



TRACT MAP
*The Village at
 Stone Wood Hills*

NOTE: Numbers in red are gross acres.

Land Planning & Site Planning by:
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III. DEVELOPMENT STANDARDS –COMMERCIAL

Permitted Uses:	As permitted by right within a C-5 District but excluding sexually oriented businesses and mini-storage.
Maximum Floor Area Ratio:	No limitation, provided that the aggregate commercial floor area of the planned unit development does not exceed 2,529,311 sq.ft.
Maximum Floor Area:	Governed by parking and open space requirements.
Maximum Building Coverage:	Governed by parking and open space requirements.
Maximum Building Height:	No limitation
Minimum Street Frontage:	No limitation
Minimum Lot Size;	No limitation
Minimum Building Setbacks:	
From arterial or expressway right of way with parking in front of the building	50 ft.
From arterial street or expressway right of way with 20 feet of landscaped area provided adjacent to the right-of-way and no parking in front of the building	20 feet
From public or private collector or minor street right of way	25 feet
From east boundary of Tract <i>Ø F</i>	50 ft.
From high-pressure pipelines	50 ft. from the edge of pipeline structure existing at the date of the recording of the subdivision plat.

From remaining perimeter boundary of the PUD

17.5 ft.

From internal boundaries

0 ft, provided building code requirements are met

Parking:

As required by the Broken Arrow Zoning Ordinance for the applicable use, except that Hotel/Motel use shall require 1.2 spaces per room plus 1 space per 100 sq. ft. of accessory commercial area including but not limited to restaurant, lounge, and conference facilities. As a part of site plan review, a lesser parking requirement may be approved where multiple uses may be conveniently accessed from the proposed onsite parking and a reduction in parking demand can be demonstrated and/or where available parking is provided offsite.

Exterior Building Material:

Masonry exteriors shall be required as set forth within the Broken Arrow Zoning Ordinance

Minimum Landscaped Area:

10% of net lot area, provided however, that required landscaped area may be located within the lot and/or from an off-site location.

Other Bulk and Area Requirements:

As provided within a C-5 District

Signage:

As provided within the Broken Arrow Zoning Ordinance.

Exterior Lighting:

As provided within the Broken Arrow Zoning Ordinance.