

DEVELOPMENT STANDARDS

Commercial Shopping:

- Permitted Uses	As permitted within C-2 District by right or special exception
- Maximum Stories	2 stories
- Maximum Building Height	35 ft.
- Minimum Internal Landscaped Open Space* (per lot)	10% of net area
- Minimum Building Setbacks:	
From Abutting Public/Private Street	50 ft.
From Abutting Residential Development Area	50 ft.
From Abutting Commercial or Industrial District	30 ft.
Rear Yards	50 ft.
Side Yards	15 ft.
- Minimum Parking Ratio	One space per 200 sq.ft. of floor area

- * Required internal landscaped open space shall include perimeter landscaping within the development area boundaries, parking islands and plazas, but shall exclude walkways which solely provide minimum pedestrian circulation.

Sign Standards:

All signs will conform to Article IX of the Zoning Ordinance for the City of Broken Arrow, Oklahoma.

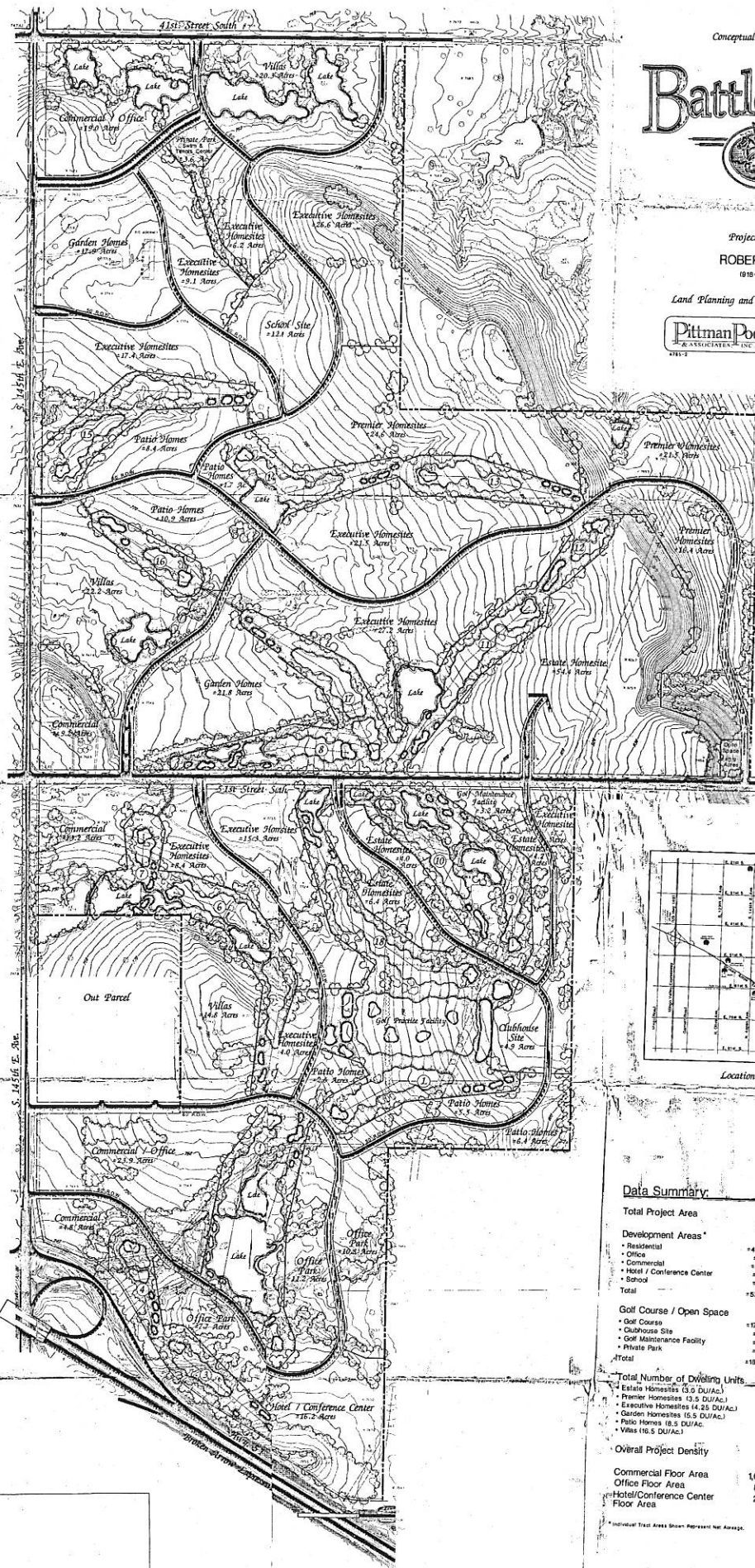
Lighting:

Flood lighting will be used from a decorative standard in parking areas. Up lighting will be used on buildings, signs and various landscape elements. Low lighting will be used in some landscape areas, court yard plazas, steps, and walkways.

Other Requirements:

It is intended that detailed site plans will be submitted for each development area consistent with the concepts and development standards set forth above. Additional requirements or modifications may be

established by the City of Broken Arrow Planning Commission and the Broken Arrow City Council pursuant to its review of the detailed site plan of each development area.



Conceptual Development Plan

Battle Creek

Project Manager:

ROBERT GOBLE
(818-495-1718)

Land Planning and Golf Course Architecture:

Pittman Poe
ASSOCIATES, INC.
2001-2 8-24-81



Location Map

Data Summary

Total Project Area	786.5 Acres (Gross)
	=717.8 Acres (Net)
Development Areas*	
• Residential	=407.4 Acres (Net) / 451.4 Acres (Gross)
• Office	=51.2 Acres (Net) / 58.3 Acres (Gross)
• Commercial	=48.6 Acres (Net) / 57.6 Acres (Gross)
• Hotel / Conference Center	=16.2 Acres (Net) / 16.6 Acres (Gross)
• School	=12.0 Acres (Net) / 13.5 Acres (Gross)
Total	=535.4 Acres (Net) / 597.4 Acres (Gross)
Golf Course / Open Space	
• Golf Course	=170.7 Acres (Net) / 175.7 Acres (Gross)
• Clubhouse Site	=4.9 Acres (Net) / 5.1 Acres (Gross)
• Golf Maintenance Facility	=3.2 Acres (Net) / 4.1 Acres (Gross)
• Private Park	=3.6 Acres (Net) / 4.2 Acres (Gross)
Total	=182.4 Acres (Net) / 189.1 Acres (Gross)
Total Number of Dwelling Units	
• Estate Homesites (3.0 DU/Ac.)	222 DU
• Premier Homesites (3.5 DU/Ac.)	238 DU
• Executive Homesites (4.25 DU/Ac.)	686 DU
• Garden Homesites (5.5 DU/Ac.)	248 DU
• Patio Homes (8.5 DU/Ac.)	331 DU
• Villas (16.5 DU/Ac.)	1056 DU
Overall Project Density	3.53 DU/Acre
Commercial Floor Area	1,040,736 sq.ft. (F.A.R.-0.415)
Office Floor Area	825,798 sq.ft. (F.A.R.-0.326)
Hotel/Conference Center Floor Area	225,000 sq.ft. (F.A.R.-0.311)

* Individual Tract Areas Shown Represent Net Acreage.