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CERTIFICATE OF SURVEY  
COS-1213-8

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ITEM NO. 5

**STAFF REPORT**

**ITEM:** Consideration of Norman Rural Certificate of Survey No. COS-1213-8 for WELLS ESTATES (formerly known as Tract 2 of Bone Estates).

**LOCATION:** Generally located on the north side of Franklin Road and approximately one-half mile east of 36<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. Jesse and Katy Wells
2. Developers. Jesse and Katy Wells
3. Surveyor. Chris Fairchild

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the city limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department with use of a pumper truck/tanker trucks.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing house on Tract 1 served by a septic system with lateral field.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. Bone Estates provided easement for Franklin Road.

5. Acreage. Tract 1 is approximately 19.66 acres and Tract 2 is approximately 12.024 acres for a total of 31.684 acres.
6. WQPZ. The Water Quality Protection Zone (WQPZ) is located within the two tracts. The owners will be required to protect these areas.
7. Streets. Tract 1 has an existing access to Franklin Road. Tract 2 will access Franklin Road as per the recommendation of the Traffic Division staff.
8. Flood Plain. There is flood plain on the properties. However, there are no proposals to build within the flood plain.
9. Covenants. Covenants addressing the Water Quality Protection Zone (WQPZ) are being reviewed by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-1213-8 for Wells Estates, formerly part of COS-0001-1, Tract 2 of Bone Estates, are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The residential tracts meet the requirements of the Subdivision Regulations and the owners are protecting the WQPZ. Staff recommends approval of COS-1213-8 for Wells Estates (formerly Tract 2, Bone Estates).

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-1213-8 for Wells Estates (formerly Tract 2, Bone Estates) to City Council.

**ACTION TAKEN:** \_\_\_\_\_