



Bryan Hulst
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December 18, 2020

RE: ST20-141, The Nest at Centennial Crossing, southeast corner of Kansas & Elm, Broken Arrow, OK

Dear Bryan:

The site plan submitted on December 1, 2020 for ST20-141, The Nest at Centennial Crossing, located at the southeast corner of Kansas and Elm, has been reviewed and Staff have the following comments:

FIRE MARSHAL

1. A water supply / fire flow test is required for site plan approval. The fire flow shall meet the requirements of 2015 IFC® Appendix B. The Fire Marshal shall be notified prior to the flow test. Please provide notification to sspradlin@brokenarrowok.gov and dbell@brokenarrowok.gov. Approved documentation of flow test shall be provided to the Fire Marshal prior to final approval of the water supply system.

PLANNING

1. Add case number (ST20-141) to the lower right corner of site plan and landscape plan.
2. Show corner clips on both sides of Kansas Place as per the Subdivision Regulations at the intersection of Kansas Place and Elm Avenue.
3. According to PUD-266A, all buildings are to be at least 5-feet apart, and any buildings less than six-feet apart require one-hour rated fire walls. Add the following note to the lower left corner of Sheet S1, "Licensed architect has reviewed and confirmed that all the buildings are at least 5-feet apart, and any building less than six-feet apart has one-hour rated walls as required by PUD-266A."
4. PUD-266A requires a 35-foot greenbelt along Elm Avenue and Kansas Place. Two parking spaces encroach into the landscape buffer along Kansas Place. Remove these two parking spaces.
5. HVAC units are not shown to be screened in accordance with the Zoning Ordinance. Submit information that shows all HVAC units to be screened in accordance with Zoning Ordinance.
6. Show sidewalk along Kansas Place to extend to the south property line.
7. Provide information that shows the height and size of the two freestanding signs along Elm Avenue.
8. Confirm in writing (email is acceptable) that the dumpsters located directly in front of Buildings 111 and 210 is the best location for the dumpster, and the owner is okay with the location of the dumpster.
9. Clarify the type of posts to be used on the wood privacy fence. The fence detail says "2 ½" square 14 galvanized steel post" while the wood privacy fence note says "All fence post to be 2 3/8" sch 40 galvanized steel posts". Are privacy fences used on the perimeter of the property going to be the same as that used with the units?
10. On the perimeter, label the type of fence being used (i.e. metal rail or wood privacy). In addition, identify that the square boxes on the perimeter are brick columns (i.e. "brick column typical").
11. According to Section 5.2.E.3.e of the Zoning Ordinance, "The length of continuous, unbroken, and uninterrupted fence plane shall be no more than eighty feet (80')". This is not being indicated



- on Elm Avenue south of the drive and along Kansas Place east of the eastern most drive.
12. Indicate and clarify the type of fencing being used along the entire south boundary. Part of the south boundary is located in the overland drainage easement. Any fencing in the overland drainage easement must be reviewed and approved by the Engineering and Construction Department. Therefore, submit details for any fence that will be located in the overland drainage easement.
 13. Show and label the light poles on the site plan. In addition, identify the height of the light poles.
 14. Adjust landscape plan as per comments on site plan.

ENGINEERING

1. Sheet S1 has a note that it is for information only and that other plans need to be referenced for the additional site information. The site plan needs to incorporate the information from these sets and stand alone as a separate document for review as the other plans are in separate divisions and we may not have access to the plans specified, in a timely manner.
2. Sheet S1 has a lot of text that is unreadable for the scale with text heights that measure to be 0.07 or 0.08 in height. A recommended text height of 0.12 should be used with a minimum height of 0.10 allowed. Text that is better suited to be shown on the detail sheets may be turned off.
3. Submit the Detention Determination (DD) application and show the number on sheet S1
4. Recommend turning off the roof lines and the interior walls on the S1 sheet for clarity.
5. The boundary dimensions appear to be faded, and measure a height of 0.08 on the curve labels, please increase the readability of these items.
6. The driveway and lane width information is shown but unreadable on sheet S1. Please turn off the text that is better shown on the site details sheets at a larger scale.
7. We recommend that a Civil site plan for the entire site be developed and submitted with the site plan set that shows the following information:
 - a. Show the location of the 100 yr floodplain, if visible, identify the FEMA firm panel, Effective Date, and the Flood Zone that the site is in. Do not refer to the ALTA survey
 - b. Show all proposed and existing utilities on the sheet, do not refer to the civil plans.
 - c. Show all Proposed and Existing easements on the sheet, do not refer to the civil plans. Proposed easements will need to include the filed document number in the description.
 - d. Show the benchmark locations and add the descriptions to the sheet
 - e. Add the survey information, horizontal and vertical datum's, state plane, and basis of bearings, do not reference the plat.
 - f. Add a meets and bounds legal description or identify the Lot, Block, and Filed plat information.
 - g. Show the building outlines and pavement slightly faded.
 - h. Show the plat information for the boundary and limits of no access.
8. Building 180, 181, 182, 185, & 186 show a fence inside the overland drainage easement. No above ground obstruction may be installed inside this easement and a variance will need to be submitted and reviewed by the Engineering department for approval. The engineering plans may revise the location of the easement.
9. Items may need to be added or modified to match the engineering plans after the engineering plans have been approved.

Please revise the site plan and resubmit when **all** comments have been addressed. When submitting, please provide the following:

- **One (1)** copy of the revised site plan (11x17, if legible)
- **One (1)** PDF copy of revised plans



- **A response letter** addressing the comments from this correspondence
- **\$75.00** resubmittal fee

We look forward to working with you through the completion of this project. Should you have any questions, please contact the reviewer appropriate to your question(s):

FIRE MARSHAL- Stan Spradlin
sspradlin@brokenarrowok.gov, 918-259-8360, Extension 6213

PLANNING – Brent Murphy
bmurphy@brokenarrowok.gov, 918-259-2400, Extension 5388

ENGINEERING – Jason Dickeson
jdickeson@brokenarrowok.gov, 918-259-2400, Extension 5452

Sincerely,

Jill Ferenc
Planning & Development Manager
CC: Nathan Garrett, Alan Betchan
BM/SS/JD/MEH

