

71st Crossing (Park Place) Broken Arrow



BROKEN ARROW

Where opportunity lives

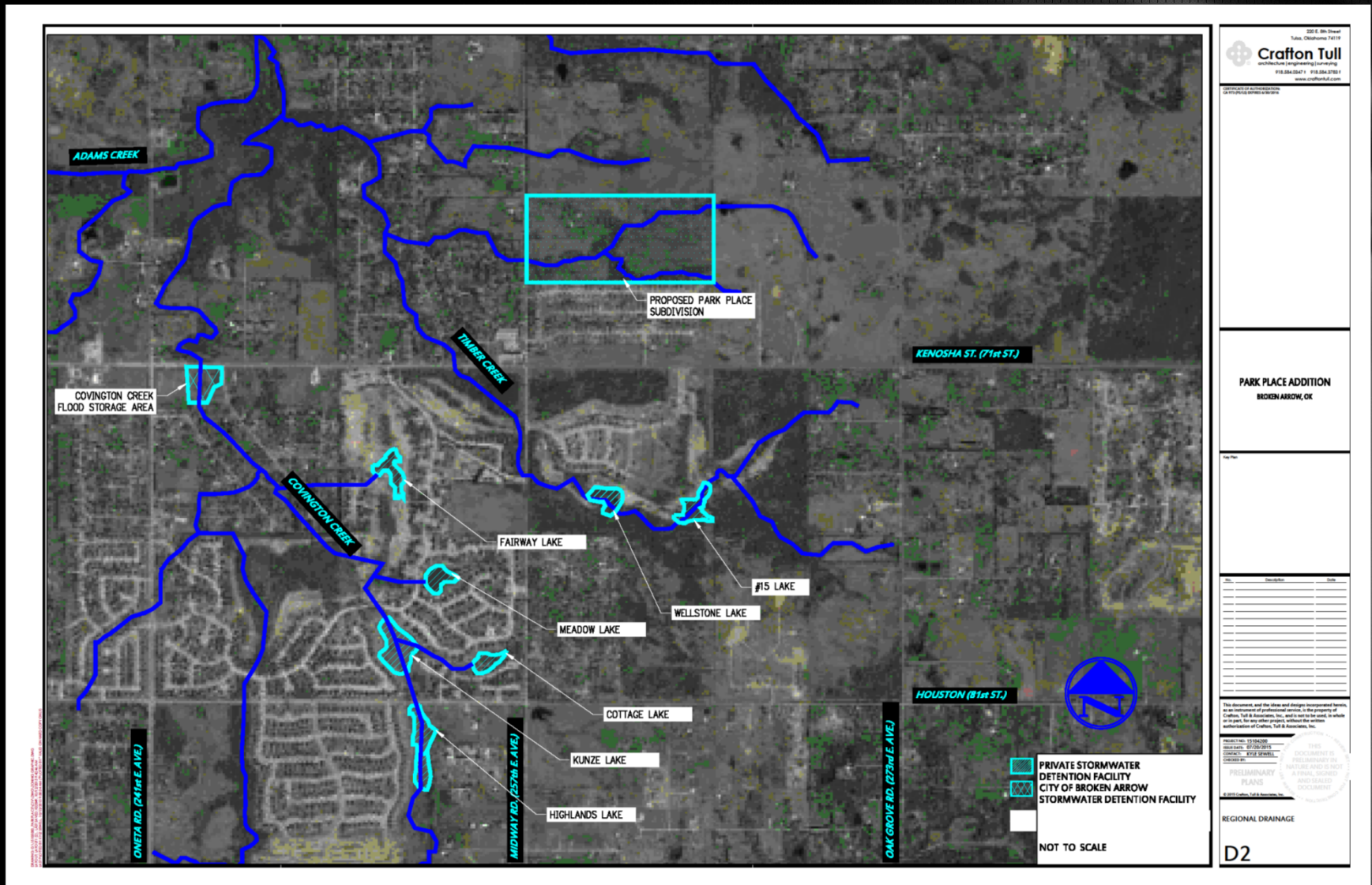
**Michael W. Skates, P.E., CFM
Development Services Director
City of Broken Arrow**

71st Crossing (Park Place)

- *Proposed Residential Subdivision located approximately ¼ mile north of Kenosha Street just East of Midway Road*
- *80 acres, Level 2 Urban Residential*
- *58 acres Developable, 22 Acres Green Space*
- *RS-3 Zoning*
- *7,000 sf minimum lot size, 2.9 lots/acre*
- *Built to City of Broken Arrow Standards*

- *Mandatory Homeowners Association*
- *On-Site Detention*
- *2 Entrances*
- *Sidewalk, Landscape Buffer and Articulated Fence/Wall along Midway*
- *Broken Arrow Public Schools*

Covington and Timber Creek



228 E. 30th Street
Tulsa, Oklahoma 74119

Crafton Tull
architect (engineering) landscape

918.584.2247 • 918.584.2701
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PARK PLACE ADDITION
BROKEN ARROW, OK

NO. _____ DATE _____

THIS DOCUMENT IS PRELIMINARY AND IS NOT A FINAL, SEALED AND SIGNED DOCUMENT.

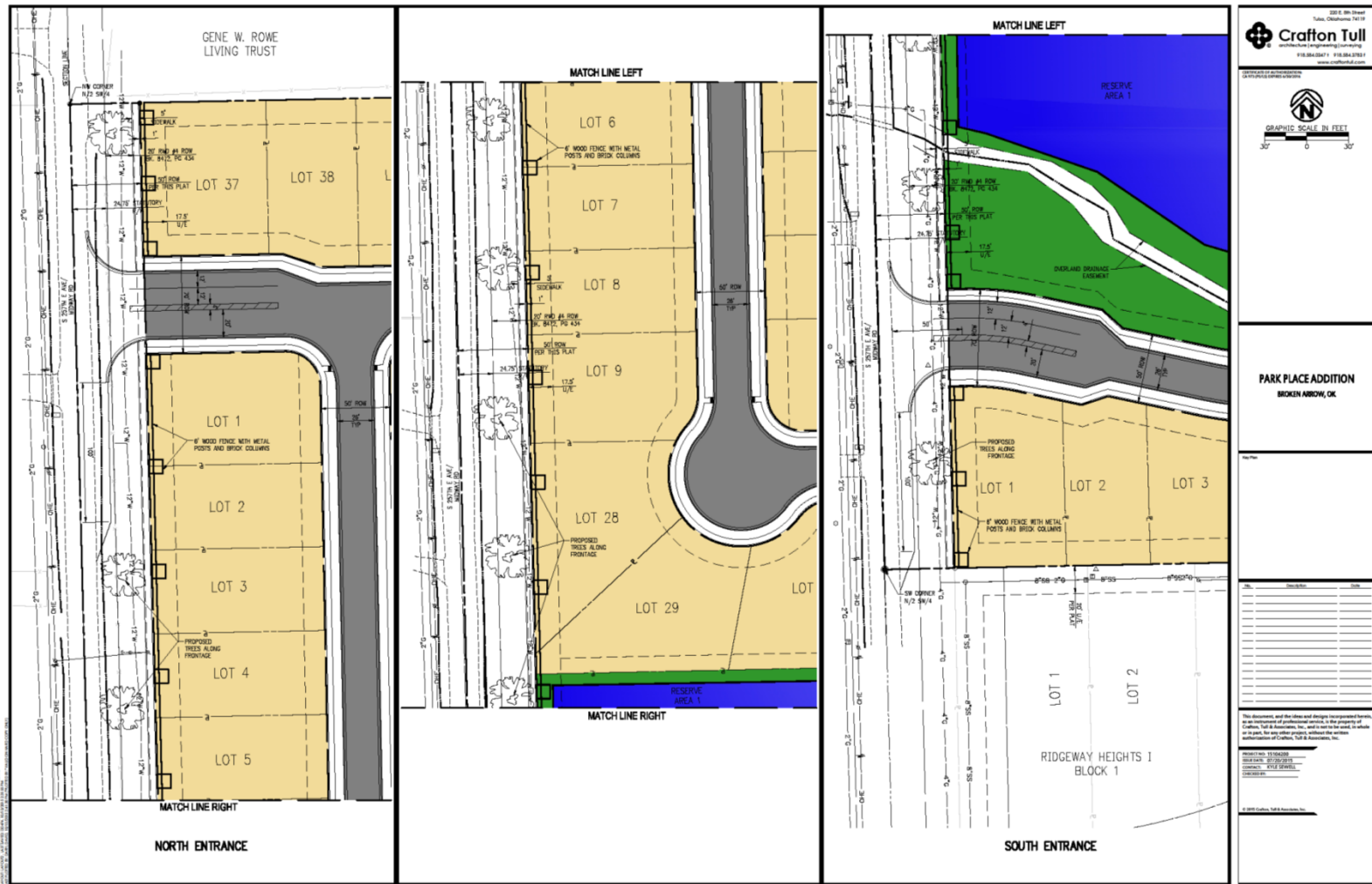
PRELIMINARY PLANS

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REGIONAL DRAINAGE

D2

Subdivision Entrance with Taper Sidewalk and Landscape Buffer



Kenosha Street and Midway Road Intersection

Intersection Levels-of-Service for 2013, 2018 and 2023

Intersection	Type of Traffic Control	AM Peak hour					PM Peak hour					
		Critical Approach			Intersection		Critical Approach			Intersection		
		Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	
2013 Existing Conditions												
66	Oneta and Kenosha	Signal	NB	28.3	C	21.3	C	SB	79.7	F	78.7	C
67	Oneta and Houston	4-way Stop	WB	13.4	B	11.1	B	EB	19.1	B	9.1	A
68	Midway and Kenosha	2-way Stop	NB	55.6	F	15.8	C	NB	29.5	D	5.8	A
69	Midway and Houston	4-way Stop	NB	8.9	A	8.6	A	SB	8.7	A	8.5	A
70	Oak Grove and Kenosha	2-way Stop	NB	17.7	C	5.1	A	NB	15.6	C	3.5	A

- AM Peak, LOS F
- PM Peak, LOS D
- Install Signal with 2016 Capital Improvement Program
- Coincide with Proposed Development Schedule



QUESTIONS??