

Case: Stone Lake Phase V

Hearing Date: September 6th, 2023

(Revised 8/31/2023)

Case Report Prepared by:

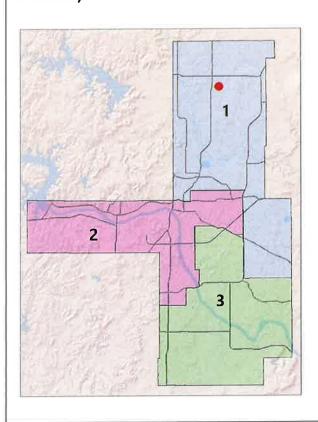
Jay Hoyt

Owner and Applicant Information:

Applicant: Kellogg Engineering, Inc.

Owner: K&S Development, Inc.

<u>Location Map:</u> (shown with County Commission Districts)



Applicant Proposal:

Preliminary Plat

32 lots, 4 blocks, 23.31 ± acres

Location: West of the southwest corner of North Sheridan Road and East 136th Street North

EXHIBITS:

Zoning Case Map Aerial Land Use Plan Plat Submittal

Zoning: RE (Residential Estate)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat.

County Commission District: 1

Commissioner Name: Stan Sallee

PRELIMINARY PLAT

Stone Lake Phase V - (County)

West of the southwest corner of North Sheridan Road and East 136th Street North

This plat consists of 32 lots, 4 blocks on 23.31 ± acres.

The Technical Advisory Committee (TAC) met on August 17th, 2023 and provided the following comments:

- 1. **Zoning:** Proposed lots conform to the requirements of the RE district. Planning Services will provide comments prior to final plat release.
- 2. Addressing: Addresses provided by INCOG must be shown on face of the final plat.
- Sewer/Water: On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality. Water service to be provided by Rural Water District #3. Any improvements to existing water lines must be approved through the RWD.
- 4. County Engineering: Plat should include detention area as part of plat.
- 5. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters are required from all utilities serving the site.

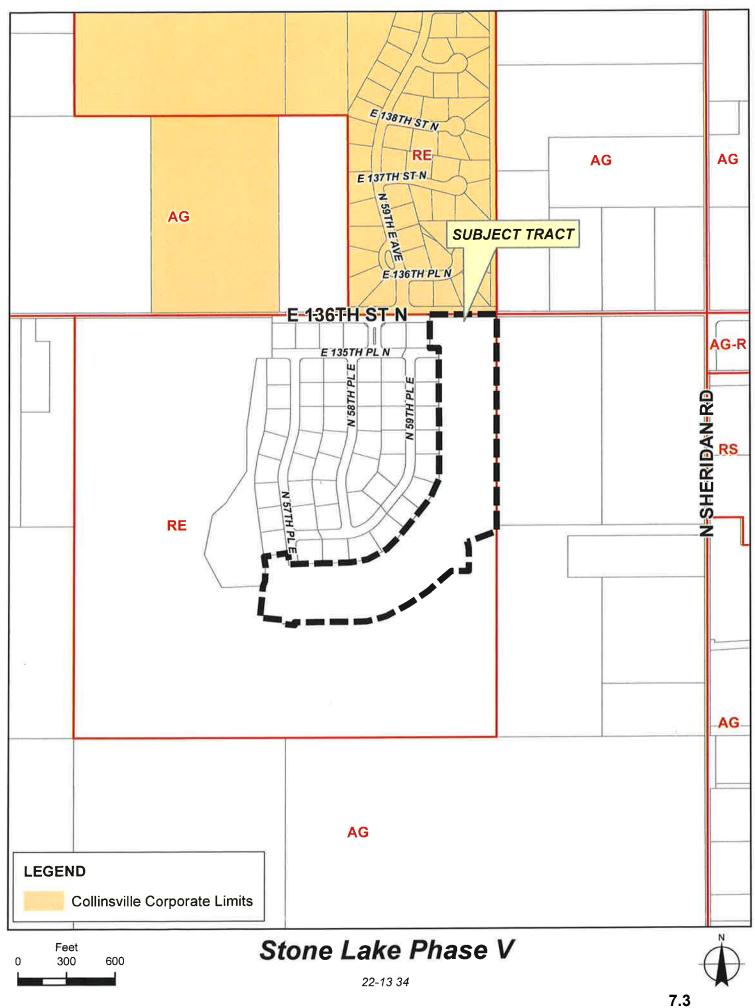
Modifications of the Subdivision & Development Regulations:

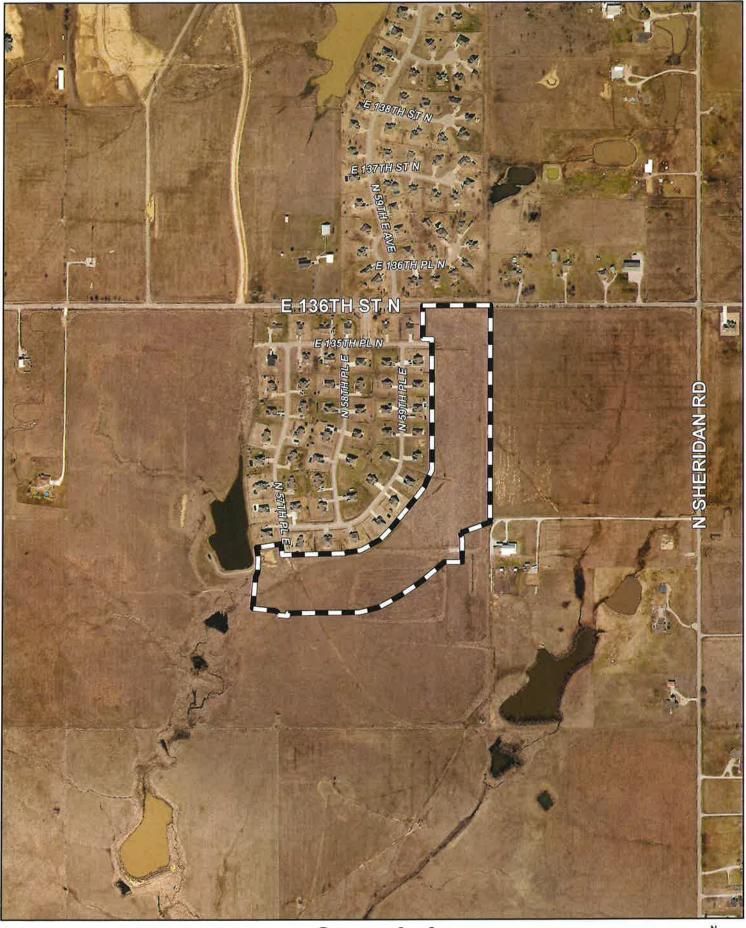
Section 5-070.2 Sidewalks – Unincorporated Tulsa County

Sidewalks are required to be installed on both sides of all arterial, collector and residential streets with curb and gutter. They are to be installed prior to issuance of a certificate of occupancy, installed within the right-of-way line or an alternative location approved by the county engineer and installed per the standards and specifications of Tulsa County.

The applicant has requested a modification to eliminate the requirement for sidewalks within the area of this plat. County Engineering has indicated that they will not require sidewalks as part of this development and plat.

Staff recommends APPROVAL of the preliminary plat and modification of the Subdivision & Development Regulations for sidewalks subject to the conditions provided by TAC all other requirements of the Subdivisions Regulations.





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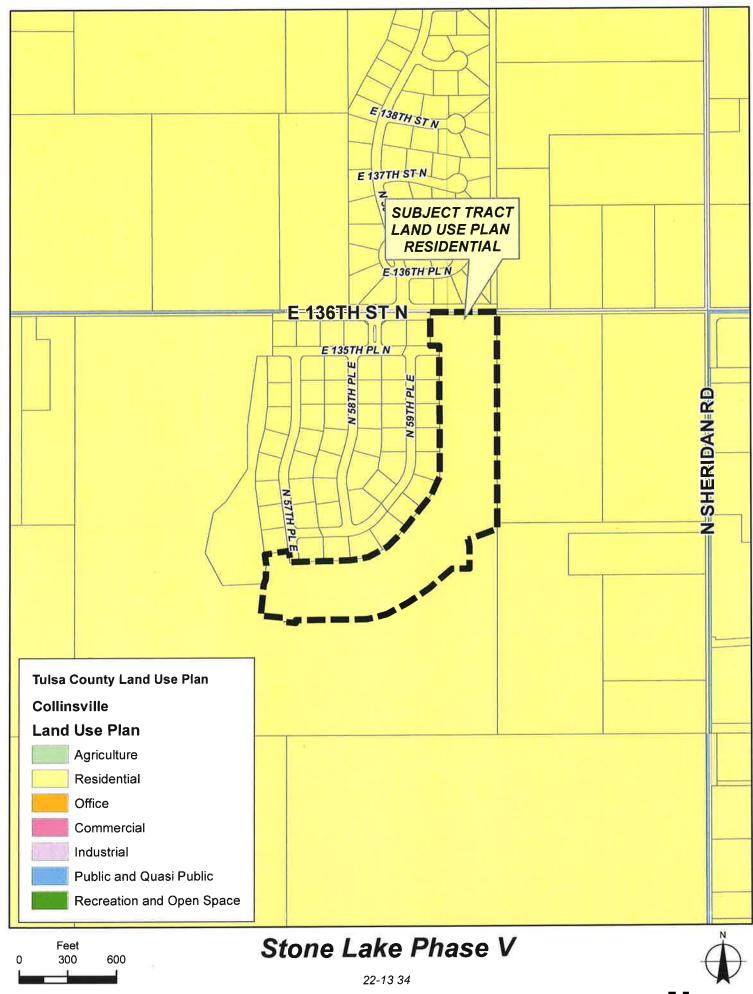


Stone Lake Phase V

Note: Graphic overlays may not precisely align with physical features on the ground.

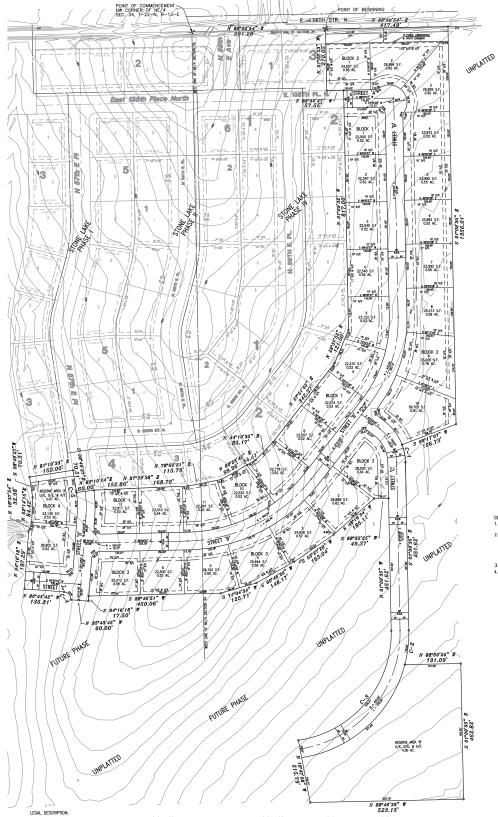
Aerial Photo Date: 2023

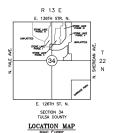




CONCEPTUAL PLAN STONE LAKE PHASE V PART OF THE NE/4 OF SECTION 34, T-22-N, R-13-E I.B.&M. TULSA COUNTY, STATE OF OKLAHOMA ZONED: RE ADDITION HAS 32 LOTS IN 4 BLOCKS ALL CONTAINED IN 28.73 ACRES MORE OR LESS







FLOOD PLAIN NOTE: PROPOSED SITE IS OUTSIDE OF FEMA 100 YEAR FLOOD PLAIN BOUNDARIES. FEMA PANEL NO. 40143C0110L REVISED DATE: OCTOBER 16, 2012

- GENERAL NOTES:

 1. WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WISHINGTON COUNTY.

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 3. CAS SERVICE. CAS SERVICE SHALL BE SUPPLIED BY ONC.

 4. ELECTRIC SERVICE. ELECTRIC SERVICE SHALL BE SUPPLIED BY WEC.

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C-2	118.00'	430.00*	S 06"42"05" W	117.63'	15'43'21'
C-3	535.31*	370.00°	N 40"17"14" E	489.83'	82'53'38'
C-4	39.27	25.00'	N 40'43'42" W	35.36'	90.00.00
C-5	6.40*	370.00°	S 08'19'41" E	6.40*	00'59'30

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STONE LAKE PHASE PRELIMINARY PLAT

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K&S DEVELOPMENT, INC. AN OKLAHOMA CORPORATION Pete Kourtis - President STATE OF OKLAHOMA SS

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AY COMMISSION EXPIRES

CERTIFICATE OF SURVEY

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KENN M. NEWLUN OOGAHOMA REGISTERD LAND SURNETOR #1229 BENCHWARK SURPENIG AND LAND SERVICES, INC. C.A. #2235, EXP 6-30-20 WITNESS MY HAND AND SEAL THIS STATE OF OKLAHOUM SS ECTOR ME, THE UNDERSORED, A MATHER FREIGN MEN FOR SAUD COUNTY AND STATE, DON THE DEPTON MEN PERSON MEN DESCRIPTION OF THE WINDS OF THE BOY NAD VIEW LOST MONEY WINDS OND SELL THE BOY NAD VIEW LOST MONEY WINDS.

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

CERTIFICATE OF COUNTY TREASURER

ENVIRONMENTAL PROGRAM SPECIALIST DEPARTMENT OF ENVIRONMENTAL QUALITY

Preliminary Plat STONE LAKE PHASE V AUGUST 24, 2023 523 DAY OF COUNTY TREASURER ONTED THIS _

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