



Water and sanitary sewer service to the addition will be provided by the City of Broken Arrow.

According to the FEMA maps, none of the property is located in a 100-year floodplain area. However, there is a drainage swale that passes through Reserve Area 2. Stormwater detention is being provided on the property to the east, which will become a part of the next phase of the Ninety One development.

While the Ninety-One addition is being developed in multiple phases, there will be one overall homeowners association responsible for the maintenance of the fencing, landscaping, and open space reserve areas for the entire development.

No oil wells are located on this property. However, oil tank batteries and oil wells exist east of this property. Information supplied by the applicant regarding these oil wells is attached.

The Planning Commission and Technical Advisory Committee recommend approval of the conditional final plat of Ninety One Phase 3 subject to the attached checklist.

**Cost:** \$0

**Prepared By:** Brent Murphy, Senior Planner

**Reviewed By:** Development Services Department  
Assistant City Manager, Operations  
Legal Department

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Planning Commission Fact Sheet  
Checklist  
Conditional final plat for Ninety-One Phase 3  
Letter from applicant regarding oil wells  
Oil Well Exhibit

**Recommendation:**

Approve PT15-117B, conditional final plat for Ninety One Phase 3, as recommended by Planning Commission and Staff, subject to the attached checklist.

BDM