



September 18, 2018

Mr. Brent Murphy
Senior Planner
City of Broken Arrow
220 South 1st Street
Broken Arrow, OK 74102

Re: Revised Landscape and Site Plan for the Forest Creek Patio Homes

Dear Brent:

We are submitting a revised Landscape and Site plan based on our meeting with you and Michael Skates for the Forest Creek Patio Homes. We went out to the site again and counted the existing trees including a more detailed count on the ornamentals. Based on the final landscape requirements after negotiation with the gas line company the total number of trees required was 169 trees. The existing site has 137 qualifying trees (see the exhibit attached). The remaining 32 trees are covered when taking into consideration the 2 ornamentals equal 1 tree. There are 83 qualifying ornamentals (see the exhibit attached) on site that meet the height required. That provides 41 trees in addition to 137 trees totaling 178 trees provided.

We have also shown on the attached landscape and site plan a trail to be constructed by the developer through the central greenbelt area as well as around the pond on the east side of the project. The trail crosses the interior road system five (5) times at these locations we have indicated ADA ramps as we discussed in our meeting. Limestone screenings were used for the trail system as it is in the gas line easement and they would not allow a permanent paving system. The previously approved trail detail shows two 3" lifts of limestone and 6" of aggregate base, which we find 12" of rock to be excessive. Our suggestion is to use 3" of limestone and 4" of aggregate base as a more than adequate trail construction substitution.

We understand this will go before the Planning Commission since the original landscape plans were approved by them in 2007.

Should you have any questions or comments, please feel free to give me a call.

Sincerely,

PLANNING DESIGN GROUP

Jim Crosby, PLA, ASLA