

Metro Foot & Ankle

**Lot 1, Block 10, Graham-Franklin Industrial Park IV,
an addition situated in the NE/4 of Section 10, T-18-N, R-14-E,
City of Broken Arrow, Tulsa County, Oklahoma.**

PLANNED UNIT DEVELOPMENT NUMBER 300

**November 25, 2019
Revised December 30, 2019**

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TABLE OF CONTENTS

	<u>Page</u>
I. Development Concept	1
Exhibit A Conceptual Site Plan	
Exhibit B Site Location Map	
Exhibit C Existing Area Zoning	
Exhibit D Topography	
Exhibit E Graham-Franklin Industrial Park IV Plat	
Exhibit F Legal Description	
Exhibit G Site Utilities	
Exhibit H Building Perspective	
II. Development Standards	2
III. Access and Circulation	3
IV. Utilities and Drainage	3
V. Plan Review	3
VI. Platting Requirement	3
VII. Expected Schedule of Development	3
VIII. Trash and Mechanical	4
IX. Lighting	4
X. Signage	4
XI. Landscaping	4
XII. Building Materials	4

I. Development Concept

'Metro Foot & Ankle', is situated at 701 W. Elgin Street. The existing site consists of 0.57 acres. The 0.57 acres gross (hereinafter the "Property" or the "Site") located in the NE/4 (Northeast Quarter) of Section 10, T-18-N, R-14-E. The property is situated west of Elm Place (South 161st E. Ave.) and south of West Elgin Street.

The project is planned as a commercial development, including commercial and office uses. Exhibit A is a Concept Illustration of the Site, including a Location Map insert. The property is presently platted as Lot 1, Block 10, Graham-Franklin Industrial Park IV. An additional 10'-0" of the property will be dedicated to the public as road right-of-way for Elm Place. There will be one Development Area and it will be referred to as Development Area 'A'.

Zoning.

The property is presently designated as Level 6, 'Regional Employment/Commercial' with Greenway / Floodplain, in the Broken Arrow Comprehensive Plan. The property is presently zoned, 'IL'. The property will be rezoned from 'IL' to 'CH' (Commercial Heavy District).

The surrounding land uses and zoning classifications include the following:

North:	IL	Graham-Franklin Industrial Park IV
East:	Area 7	Broken Arrow-Original Township, underlying zoning is R-3 in the Downtown Overlay District.
South:	IL	Unplatted, owned by the City of Broken Arrow
West:	IL	Graham-Franklin Industrial Park IV

Features of the Site Area.

The site is bounded by the industrial subdivision Graham-Franklin Industrial Park IV to the north and west; Broken Arrow-Original Township to the East of Elm Place; and unplatted property to the south. The property is presently vacant with no trees. There are two existing paved access point to the property from West Elgin Street and one from Elm Place.

The property had a paved concrete surface with two building on it from 1995 until 2015, when they were removed. The site is shown to be in both zone 'AE' and "X" from the FEMA Firm Map 40143C03911. The site receives storm water runoff from the unplatted property to the south owned by the City of Broken Arrow. Storm water flows from the site west to an existing creek situated on the west side of Lot 2, Graham-Franklin Industrial Park IV.

Public water lines and public sanitary sewer are accessible for the site.

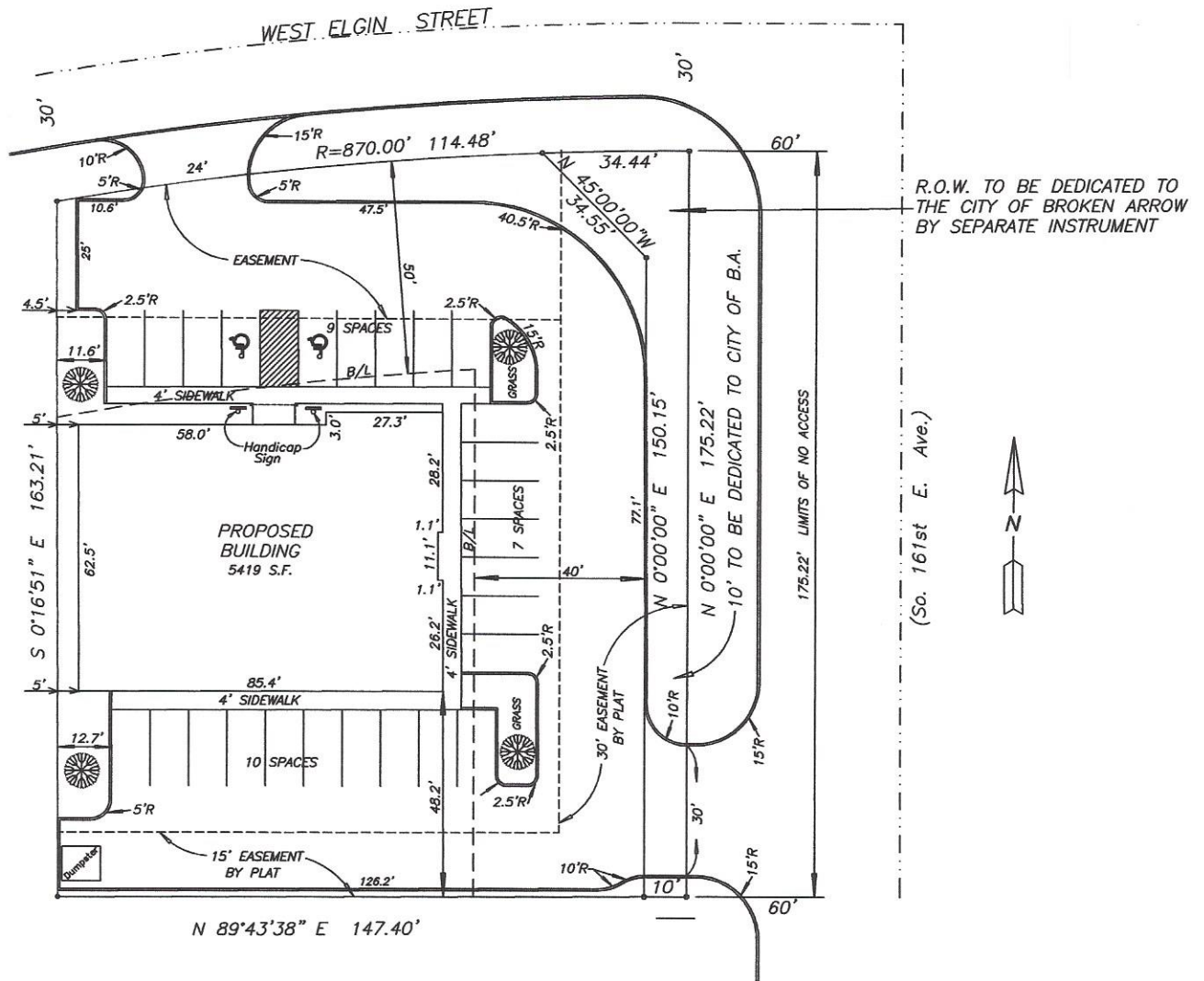
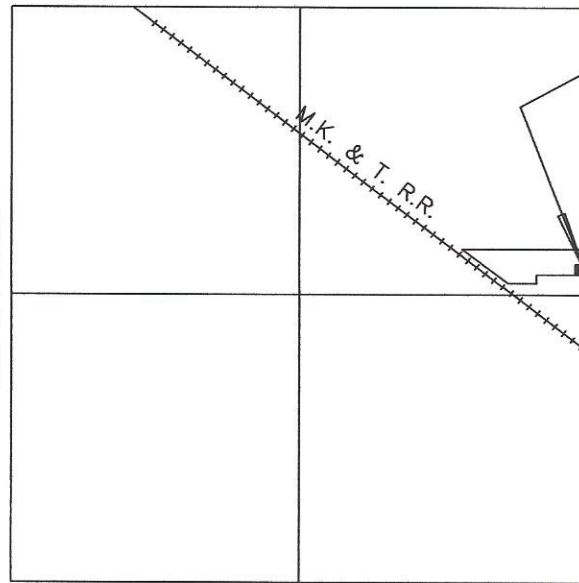


EXHIBIT A
CONCEPTUAL SITE PLAN



(SO. 145TH E. AVE.)
ASPEN AVE.



R 14 E

(71st ST. SO.)
KENOSHA ST.

PROJECT
LOCATION

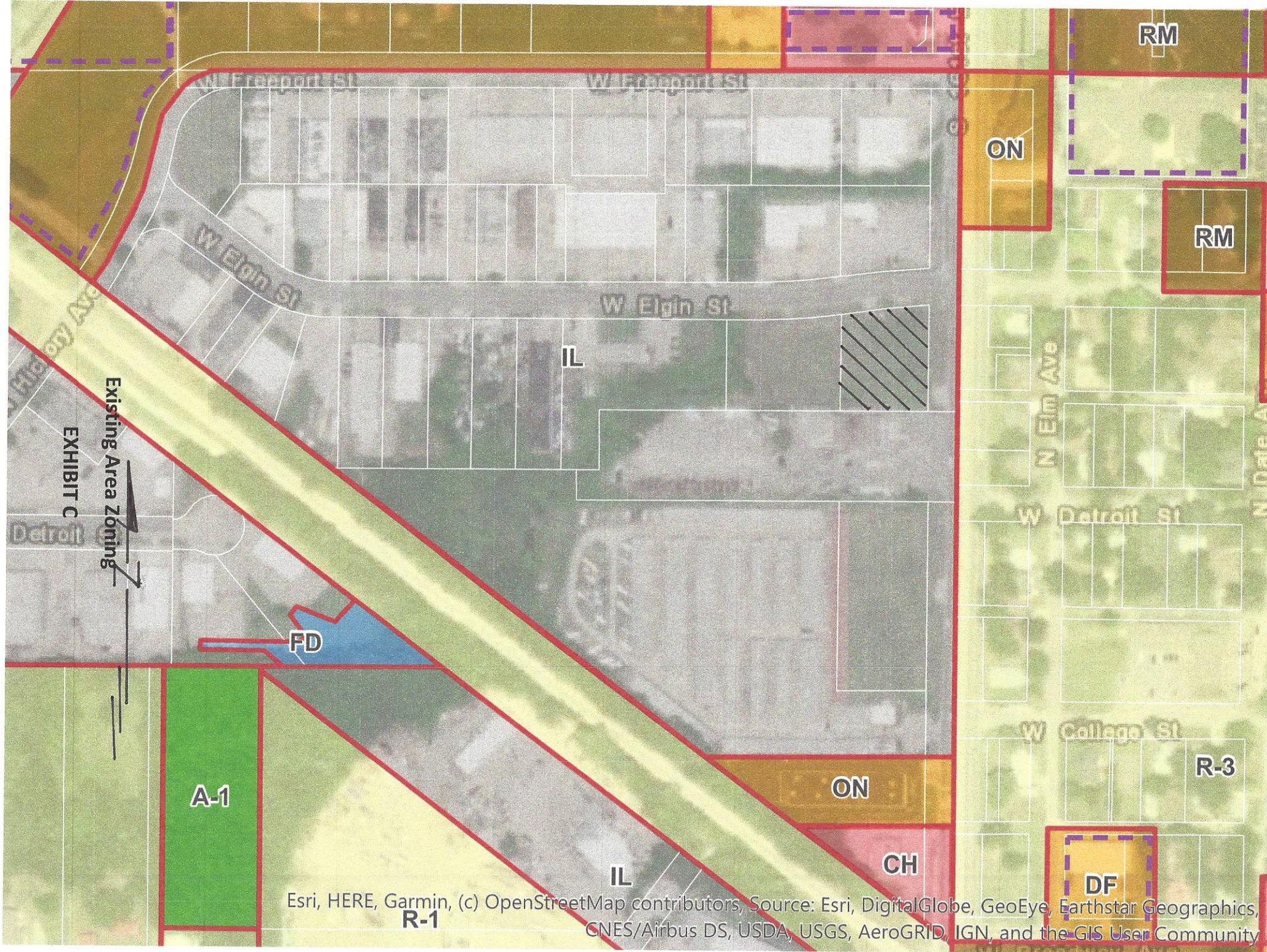
ELM PL.
(SO. 161ST E. AVE.)

T
18
N

HOUSTON ST.
(81st ST. SO.)

SECTION 10
LOCATION MAP

EXHIBIT B
SITE LOCATION MAP



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

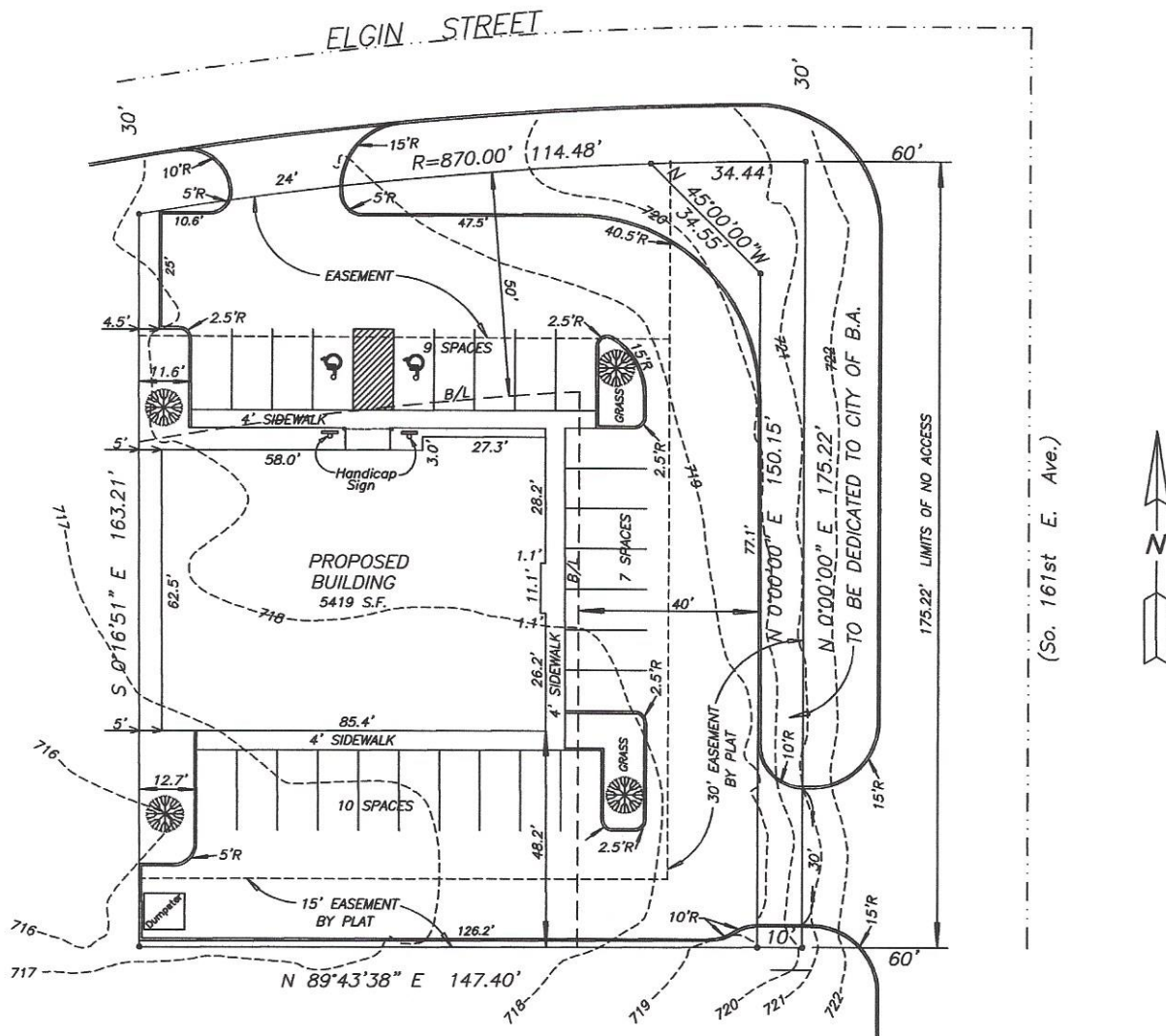
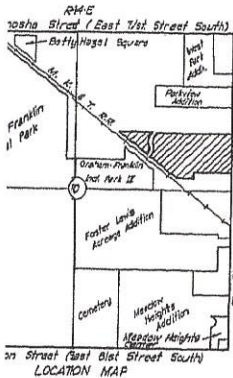


EXHIBIT D
TOPOGRAPHY

STATE OF OKLAHOMA, ss.
 COUNTY OF TULSA,
 I, Anna Neff, County Clerk, do hereby
 certify that the foregoing is a true and
 correct copy of a like instrument now on
 file in my office.

Dated the 29th day of March 1977

ANITA NEFF, County Clerk



1" = 100'

EXHIBIT E

ALL RECORDS CERTIFICATE,
 ARE FILED
 PAGES 204-216
 COUNTY CLERK'S
 OFFICE PLAT

CERTIFICATE

As provided in Title 11, Chapter 12, Section 14 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 14 has been produced in the amount of \$666.45, per tract receipt no. 422 to be applied to 1977 taxes not as yet certified to me.

This certification is NOT to be construed as payment of 1977 taxes to full tax is given in order that this plat may be filed of record.

Date March 29, 1977

JOHN F. CANTRELL

TULSA COUNTY TREASURER

[Signature]

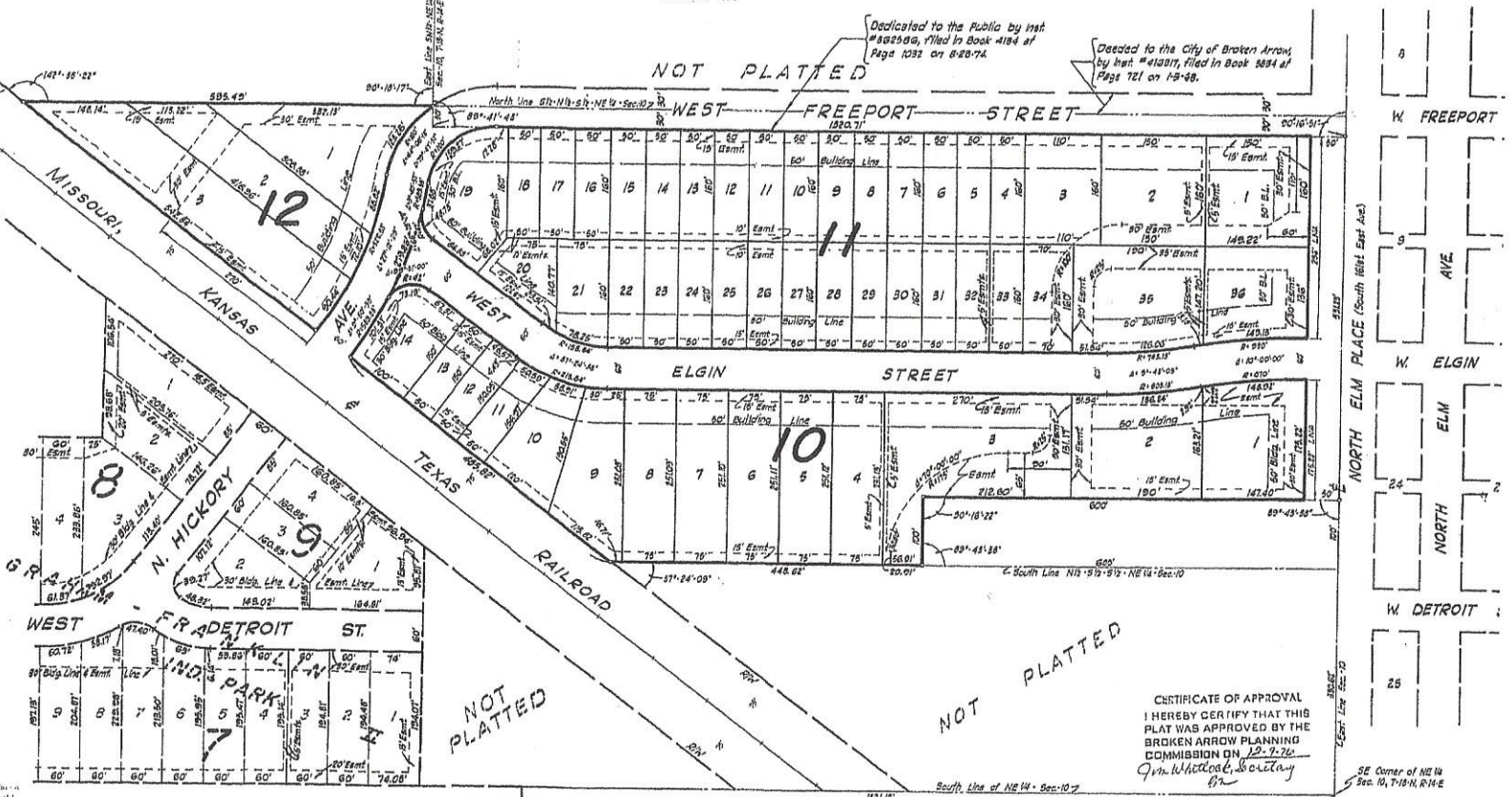
"GRAHAM - FRANKLIN INDUSTRIAL PARK II"

A SUBDIVISION OF

A PART OF THE S $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION -10, T-18-N, R-14-E

CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

0 50 100 200 300 400
 SCALE: 1" = 100'



BLOCK AREAS	
Block -10 Contains	6.1347 Acres
Block -11 Contains	8.8405 Acres
Block -12 Contains	2.2365 Acres
TOTAL	17.2117 Acres

OWNER-DEVELOPER

Tom S. Graham & Wallace G. Franklin, Jr.
 608 North Walnut
 Broken Arrow, Oklahoma 74010
 Phone: 291-7404

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THIS
 PLAT WAS APPROVED BY THE
 BROKEN ARROW PLANNING
 COMMISSION ON 12-7-76
 Jim Whitcomb, Secretary

SUBDIVISION CONTAINS

LAN MAPPIN
 2216 E.
 TULSA,
 OKLA.

SURVEY BY: ECKH
 DRAWN BY: ECKH
 ORDER: 2000A
 SCALE: 1" = 100' P.T.S. P.I.

Legal Description of the Property

Lot 1, Block 10, Graham-Franklin Industrial Park IV, an addition situated in the NE/4 of Section 10, T-18-N, R-14-E, City of Broken Arrow, Tulsa County, State of Oklahoma.

EXHIBIT F

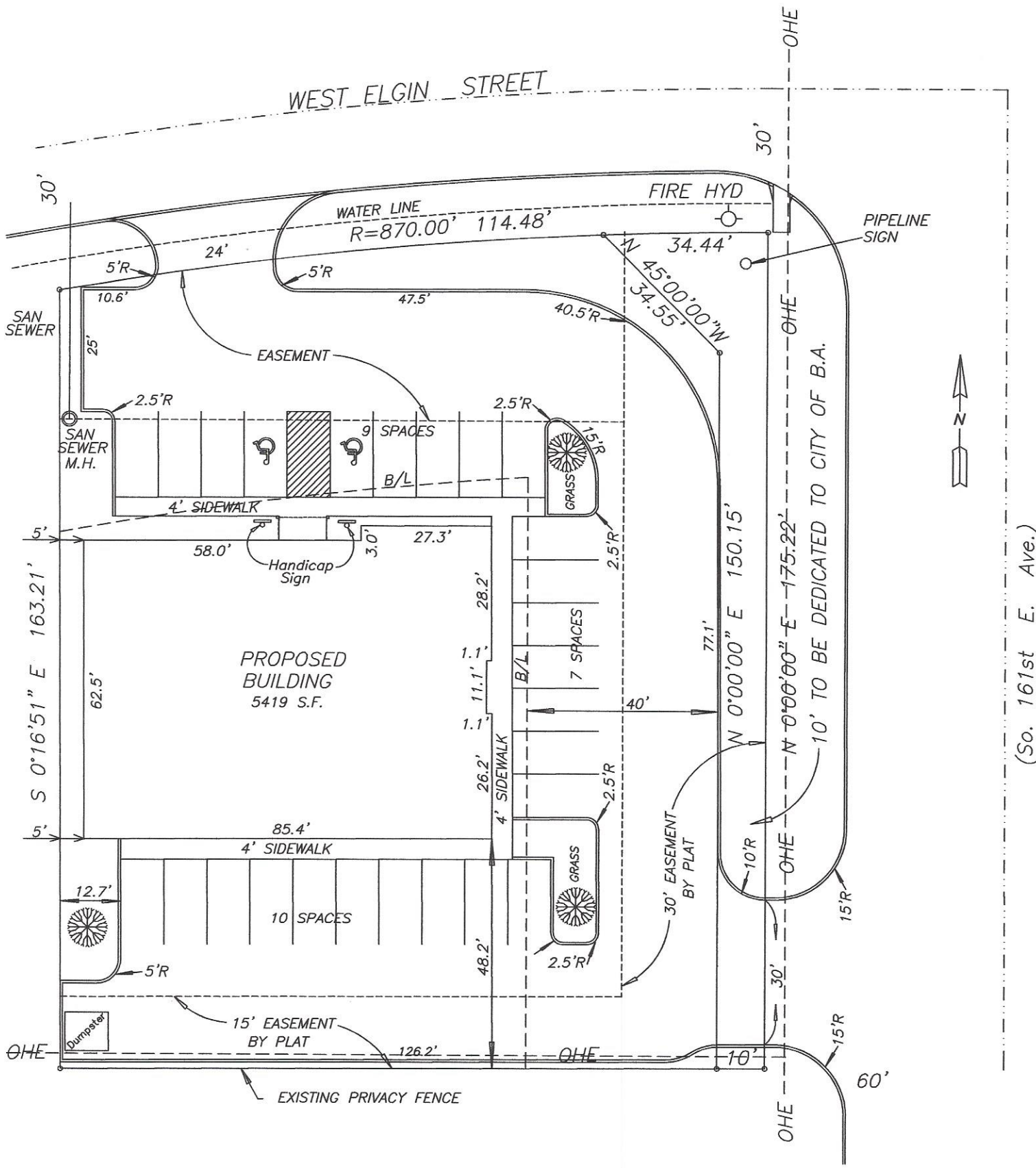


EXHIBIT G
SITE UTILITIES

(So. 161st E. Ave.)



EXHIBIT H

BUILDING PERSPECTIVE

II. Development Standards, Development Area "A"

Development Area 'A' shall be developed in accordance with the Broken Arrow Zoning Ordinance and the use and development regulations of the Commercial Heavy (CH) District, except as follows:

Gross land area	0.57 acres
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Minimum Lot Width:	100 feet
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Minimum Lot Size:	N/A
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Floor area ratio (maximum)	0.35
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Maximum Dwelling Units:	N/A
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Minimum Building Setback:

From R.O.W. line of Elm Place	40 feet
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From R.O.W. line of West Elgin Street	40 feet
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With parking along the north, east and south sides of the building.

With 5 feet of landscaped area adjacent to the right-of-way of West Elgin Street.

No landscape area would be adjacent to the right-of-way of Elm Place, as none presently exists in Graham-Franklin Industrial Park IV, the Banjo Acres north of Graham Franklin or the property to the south owned by the City of Broken Arrow along Elm Place and

Set back from the south property line	20 feet
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Set back from the north property line	40 feet
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Set back from the west property line	5 feet
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Set back from the east property line	40 feet
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Building height (maximum)	3 stories or 50 feet
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- Plus 2 feet setback for each 1 foot of building height exceeding 15 feet, if the abutting property is within a Residential District.

Other Bulk and Area Requirements	As provided within the CH District.
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Off-street parking	As required by the applicable Use Unit of the City of Broken Arrow Zoning Code.
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Uses are those permitted by right in the 'CH', Commercial Heavy District,

III. Access and Circulation

Vehicular access shall be derived from Elm Place and West Elgin Street. There are presently two concrete access points along West Elgin Street. The proposed site plan will utilize the west access drive and the east drive will be removed. The curbs, gutters, base and paving materials of the access to drive to West Elgin Street shall be of a quality and thickness meeting the City of Broken Arrow standards and specifications for private and public streets. There is one existing access drive from Elm Place.

A 40'-0" Access Opening will be permitted from West Elgin Street and a 40'-0" Access Opening will be permitted from Elm Place as shown on Exhibit A, D and G. A change of access will be completed to allow for vehicular access at the existing curb cut along Elm Place.

IV. Utilities and Drainage

A Sanitary Sewer line is located on this site. This sanitary sewer is part of the City of Broken Arrow sewer system. The water line along the south side of West Elgin Street is part of the City of Broken Arrow water line system with fire hydrants. Storm water runoff flows onto the site from the south and along with onsite storm water runoff flows across the site to West Elgin Street. Storm water will be collected in curb inlets and discharged to the drainage ditch west of the site. There will be no on site detention for the project.

V. Plan Review

The Site Plan, Landscape Plan and Engineering Plans shall be submitted to and approved by the City of Broken Arrow, prior to a building permit being issued.

VI. Platting and Restrictive Covenants; Enforcement

The site is situated in the Graham – Franklin Industrial Park IV. The building construction will follow the Graham – Franklin Industrial Park IV restrictive covenants and this PUD. The restrictive covenants require 'all buildings to have masonry or metal exterior walls, and all exterior walls abutting or facing a dedicated street shall be constructed of masonry and refinished steel siding with at least 50% brick, stone or other decorative masonry'.

VII. Expected Schedule of Development.

Development of the project is expected to commence within 4 months and to be completed in 2020.

VIII. Trash, Mechanical and Equipment Areas.

There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened in accordance with the Broken Arrow Zoning Ordinance. The owner acknowledges that improvements, such as trash enclosures, which are constructed in an easement are done so at the owner's risk. The owner will be responsible to replace the existing enclosures, should work need to be done in the easement by a utility company and that work affects the enclosures. The owner requests a deviation from the City of Broken Arrow Zoning Ordinance, allowing the trash enclosure to be constructed within the building setback line.

IX. Lighting.

Parking lot lighting shall meet the requirements of the Broken Arrow Zoning Ordinance except that all light poles are limited to 16 feet in height. Any wall packs placed on buildings shall be shielded with the lights directed toward the ground.

X. Signage.

Freestanding signs may be installed in accordance with Section 5.7.D of the Broken Arrow Zoning Ordinance except as follows:

No pole or pylon signs shall be allowed, Only one monument sign with a masonry base to match the building exterior and limited to 12 feet in height would be permitted. A separate application for a Specific Use Permit is not required.

XI. Landscaping.

Landscaping shall be provided and maintained in accordance with the Broken Arrow Zoning Ordinance except as follows:

At least one tree per 30 feet of lineal feet of lot frontage shall be provided on both West Elgin Street and Elm Place (street yard) and the street yard width.

All trees shall be medium to large trees except where there are conflicts with overhead power lines. Any landscape material that fails shall be replaced in accordance with Section 5.2.C.4 of the Broken Arrow Zoning Ordinance. The owner is requesting a deviation from the Broken Arrow Zoning Ordinance to allow trees to be grouped at the northeast corner of the property.

XII. Building Materials.

The proposed building is 19% masonry and 63% EIFS facing West Elgin Street and 11% masonry and 70% EIFS facing Elm Place. Refer to Section 5.8.G.1 of the Zoning Ordinance. EIFS (Exterior Insulation finishing system) is a water-resistant exterior wall stucco masonry unit.