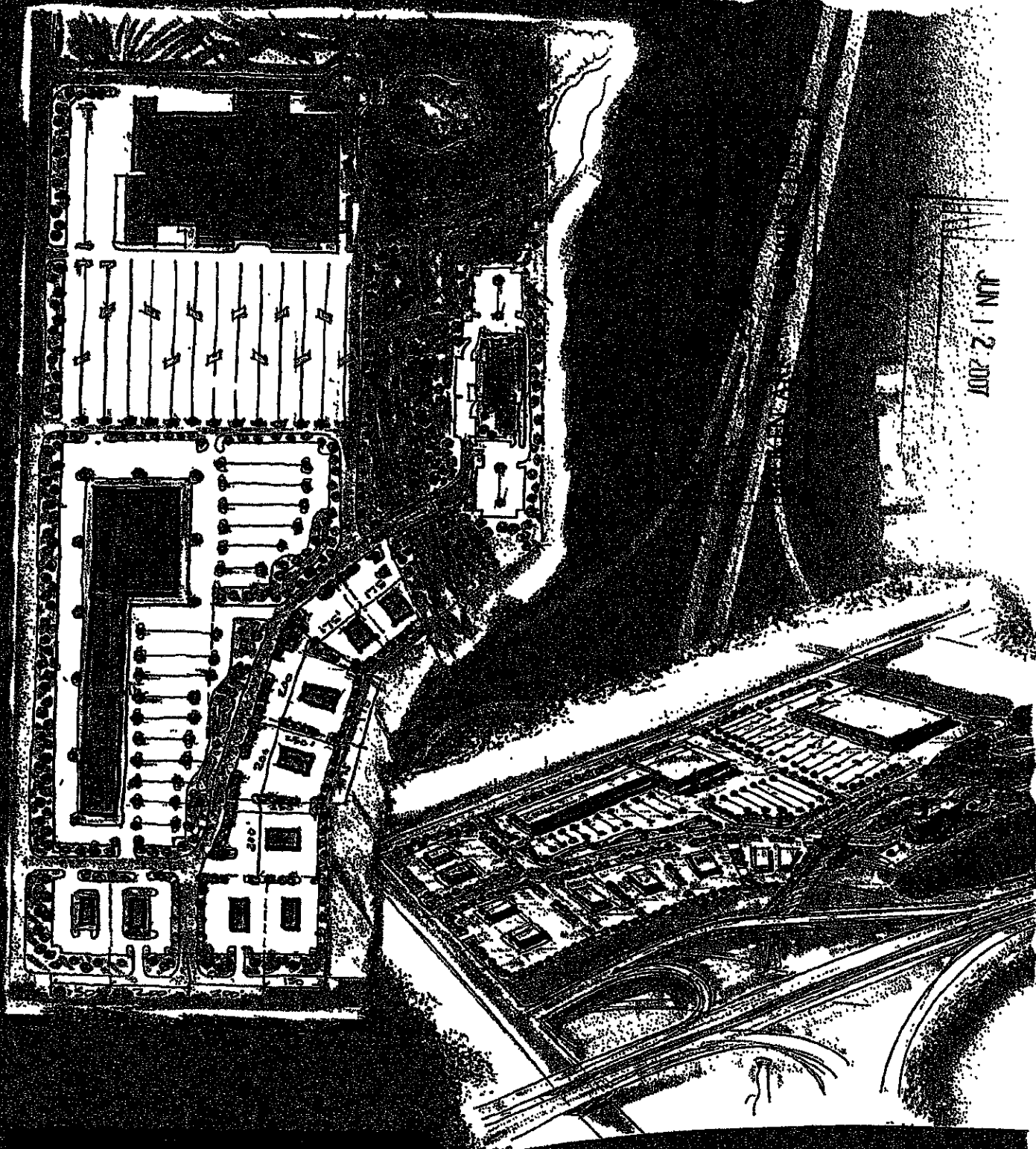


JUN 12 2007



AMENDED PURSUANT TO BROKEN
ARROW PLANNING COMMISSION
RECOMMENDATIONS APPROVED APRIL
26, 2007 AND PURSUANT TO ADDITIONAL
DEVELOPMENT STANDARDS APPROVED
BY THE BROKEN ARROW CITY COUNCIL
ON MAY 21, 2007

NORTHEAST CROSSROADS BROKEN ARROW

A
PLANNED UNIT DEVELOPMENT
MAY 2007

NORTHEAST CROSSROADS
BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 175

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NORTHEAST CROSSROADS
BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 175

Outline Development Plan

Northeast Crossroads is planned for a 67 acre development located on one of Broken Arrow's premier sites. The project is divided into three development areas, as shown on Exhibit F – Aerial Photo and Development Areas, with a Wal-Mart Supercenter to be located within Development Area A.

Junior anchor stores and smaller development parcels are located within Development Area B and will provide a variety of shopping and dining experiences.

Development Area C is located adjacent to the Creek Expressway right-of-way and is separated from Development Areas A and B by four existing ponds, three of which are abandoned strip pits.

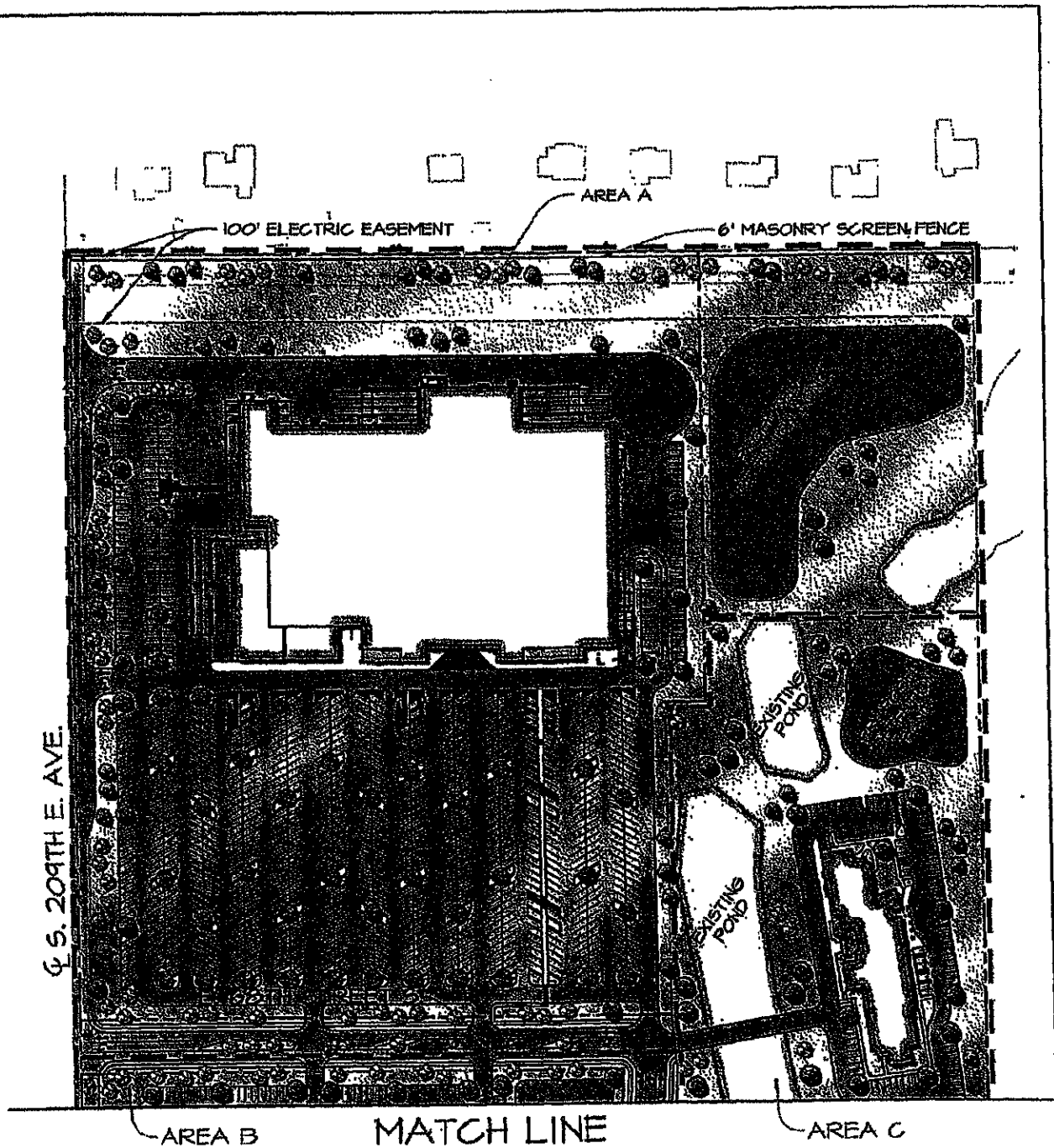
The Outline Development Plan for Northeast Crossroads is shown on Exhibits A-1 and A-2.

Initial development of Areas A and B will include the infrastructure and the proposed internal public collector streets preliminarily identified as East 68th Street and South 210th East Avenue. The development of Area C will occur in the future when the cost of bridging the existing ponds and strip pits can be justified.

The Broken Arrow Comprehensive Plan identifies most of the property as eligible for Level 4 – Commercial/Employment uses and the northern 330 feet as eligible for Level 3 – Transition Area development. A companion application has been filed requesting the rezoning of the property to the C-2, Planned Shopping Center and O-2, Planned Office districts.

Northeast Crossroads will provide an excellent blend of sites for a Wal-Mart Supercenter, junior anchor retailers, and smaller lots for other retailers and restaurants within walking distance of the retail locations.

A generous blend of landscaped open spaces is a major feature of the Northeast Crossroads design.



AD
ALDRICH DESIGN
 ASSOCIATES
 LANDSCAPE ARCHITECTS
 2002 E. 4TH ST.
 SUITE 200
 TULSA, OK 74103
 918-742-1000
 FAX 918-742-1479
 info@aldrichdesign.com

EXHIBIT A-1

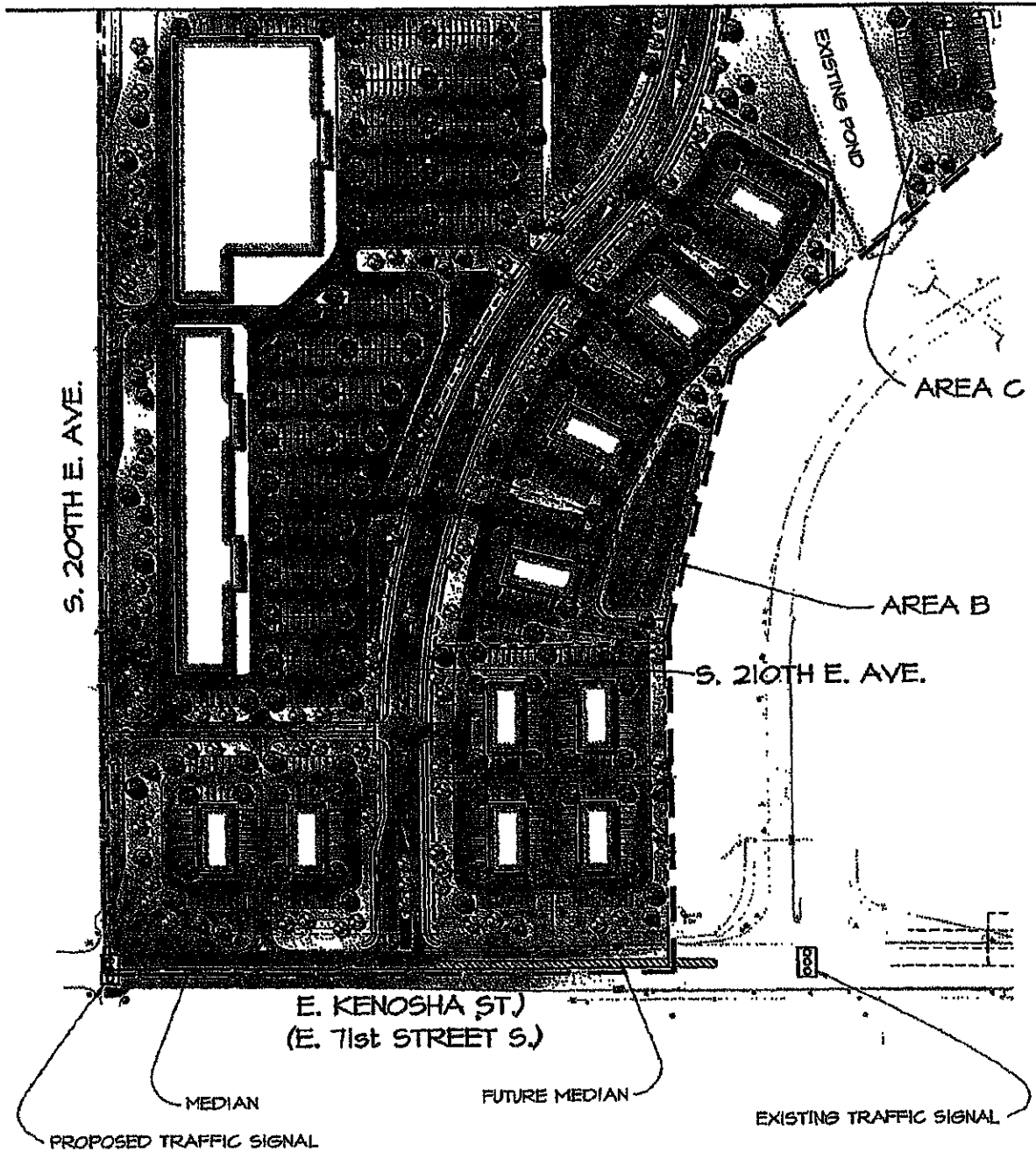
OUTLINE DEVELOPMENT PLAN
 NORTHEAST CROSSROADS
 BROKEN ARROW, OK
 DATE: 5/1/07

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MATCH LINE



AD
BROCK DESIGN
ASSOCIATES
LANDSCAPE ARCHITECTS
3303 E. 49th ST.
SUITE 200
TULSA, OK 74105
918-742-1400
FAX 918-742-1470
www.adbrock.com
adbrockdesign.com

EXHIBIT A-2

OUTLINE DEVELOPMENT PLAN
NORTHEAST CROSSROADS
BROKEN ARROW, OK
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**NORTHEAST CROSSROADS
BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 175**

Development Standards - Area A

Development Area A shall be developed in accordance with the use and development regulations of the C-2 district except as described below.

Land Area: 29.35 Acres 1,278,673 SF

Permitted Uses:

The uses permitted as a matter of right in the O-2, Planned Office Park district and the C-2, Planned Shopping Center district, and uses customarily accessory to permitted uses excluding the following uses: bars; billiard parlor; bowling alley; trade school; pinballs, arcades; nightclub; open air flea market; pawn shop; and skating rink.

Maximum Building Coverage:

The maximum coverage of any building on any lot or parcel of land shall not exceed 33% of the net lot or parcel area.

Maximum Building Floor Area: (F.A.R. - 22%) 280,000 SF

Minimum Lot Size: 12,000 SF

Access to Abutting Streets:

There shall be a maximum of three access points to South 209th East Avenue and three access points to the internal public street. All access points shall be located at least 175 feet apart, centerline-to-centerline. Cross access shall be permitted between each lot.

Minimum Lot Frontage on Public Street: 150 FT

Lot Splits:

Lot splits shall be permitted provided each lot has a minimum frontage of 150 feet on a public street or fronts upon a private drive that provides access to a public street and no additional access points are established to South 209th East Avenue.

Maximum Building Height:

Front Building Parapet	45 FT
Rear Building Parapet	35 FT

Architectural elements and business logos may exceed maximum building height with Site Plan approval.

Off-Street Parking:

As required by Article IV of the Broken Arrow Zoning Code for the permitted uses. Part of the required off-street parking for a lot may be provided on another lot with approved mutual access and parking covenants.

Minimum Building Setbacks:

From the South 209th East Ave. right-of-way	100 FT
From the north boundary of Area A	150 FT
From the east boundary of Area A	50 FT
From the internal public street right-of-way	50 FT

Landscaping:

Landscaping shall be provided in accordance with Article VIII, Section 19 of the Broken Arrow Zoning Ordinance, except that a landscaped edge of at least 10 feet in width shall be provided along South 209th East Avenue. At least 10% of the net lot area of each lot shall be landscaped open space. The amount of landscape area shall be calculated and shown on the site plan submitted to the Planning Commission.

A landscaped area at least 100 feet in width shall be provided along the north 100 feet of Area A. At least one tree shall be provided per 25 lineal feet of the north boundary of Development Area A. At least half of these trees shall be evergreen.

Signs:

Signs shall be installed in accordance with Article IX, Sign Regulations of the City of Broken Arrow Zoning Ordinance except that all signs shall be limited to a maximum height of 25 feet and a maximum size of 200 square feet of display surface area, provided such signs are outside of the South 209th East Avenue utility easement and are set back from the South 209th East Avenue right-of-way two feet for each one foot of sign height above 20 feet, as required by Section 1.3a of Article IX of the Broken Arrow Zoning Ordinance. All signs shall

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have a monument type base. The base of the sign shall be of the same material as the principal building on the lot. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot. The maximum number of free-standing signs allowed on South 209th East Avenue is two. No sign shall be located within 200 feet of the north boundary of Development Area A.

Wall Signs:

Wall signs shall be permitted with an aggregate display surface area of three (3) square feet for each one (1) foot of lot frontage on a public street.

Lighting:

All outdoor light fixtures located in Development Area A, north of the Wal-Mart/or retail store shall be no higher than 18 feet. All light poles and light fixtures shall be reviewed and approved through a photometric design in accordance with Article VIII, Section 21, Outdoor Lighting Standards of the Broken Arrow Zoning Ordinance. Light Fixtures shall be placed so as to direct light downward and away from the north property boundary.

All exterior lighting shall be installed in accordance with Article VIII, Section 21, Outdoor Lighting Standards, of the Broken Arrow Zoning Code. All exterior lights shall be located outside the utility easements located along South 209th East Avenue. Light pole locations shall be shown on the site plan submitted to the Planning Commission. The distance from the light fixture to the parking lot surface shall not exceed 35 feet in height in Area A. Light poles and fixtures designs shall be submitted to and approved by the Planning Department prior to building permit issuance. A light fixture on a canopy shall be designed so that the light fixture is not visible from any public street.

Building Facades:

The building facades shall be designed in accord with the provisions of Article VI, Section 16.9 of the Broken Arrow Zoning Code.

Screening:

On the entire north boundary of the Planned Unit Development, which is part of the PSO/electric easement and part of Development Area A, a minimum eight foot high masonry fence or wall shall be constructed. This wall shall be located 100 feet south of the north property boundary, which is the southern edge of the PSO/electric easement.

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The visual screening shall be maintained by the owner of the commercial lot or lots abutting the north boundary of Area A.

Fence details and design shall be submitted with the landscape plan.

Solid Waste Disposal:

Any dumpsters in Development Area A shall be screened with an opaque fence that is higher than the proposed dumpster, six feet minimum.

Trash, Waste and Recycling compactors shall be used only between the hours of 8:00 A.M. and 8:00 P.M. Compactors shall not be used from 8:00 P.M. to 8:00 A.M.

**NORTHEAST CROSSROADS
BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 175**

Development Standards - Area B

Development Area B shall be developed in accordance with the use and development regulations of the C-2 district except as described below.

Land Area: 28.01 Acres 1,220,149 SF

Permitted Uses:

The uses permitted as a matter of right in the O-2, Planned Office Park district and the C-2, Planned Shopping Center district, and uses customarily accessory to permitted uses excluding the following uses: bars; billiard parlor; bowling alley; trade school; pinballs, arcades; nightclub; open air flea market; pawn shop; and skating rink.

Maximum Building Coverage:

The maximum coverage of any building on any lot or parcel of land shall not exceed 33% of the net lot area.

Maximum Building Floor Area: (F.A.R. - 20.5%) 250,000 SF

Minimum Lot Size: 12,000 SF

Access to Abutting Streets:

There shall be a maximum of three access points to South 209th East Avenue and three access points to East Kenosha Street. All access points shall be located at least 175 feet apart, centerline-to-centerline. The City of Broken Arrow is in the process of preparing plans to widen Kenosha Street to five lanes. While there will be a raised median along Kenosha Street, access through this median to S. 210th E. Avenue will be permitted. An example of the proposed median layout is shown in Option #3 of Figure 6 of the Traffic Impact Study prepared by Traffic Engineering Consultants. No access, however, shall be allowed to Kenosha Street within the east 300 feet of the property.

Minimum Lot Frontage on Public Street: 150 FT

Lot Splits:

Lot splits shall be permitted provided each lot has a minimum frontage of 150 feet on a public street or fronts upon a private drive that provides access to a public street and no additional access points are established to South 209th East Avenue and East Kenosha Street.

Maximum Building Height:

35 FT

Architectural elements and business logos may exceed maximum building height with Site Plan approval.

Off-Street Parking:

As required by Article IV of the Broken Arrow Zoning Code for the permitted uses. Part of the required off-street parking for a lot may be provided on another lot with approved mutual access and parking covenants.

Minimum Building Setbacks:

From the South 209th East Ave. right-of-way	25 FT
From the East Kenosha Street right-of-way	50 FT
From the internal public street right-of-way	50 FT
From the north internal public street right-of-way	50 FT
From the east boundary line of Area B	25 FT

Landscaping:

Landscaping shall be provided in accordance with Article VIII, Section 19 of the Broken Arrow Zoning Ordinance, except that a landscaped edge of at least 10 feet in width shall be provided along South 209th East Avenue and East Kenosha Street. At least 10% of the net lot area of each lot shall be landscaped open space. The amount of landscape area shall be calculated and shown on the site plan submitted to the Planning Commission. No parking spaces shall be located adjacent to the landscaped edge along 209th East Avenue. Loading spaces, however, are permissible.

Signs:

Signs shall be installed in accordance with Article IX, Sign Regulations of the City of Broken Arrow Zoning Ordinance except as described below. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot. The maximum number of free-standing signs allowed on South 209th East Avenue is ~~3~~2. The maximum number of free-standing signs allowed on East

Kenosha Street is 5, 4 of which shall not exceed 15 feet in height and a maximum size of 80 square feet, and one off-premises center and tenant identification sign which shall be limited to a maximum height of 30 feet and a maximum size of 200 square feet, provided such center and tenant identification sign is outside of the East Kenosha Street utility easement and is set back from the East Kenosha Street right-of-way two feet for each one foot of sign height above 20 feet as required by Section 1.3a of Article IX of the Broken Arrow Zoning Ordinance. All signs shall have a monument type base. The base of the sign shall be of the same material as the principal building on the lot.

Wall Signs:

Wall signs shall be permitted with an aggregate display surface area of three (3) square feet for each one (1) foot of lot frontage on a public street.

Lighting:

All exterior lighting shall be installed in accordance with Article VIII, Section 21, Outdoor Lighting Standards, of the Broken Arrow Zoning Code. All exterior lights shall be located outside the utility easements located along South 209th East Avenue and East Kenosha Street. Light pole locations shall be shown on the site plan submitted to the Planning Commission. The distance from the light fixture to the parking lot surface shall not exceed 35 feet in height in Area B. Light fixtures shall be parallel to the ground surface. Light poles and fixtures designs shall be submitted to and approved by the Planning Department prior to building permit issuance. A light fixture on a canopy shall be designed so that the light fixture is not visible from any public street.

Building Facades:

Where applicable, the building facades shall be designed in accord with the provisions of Article VI, Section 16.9 of the Broken Arrow Zoning Code.

Solid Waste Disposal:

Any dumpsters in Development Area B shall be screened with an opaque fence that is higher than the proposed dumpster, six feet minimum.

**NORTHEAST CROSSROADS
BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 175**

Development Standards - Area C

Development Area C shall be developed in accordance with the use and development regulations of the C-2 district except as described below.

Land Area: 10.31 Acres 448,892 SF

Permitted Uses:

The uses permitted as a matter of right in the O-2, Planned Office Park district and the C-2, Planned Shopping Center district, and uses customarily accessory to permitted uses excluding the following uses: bars; billiard parlor; bowling alley; trade school; pinballs, arcades; nightclub; open air flea market; pawn shop; and skating rink.

Maximum Building Coverage:

The maximum coverage of any building on any lot or parcel of land shall not exceed 33% of the net lot area.

Maximum Building Floor Area: (F.A.R. - 23%) 100,000 SF

Minimum Lot Size: 12,000 SF

Access to Abutting Streets:

Access shall be provided from Development Area C to the internal public street between Area A and Area B.

Minimum Lot Frontage on Public Street: None

Lot Splits:

Lot splits shall be permitted provided each lot has a minimum frontage of 100 feet upon a private driveway that provides access to a public street.

Maximum Building Height:

Hotel	75 FT
Office	50 FT
Other Uses	35 FT

Architectural elements and business logos may exceed maximum building height with Site Plan approval.

Off-Street Parking:

As required by Article IV of the Broken Arrow Zoning Code for the permitted uses. Part of the required off-street parking for a lot may be provided on another lot with approved mutual access and parking covenants.

Minimum Building Setbacks:

From all boundaries of Area C	50 FT
-------------------------------	-------

Landscaping:

Landscaping shall be provided in accordance with Article VIII, Section 19 of the Broken Arrow Zoning Ordinance. At least 10% of the net lot area of each lot shall be landscaped open space. The amount of landscape area shall be calculated and shown on the site plan submitted to the Planning Commission.

Signs:

Signs shall be installed in accordance with Article IX, Sign Regulations of the City of Broken Arrow Zoning Ordinance except as provided below. All tenant signs shall be limited to a maximum height of 15 feet and a maximum size of 80 square feet. No portable signs or banners shall be placed on any of the lots or on any light poles on the lot. The maximum number of free-standing signs in Area C shall be 2, provided one off-premises center and tenant identification sign may be placed along the east boundary of Area C adjacent to the turnpike right-of-way, which sign shall be limited as provided by the Zoning Ordinance. All tenant signs shall have a monument type base. The base of the sign shall be of the same material as the principal building on the lot.

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Wall Signs:

Wall signs shall be permitted with an aggregate display surface area of three (3) square feet for each one (1) foot of lot frontage on a private street.

Lighting:

All exterior lighting shall be installed in accordance with Article VIII, Section 21, Outdoor Lighting Standards, of the Broken Arrow Zoning Code. All exterior lights shall be located outside of utility easements. Light pole locations shall be shown on the site plan submitted to the Planning Commission. The distance from the light fixture to the parking lot surface shall not exceed 35 feet in height in Area C. Light fixtures shall be parallel to the ground surface. Light poles and fixtures designs shall be submitted to and approved by the Planning Department prior to building permit issuance. A light fixture on a canopy shall be designed so that the light fixture is not visible from any public street.

Building Facades:

Where applicable, the building facades shall be designed in accord with the provisions of Article VI, Section 16.9 of the Broken Arrow Zoning Code.

Solid Waste Disposal:

Any dumpsters in Development Area C shall be screened with an opaque fence that is higher than the proposed dumpster, six feet minimum.

**NORTHEAST CROSSROADS
BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 175**

Landscape Concept

Northeast Crossroads will be extensively landscaped in accord with the requirements of Article VIII, Section 19 of the Broken Arrow Zoning Ordinance as shown in concept on Exhibits A-1 and A-2 – Outline Development Plan.

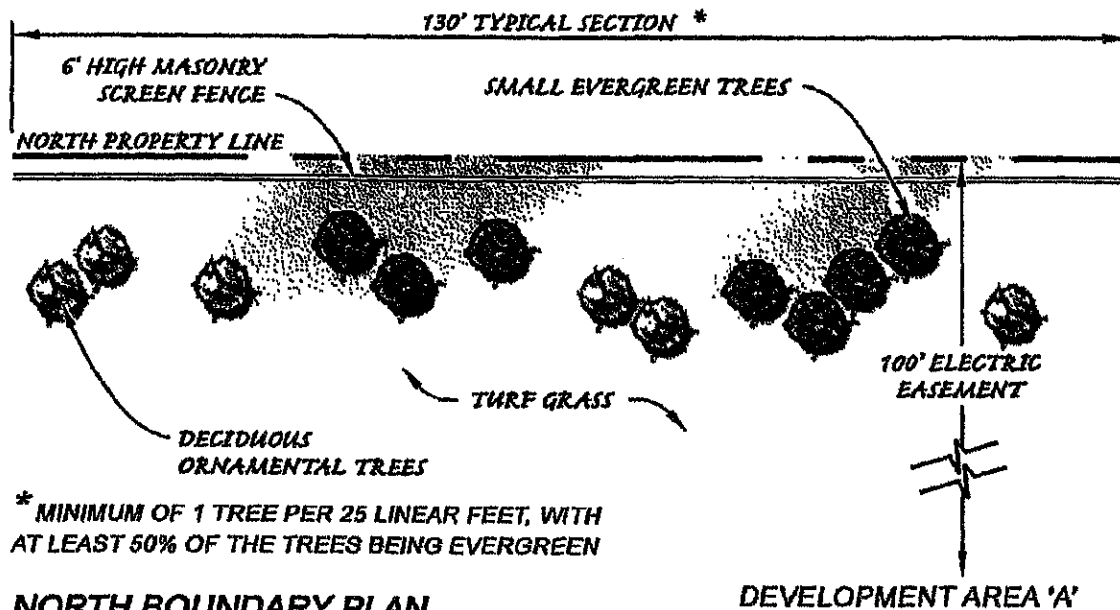
Trees, entries, and parking islands will be landscaped along the arterial street frontages and within the customer and employee parking areas.

Development Area A abuts a residential neighborhood to the north. The development standards for Area A establish a minimum building set back of 150 feet from the north boundary and requires a landscaped area of at least 100 feet in width as indicated on Exhibit B-1. A 6 feet high masonry screening fence is proposed along the north boundary of Area A. In addition to the masonry screening fence, a combination of deciduous and evergreen trees will be planted within the landscape buffer area. Smaller trees will be specified in accord with the provisions of the Landscape Chapter of the Zoning Ordinance for trees within the electric utility easement. At least one tree shall be provided per 25 lineal feet of the north boundary of Development Area A. At least half of these trees shall be evergreen.

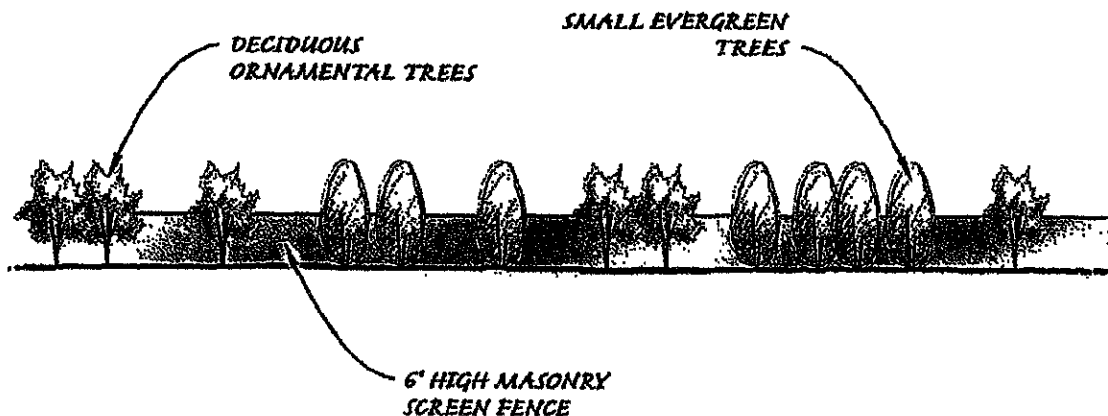
Street frontage landscaped areas will be established along South 209th East Avenue and East Kenosha Street as shown on Exhibits B-2 and B-3. A 6 foot high wooden screening fence will be installed along the east side of South 209th East Avenue where appropriate in Area B to screen rear building walls. The design of the South 209th East Avenue screening fences will be submitted as a part of the Detail Site Plan.

A landscape entry feature at the principal entrance to Northeast Crossroads from East Kenosha Street will be designed and submitted as a part of the Detail Site Plan and plat of Development Area B.

The street frontage landscaped areas and entry features will include deciduous, flowering, shade and evergreen trees to provide seasonal color. The landscaping will enhance Northeast Crossroads by providing color and texture throughout the year.



**NORTH BOUNDARY PLAN
TYPICAL SECTION**



**NORTH BOUNDARY ELEVATION
TYPICAL SECTION**

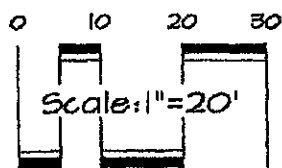


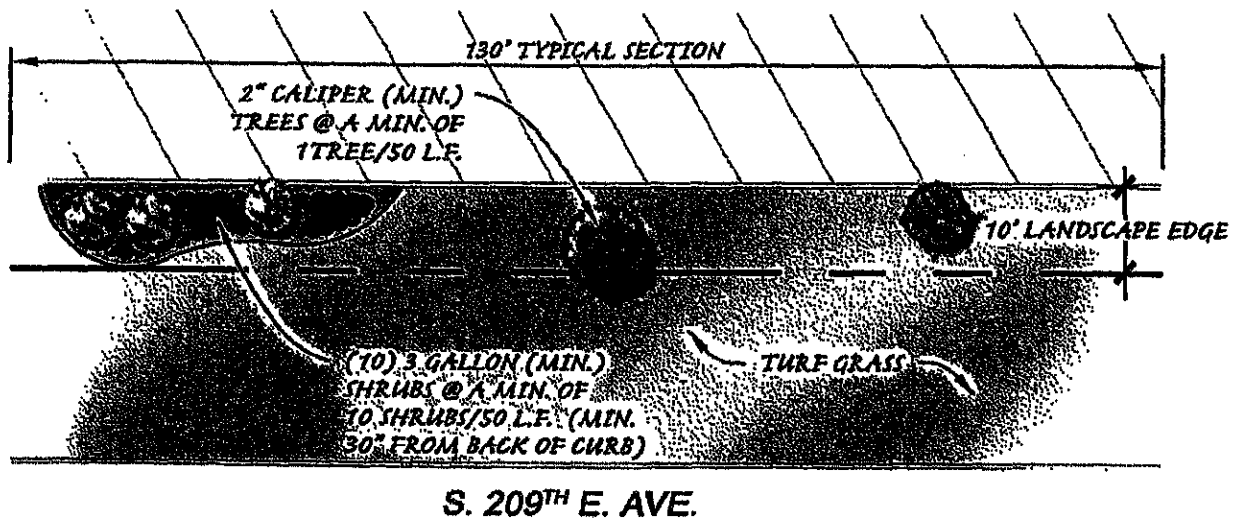
EXHIBIT B-1

OUTLINE DEVELOPMENT PLAN
NORTHEAST CROSSROADS
BROKEN ARROW, OK
DATE: 5/1/07

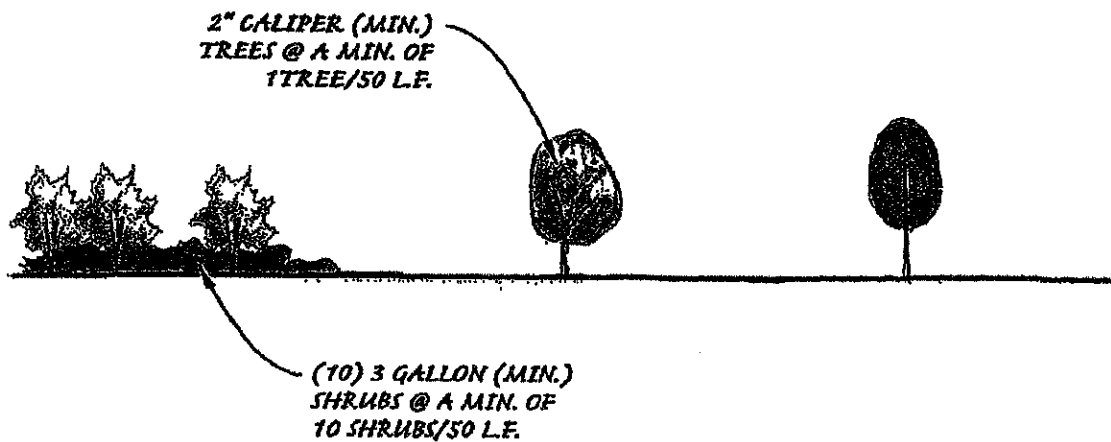
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**SOUTH 209TH EAST AVENUE STREET FRONTAGE PLAN
TYPICAL SECTION**



**SOUTH 209TH EAST AVENUE STREET FRONTAGE ELEVATION
TYPICAL SECTION**

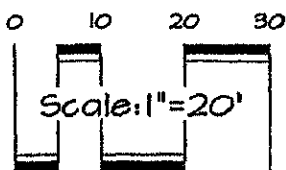
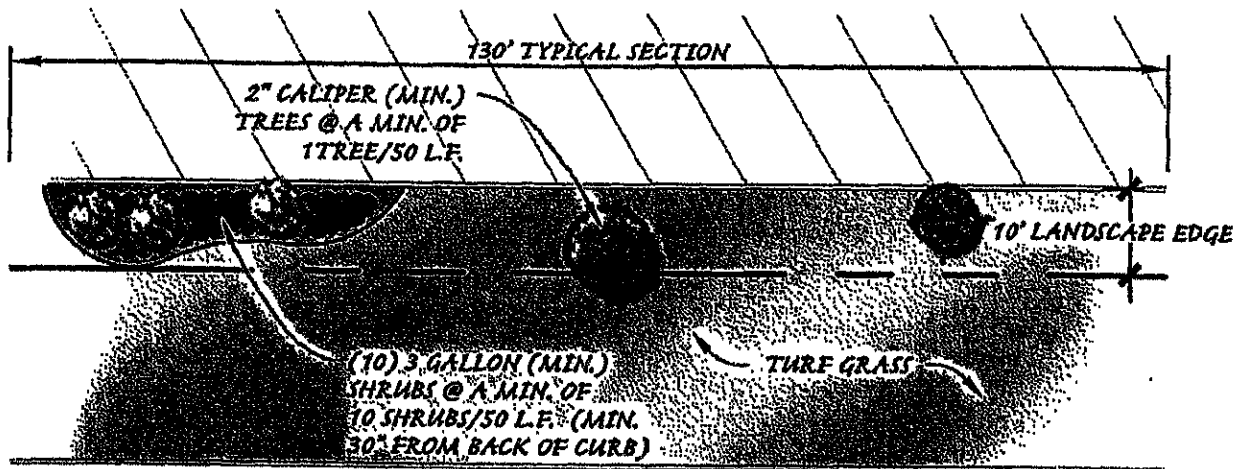


EXHIBIT B-2

OUTLINE DEVELOPMENT PLAN
NORTHEAST CROSSROADS
BROKEN ARROW, OK CITY OF BROKEN ARROW
DATE: 03/21/07

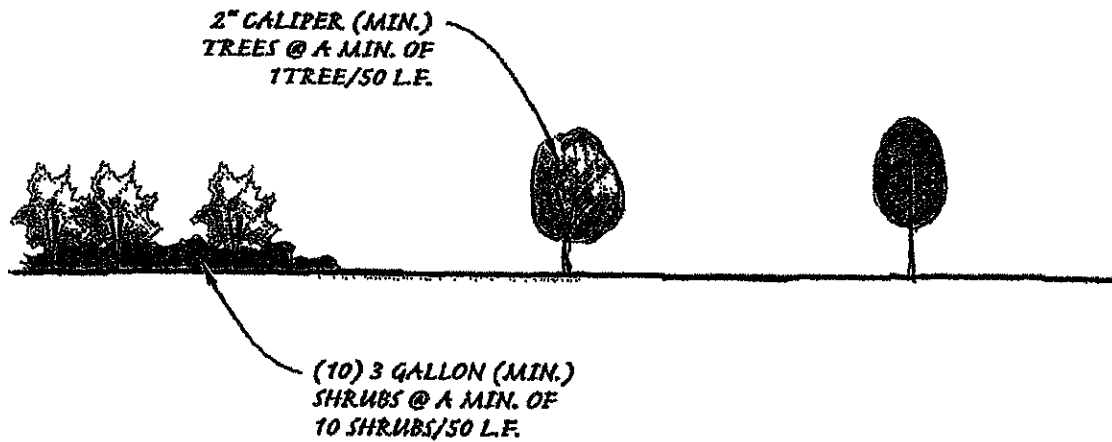
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E. KENOSHA ST.
(E. 71ST ST S.)

EAST KENOSHA STREET FRONTAGE PLAN
TYPICAL SECTION



EAST KENOSHA STREET FRONTAGE ELEVATION
TYPICAL SECTION

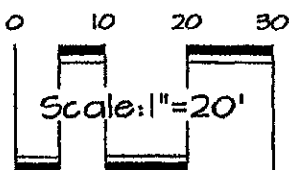


EXHIBIT B-3

OUTLINE DEVELOPMENT PLAN
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CITY OF BROKEN ARROW
DATE: 03/21/07

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PLANNED UNIT DEVELOPMENT NO. 175

Access and Circulation

Exceptionally good access to Northeast Crossroads from the Broken Arrow metropolitan region is provided by the Creek Expressway, East Kenosha Street and South 209th East Avenue.

Access to the Wal-Mart Supercenter in Northeast Crossroads will be from an internal public street preliminarily designated as East 68th Street and from the major entrance to Northeast Crossroads from East Kenosha Street along proposed South 210th East Avenue.

Traffic on East Kenosha Street is presently regulated by an existing traffic signal at the south bound on- and off-ramps of the Creek Expressway immediately east of the southeast corner of Northeast Crossroads. The City of Broken Arrow has plans for the signalization of the intersection of East Kenosha Street and South 209th East Avenue which will accommodate left turn traffic to South 209th East Avenue and the principal entrance to the Wal-Mart Supercenter.

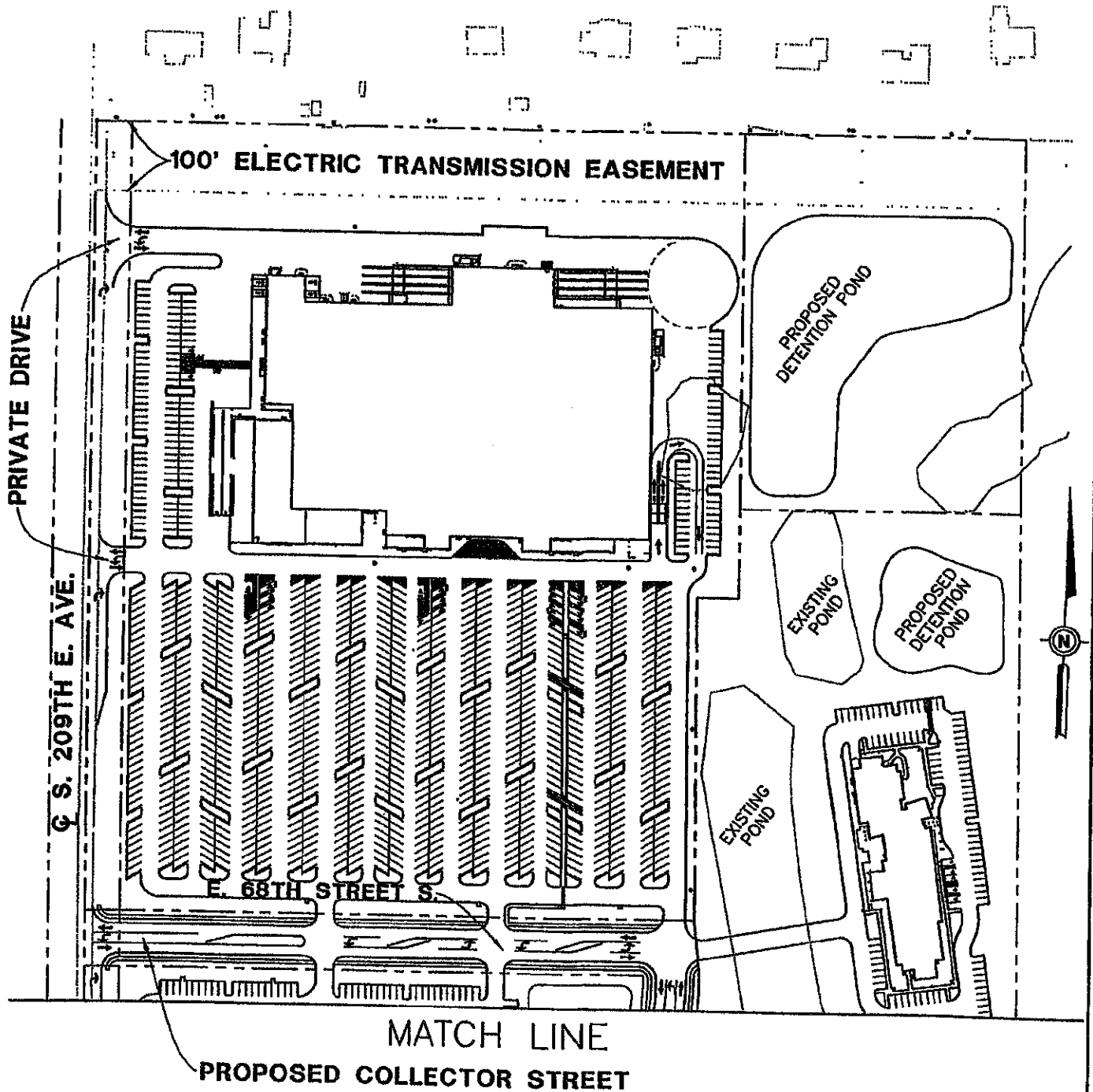
The signalization of East Kenosha Street and South 209th East Avenue and the existing signals at the entrance to the Creek Expressway will provide adequate traffic gaps for the entering and exiting traffic into Northeast Crossroads along South 210th East Avenue.

Local and internal circulation is shown on Exhibits C-1 and C-2, Access and Circulation.

An internal truck turnaround is located at the northeast corner of Development Area A to accommodate the service trucks for the Wal-Mart Supercenter.

Internal fire lanes will be designed to accommodate the largest size fire-fighting equipment.

Sidewalks will be constructed within the public street rights-of-way for East 68th Street and South 210th East Avenue. Handicap parking spaces will be located as required by the City of Broken Arrow code provisions.



BSW INTERNATIONAL



ONE WEST 3RD STREET
SUITE 800
TULSA, OKLAHOMA 74103
(918) 295-4724 TELE.
(918) 582-7907 FAX

PROJECT #: 79000187

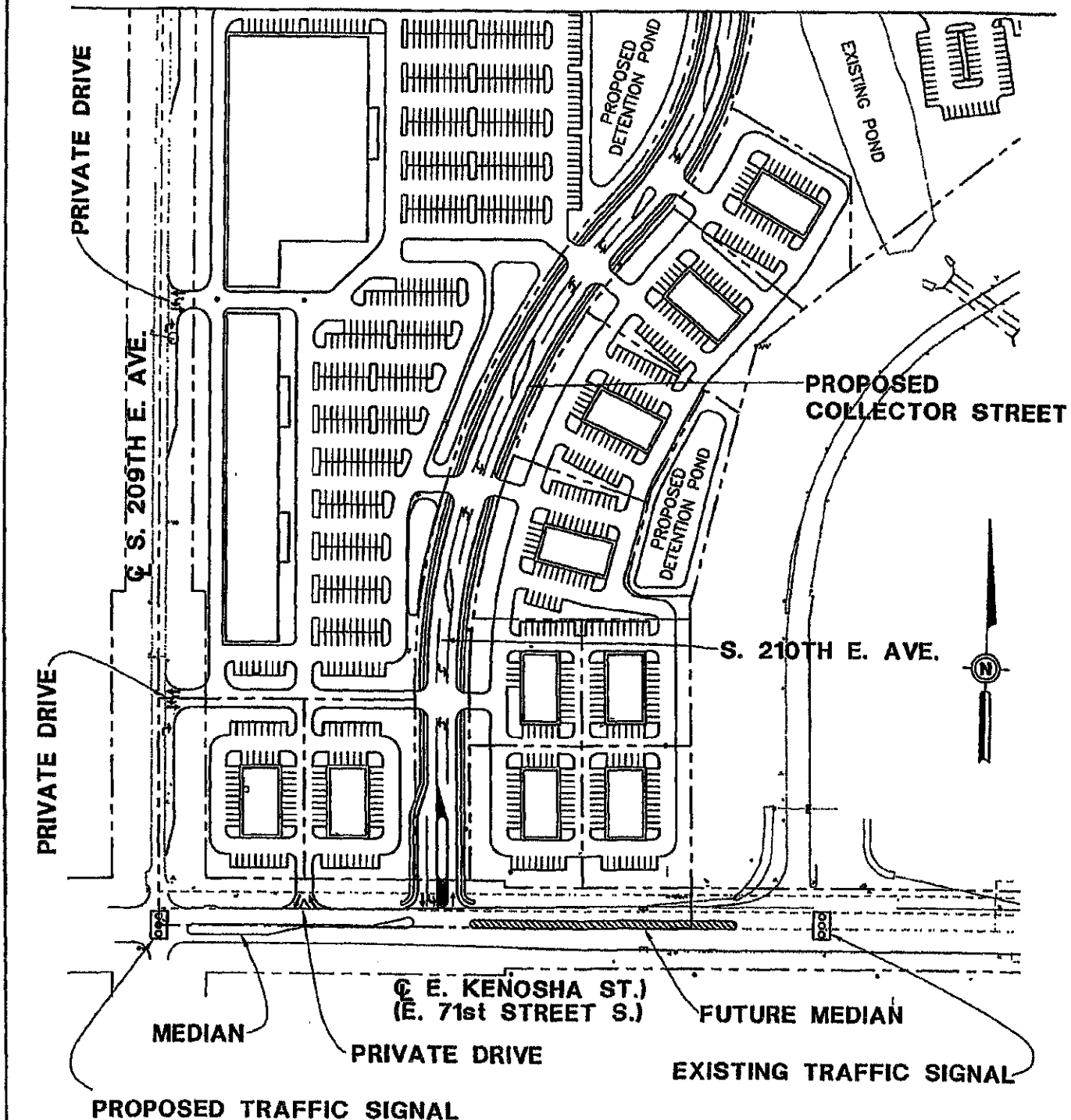
EXHIBIT C-1

ACCESS AND CIRCULATION
NORTHEAST CROSSROADS
CITY OF BROKEN ARROW
BROKEN ARROW, OK
DATE: 03/27/07

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MATCH LINE



BSW INTERNATIONAL



ONE WEST 3RD STREET
SUITE 800
TULSA, OKLAHOMA 74103
(918) 295-4724 TELE.
(918) 582-7907 FAX

PROJECT#: 79000187

EXHIBIT C-2

ACCESS AND CIRCULATION
NORTHEAST CROSSROADS
BROKEN ARROW, OK
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BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 175

Environmental Analysis

Topography:

The Northeast Crossroads site slopes generally from west to east. The highest point on the property is at elevation 680 feet above mean sea level (MSL) near the northwest corner. The lowest point is the surface of the most southern pond on the east side of the site which at the time of survey was 631' MSL. There are two drainage areas that cross the site, one that bisects the property approximately 1200' north of E. Kenosha Street and one that crosses approximately 500 feet north of E. Kenosha Street. These drainage ways flow from west to east into the most southern of the four existing ponds on the east side of the property. Three of the four on-site ponds are strip pits. All boundaries and topographic features are shown on Exhibits E-1 and E-2, Site Map, Topography, Existing Utilities and Drainage.

Storm Water:

Off-site and on-site storm water will be conveyed through a series of storm drains to detention areas. All storm water will be discharged from the site at a rate below or equal to the historic rate. The existing on-site drainage ways will be relocated to storm sewers and open drainage ways as shown in Exhibits D-1 and D-2, Drainage Concept and Proposed Utilities. The storm water from part of Development Area A will be conveyed to a separate detention pond and will be released at a rate below or equal to the existing discharge from Area A. Storm water from Development Area A will be discharged into the second strip pit from the north property line. Storm water from Development Area B will be conveyed through catch basins and storm sewers to a series of detention facilities with a portion of the water discharging at the north drainage way discharge point and the remainder of the water leaving the property at the south drainage way discharge, all as shown on Exhibits D-1 and D-2.

Utilities:

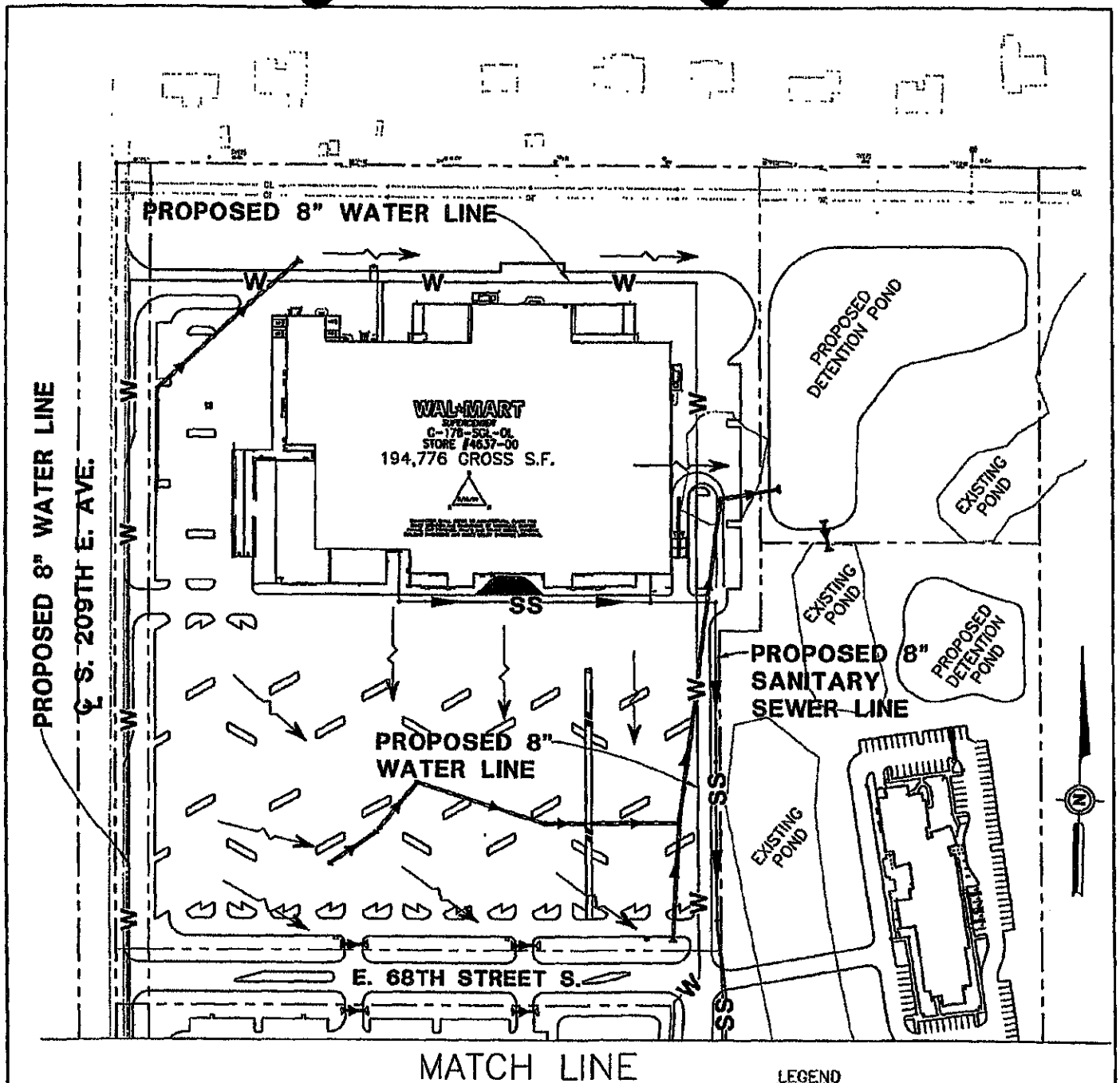
Water

Existing 12" and 36" water mains are located along the north side of East Kenosha Street. An 8" water main will be constructed along the west side of South 209th East Avenue to a point near the northwest corner of the property. An internal 8"

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- LEGEND**
- STORM DRAIN PIPE
 - DRAINAGE ARROWS
 - 8" SANITARY SEWER LINE
 - 8" WATER LINE

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ONE WEST 3RD STREET
SUITE 800
TULSA, OKLAHOMA 74103
(918) 295-4724 TELE.
(918) 582-7907 FAX

PROJECT#: 79000187

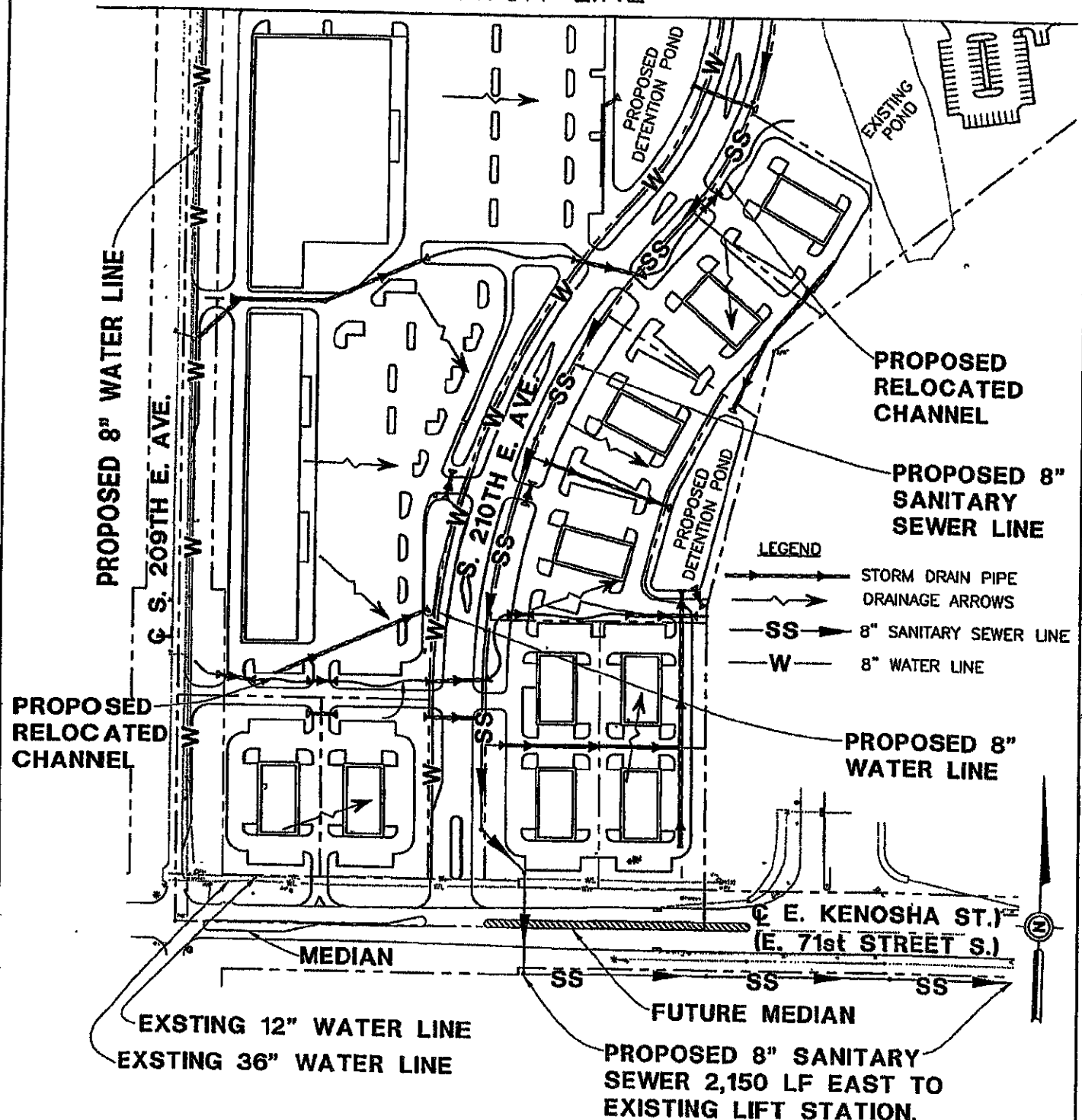
EXHIBIT D-1

DRAINAGE CONCEPT, PROPOSED UTILITIES
NORTHEAST CROSSROADS
BROKEN ARROW, OK
DATE: 03/27/07

MAY 22 2018

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MATCH LINE



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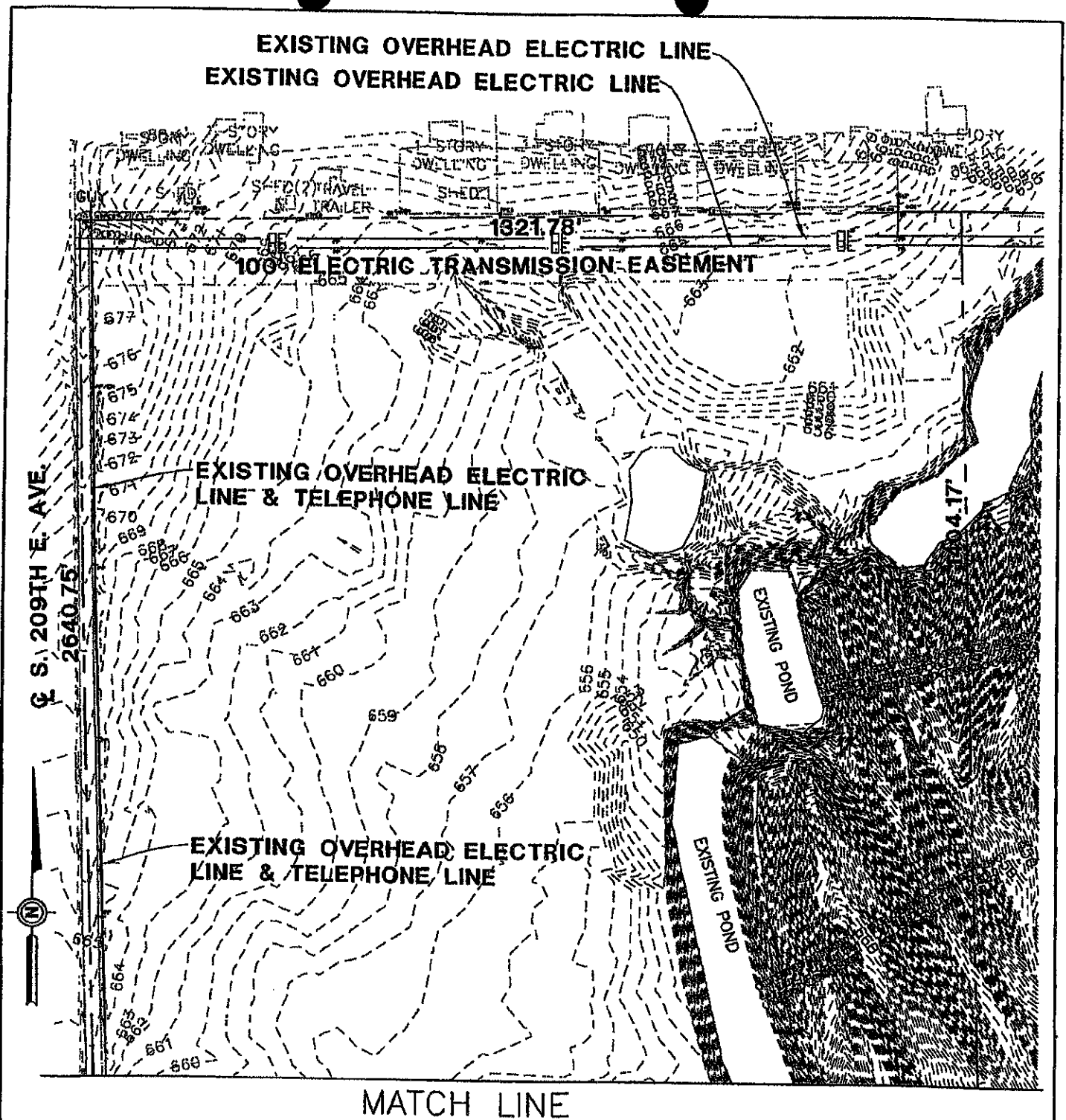
PROJECT#: 79000187

EXHIBIT D-2

DRAINAGE CONCEPT, PROPOSED UTILITIES
NORTHEAST CROSSROADS
BROKEN ARROW, OK
DATE: 05/01/07

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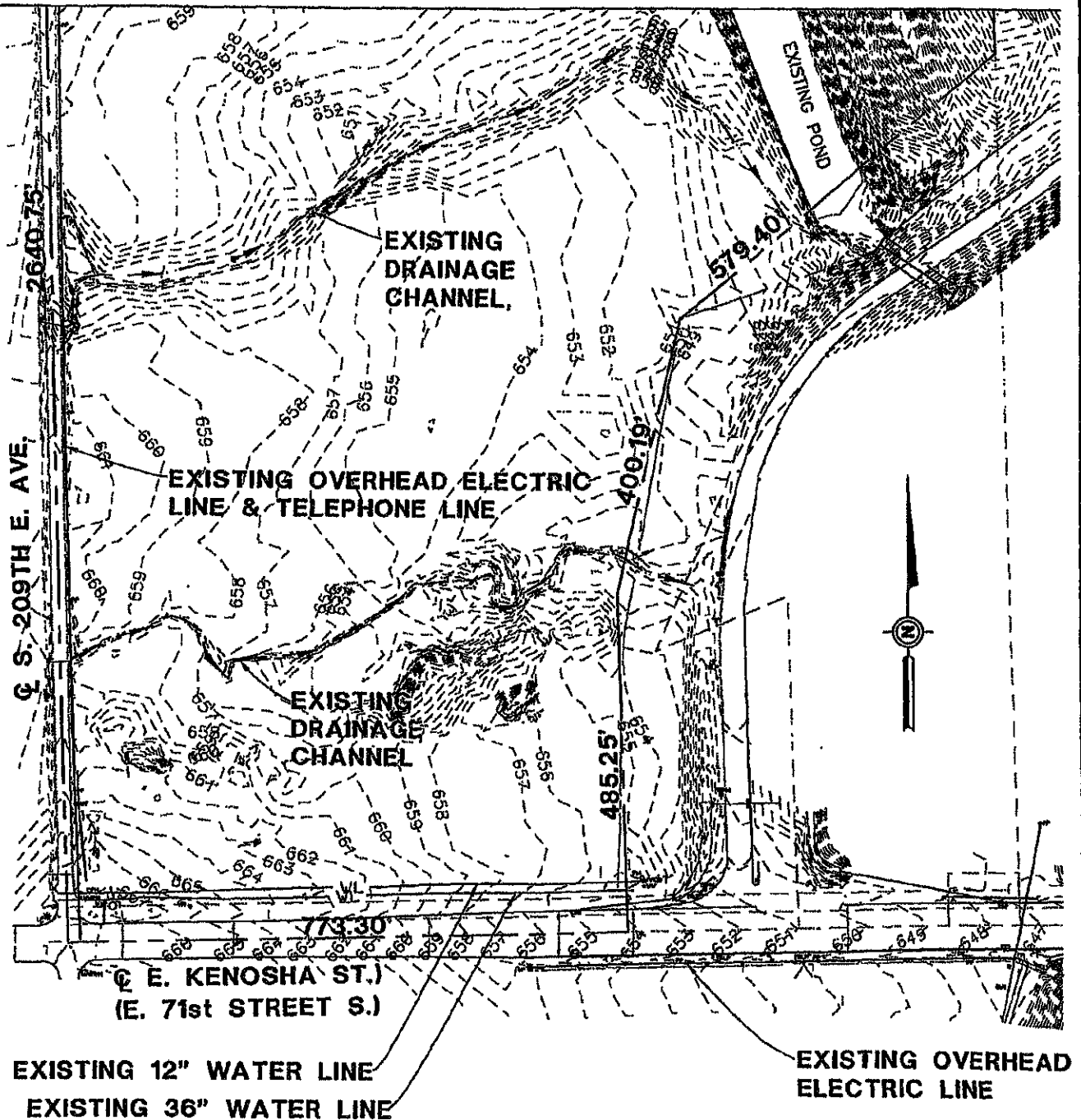
PROJECT#: 79000187

EXHIBIT E-1

SITE MAP, TOPOGRAPHY, EXISTING UTILITIES
NORTHEAST CROSSROADS
BROKEN ARROW, OK
DATE: 03/27/07

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PROJECT#: 79000187

EXHIBIT E-2

SITE MAP, TOPOGRAPHY, EXISTING UTILITIES
NORTHEAST CROSSROADS

BROKEN ARROW, OK

DATE: 03/27/07

CITY OF BROKEN ARROW

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water main will be constructed north of the major retail building within Development Area A and along the east boundaries of Development Areas A and B connecting to the 12" water main along East Kenosha Street, as shown on Exhibits D-1 and D-2 - Drainage Concept and Proposed Utilities.

Sanitary Sewer

An existing lift station on the south side of East Kenosha Street approximately 2150 feet east of the southeast corner of the property has sufficient capacity to serve Northeast Crossroads. An internal 8" sanitary sewer main as shown on Exhibits D-1 and D-2 will gravity sanitary sewage from areas A, B and C to the sanitary sewer main to be constructed along East Kenosha Street to the existing lift station as shown on Exhibits D-1 and D-2.

Electric power, natural gas, telephone and cable services are presently located near the property boundaries and will be extended to the site.

The area zoning and land uses are shown on Exhibit F.



GOOGLE EARTH PHOTO



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ONE WEST 3RD STREET
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TULSA, OKLAHOMA 74103
(918) 295-4724 TELE.
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EXHIBIT F

AREA ZONING, LAND USE AND DEVELOPMENT AREAS
NORTHEAST CROSSROADS
BROKEN ARROW, OK

DATE: 03/27/07

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NORTHEAST CROSSROADS
BROKEN ARROW
PLANNED UNIT DEVELOPMENT NO. 175

Platting

No building permit shall be granted for any lot or parcel within Northeast Crossroads until the property within Northeast Crossroads has been platted in accord with the requirements of the Broken Arrow Subdivision Code. Development Area boundaries shall be clearly defined on the plat.

Site Plan Review

No building permit shall be issued for any building or sign to be constructed within Northeast Crossroads until a site plan and a detail sign plan have been submitted to and approved by the Broken Arrow Planning Commission in accord with the provisions of the Broken Arrow Zoning Code.

The owners of adjoining residential property to the north shall be notified when the final site and landscaping plans are submitted. Landscaping plans will be prepared as recommended by the Planning Commission and staff on April 26, 2007.