

DEVELOPMENT CONCEPT

The development is an approximate 5.93 acre tract south and east of the southeast corner of South Elm Place and West New Orleans Street. Development Area A, the Old Time Pottery store, will be repurposed for two uses: Commercial and Mini-Storage. Development Area B, the southwest corner of the lot, will be set aside for commercial. Development Areas A & B will have an underlying zoning of Commercial Heavy District (CH) restricted per this PUD.

DEVELOPMENT AREA A – DEVELOPMENT STANDARDS

GENERAL

Development Area A shall be developed in accordance with the City of Broken Arrow's Zoning Ordinance and the use and development regulations of the Commercial General District (CG) except as described herein.

DIMENSIONAL STANDARDS

| | |
|-----------------------------------|--------|
| Minimum Lot Area | None |
| Minimum Lot Frontage | 200 ft |
| Building Coverage | None |
| Front Street ROW Building Setback | 50 ft |
| East Building Setback | 30 ft |
| South Building Setback | 0 ft |
| Maximum Building Height | None |

PERMITTED USES

Those uses included as a matter of right in the Commercial General District (CG). In addition, Mini-Storage will be an allowed use for up to 54,640 sf of the existing building. One Living Quarter shall be permitted. The area of mini-storage is based on developing a partition along the existing column lines.

ACCESS TO ABUTTING STREETS

Janus IV has excellent access to both the local street network. The north side of the property is located next to West New Orleans Street (East 101st Street South), a primary arterial street. The west side of the property is located next to South Elm Place (South 161st East Avenue), a primary arterial street. The development would utilize the existing access on South Elm Place and the two existing accesses on West New Orleans Street. Cross access shall be permitted between each lot.

OFF-STREET PARKING

As required by Section 5.4 of Broken Arrow's Zoning Ordinance. Part of the required off-street parking may be provided on Development Area B with approved mutual access and parking covenants.

PARKING LOT LANDSCAPING, BUFFERING, AND SCREENING

Landscaping will be provided per City of Broken Arrow requirements with the following modifications: within the landscaped edge, one (1) tree shall be planted for every 25 lineal feet of landscaped edge; and at least one (1) tree shall be planted for every 13 parking spaces.

REFUSE CONTAINERS / VISUAL SCREENING

Refuse Containers / Visual Screening shall be installed in accordance with Section 5.2.D of the Zoning Ordinance.

SIGNS

Signs shall be installed in accordance with Section 5.7 of the Zoning Ordinance. Except one free standing sign limited to 14 feet in height and 100 square feet on New Orleans Street and one free standing sign limited to 10 feet in height and 100 square feet on South Elm Place to be located on Development Area B shall be permitted. All freestanding signs shall have a monument type base. The base of the sign shall be of the same material as the principal building on the lot.

EXTERIOR LIGHTING

Due to the increased utility easement width along West New Orleans Street, it is necessary to place light poles within the utility easement. Section 5.6.D.2 is hereby modified to allow three light poles to be placed within the utility easement along West New Orleans Street. All lighting shall be constructed per zoning ordinance with the exception of the above. Owners shall assume any and all responsibility for repair and maintenance of lighting fixtures within utility easements.

BUILDING FACADES

All new construction or renovation of existing structures in these districts shall have those vertical exteriors that are facing a public or private street constructed of, but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. EIFS, however, shall not be used as the primary exterior building material. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All facade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

DEVELOPMENT AREA B – DEVELOPMENT STANDARDS

GENERAL

Development Area B shall be developed in accordance with the City of Broken Arrow's Zoning Ordinance and the use and development regulations of the Commercial General District (CG) except as described herein.

DIMENSIONAL STANDARDS

| | |
|-----------------------------------|--------|
| Minimum Lot Area | None |
| Minimum Lot Frontage | 110 ft |
| Building Coverage | None |
| Front Street ROW Building Setback | 50 ft |
| Rear Building Setback | 20 ft |
| Side Building Setback | 0 ft |
| Maximum Building Height | None |

PERMITTED USES

Those uses included as a matter of right in the Commercial General District (CG)

ACCESS TO ABUTTING STREETS

Janus IV has excellent access to both the local street network. The north side of the property is located next to West New Orleans Street (East 101st Street South), a primary arterial street. The west side of the property is located next to South Elm Place (South 161st East Avenue), a primary arterial street. The development would utilize the existing access on South Elm Place and the two existing accesses on West New Orleans Street. Cross access shall be permitted between each lot.

OFF-STREET PARKING

As required by Section 5.4 of Broken Arrow's Zoning Ordinance. Part of the required off-street parking may be provided on Development Area A with approved mutual access and parking covenants.

PARKING LOT LANDSCAPING, BUFFERING, AND SCREENING

Landscaping will be provided per City of Broken Arrow requirements with the following modifications: within the landscaped edge, one (1) tree shall be planted for every 25 lineal feet of landscaped edge; and at least one (1) tree shall be planted for every 13 parking spaces.

REFUSE CONTAINERS / VISUAL SCREENING

Refuse Containers / Visual Screening shall be installed in accordance with Section 5.2.D of the Zoning Ordinance.

SIGNS

Signs shall be installed in accordance with Section 5.7 of the Zoning. Except one free standing sign limited to 10 feet in height and 80 square feet on South Elm Place shall be permitted. All freestanding signs shall have a monument type base. The base of the sign shall be of the same material as the principal building on the lot.

BUILDING FACADES

All new construction or renovation of existing structures in these districts shall have those vertical exteriors that are facing a public or private street constructed of, but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. EIFS, however, shall not be used as the primary exterior building material. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All facade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

DEVELOPMENT AREA BOUNDARY ADJUSTMENTS

The land area associated with each of the Development Areas is allowed to fluctuate by up to 25 percent without an amendment to the PUD.

DEED RESTRICTIONS

The subject property does not have any deed restrictions.

c:\projects\11-007 janus iv - oklahoma - broken arrow\concept drawings\11-007 concept 010.dwg - Plotted on 10/11/2012 11:28:46 AM @ a scale of 1:2277 to dwt to pdf by Jeege Du Quenne

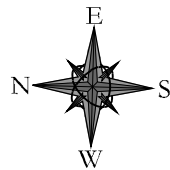
Proposed Features:

| Feature | Description |
|---------------------------------------|--|
| | Property Line |
| | Onsite Property Line |
| | Offset Property Line |
| | Right-Of-Way Line |
| | Setback Line |
| | Easement Line |
| | Zoning Line |
| | Street / Drive Centerline |
| | Curb And Gutter |
| | Thickened Edge Of Pavement |
| | Edge Of Gravel |
| | Firelane Striping |
| | Asphalt Pavement (See Detail Sheet For Pavement Sections) |
| | Concrete Pavement (See Detail Sheet For Pavement Sections) |
| | Concrete Sidewalk (See Site Plan For Dimensions) |
| | General Fence Line (See Plan For Type) |
| | Chain Link Fence Line |
| | Board Fence Line |
| | Parking Counter |
| | Storm Catch Basin(s) |
| | Retaining Wall |
| See UTILITY PLAN for More Information | |
| | Gate Valve |
| | Fire Hydrant Assembly |
| | Water Meter - Single |
| | Water Meter - Double |
| | Sanitary Sewer Manhole |
| | Utility Pole |
| | Light Pole |

- Note:**
- See Survey For Existing Features Legend.
 - See Cover Sheet For Abbreviation List.

Site Information

| PROPERTY INFORMATION | | |
|-----------------------------|----------------------------------|------------|
| Gross Site Area: | 258,482.78 sf | 5.93 acres |
| Proposed Dedicated R.O.W.: | 6,085.11 sf | 0.14 acres |
| Net Site Area: | 252,397.67 sf | 5.79 acres |
| Zoning: | CG - Commercial General District | |
| ZONING REGULATIONS | | |
| Max Bldg. Height: | None | |
| Front Yards: | 50 ft | |
| Side Yards: | 0 ft | |
| Rear Yards: | 50 ft | |
| Minimum Lot Frontage: | 200 ft | |
| SITE INFORMATION | | |
| Total Paved / Gravel Area: | TBD | TBD |
| Total Sidewalk Area: | TBD | TBD |
| Total Building Area: | 88,082.00 sf | 2.02 acres |
| Commercial: | 27,781.30 sf | 0.64 acres |
| Office: | 4,578.60 sf | 0.11 acres |
| Mini-Storage: | 54,640.30 sf | 1.25 acres |
| Restaurant: | 4,000.00 sf | 0.09 acres |
| Total Impervious Area: | TBD | TBD |
| Total Pervious Area: | TBD | TBD |
| PARKING REGULATIONS | | |
| Required Spaces Ratio: | 1 Space / 300 sf Office | |
| | 1 Space / 3,000 sf Storage | |
| | 1 Space / 100 sf Restaurant | |
| Required Spaces (Total): | 167 | |
| Provided Spaces (Total): | 182 | |
| Provided Accessible Spaces: | 8 | |



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft

C. WEST NEW ORLEANS STREET (E. 101ST ST. S.)

New Orleans Street

South Elm Place



VICINITY MAP

*** CONCEPTUAL DISCLAIMER***
THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION OBTAINED FROM CLIENTS' DOCUMENTS AND/OR CITY INFORMATION. THEREFORE, THE DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD RESULT IN CHANGES TO THE OVERALL DESIGN OF THE SITE INCLUDING BUT NOT LIMITED TO PARKING RATIOS, NUMBER OF BUILDINGS, AMOUNT OF DEVELOPABLE LAND, ACCESS TO THE SITE, ETC. AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

Conceptual Site Plan

Concept for:
Janus IV Commercial Development
3601 South Elm Place
South Allies of Oklahoma, LLC
Mr. Bill Keating
216 E. Township, Fayetteville, AR 72703
(479) 442-4762

CONCEPTUAL
NOT FOR CONSTRUCTION



Certificate of Authorization No 6094

| | | | |
|---------------|------------------------|-----------------|------------|
| DRAWN BY: | J. Du Quenne | DATE: | 11-007 |
| REVIEWED BY: | APPROVED: | SUBMITTAL DATE: | 2012-10-08 |
| DRAWING NAME: | 11-007 Concept 010.dwg | | |
| SHEET NUMBER: | | | |

Concept 10