

DETAIL SITE PLAN REVIEW

A Detailed Site Plan is required for approval by the City of Broken Arrow prior to the issuance of a Building Permit on this development. The applicant shall submit the site plan to the City and supply all information required. All trash dumpsters shall be screened with an opaque fence that is at least 6-ft high and taller than the proposed dumpster.

GRADING & UTILITY PLANS

A Site Grading & Utility Plan will be submitted to the City of Broken Arrow for approval. The Conceptual Drainage Plan is shown on Exhibit D. The storm water from various on-site drainage areas will be collected in a storm drain system and conveyed downstream toward the proposed detention pond to be constructed on site.

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

ACCESS AND CIRCULATION

Access to the *Hillside Plaza* will be limited to one (1) main point on 9th street (Lynn Lane). All access points from this PUD lots will be through Hillside Drive. All driveways shall either align with or be offset by 150 feet from adjacent access points on Hillside Drive. A mutual access easement will be provided in Development Area A that connects with the existing access easement located in abutting property to the north. No driveway will be allowed within 250 feet of the intersection of Lynn Lane and Hillside drive. The minimum separation distance between driveway centerlines is 150 feet. No access from this development shall be allowed to Highway 51 that abuts the south boundary of the PUD. No access to 9th Street (Lynn Lane) shall be permitted other than Hillside Drive.

EXTERIOR SITE LIGHTING

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

SCHEDULED DEVELOPMENT

Following approval of this PUD, the developer will secure an anchor and other tenants to occupy the center. Specific timing will be determined by market-driven sales and leasing activity. It is anticipated that construction may commence in January of 2011.

LEGAL DESCRIPTION

ENTIRE PUD LEGAL DESCRIPTION