

DU QUESNE & ASSOCIATES, INC.

JANUS IV DEVELOPMENT

A BROKEN ARROW
PLANNED UNIT DEVELOPMENT AMENDMENT
DQ&A Job Number: 11-007

MAY 2013

PREPARED BY
JORGE DU QUESNE, JR. PE

P.O. BOX 536 ◊ LOWELL ◊ ARKANSAS ◊ 72745
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DEVELOPMENT CONCEPT

The development is an approximate 5.93 acre tract south and east of the southeast corner of South Elm Place and West New Orleans Street. Development Area A, the Old Time Pottery store, will be repurposed for two uses: Commercial and Mini-Storage. Development Area B, the southwest corner of the lot, will be set aside for commercial. Development Areas A & B will have an underlying zoning of Commercial Heavy District (CH) restricted per this PUD.

DEVELOPMENT AREA A – DEVELOPMENT STANDARDS

GENERAL

Development Area A shall be developed in accordance with the City of Broken Arrow's Zoning Ordinance and the use and development regulations of the Commercial General District (CG) except as described herein.

DIMENSIONAL STANDARDS

Minimum Lot Area	None
Minimum Lot Frontage	200 ft
Building Coverage	None
Front Street ROW Building Setback	50 ft
East Building Setback	30 ft
South Building Setback	0 ft
Maximum Building Height	None

PERMITTED USES

Those uses included as a matter of right in the Commercial General District (CG). In addition, Mini-Storage will be an allowed use for up to 54,640 sf of the existing building. One Living Quarter shall be permitted. The area of mini-storage is based on developing a partition along the existing column lines.

ACCESS TO ABUTTING STREETS

Janus IV has excellent access to both the local street network. The north side of the property is located next to West New Orleans Street (East 101st Street South), a primary arterial street. The west side of the property is located next to South Elm Place (South 161st East Avenue), a primary arterial street. The development would utilize the existing access on South Elm Place and the two existing accesses on West New Orleans Street. Cross access shall be permitted between each lot.

OFF-STREET PARKING

As required by Section 5.4 of Broken Arrow's Zoning Ordinance. Part of the required off-street parking may be provided on Development Area B with approved mutual access and parking covenants.

PARKING LOT LANDSCAPING, BUFFERING, AND SCREENING

Landscaping will be provided per City of Broken Arrow requirements with the following modifications: within the landscaped edge, one (1) tree shall be planted for every 25 lineal feet of landscaped edge; and at least one (1) tree shall be planted for every 13 parking spaces.

REFUSE CONTAINERS / VISUAL SCREENING

Refuse Containers / Visual Screening shall be installed in accordance with Section 5.2.D of the Zoning Ordinance.

SIGNS

Signs shall be installed in accordance with Section 5.7 of the Zoning Ordinance. Except one free standing sign limited to 14 feet in height and 100 square feet on New Orleans Street and one free standing sign limited to 10 feet in height and 100 square feet on South Elm Place to be located on Development Area B shall be permitted. All freestanding 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.

EXTERIOR LIGHTING

Due to the increased utility easement width along West New Orleans Street, it is necessary to place light poles within the utility easement. Section 5.6.D.2 is hereby modified to allow three light poles to be placed within the utility easement along West New Orleans Street. All lighting shall be constructed per zoning ordinance with the exception of the above. Owners shall assume any and all responsibility for repair and maintenance of lighting fixtures within utility easements.

BUILDING FACADES

All new construction or renovation of existing structures in these districts shall have those vertical exteriors that are facing a public or private street constructed of, but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. EIFS, however, shall not be used as the primary exterior building material. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All facade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

DEVELOPMENT AREA B – DEVELOPMENT STANDARDS

GENERAL

Development Area B shall be developed in accordance with the City of Broken Arrow’s Zoning Ordinance and the use and development regulations of the Commercial General District (CG) except as described herein.

DIMENSIONAL STANDARDS

Minimum Lot Area	None
Minimum Lot Frontage	110 ft
Building Coverage	None
Front Street ROW Building Setback	50 ft
Rear Building Setback	20 ft
Side Building Setback	0 ft
Maximum Building Height	None

PERMITTED USES

Those uses included as a matter of right in the Commercial General District (CG)

ACCESS TO ABUTTING STREETS

Janus IV has excellent access to both the local street network. The north side of the property is located next to West New Orleans Street (East 101st Street South), a primary arterial street. The west side of the property is located next to South Elm Place (South 161st East Avenue), a primary arterial street. The development would utilize the existing access on South Elm Place and the two existing accesses on West New Orleans Street. Cross access shall be permitted between each lot.

OFF-STREET PARKING

As required by Section 5.4 of Broken Arrow’s Zoning Ordinance. Part of the required off-street parking may be provided on Development Area A with approved mutual access and parking covenants.

PARKING LOT LANDSCAPING, BUFFERING, AND SCREENING

Landscaping will be provided per City of Broken Arrow requirements with the following modifications: within the landscaped edge, one (1) tree shall be planted for every 25 lineal feet of landscaped edge; and at least one (1) tree shall be planted for every 13 parking spaces.

REFUSE CONTAINERS / VISUAL SCREENING

Refuse Containers / Visual Screening shall be installed in accordance with Section 5.2.D of the Zoning Ordinance.

SIGNS

Signs shall be installed in accordance with Section 5.7 of the Zoning. Except one free standing sign limited to 10 feet in height and 80 square feet on South Elm Place shall be permitted. All freestanding 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.

BUILDING FACADES

All new construction or renovation of existing structures in these districts shall have those vertical exteriors that are facing a public or private street constructed of, but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. EIFS, however, shall not be used as the primary exterior building material. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All facade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

DEVELOPMENT AREA BOUNDARY ADJUSTMENTS

The land area associated with each of the Development Areas is allowed to fluctuate by up to 25 percent without an amendment to the PUD.

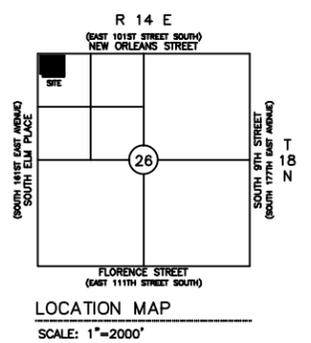
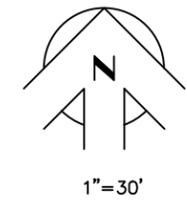
DEED RESTRICTIONS

The subject property does not have any deed restrictions.

EXHIBIT A

Survey of Property

WEST NEW ORLEANS STREET (E. 101ST ST. S.)
63' WIDE ASPHALT



LEGEND

- ⊙ SEWER MANHOLE
 - SS SANITARY SEWER LINE
 - RCP REINFORCED CONCRETE PIPE
 - WATER METER
 - WATER VALVE
 - GAS METER
 - TELEPHONE PEDESTAL
 - POWER POLE
 - LIGHT POLE/W CONCRETE BASE
 - ROOF DRAIN UNDERGROUND
 - IRRIGATION CONTROL BOX
 - ELECTRIC SERVICE
 - TRAFFIC SIGNAL BOX
 - ☐ GAS SERVICE
 - ☐ TELEPHONE SERVICE
 - FIRE HYDRANT
 - OVERHEAD UTILITIES
 - FENCE LINE
 - GUARD POST
 - ▨ CONCRETE
 - ▨ ASPHALT
- BEFORE YOU DIG,
CALL ONE FOR
LOCATION OF
UNDERGROUND UTILITIES.
1-800-522-8543

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST SECTION LINE BEING N 0°02'11" W.
THE PROPERTY DESCRIBED HEREON CONTAINS 398 MARKED PARKING SPACES.
THE PROPERTY DESCRIBED HEREON CONTAINS 7.33 ACRES, MORE OR LESS.
ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE FLAGGED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.
THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 400236 038JK, AS LAST REVISED AUGUST 3, 2009.
FM = FIELD MEASURED COURSE.
PLAT = RECORDED PLAT COURSE.
DESC = DESCRIBED COURSE.
INVOICE NO. STK 11-55790
ALL EASEMENTS, BUILDING SETBACK LINES, AND LIMITS OF NO ACCESS SHOWN HEREON ARE PER THE PLAT OF HIDDEN SPRINGS CENTER SECOND ADDITION, PLAT NO. 3573, UNLESS NOTED OTHERWISE.

ALTA/ACSM
LAND TITLE SURVEY
OF:

THE NORTH 442.58 FEET OF LOT ONE (1), BLOCK ONE (1), HIDDEN SPRINGS CENTER SECOND, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°59'33" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 610.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°02'11" EAST ALONG THE WEST LINE OF LOT 1 A DISTANCE OF 442.58 FEET TO A POINT 539.90 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°59'33" EAST A DISTANCE OF 610.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, 539.88 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°02'11" WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 442.58 FEET TO THE POINT OF BEGINNING.
AND
PART OF LOT ONE (1), BLOCK ONE (1), HIDDEN SPRINGS CENTER SECOND, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
STARTING AT A POINT IN THE WEST LINE OF SAID LOT 1, 442.58 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°59'33" EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°59'33" EAST A DISTANCE OF 550.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, 442.58 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°02'11" EAST ALONG THE EAST LINE OF SAID LOT 1 FOR 90.00 FEET TO A POINT 448.88 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°59'33" WEST A DISTANCE OF 550.00 FEET TO A POINT; THENCE NORTH 0°02'11" WEST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

SOUTH ALLIES
CROSSLAND CONSTRUCTION
KEATING ENTERPRISES

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2011.

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098
(RENEWAL 6/30/2013)

By: _____ DATE: 4/20/11
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052

WHITE SURVEYING COMPANY
providing land surveying services since 1940
9936 E. 55th Place • Tulsa, OK 74146 • 900.262.0682 • 918.663.6924 • 918.664.8366 fax

AS - 2 (REVISED 08/01/10) (L) (S) (M) (P) (R) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

EXHIBIT B

Building Floor Plan

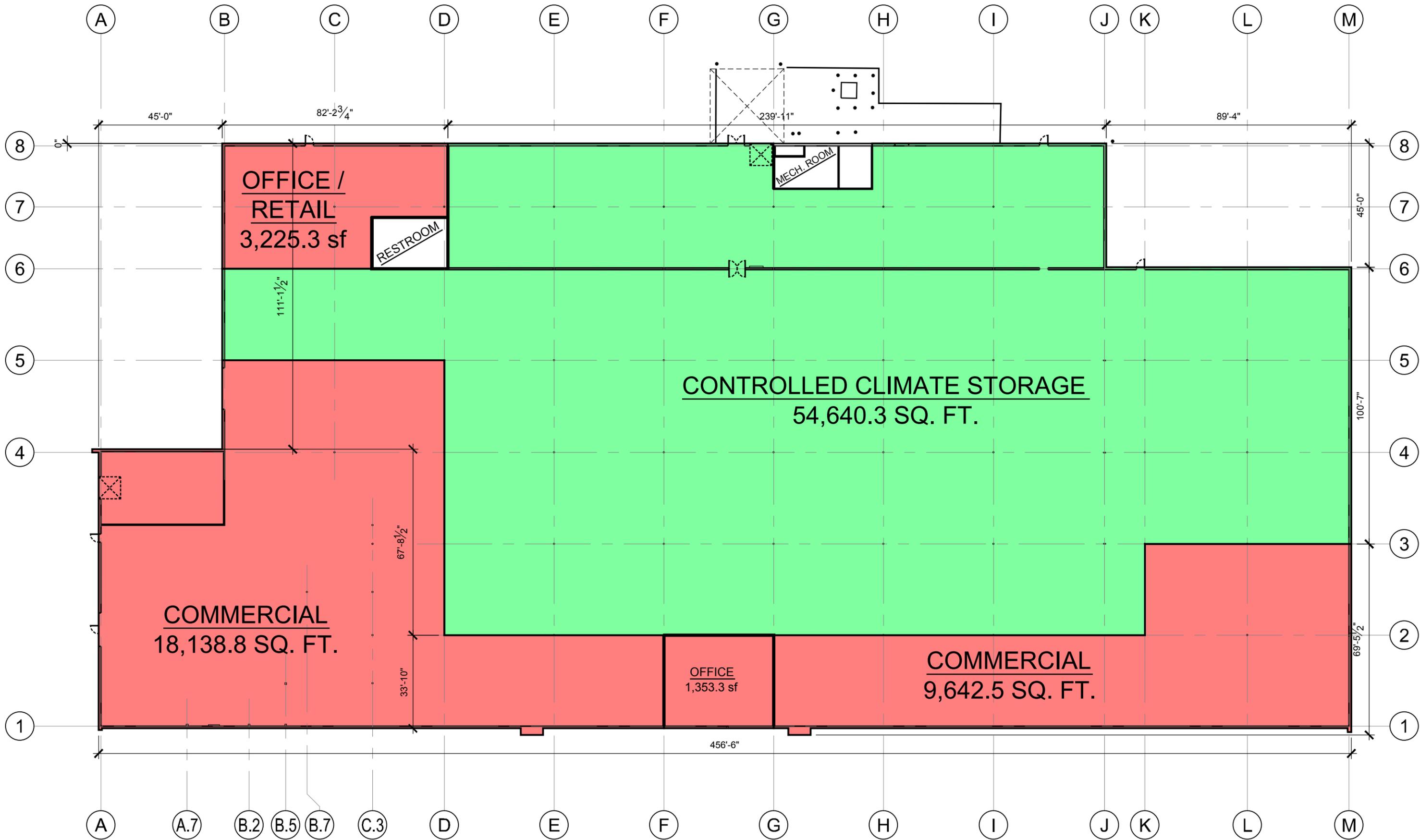
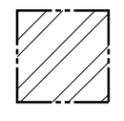
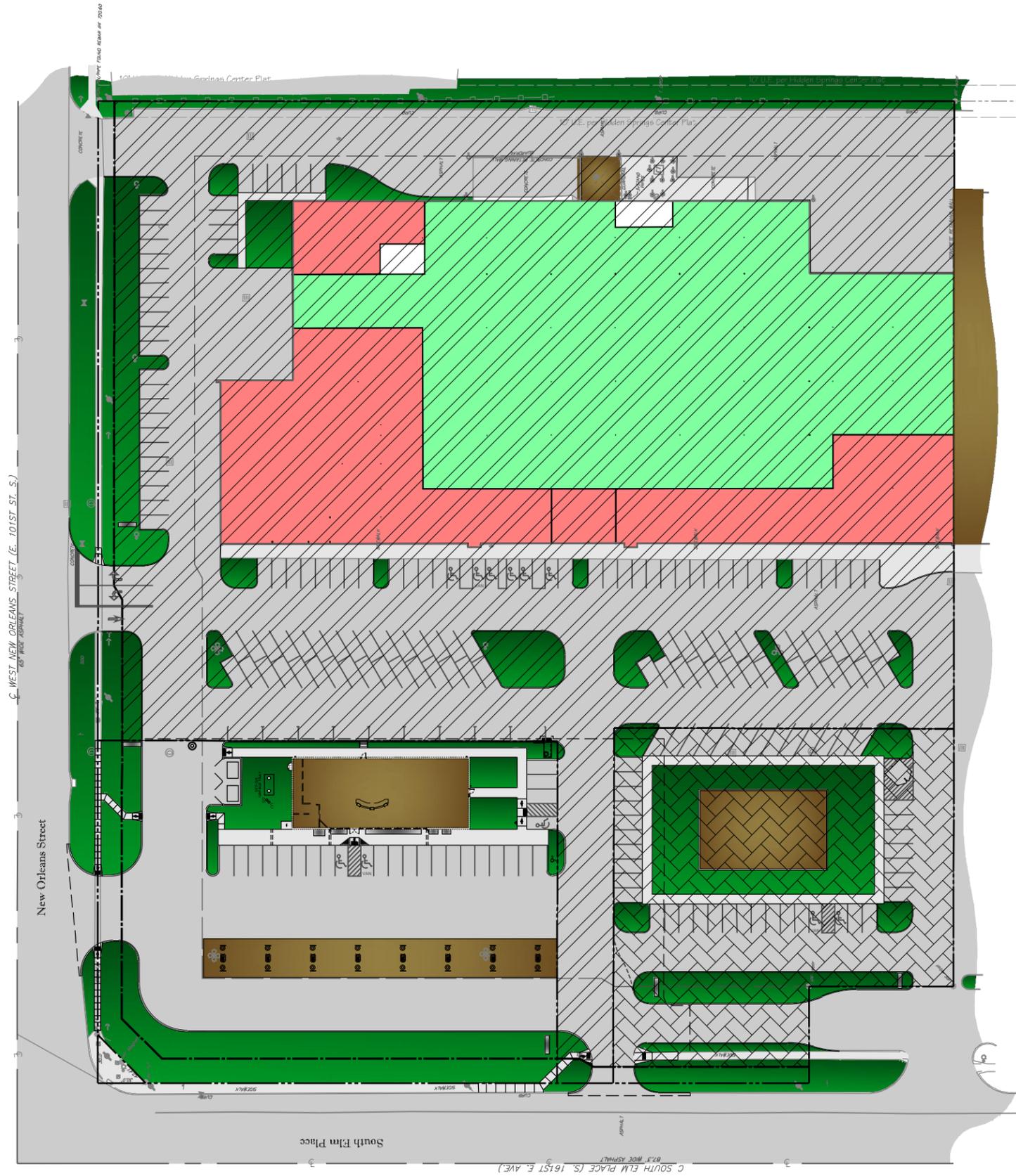
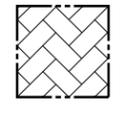


EXHIBIT C

Development Areas



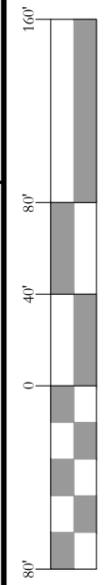
DEVELOPMENT
AREA A



DEVELOPMENT
AREA B



Development Areas



1 inch = 80 ft

Certificate of Authorization No. 6094

Project Number: 11-007

Date: August 8, 2012

P.O. Box 536 • Lowell, Arkansas 72745 • 479.636.4019 Office • 866.484.6298 Fax

EXHIBIT D

Conceptual Site Plan

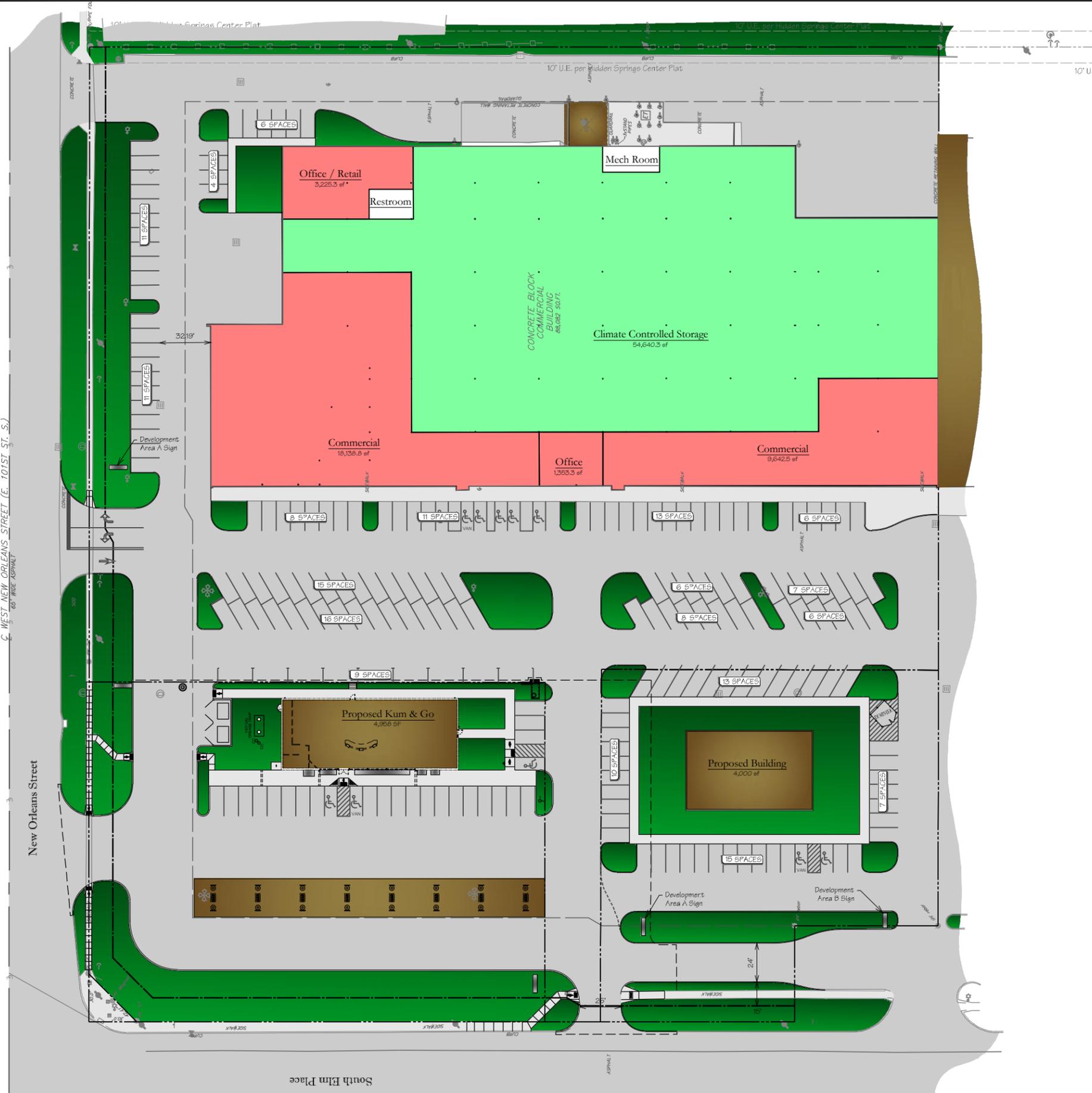
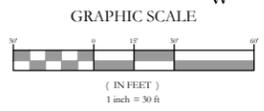
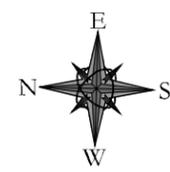
Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
See UTILITY PLAN for More Information	
	Gate Valve
	Fire Hydrant Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
 • See Survey For Existing Features Legend.
 • See Cover Sheet For Abbreviation List.

Site Information

PROPERTY INFORMATION		
Gross Site Area:	258,482.78 sf	5.93 acres
Proposed Dedicated R.O.W.:	6,085.11 sf	0.14 acres
Net Site Area:	252,397.67 sf	5.79 acres
Zoning:	CG - Commercial General District	
ZONING REGULATIONS		
Max Bldg. Height:	None	
Front Yards:	50 ft	
Side Yards:	0 ft	
Rear Yards:	50 ft	
Minimum Lot Frontage:	200 ft	
SITE INFORMATION		
Total Paved / Gravel Area:	TBD	TBD
Total Sidewalk Area:	TBD	TBD
Total Building Area:	88,082.00 sf	2.02 acres
Commercial:	27,781.30 sf	0.64 acres
Office:	4,578.60 sf	0.11 acres
Mini-Storage:	54,640.30 sf	1.25 acres
Restaurant:	4,000.00 sf	0.09 acres
Total Impervious Area:	TBD	TBD
Total Pervious Area:	TBD	TBD
PARKING REGULATIONS		
Required Spaces Ratio:	1 Space / 300 sf Office	
	1 Space / 3,000 sf Storage	
	1 Space / 100 sf Restaurant	
Required Spaces (Total):	167	
Provided Spaces (Total):	182	
Provided Accessible Spaces:	8	



VICINITY MAP

*** CONCEPTUAL DISCLAIMER***
 THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION WAS OBTAINED FROM CLIENTS' DOCUMENTS AND/OR CITY INFORMATION. THEREFORE, THE DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD RESULT IN CHANGES TO THE OVERALL DESIGN OF THE SITE INCLUDING BUT NOT LIMITED TO PARKING RATIO, NUMBER OF BUILDINGS, AMOUNT OF DEVELOPABLE LAND, ACCESS TO THE SITE, ETC. AND ANY INCREASE ESTIMATED DEVELOPMENT COSTS.

Conceptual Site Plan

Concept for:
Janus IV Commercial Development
 3601 South Elm Place
South Allies of Oklahoma, LLC
 Mr. Bill Keating
 216 E. Township, Fayetteville, AR 72703
 (479) 442-4762

CONCEPTUAL
 NOT FOR CONSTRUCTION



DESIGNED BY:	J. Du Quesse	DATE:	11-007
REVIEWED BY:	APPROVED:	SUBMITTAL DATE:	2012-10-08
DRAWING NAME:	11-007 Concept 010.dwg		
SHEET NUMBER:	11-007		

Concept 10

c:\projects\11-007 janus iv - oklahoma - broken arrow\concept drawings\11-007 concept 010.dwg - Plotted on 10/11/2012 11:28:46 AM @ a scale of 1:2277 to dog to pdf.plt by J. Du Quesse

EXHIBIT E

Building Elevation



4 WHEEL DRIVE

JILL'S JEWELERY

BROKEN ARROW CENTER

ZEBRA ROOM

INDOOR STORAGE

CALAMITY JANE'S INSURANCE

HANK'S FIVE & DIME

EXISTING BUILDING