

TAC Meeting Notes

Date: October 20, 2020, 1:30 PM

Location: Broken Arrow City Hall hosted as videoconference meeting on MS Teams

Attendees: Jill Ferenc, City of Broken Arrow
Jason Dickeson, City of Broken Arrow
Mackenzie Hackett, City of Broken Arrow
John Herbert, City of Broken Arrow
John McElhenney, City of Broken Arrow
Stan Spradlin, City of Broken Arrow
Jane Wyrick, City of Broken Arrow
Amanda Yamaguchi, City of Broken Arrow
Kymberly Vossler, ONG
Justin Morgan, Tanner Consulting
Jeremy Van Oostrum, Tanner Consulting
Erik Enyart, Tanner Consulting
(Others—see City of Broken Arrow list)

Subject: 20075 “Estates at Lynn Lane” Preliminary Plat

1. Jill Ferenc introduced the item
2. Jill Ferenc asked Erik Enyart whether he had received the TAC review comments. Erik confirmed he received the checklist on Friday, which gave more time to prepare, and the revised checklist just prior to the meeting with the new review comment.
3. Erik said he had some questions and items to discuss. Erik indicated a number of the items were customary and excepted, like adding the plat and Detention Determination numbers, but others were not commonly brought up until the Final Plat, and seemed a bit premature. Discussion items would correspond to draft Staff Report numbered items:
 - a. 11. _____ Show the right-of-way and associated document number for 96th Street to the east.
 - i. Erik noted Tanner Consulting had done an ALTA survey and listed this as “No [R/W] document provided.”
 - ii. Brent Murphy confirmed with Erik that this was not on the plat but would be added
 - b. 12. _____ Add to the covenants that the connection to Honolulu Street to 96th Street will be gated and used only during emergency situations.

13. _____ Submit a traffic study as stipulated by the City Council with the approval of PUD-315.
- i. Erik stated that there was not agreement at the City Council as to whether 96th St. should be gated, the PUD did not settle whether it would be gated and, as he recalled hearing in the discussion, it seemed to be tied to the traffic study, but the review comment [#12] stated that it must be gated. Discussion ensued. Brent stated that it was a PUD requirement but the City Council could address it again when hearing the [Final Plat].
 - ii. Erik asked what shape the traffic study should take; what is expected?
 - iii. Discussion ensued. Discussed why this subdivision was required to do a traffic study when the latest phase of Washington Lane was not (answer: number of people who showed up to public hearings). Generally agreed:
 - 1. Question should be posed to [Broken Arrow Transportation Manager] Travis Small
 - 2. It should cover the Level Of Service before and after development, with the possibility that it could require a deceleration lane
 - a. Example: "Park Place" at Midway Rd.
 - b. Was a deceleration lane actually called for/built there?
 - i. Note: Post-meeting research: Traffic study did not support need, but was included in the final proposed PUD as approved 05/19/2020.
 - 3. Quoted Broken Arrow Engineering Design Criteria Manual Section 7.5: "7.5 TRAFFIC IMPACT ANALYSIS: A Traffic Impact Analysis (TIA) shall be performed by a proposed development if the development meets the criteria established in the Oklahoma Department of Transportation Policy on Driveway Regulations for Oklahoma Highways 1996 edition, or later as approved by the Director of Engineering and Construction."
- c. 24. _____ Use the same text height that is used for the boundary dimension on the bearing for the boundary.
- i. Erik asked for clarification.
 - ii. Jason Dickeson confirmed he meant the dimension and bearing to both be the same height.
 - iii. Erik stated that the text height for the dimension is always larger than the text height for the bearing for all surveys and plats done by Tanner over all the years
 - iv. Erik asked if this was a code requirement
 - 1. No, a comment. Style guide or stylebook mentioned.
 - v. Justin noted that the examples of plats in the Subdivision Regulations do not show the same text height, which example was

from Sizemore Weisz and Associates, which got it from Tanner's styles.

- vi. Jason agreed that, if this was not agreed to, it can be expressed in writing.
- d. 28. _____ Add language for reserve C that states that trees on the berm are to be periodically cleared from the site and that no trees will be planted on the berm.
 - i. Erik stated that the stormwater detention pond would be fully redesigned and that there [would be] language for periodic mowing maintenance, which would prevent trees from growing
 - ii. Jason Dickeson discussed how the trees are sometimes planted by Landscape Architects or HOAs and can compromise the integrity of the bank. Jason indicated that the mowing schedule should be adequate.
- e. E-11. Bioswales shall be added to the detention facility.
 - i. Long discussion regarding what the City Council and [Assistant City Manager - Operations] Kenny Schwab discussed at the City Council meeting where the PUD was approved, what criteria would be used, and whether Mr. Schwab or others had any examples that could be used as a benchmark. Discussed filtration systems within end-of-line stormsewer manholes before entering stormwater detention, as Justin has used in Kansas, and who would be responsible for maintenance. City confirmed to Justin he would have options other than "bioswales."
 - ii. Jill agreed to send a message 'up the food chain' to request more info.
- f. 15. _____ The Conceptual Utility Plan shows a well on Lot 13, Block 7 and on Lot 1, Block 9. Identify in writing (email is acceptable) what type of wells these are. If these are oil or gas wells, more information needs to be provided in accordance with City, State, and Federal requirements, and the location of these well need to be indicated on the plat.
 - i. Erik said:
 - 1. Tanner Consulting's ALTA survey showed approximate oil well locations per Oklahoma Corporation Commission website, but no evidence was found in the field
 - 2. A previous ALTA survey showed essentially the same thing
 - 3. The OCC certificate stated there were no records of wells that had not been plugged
 - 4. We have also secured OCC Affidavits that substitute for plugging records
 - 5. Erik agreed with Brent to send the OCC documents
- g. E-10. Relocate the waterlines that are on the West and North sides of the streets to the South and East sides of the street. At knuckles the line should cross the street run around the knuckle to minimize the long service taps. On Gary Pl. and Jacksonville place show the waterline on the south side of

the street. A variance will be needed to place the waterline in a location other than the standard location.

- i. Justin, Jason Dickeson, John McElhenney, and others discussed at length. Justin noted that, in earlier times before GIS and modern technology, this made more sense, but not so much now. Justin noted that, following the street side requirement would result in 100% increase in long service lines, a large increase in street crossings, and 30% more fittings, which not only cost more to construct but would cost the City more to maintain. Consensus was to put the waterlines where appropriate and request a variance from the requirement.
- h. 20. _____ Identify the 2 lines in Reserve C as the existing pond and the floodplain and show the complete limits of the floodplain, Lot 15 & 16, Block 8 look like they will be in the existing floodplain.
21. _____ Show the limits of floodway, and identify the FEMA firm panel, the effective date, and the 2 zones that the project is in, indicate the level of map revision that will be used to revise the floodplain and remove all lots from the floodplain.
E-4. The detention area will need to be designed and built to handle the developed flows for all three phases, during the first phase. The existing detention berm is constructed with slopes that are too steep and do not meet today's standards, additional earthwork will be needed to bring this into compliance. The storm sewer layout shows that additional water will be routed to the pond that currently bypass it, this additional flow will affect the FEMA limits and may push it onto additional lots, depending on the proposed grading.
E-5. The overflow from the pond is currently in the floodplain, with the additional water the overflow path will need to be analyzed protected from erosion and scour. There is also a swale in the SW side of the berm, this may need erosion and scour protection.
 - i. Erik noted there were several comments pertaining to the Floodplain. Erik stated that the design team was aware of this and was working on a plan to address this. Erik requested a meeting with the Floodplain Administrator and stormwater professionals.
 - ii. Discussion ensued. LOMR-F was suggested.
 - iii. Justin discussed the size of the drainage basin noted LOMAs have been used in the past when everyone agreed it should never have been designated floodplain in the first place.
 - iv. Jill said to send her an email to set up a meeting.
- i. E-8. The stub streets shown are slightly offset from the existing street, provide a smooth transition to the existing streets.
 - i. Erik asked for clarification. It was indicated that the roadways as built in adjoining platted subdivisions may not align completely as paving was shown on the CUP. All agreed this would be addressed in the civil engineering construction plans.

- ii. Justin observed that the 96th St. S. paving did not extend to the west end of the right-of-way and asked if it would be required to physically connect. Homeowner at the west dead-end of the roadway may consider it part of their driveway.
 - 1. Response: Probably; to be determined during civil design and review process.
- 4. Jill Ferenc asked whether the utility company representative, Kymberly Vossler with ONG, had any questions or comments.
 - a. Kym responded she was good with the plat.
- 5. There were no other questions.