

City of Broken Arrow

P. O. BOX 610
Broken Arrow, Oklahoma 74013

Phone: (918) 259-8412
FAX. (918) 258-4998

PLANNING DIVISION



November 6, 2006

Mr. Thomas Graham
The Benham Companies, LLC
1701 Centerview, Suite 207
Little Rock, AR 72211

Subject: ST06-153 – Broken Arrow Plaza

Dear Mr. Graham:

The Broken Arrow Planning Commission, in their meeting of October 26, 2006 reviewed and approved, as recommended by Staff, the Site Plan for Broken Arrow Plaza, a 11.61 acre tract, located northwest of the northwest corner of Elm Place (161st Street) and Tucson Street (121st Street), subject to the following conditions:

1. Place case number (ST0-153), development number (06-199), and address (6510 South Elm Place) in lower right corner of revised site plan and revised landscape plan.
2. Storm water drainage plans shall be reviewed and approved by the Engineering Department prior to building permit being issued. Show detention determination number and statement on site plan.
3. Exterior of building to meet the requirements of Zoning Ordinance. Elevations of the building shall be submitted to the Planning Department prior to building permit being issued.
4. Prior to the issuance of a certificate of occupancy, written certification of installation of the landscape material shown on the landscape plan shall be submitted to the City of Broken Arrow Inspections Department in accordance with Article VIII, Section 19.13 of the Zoning Code. Any sprinkler/irrigation system installed in utility easements and rights-of-way shall be approved through a contract with the City of Broken Arrow. Sprinklers shall not spray over the sidewalk, when possible. The design must be approved by the Building Inspection Department. Any landscape material which fails, shall be replaced in accordance with Article VIII, Section 19.7.e of the Zoning Ordinance.
5. Provide fire lane in accordance with Broken Arrow requirements for fire lanes. The fire lane must be approved by the Fire Marshal prior to building permit being issued.

Fire protection must be approved by the Fire Marshal and Engineering Department prior to building permit being issued.

6. Submit landscape plan in accordance with Article VIII, Section 19 of the Zoning Ordinance.
7. Signs shall be installed in accordance with the Zoning Ordinance. On revised site plan, place the following note: "Sign owner(s) assume all liability and replacement responsibilities for any damage to signs placed in utility easements. No free-standing signs are shown. Signs shall comply with PUD 126 conditions.
8. Exterior light poles shall be installed in accordance with the requirements of the Zoning Ordinance. If exterior light poles are to be installed, their location shall be shown on the revised site plan, and all information required by the Zoning Ordinance shall be submitted.
9. Show dumpster location on revised site plan. Dumpster shall be screened with an opaque fence that is higher than the proposed dumpster, six foot minimum. Height of proposed fence around dumpster shall be shown on revised site plan.
10. Label existing and proposed sidewalk on revised site plan.
11. At least three copies and an electronic (PDF) copy of the site plan only, meeting all the conditions listed above, shall be submitted to Development Services for departmental review prior to receiving a building permit.

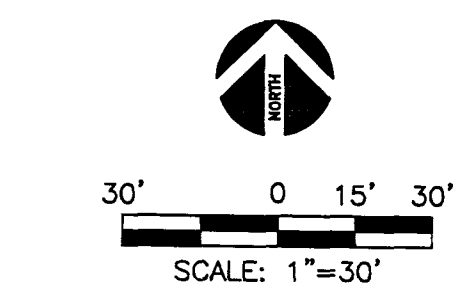
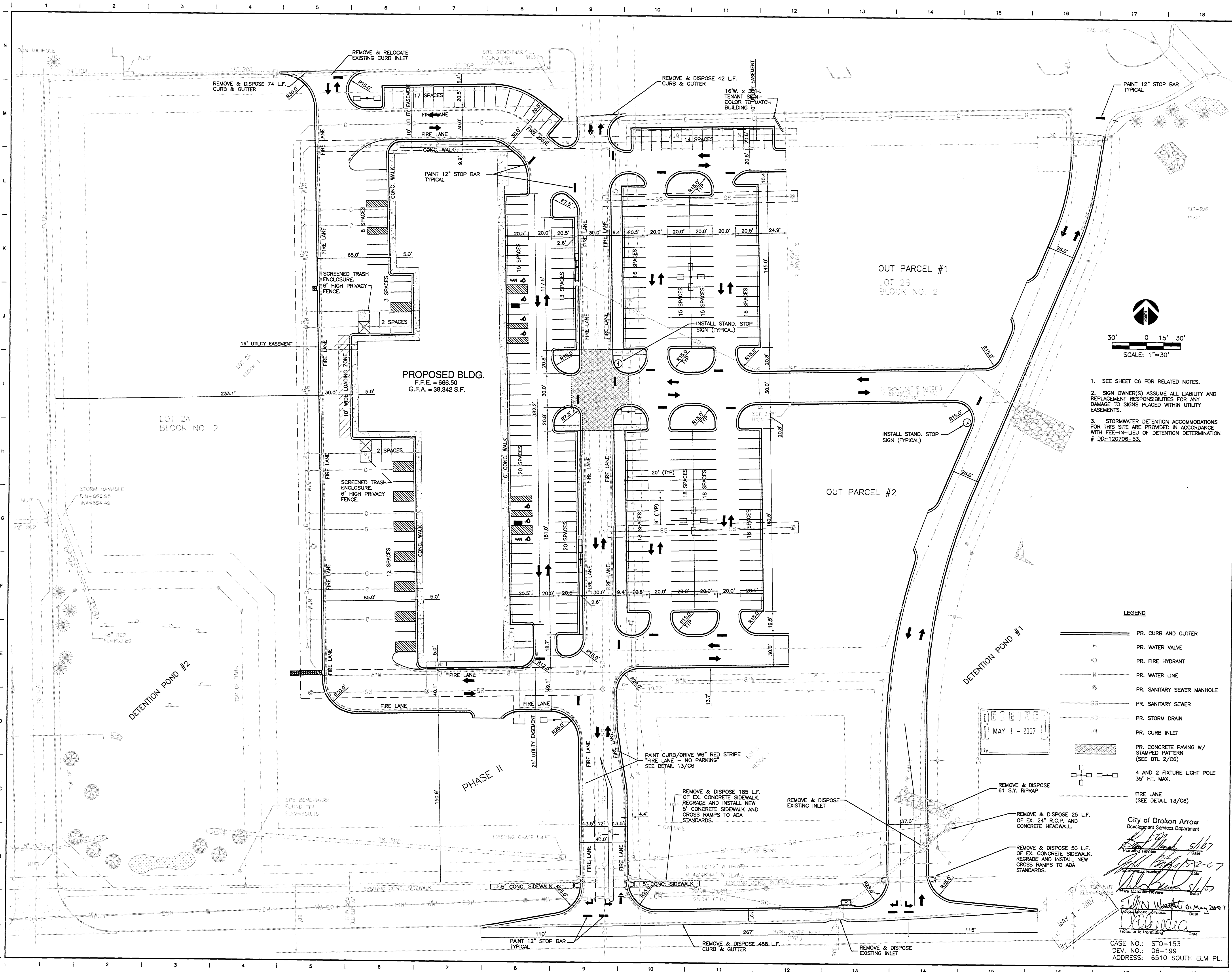
Action taken by the Planning Commission will be recorded in the minutes of their meeting of October 26, 2006. If you have any questions, please contact me.

Sincerely,


Farhad K. Daroga
City Planner

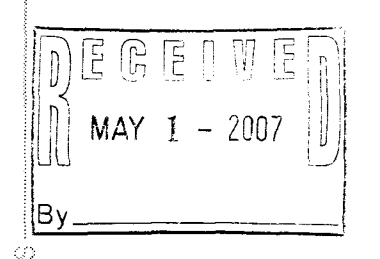
cc: Broken Arrow Plaza Associates, LLC

FKD/skd



- 1. SEE SHEET C6 FOR RELATED NOTES.
- 2. SIGN OWNER(S) ASSUME ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO SIGNS PLACED WITHIN UTILITY EASEMENTS.
- 3. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION # DD-120708-53.

LEGEND	
	PR. CURB AND GUTTER
	PR. WATER VALVE
	PR. FIRE HYDRANT
	PR. WATER LINE
	PR. SANITARY SEWER MANHOLE
	PR. SANITARY SEWER
	PR. STORM DRAIN
	PR. CURB INLET
	PR. CONCRETE PAVING W/ STAMPED PATTERN (SEE DET. 2/C6)
	4 AND 2 FIXTURE LIGHT POLE 35' HT. MAX.
	FIRE LANE (SEE DETAIL 13/C6)



City of Broken Arrow
Development Services Department

DESIGNED BY TCG
DRAWN BY EE
CHECKED BY TCG
APPROVED BY

DATE 01/24/07
SCALE AS NOTED
PROJECT NUMBER 4050596000
SHEET C1 OF 16

CASE NO.: STO-153
DEV. NO.: 06-199
ADDRESS: 6510 SOUTH ELM PL.

THE BENHAM COMPANIES, INC
1701 CENTERVIEW, SUITE 207
LITTLE ROCK, AR. 72211
501-228-4420
www.benham.com

WALLACE
CAYFORD
SMITH
19427
OKLAHOMA

BROKEN ARROW PLAZA
BROKEN ARROW, OKLAHOMA

SITE PLAN

NO.	DATE	DESCRIPTION OF REVISION OR ISSUE	BY	APP'D
1	1-24-07	ISSUED FOR CONSTRUCTION		
2	2-14-07	UTILITY AND GRADING REVISION		
3	5-01-07	SITE PLAN REVISION		