



STILL PIONEERING

Department of Development Services
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.742.8220
Web: Stillwater.org

October 24, 2016

Tradan Development, LLC
1320 N. Porter
Norman, Oklahoma 73071

Dear Sir:

In regards to your revised Preliminary Plat application submitted on 9/30/2016, the following are comments from staff.

PZ Number: PZ-16-2135
Project Name: Tradan Heights Estates Revised Preliminary Plat
Address: 4399 W Prescott Dr.

ELECTRIC DISTRIBUTION Vernon Hall 405-742-8367

- 1. SEU needs a determination if the electric installation will remain front lot line construction for this phase or if transitioning to rear lot line for the electric installation.
2. If plans are to transition to rear lot line for the electric installation, street light easements will need to be established in suitable locations in accordance with SEU Terms and Conditions of Service.

PLANNING PATTY EVANS 405-742-8216

- 1. If the sidewalk extending onto Tech Park is going to be a leg of the City wide multi-use trail system, the trail needs to be a minimum of 10 feet wide as recommended by FHWA . This will match the width of the existing and proposed city trail system.
2. Please extend Willow Run to allow a minimum 35 foot frontage for Lot 23 in Block 6. Sec.23-85(b)
3. Recommend removing setback lines. The regulation setback for RSS is 20 feet and each lot will be evaluated at that setback without the line on the plat.
4. West Willow Run should be a "Drive". Suggest naming the road West Willow Drive to avoid confusion with the street type (Run vs Drive) and with the post office. Sec. 23-81(f)(d)
5. Landry Lane should also be a "Drive". Please consider naming the road Landry Drive to avoid confusion between Lane and Drive. Sec 23-81(f)(d)
6. Please straighten Chester Street and extend it to Country Club Drive and terminate Landry Lane at Chester Street. This will assist the GIS Department in addressing the lots.

Where the COLLEGE atmosphere and COWBOY spirit make everything come ALIVE.

7. The vicinity map shows 331 Road on the east. The name of the road is S. Sangre Road. Please correct road name.
8. Please label all utility lines. Water lines are not labeled and sewer lines are labeled sporadically. Sec 23-325(b)(10)
9. Please add the classification of each street. Sec. 23-325(b)(11)
10. Please remove the City Council signature block and add the preparer of plat signature block. Sec. 23-321(b)(17)
11. Please add the area of each lot, outlot, and the public ground in square feet rounded to the nearest square foot in table format on the plat. Sec. 23-325(b)(15)
12. The lot numbers for block 3 should match what is on the final plat. The preliminary has the lots on the east half of block 3 numbered 12 – 18. The final plat includes only the eastern half of block 3 with lots 1 – 7.

**ENGINEERING**

**MIKE BEATY**

**405-742-8216**

1. Please note Meshek comments attached regarding general civil and drainage analysis.
2. Please note Stevens comments attached regarding water and sewer system demand analysis.
3. Sheet C-3, should note 3, and the label at station 8+50 read Fusible PVC? See also Sheet C4 and note 2.
4. Valves are required on all legs of a connecting tee.
5. End deadended water lines with an automatic dosing valve instead of a blow off assembly.
6. Rip rap at the temporary discharging ends of Roadways should be constructed along the future roadway grades and extended far enough to adequately dissipate the Stormwater discharges from the gutter.
7. Provide pond layout dimensions and details.
8. An earth change permit will be required, as will be a DEQ notice of intent.
9. Plans should include erosion control measures for phased construction. Previous phases have frequently had severe sediment discharges after completion of paving but prior to completion of home construction. Phasing should include silt/sediment removal from the ponds.
10. Verify that adequate depth and sedimentation infill volumes are provided in the ponds.

11. Verify that maintenance access is provided around each pond.
12. Provide Owner and Engineer certification signatures in accordance with City Code Chapter 35.
13. Plans show super-elevation of the Chandler/Landry Intersection. This will require special approval. Please justify the super-elevated section.

This application is scheduled for Planning Commission on November 1, 2016. Please submit any revisions and your responses to the comments as soon as possible for that meeting.

If you would like to discuss this comment letter, please contact our administrative staff at 405-742-8213 to schedule a meeting.

Sincerely,

Patty Evans, Planner II

cc: Christopher D. Anderson  
Randall Mansfield

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