

Collision Works

Planned Unit Development

PUD No. 243

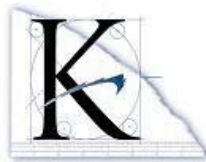
Submitted to:

City of Broken Arrow

Oklahoma

September 28, 2015

Prepared By:



Khoury Engineering, Inc.

1435 East 41st Street, Tulsa, OK 74105

Tel (918) 712-8768 • Fax (918) 712-1069

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SEPT.28, 2015
BROKEN ARROW
DEVELOPMENT SERVICES

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DEVELOPMENT CONCEPT & CHARACTER

Collision Works is a proposed commercial and light industrial development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Broken Arrow Zoning Code. The site is approximately 2.64 acres located at the SEC of N. 14th Street and E. Kenosha Street. It is bounded on the North by Kenosha Street, on the South and east by the Sentinel Industrial Park, on the West by both N. 14th Street and Brickwood Apartments (RM zoning district).

The project consists of two development areas. Development Area A consists of one lot for light industrial use, and encompasses approximately 1.81 acres of land. Development Area B consists of one lot for commercial use and encompasses approximately 0.827 acres of land.

The PUD north boundary has 304.37 feet of street frontage along Kenosha Street. The average depth of Development Area A is 498 feet, and Development Area B is 227 feet. The PUD boundary legal description is included in this document.

The proposed project in Development Area A consists of constructing approximately 16,000 SF building including parking and drives for major auto repairs use. The current zoning of the property is CH. According to the B.A. zoning code major auto repairs use is not permitted in the CH zoning. This PUD and the re-zoning to IL, if approved by the City Council, will permit the major auto repairs use on this property.

All of the existing buildings on the property associated with this PUD will be removed and the site cleared. Development Area B is presently zoned CH and this zoning will remain unchanged. A new building for *Collision Works* will be constructed in Development Area A, while the area within Development Area B will be placed on the market for sale.

A Conceptual Site Plan for the project is shown on Exhibit "A".

Site lighting will be provided in accordance with the requirements of the City of Broken Arrow.

LANDSCAPING AND SCREENING

The *Collision Works* Landscaping Plan will be designed in accordance with the Broken Arrow Zoning Ordinance except as noted herein. Any landscape material that fails shall be replaced in accordance with Section 5.2 C.4 of the Zoning Ordinance.

At least one (1) tree shall be provided per 30 linear feet of frontage along Kenosha Street and one (1) tree per 50 linear feet along 14th street. A minimum of 10 feet wide landscape edge is required along Kenosha Street and 14th street frontage. All trees will be selected from the approved tree list contained in the Broken Arrow Zoning Code; trees required by code will be planted at a minimum size of 2" caliper. At least 50 percent of the required trees will be large trees as identified in the Zoning Ordinance. Shrubs required by code will be planted at a minimum 3-gallon container size. All landscape areas will be irrigated with an automatic irrigation system, and maintained per requirements of the Broken Arrow Zoning Ordinance.

Where abutting the RM zoning district, an 8 feet tall opaque screening fence is required. This fence material may be wood or steel. The fence supporting poles must be galvanized metal.

All mechanical and HVAC equipment will be screened from public view as required by the zoning code.



Outdoor refuse collection receptacles will not be located within a required setback. Each refuse collection receptacle shall be screened from view on all sides by a durable sight-obscuring enclosure consisting of an opaque fence or wall of between six feet (6") and eight feet (8") in height. Where the access to the enclosure is visible from adjacent streets or residential properties, the access shall be screened with an opaque gate.

All damaged vehicles awaiting repair will be parked or stored on paved surfaces inside the building or behind it. No damaged vehicle awaiting repair will be visible from Kenosha Street.

DEVELOPMENT AREA "A" STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the IL District, except as noted below:

Permitted Uses	As permitted within the IL Zoning Districts.
Zoning Classification.....	IL / PUD
Net Development Area.....	1.813 acres
Minimum Lot Area	As permitted within the IL Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the IL Zoning Districts
Minimum Lot Frontage.....	As permitted within the IL Zoning Districts
Minimum Building Setback:	
From R.O.W. line of Kenosha Street.....	50.0 feet
West boundary of D.A. "A".....	15.0 feet
East Boundary of PUD	11.0 feet
South Boundary of PUD.....	7.5 feet
Maximum Building Height.....	As permitted within the IL Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

- * One freestanding sign not exceeding a height of 12-ft and a panel size not exceeding 75 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot. The minimum sign setback shall be 50 feet from E. Kenosha Street ROW, and away from easements. Freestanding signs are allowed even though there is an existing off premise advertising sign on the property.

DEVELOPMENT AREA "B" STANDARDS

This PUD development area shall be governed by the Broken Arrow Zoning Ordinance and use and development regulations of the CH District, except as noted below:



Permitted Uses	As permitted within the CH Zoning Districts, except that sexually oriented business shall not be a permitted use.
Zoning Classification.....	CH / PUD
Net Development Area.....	0.827 acres
Minimum Lot Area	As permitted within the CH Zoning Districts
Maximum Floor Area Ratio Per Lot.....	As permitted within the CH Zoning Districts
Minimum Lot Frontage.....	As permitted within the CH Zoning Districts
Minimum Building Setback:	
From R.O.W. line of Kenosha Street.....	50.0 feet
West boundary of D.A. "B".....	35.0 feet
East boundary of D.A. "B".....	10.0 feet
South Boundary of D.A. "B".....	20.0 feet
Maximum Building Height.....	As permitted within the CH Zoning Districts
Freestanding Signage.....	*
Parking Ratio.....	As required by the applicable use as set forth within the Broken Arrow Zoning Code.

* One freestanding sign not exceeding a height of 12-ft and a panel size not exceeding 100 square feet is permitted along the frontage of the lot. The sign shall have a monument base made of similar materials as the main structure/building on that lot. The minimum sign setback shall be 50 feet from E. Kenosha Street ROW, and away from easements. Freestanding signs are allowed even though there is an existing off premise advertising sign on the property.

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.

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 C.

The Conceptual Site Utility Plan is shown on Exhibit B. All utilities are available to serve this development. Drainage & utility plans will be prepared in accordance with the City of Broken Arrow requirements. The existing sanitary sewer main and other utilities located within development area A will be relocated to allow for the construction of the proposed building.

ACCESS AND CIRCULATION

The main access to the *Collision Works* PUD will be from one driveway on E. Kenosha Street and another one on N. 14th Street as shown on Exhibit A. A shared mutual access easement between the lots will be indicated on the new plat. The points of access shall be spaced in accordance with the zoning ordinance.



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, it is anticipated that construction may commence as soon as all required permits are obtained.

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT ONE (1), BLOCK (2), OF "BLOCKS 1, 2, &3 ARROW VILLAGE ADDITION" THAT IS S00°03'09"W A DISTANCE OF 161.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT ONE (1), BLOCK (2);

THENCE ALONG THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, N06°53'11"E A DISTANCE OF 147.31 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, S89°56'54"E A DISTANCE OF 187.41 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, N00°02'53"E A DISTANCE OF 7.87 FEET TO A POINT ON THE NORTH LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER";

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 117.15 FEET, A CENTRAL ANGLE OF 02°23'35", A CHORD BEARING OF S84°39'54"E, AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3949;

THENCE ALONG SAID BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", S00°03'09"W A DISTANCE OF 498.43 FEET TO THE SOUTHWEST CORNER OF LOT FOUR (4), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK";

THENCE ALONG THE NORTHERLY LINE OF LOT FIVE (5), BLOCK THREE (3) AND CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER", S89°30'17"W A DISTANCE OF 156.60 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER";



THENCE ALONG THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER", N00°03'09"E A DISTANCE OF 268.60 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION";

THENCE N83°34'21"W A DISTANCE OF 173.30 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION";

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 69.24 FEET, A CENTRAL ANGLE OF 12°01'19", A CHORD BEARING OF N06°03'49"E, AND A CHORD LENGTH OF 69.11 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 114973 SQUARE FEET OR 2.6394 ACRES

BEARINGS BASED ON THE PLATTED LINES OF "BLOCKS 1, 2, &3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352.

LEGAL DESCRIPTION – DEVELOPMENT AREA A

LOTS 1 & 2, BLOCK 1 OF "STEELE-MORREL" CENTER, AN ADDITION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT #3645; AND A 6.60' WIDE TRACT OF LAND ABUTTING THE EAST LINE OF SAID "STEELE-MORREL CENTER". TOGETHER HAVING AN AREA OF 78,961 SQUARE FEET OR 1.8127 ACRES MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND THAT IS A PART OF "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE ALONG THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER", N00°03'09"E A DISTANCE OF 502.84 FEET TO A POINT ON THE SOUTHERLY LINE OF THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, S89°56'54"E A DISTANCE OF 39.95 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N00°02'53"E A DISTANCE OF 7.87 FEET TO A POINT ON THE NORTH LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER"; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 117.15 FEET, A CENTRAL ANGLE OF 02°23'35", A CHORD BEARING OF S84°39'54"E, AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3949; THENCE ALONG SAID BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", S00°03'09"W A DISTANCE OF 498.43 FEET TO THE SOUTHWEST CORNER OF LOT FOUR (4), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK"; THENCE ALONG THE NORTHERLY LINE OF LOT FIVE (5), BLOCK THREE (3) AND CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER", S89°30'17"W A DISTANCE OF 156.60 FEET TO POINT OF BEGINNING.

HAVING AN AREA OF 78961 SQUARE FEET OR 1.813 ACRES

LEGAL DESCRIPTION – DEVELOPMENT AREA B

A TRACT OF LAND THAT IS A PART OF BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT ONE (1), BLOCK (2), OF "BLOCKS 1, 2, &3 ARROW VILLAGE ADDITION" THAT IS S00°03'09"W A DISTANCE OF 161.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT ONE (1), BLOCK (2);

THENCE ALONG THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, N06°53'11"E A DISTANCE OF 147.31 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, S89°56'54"E A DISTANCE OF 147.46 FEET;

THENCE ALONG THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER", S00°03'09"W A DISTANCE OF 234.24 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION";

THENCE N83°34'21"W A DISTANCE OF 173.30 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION";

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 69.24 FEET, A CENTRAL ANGLE OF 12°01'19", A CHORD BEARING OF N06°03'49"E, AND A CHORD LENGTH OF 69.11 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 36012 OR 0.827 ACRES.



EXHIBIT A

CONCEPTUAL SITE PLAN

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BROKEN ARROW
DEVELOPMENT SERVICES

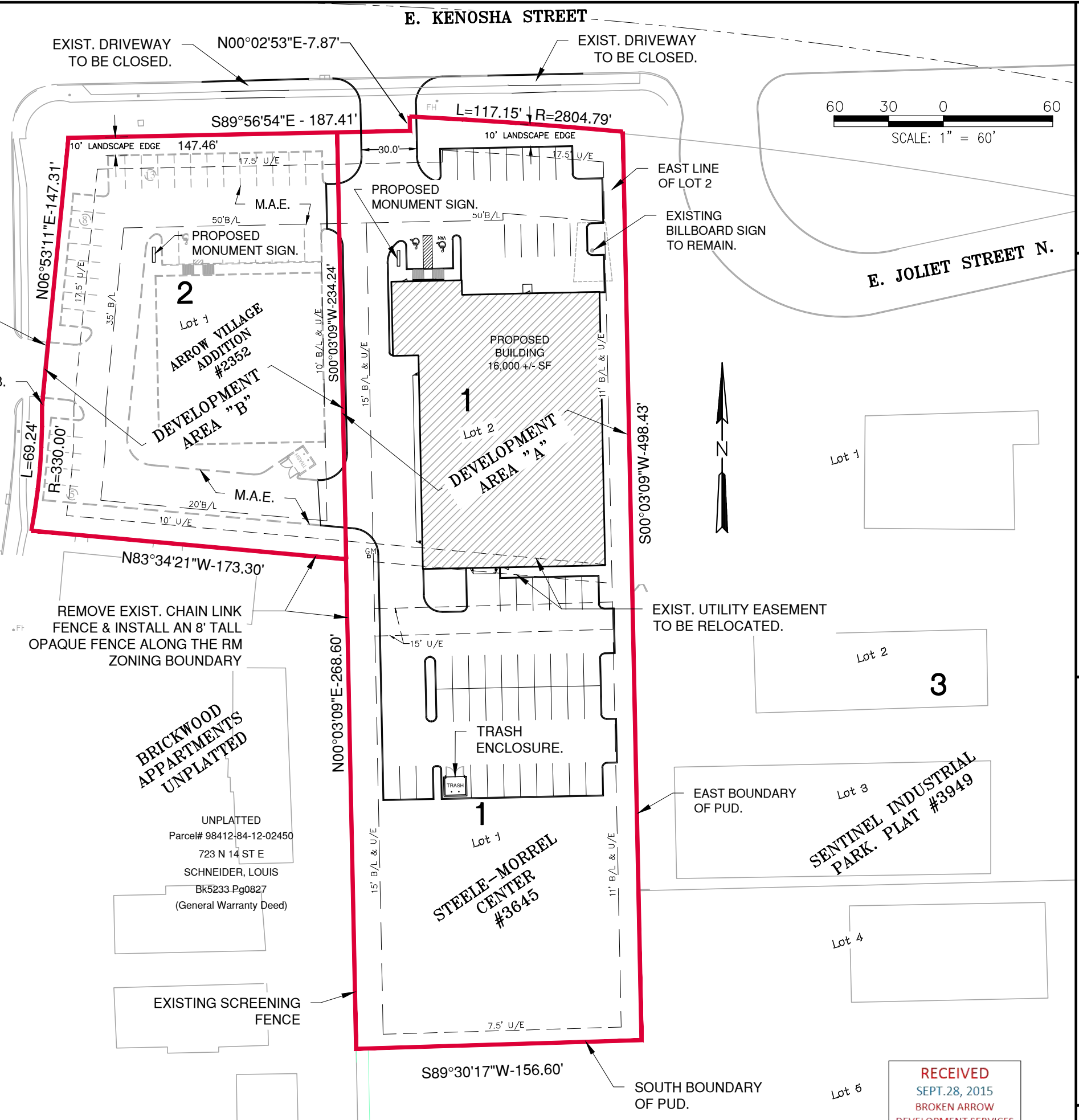


PUD LEGAL DESCRIPTION:

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BEARINGS BASED ON THE PLATTED LINES OF "BLOCKS 1, 2, & 3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352.



BRICKWOOD APARTMENTS UNPLATTED

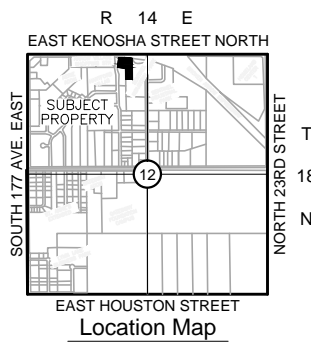
UNPLATTED
Parcel# 98412-84-12-02450
723 N 14 ST E
SCHNEIDER, LOUIS
Bk5233 Pg0827
(General Warranty Deed)

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DEVELOPMENT SERVICES

EXHIBIT B

CONCEPTUAL UTILITY PLAN

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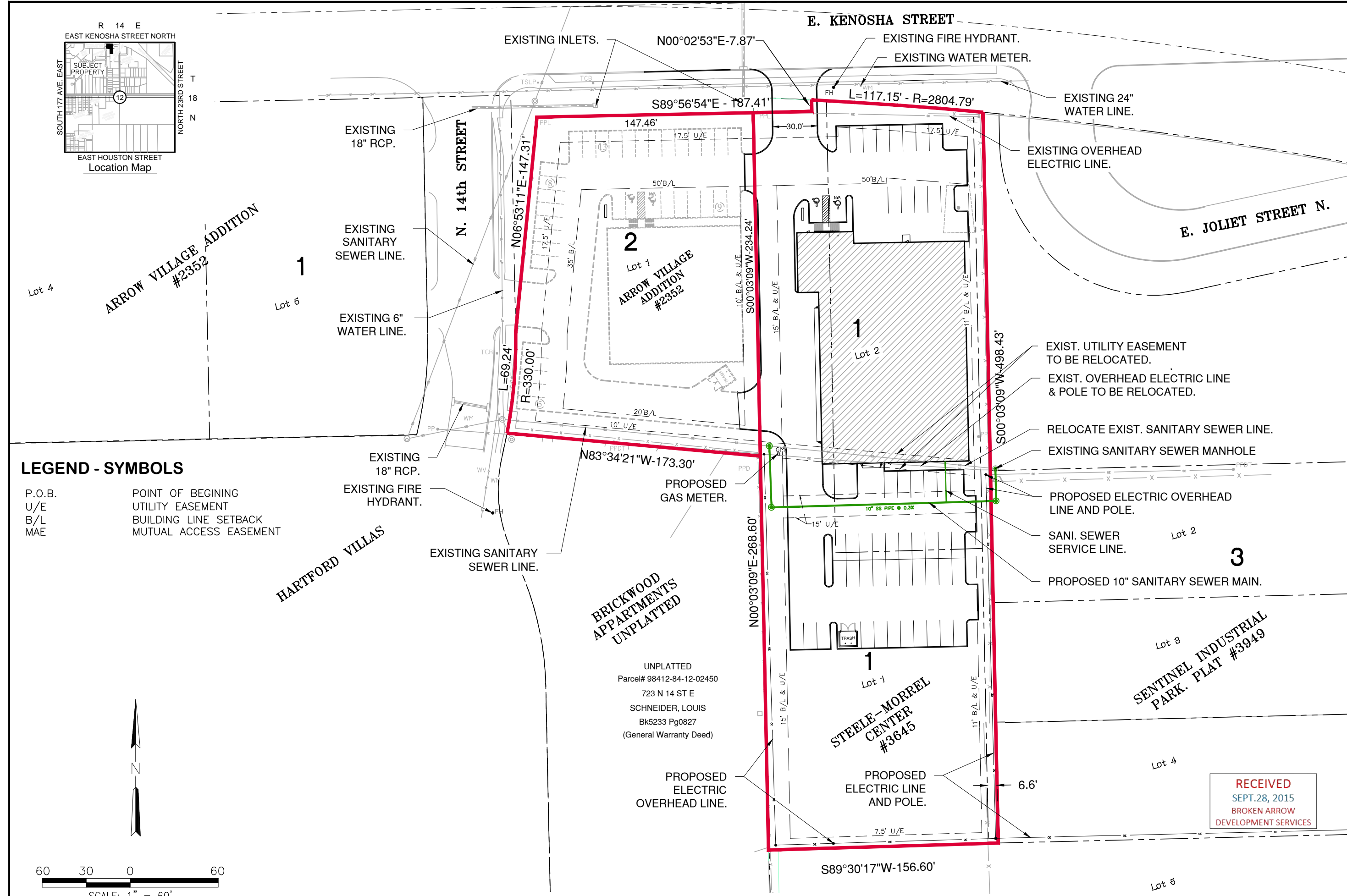


LEGEND - SYMBOLS

P.O.B.	POINT OF BEGINING
U/E	UTILITY EASEMENT
B/L	BUILDING LINE SETBACK
MAE	MUTUAL ACCESS EASEMENT



60 30 0 60
SCALE: 1" = 60'



UNPLATTED
Parcel# 98412-84-12-02450
723 N 14 ST E
SCHNEIDER, LOUIS
Bk5233 Pg0827
(General Warranty Deed)

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Khoury Engineering, Inc.
Civil Engineering - Land Development
1435 East 41st Street
Tulsa, OK 74105
Tel 918.712.0766
Fax 918.712.1069
CA #3751, Renewal 06-30-17

COLLISION WORKS
S.E.C. OF 14TH ST AND KENOSHA STREET
CITY OF BROKEN ARROW, OKLAHOMA

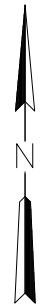
CONCEPTUAL SITE UTILITY PLAN

Date: 09/28/15
Exhibit #
B

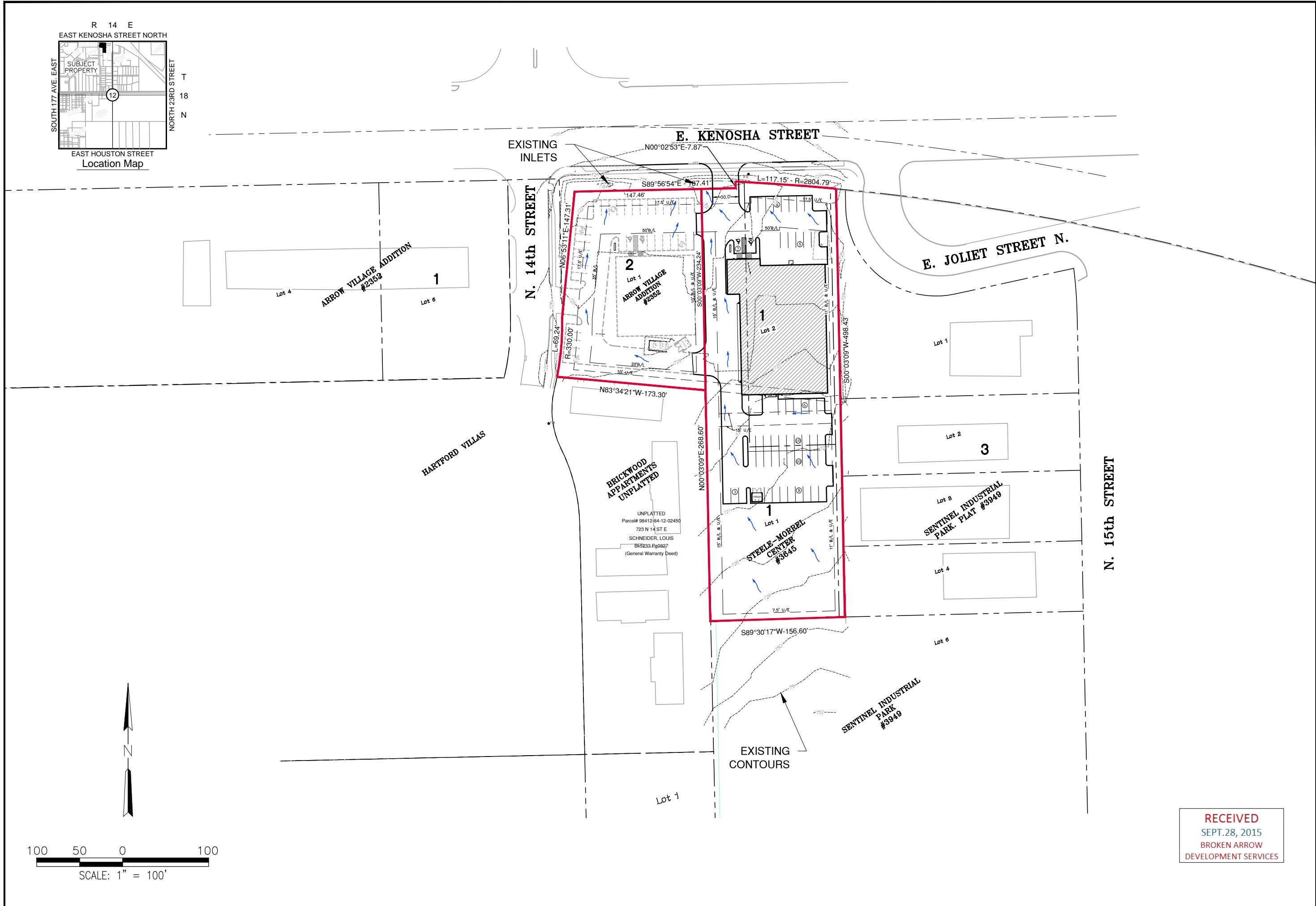
EXHIBIT C

CONCEPTUAL GRADING & DRAINAGE PLAN





100 50 0 100
SCALE: 1" = 100'



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DEVELOPMENT SERVICES

EXHIBIT D

USDA NRCS SOIL MAP

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Okemah silt loam, 0 to 1 percent slopes.

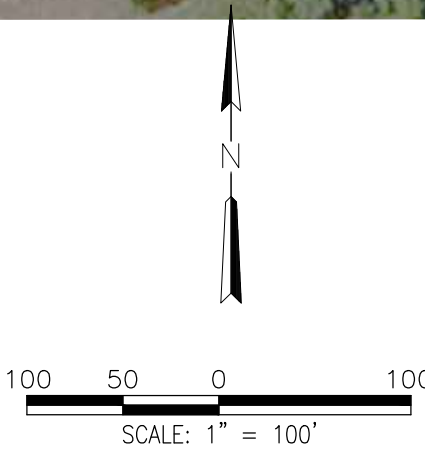
Dennis-Radley complex, 0 to 12 percent slopes.

Dennis silt loam, 3 to 5 percent slopes, eroded.

Dennis silt loam, 1 to 3 percent slopes.

Okemah silt loam, 0 to 1 percent slopes.

Dennis silt loam, 3 to 5 percent slopes, eroded.



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COLLISION WORKS
S.E.C. OF 14TH ST AND KENOSHA STREET
CITY OF BROKEN ARROW, OKLAHOMA

USDA NRCS SOILS MAP
Date: 09/28/15
Exhibit #
D

EXHIBIT E

ZONING MAP

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BROKEN ARROW
DEVELOPMENT SERVICES



PUD-92

A-1

CH

N. 14th STREET

E. KENOSHA STREET

E. JOLET STREET N.

CH

CH

CH

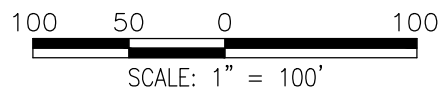
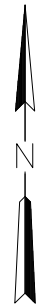
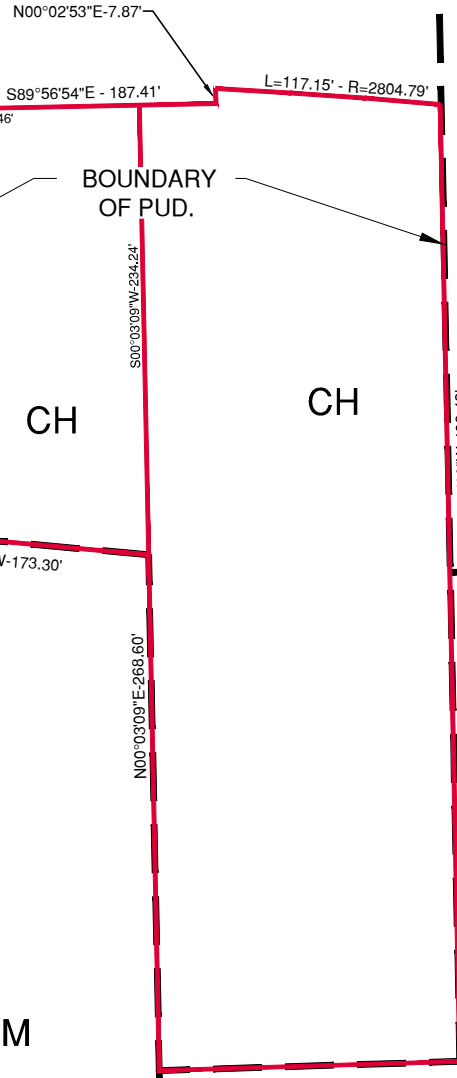
N. 15th STREET

RM

IL

IH

Lot 1



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COLLISION WORKS
S.E.C. OF 14TH ST AND KENOSHA STREET
CITY OF BROKEN ARROW, OKLAHOMA

CURRENT ZONING MAP

Date: 09/28/15

Exhibit #
F

END OF PUD

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