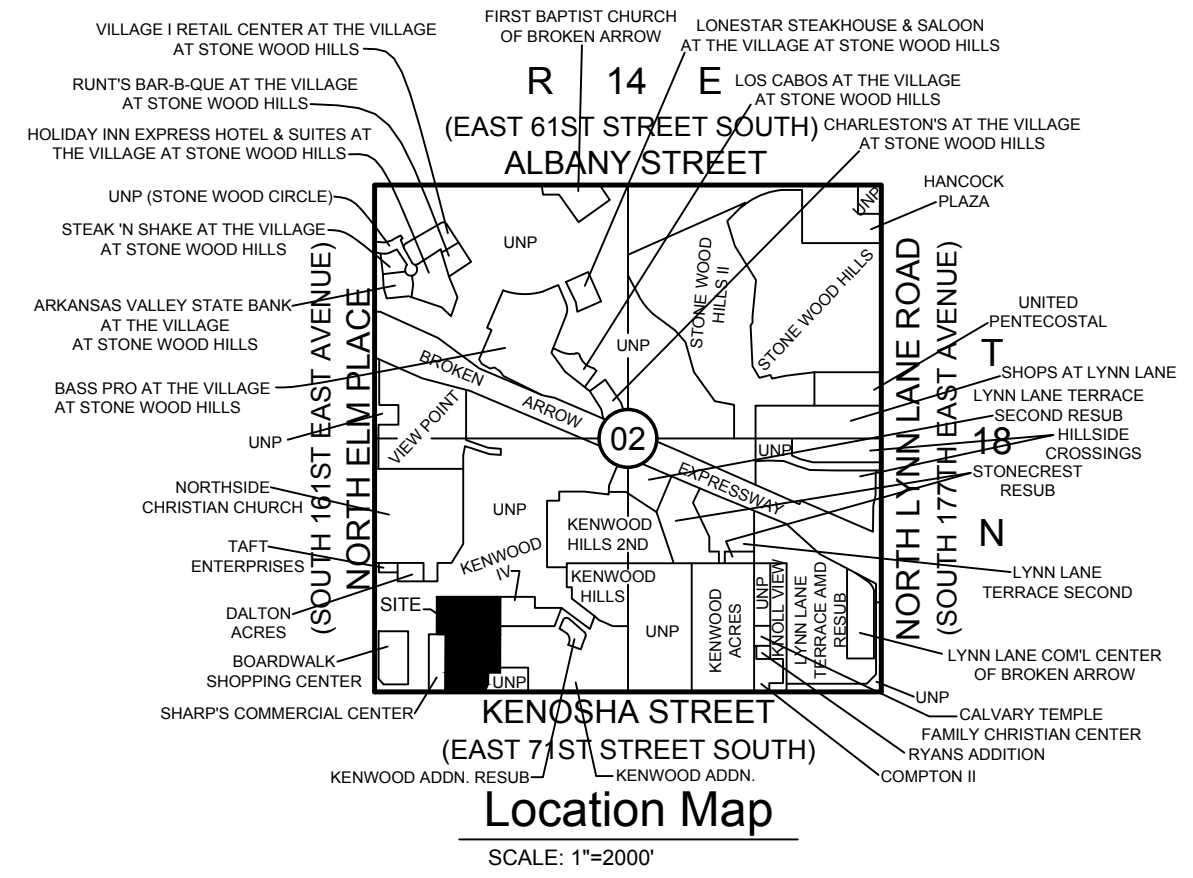
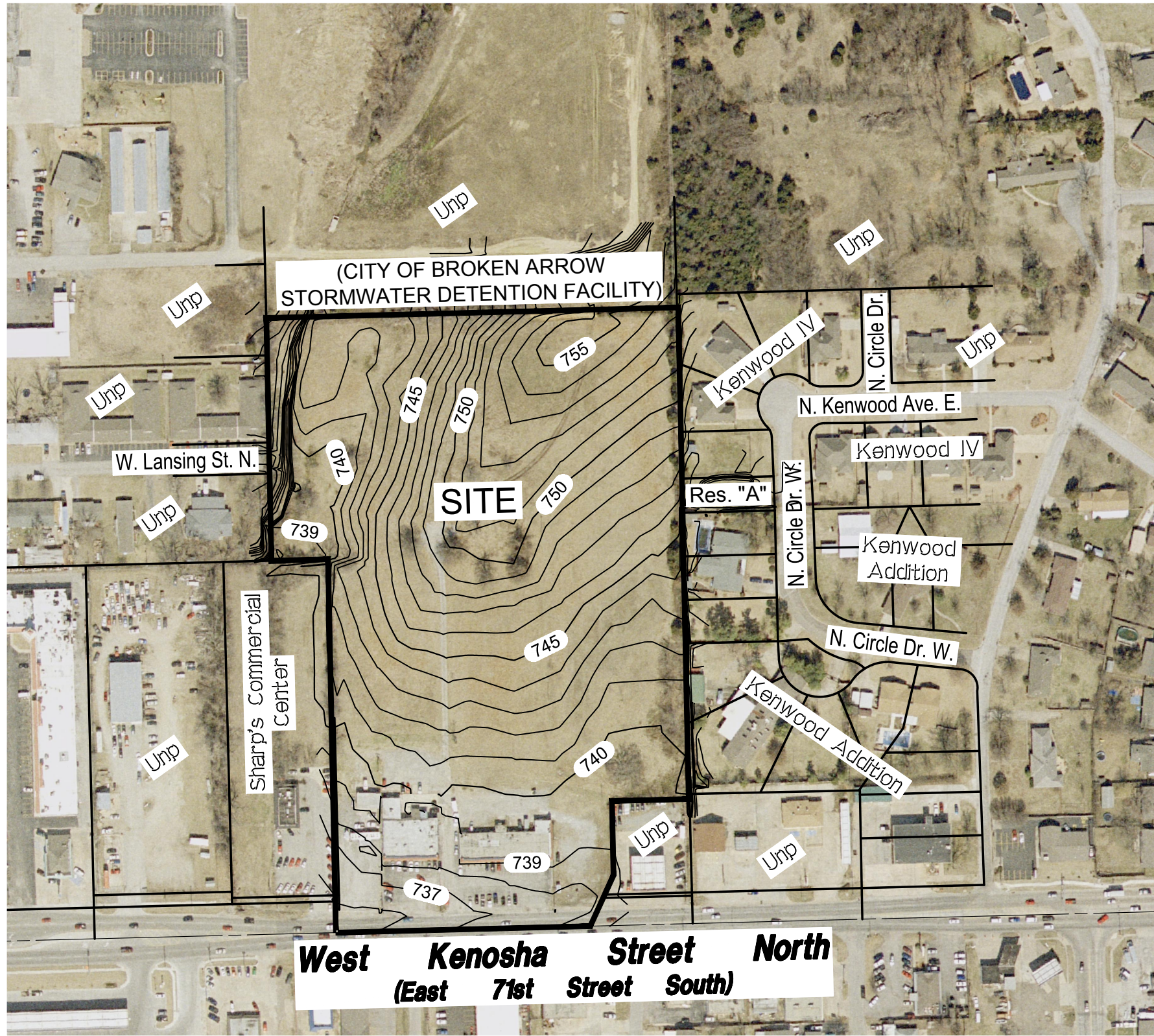
FILE: 1814.0230 WO#: 16705.14

Exhibit "C"

SCALE: 1"=100'

Sisemore Weisz & Associates, Inc.
 6111 EAST 32nd PLACE PHONE: (918) 665-3600
 TULSA, OKLAHOMA 74135 FAX: (918) 665-8668
 C.A. NO. 2421 EXP. DATE 6/30/19

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PUD #253-A
North Rose Business Park

Existing Site Topography

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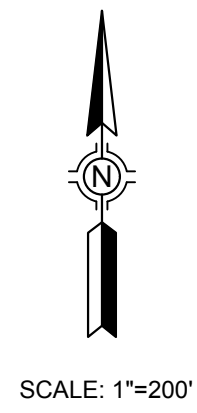
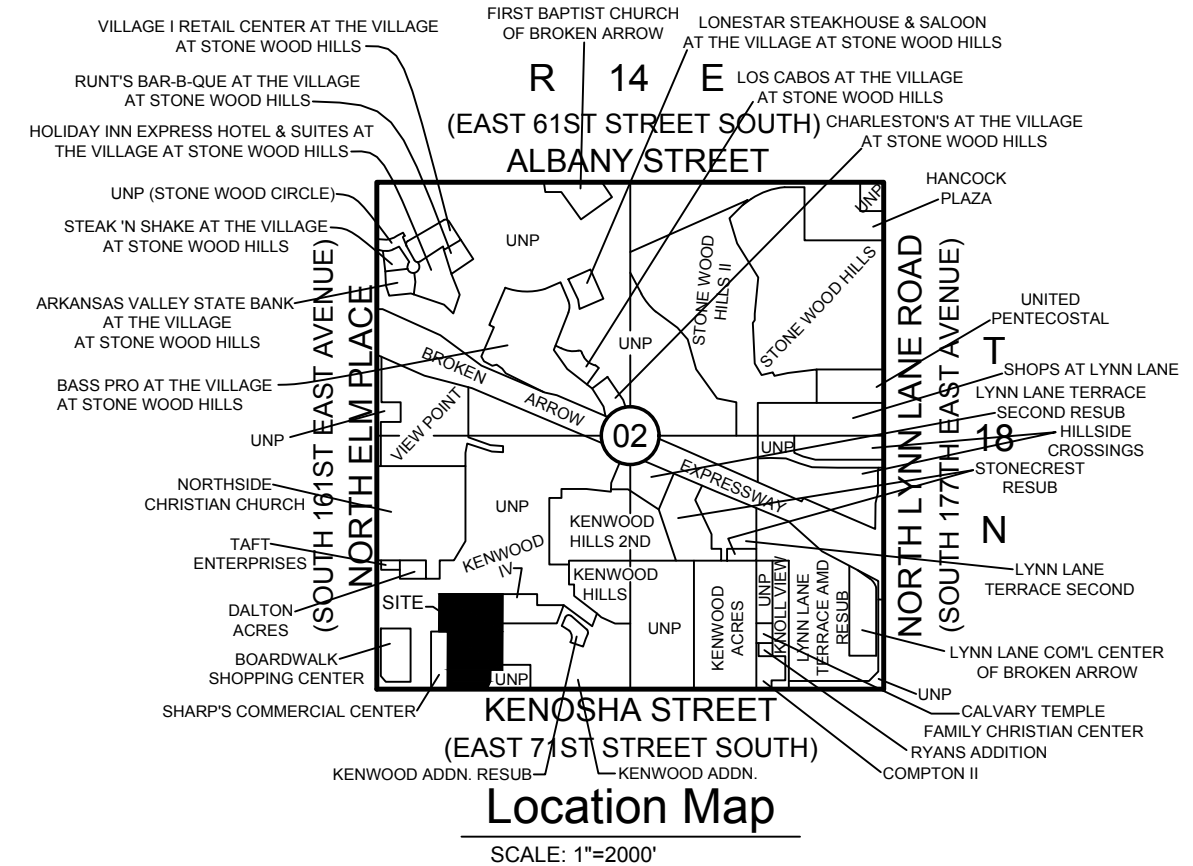
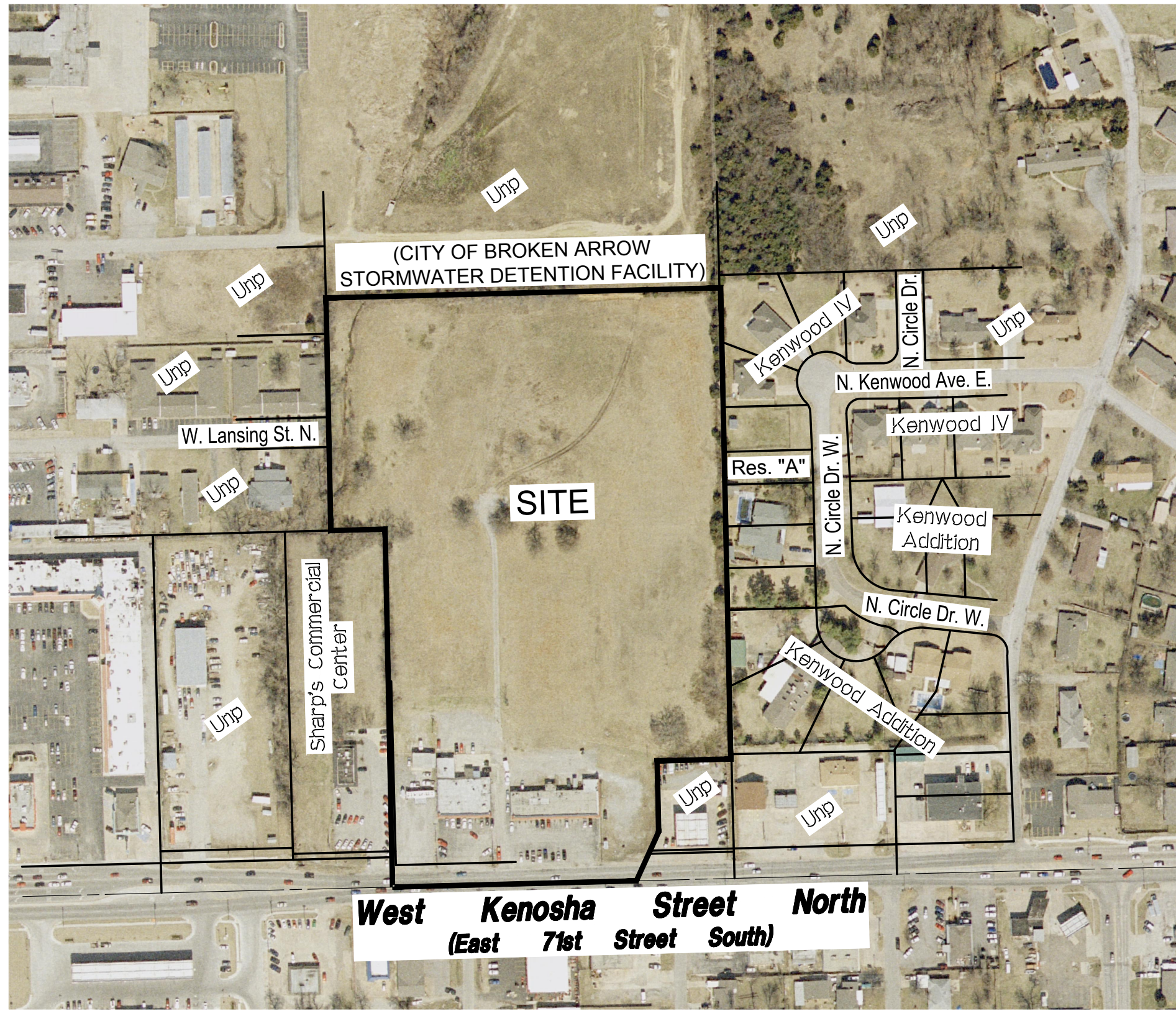
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Exhibit "D"

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PUD #253-A
North Rose Business Park

Aerial Photograph -
 Site and Surrounding Area

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 EXP. DATE 6/30/19