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City of Broken Arrow
Development Services
P. O. Box 610
Broken Arrow, Oklahoma 74013-0610



December 29, 2006

Mr. Dave Sanders
Sanders Engineering, Inc.
11502 South 66th East Avenue
Bixby, OK 74008

Subject: ST06-155 – Forest Creek Patio Homes, PUD 146B

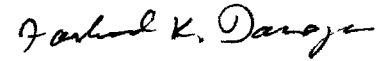
Dear Mr. Sanders:

The Broken Arrow Planning Commission, in their meeting of November 30, 2006 reviewed and approved Site and Landscape plan for the proposed Forest Creek Patio Homes (PUD 146B) on 24.36 acres located east of the northeast corner of Houston Street (81st Street) and Garnett Road (113th East Avenue), subject to the following conditions:

1. Main entryway design and call box location shall be signed and sealed by a licensed engineer. In addition, the following note shall be placed on the drawing, "The City of Broken Arrow assumes no liability for the design of this entryway and call box location." (*Staff has recommended a 60 ft. setback for the call-box*).
2. "No Parking" signs shall be placed at the end of each turnaround facility, including the one adjacent to the secondary access point. The location of the "No Parking" signs shall be shown on revised site plan. The cost for the "No Parking" signs is the responsibility of the applicant. And enforcement of No Parking shall be specified in the private covenants to be the responsibility of the Property Owners Assoc.
3. Pipeline easements shall be shown on the revised landscape plan. Where landscaping is shown to be located in any pipeline easement, applicant shall provide to the Development Services Department a letter from that pipeline company that they take no exception to the landscape material being located within their easement.
4. At least three paper copies and one electronic copy (PDF format) of the revised site plan and landscape plan meeting all the conditions listed above shall be submitted to Development Services for departmental review prior to receiving a building permit.

Action taken by the Broken Arrow Planning Commission will be recorded in the minutes of their meeting of November 30, 2006. If you have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Farhad K. Daroga".

Farhad K. Daroga
City Planner

cc: Forest Creek Development

FKD/skd