

secured an access easement from the property owner to the north for access to the site from Houston Street as it will take time to receive approval from FEMA to cross the floodplain for access from 23rd Street. One of the items on the attached checklist includes placing the floodplain in a reserve area. The applicant intends to include language in the covenants to allow for a future driveway across the reserve area for access from 23rd Street. On site detention is planned for this property.

Water will be provided by the City of Broken Arrow and accessed from Houston Street. An existing sanitary sewer main crosses the property in the area of the floodplain. The project will tie into that line at the south end of the site.

Attachments: Checklist
Preliminary plat and covenants
Site Plan

Recommendation: Staff recommends PT17-116, preliminary plat for Twin Cities Ready Mix, be approved subject to the attached checklist.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

LRC: JMW