



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

File Number: FP-1213-13

Agenda Date: 11/13/2012

Version: 1

Status: Consent Item

In Control:

File Type: Final Plat

Title

CONSIDERATION OF APPROVAL AND FILING OF A FINAL PLAT FOR S & S FAMILY PROPERTIES ADDITION, SECTION ONE; ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN; AND AUTHORIZING THE MAYOR TO SIGN THE FINAL PLAT SUBJECT TO RECEIPT OF TRAFFIC IMPACT FEES IN THE AMOUNT OF \$25,492. (LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE N.W. AND ROCK CREEK ROAD)

body

**BACKGROUND:** This item is a final plat for S&S Family Properties Addition, Section 1, and is located at the northeast corner of the intersection of 36th Avenue N.W. and West Rock Creek Road.

Planning Commission, at its meeting of October 11, 2012, approved the final plat for S&S Family Properties Addition, Section 1. The property contains 5.13 acres and one (1) commercial lot. The developer has indicated, as shown on the attached site plan, that Walmart Neighborhood Market Store will be constructed on this property.

**DISCUSSION:** Construction plans have been approved for the required public improvements for this property.

Public improvements for this property consist of the following:

**Fire Hydrants.** Fire hydrants will be installed with approved plans and their locations have been approved by the Fire Department.

**Sanitary Sewer.** A sanitary sewer main will be installed in accordance with City and State Department of Environmental Quality standards.

**Sidewalks.** A ten foot (10') width Legacy Trail sidewalk will be installed adjacent to 36th Avenue N.W.

**Water Main.** A looped water main will be installed to serve proposed fire hydrants.

Private improvements for this property consist of the following:

**Storm Sewer.** A privately maintained underground detention facility will be installed as part of the building permit process.

**RECOMMENDATION:** The final plat is consistent with the preliminary plat. Based upon the above information, Staff recommends approval of the final plat and the filing of the final plat subject to the City Development Committee's acceptance of required public improvements and also recommends that the Mayor be authorized to sign the final plat and bonds subject to receipt of \$25,492 for traffic impact fees.