

Development Standards

Land Area:

Gross:	200 acres
Park and Green space	25 acres (approximate)

Permitted Uses:

Uses permitted as a matter of right in Land Uses Level 2 – Urban Residential in an R-2 Single Family Residential District, and R-5 Multi Family Residential District along with customary and accessory uses including, but not limited to, landscaped entrances, storage facilities for residences and other uses incidental thereto.

Detached and attached single-family residences, gated private streets or public streets.

Dwelling, multiple as defined in the Broken Arrow Zoning Ordinance, is not a permitted use. Dwelling, townhouse or row house, as defined in the Broken Arrow Zoning Ordinance, however, is a permitted use.” In addition, “single-family cluster home” is a permitted use. A single-family cluster home is defined as a detached single-family residential unit that shares its front yard lot line with another lot and derives its only access from a private alley that is adjacent to the rear of the lot.

Accessory uses are permissible in accordance with PUDS, Planned Unit Development, Section 3.3 – Uses permitted in a Planned Unit Development.






Maximum Number of Dwelling Units: 867

PUD use “A” – Tracts designated as Land Use “A” on PUD Concept Plan shall be developed in accordance with use and development regulations of R-2, One Family residence District.

PUD use “B” – Tracts designated as Land Use “B” on PUD Concept Plan shall be developed in accordance with the development regulations of Article VI, Section 7 (R-5 Multi Family Residence District) of the Broken Arrow Zoning Ordinance except as follows:

- Minimum Lot Size for Multi Family in Section 7.3 is deleted. Dwelling, multiple as defined in the Broken Arrow Zoning Ordinance, is not a permitted use.

WASHINGTON STREET AND LYNN LANE

-  OPEN SPACE / TRAIL SYSTEM
-  OPEN SPACE / PARK
-  PUD LAND USE 'A'
-  PUD LAND USE 'B'
-  PUD LAND USE 'C'

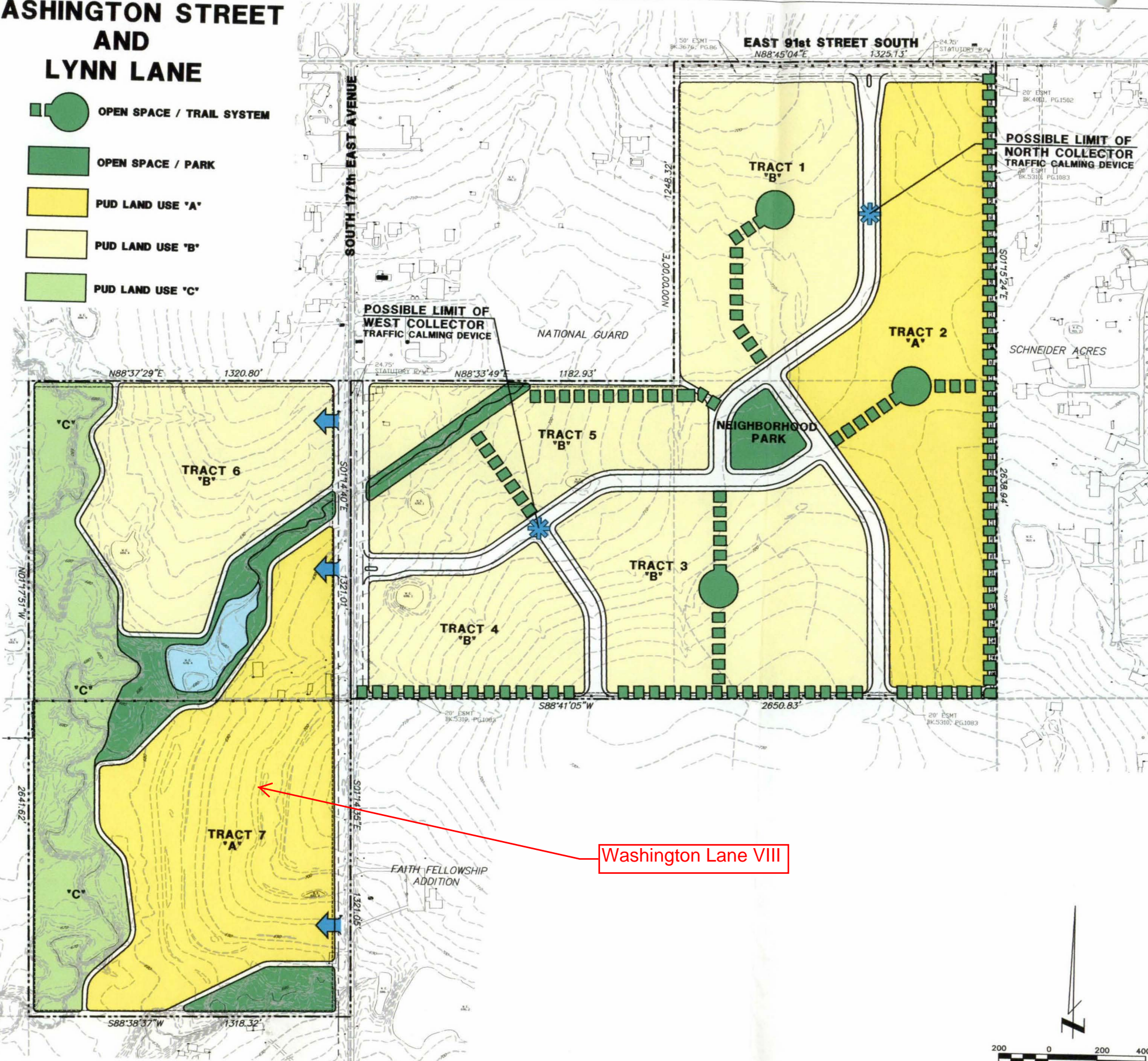
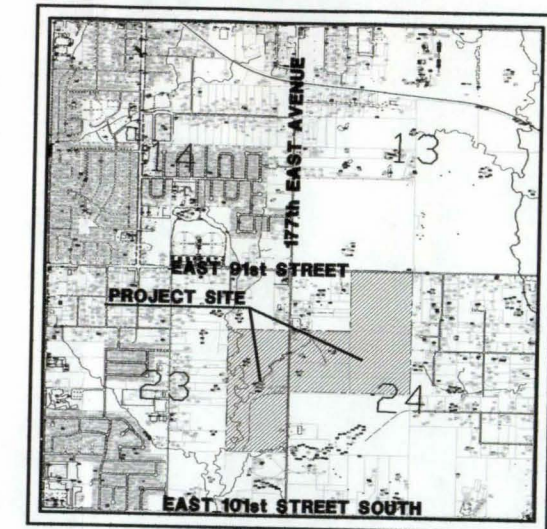


EXHIBIT "B" PUD CONCEPT PLAN ARMORY LLC

200 AC, BROKEN ARROW, OKLAHOMA



Vicinity Map

Not to Scale

LAND USE & AREA SUMMARY

TRACT #	USE	ACRAGE
TRACT 1	'B'	21.1 ACRES
TRACT 2	'A'	32.7 ACRES
TRACT 3	'B'	22.5 ACRES
TRACT 4	'B'	11.5 ACRES
TRACT 5	'B'	17.2 ACRES
TRACT 6	'B'	19.3 ACRES
TRACT 7	'A'	32.6 ACRES
OPEN SPACE		43.6 ACRES

NOTE: OPEN SPACE INCLUDES STREET RIGHTS-OF-WAY.

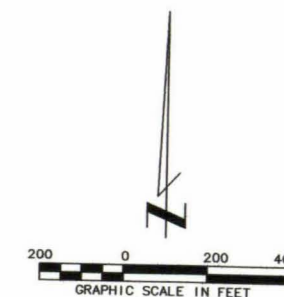
SURVEY DESCRIPTIONS:

120 ACRES TRACT EAST OF 177th

THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) AND THE SOUTHWEST QUARTER (SW/4 NW/4) OF SECTION TWENTY FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

80 ACRES TRACT WEST OF 177th

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



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