

Yamaguchi, Amanda

From: Tim Terral <T.Terral@tulsaengineering.com>
Sent: Thursday, June 20, 2019 9:26 AM
To: Murphy, Brent
Cc: Curtis, Larry; Yamaguchi, Amanda; Jack Taber; Ryan Bishop (ryan@cabovidagroup.com); Hannah Cox
Subject: TEP 19-004.00 RE: PUD 249A

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Brent –

Per our conversation this morning, see my responses to your questions below. I apologize for the delay in getting this back to you.

I will forward you a revised PUD text later today.

Let me know if you need anything else or have any further questions or comments.

Thanks.

Tim Terral
Director of Land Planning

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From: Murphy, Brent <BMurphy@BrokenArrowOK.Gov>
Sent: Tuesday, June 18, 2019 4:51 PM
To: Tim Terral <T.Terral@tulsaengineering.com>
Cc: Curtis, Larry <LCurtis@brokenarrowok.gov>; Yamaguchi, Amanda <AYamaguchi@brokenarrowok.gov>
Subject: PUD 249A

Hey Tim, we are in the process of preparing a draft staff report for PUD 249A and have the following questions:

1. Development Area A as proposed allows any use in the IL district. How will you be providing sanitary sewer service to the property to serve these potential uses? **We have checked with the ODEQ statutes and it states we are fine using the lagoon as is with no need for a sanitary sewer extension.**
2. Who is responsible for maintaining the stormwater detention facility? It appears the proposed lot line will be splitting this facility. **I will add to the PUD text that it will be the responsibility of the property owners of the two lots that are to be created by the lot split.**
3. Do you know what is proposed to be developed in Development Area A that you can share with us? Do not know at this point. **The owners are wanting flexibility to sell the newly created tract, hence the PUD Amendment and IL uses.**
4. The existing parking lot extends onto Development Area B. Will there be a mutual access easement, or is the parking lot in Development Area B being modified? **Yes, there will be a Mutual Access Easement recorded as a separate instrument.**

5. Will you be replatting the property? **No, we have a lot split application that the City is holding for us (originally submitted the Lot Split app and found out we would need to do a new PUD or Amend the current one for the IL uses).**
6. Will the development of Development Area A generate the need for the water lines to be extended onto the property and fire hydrants extended? **Not at this time. If it becomes necessary, due to the use, this will occur.**
7. From Google Earth aerial photos, it does not appear that any landscaping remains along Washington Street. Are you planning on reinstalling? **Whatever is required for the landscaping will be installed.**

We just started this review today, if any other questions pop up, we will send them to you. Have a great evening.

Brent Murphy, AICP

Senior Planner

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