



Agenda Commentary

Item Title/ Subject: Housing Plat

Staff Source: City Manager, Steve Hewitt

Date: June 5, 2012

History/Background Information:

City has purchased land for a housing plat, hire Joe Ridley for design.

Subject Summary:

Council requested Engineer Ridley to bring back some modifications to the recent plat and cost estimates. The new design shows 3 streets with cul-de-sacs. I've attached Joe's email explaining the newest design. With some modifications to meet code, should get close to 42-43 lots.

Total costs estimated \$386,000. Cost per lot (42 lots) \$9200. (Infrastructure only)

Reminder the price of lots split with Robinson Family or up to \$100,000.

Recommendation:

Staff recommends this plat and would ask to have the Engineer move forward on final plat and costs.

Price/Cost: No additional cost, contracted to provide plat.

DARRELL MCCARTHER
CERTIFICATE OF SURVEY

I, DARRELL MCCARTHER, A REGISTERED LAND SURVEYOR OF THE STATE OF OKLAHOMA, CERTIFY THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED BELOW AND THAT ALL THE INFORMATION SHOWN ON THE PLAT HEREON BELOW IS TRUE, CORRECT AND IS STRICTLY ACCORDING TO THE FIELD NOTES OF SAID SURVEY.
SIGNED AND SEALED THIS _____ DAY OF _____

REGISTERED PROFESSIONAL LAND SURVEYOR

SUBSCRIBED AND SHOWN TO BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, THIS _____ DAY OF _____
MY COMMISSION EXPIRES _____ DAY OF _____ NOTARY PUBLIC

LEGAL DESCRIPTION OF LAND SURVEYED

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4/NW1/4/E1/4) OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 17 WEST, CUSTER COUNTY, OKLAHOMA, ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING NORTHWEST CORNER OF SAID NW1/4, THENCE S89°37'25"E, A DISTANCE OF 661.36 FEET; THENCE ALONG THE NORTH 1/4 LINE OF SAID NW1/4 A DISTANCE OF 661.36 FEET; THENCE S02°15'15"W, A DISTANCE OF 663.81 FEET; THENCE N89°36'56"W, A DISTANCE OF 662.17 FEET TO A POINT ON THE WEST LINE OF NE1/4, THENCE N02°25'20"E, AND ALONG SAID WEST LINE, A DISTANCE OF 663.78 FEET TO POINT OF BEGINNING, CONTAINING 10.555 ACRES, MORE OR LESS (PREPARED BY DARRELL MCCARTHER, RLS#1130)

BASIS OF BEARING - 599°37'25"E ON NORTH LINE FROM GPS

PRELIMINARY PLAT

CLINTON SUBDIVISION

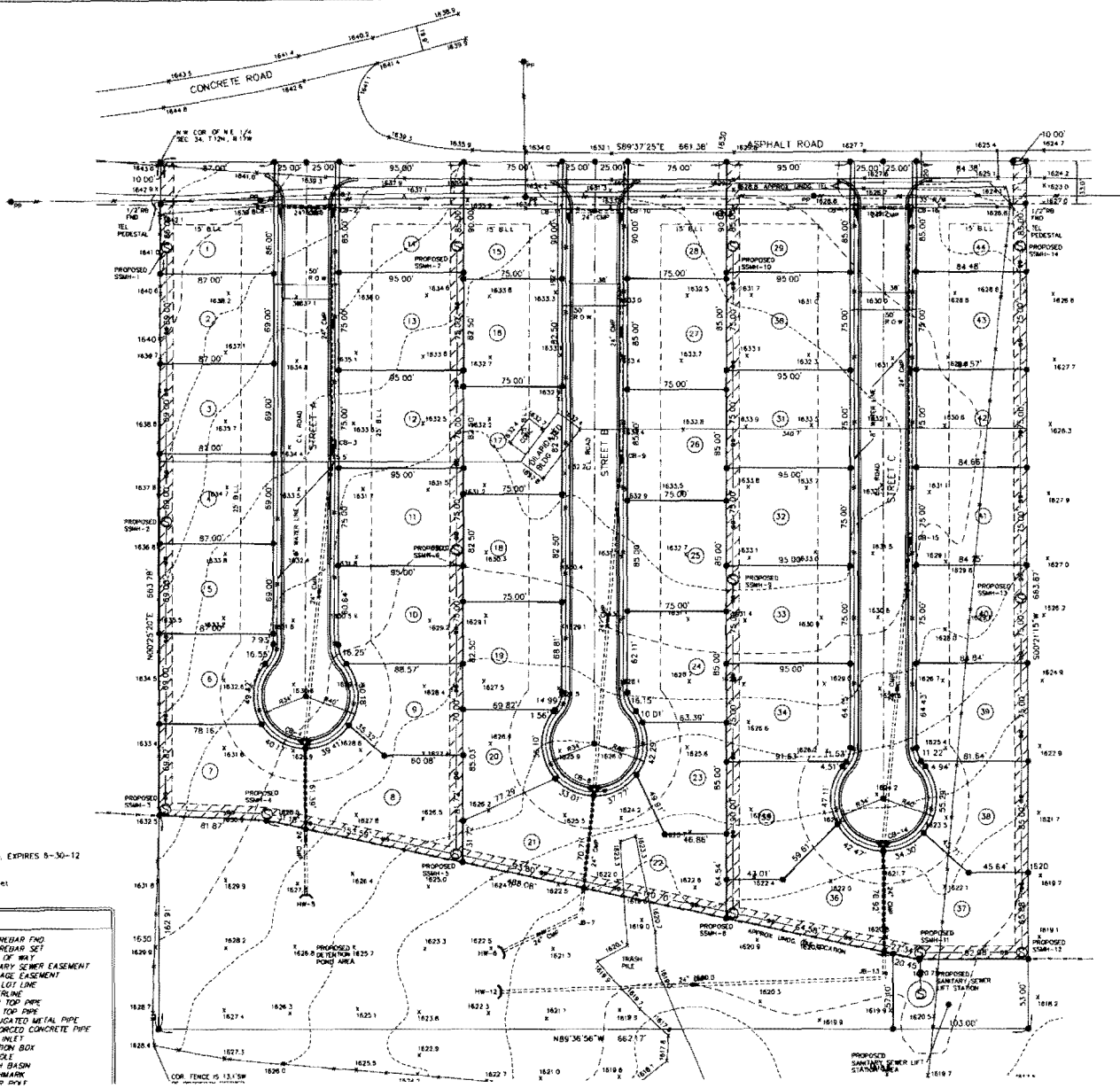
LOCATED IN THE NW1/4 OF THE NW1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 17 WEST, CUSTER COUNTY, OKLAHOMA
APRIL 15, 2012 1"=40'

40 20 0 40 80 120
SCALE IN FEET

SURVEYOR
DARRELL MCCARTHER
CERTIFICATE OF AUTHORIZATION IS 1886, EXPIRES 8-30-12
1113 BLACKSTONE, CLINTON, OK 73601
PHONE NUMBER: (580) 323-0018
EMAIL ADDRESS: mcg16@okglobal.net

LEGEND

- 1" = 1/2" REBAR END
- 1/2" = 1/2" REBAR SET
- R# = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- L.L. = LAND LOT LINE
- C.L. = CENTERLINE
- CT = CURB TOP PIPE
- OT = OPEN TOP PIPE
- CMP = CORRUGATED METAL PIPE
- CCMP = CRIMP TOP PIPE
- RCP = REINFORCED CONCRETE PIPE
- DI = DRAINAGE INLET
- JB = JUNCTION BOX
- MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- DO = DUMP DUMP



Steve Hewitt

From: Joe Ridley <joeridley2@sbcglobal.net>
Sent: Tuesday, May 29, 2012 2:43 PM
To: Steve Hewitt; Rhonda Williams
Subject: Preliminary Plat
Attachments: Clinton Subdivision Preliminary Plat(Revised051512).pdf; Invoice2(PrelimPlat) Sheet1.pdf

Please find attached another option for the preliminary plat. Some of these lots do not meet the 6000 SF minimum and I think we will have to move the lift station to the north side of the pipeline so I would conservatively estimate 41 lots but we might reach 44 if we are lucky!! I just wont know until I do more design work after we have settled on the layout. If I had to guess, I would say that we will get 43 lots out of this layout.

The cost estimate for this layout is below,

Streets and Curb	\$167,000
Water	\$40,000
Sewer	\$104,000
Earthwork	\$75,000
Total	\$386,000

Remember, This is an estimate on a layout with very limited design work so far so it is going to change. The volatility in the construction business can really cause problems when estimating so please don't hold me to these numbers.

I will be leaving the country on Thursday and wont be back until the 7th of June. I will have cell service but it may not be very reliable. Please feel free to call or email with any questions but be patient for a response.

I have also attached the invoice for the preliminary plat submittal again in case you needed it. I had not received payment yet so I wanted to send it to you again. This is a copy of the last one so please don't pay on this twice.

Thanks!!!

Joe M. Ridley, P.E.