

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1415- 3

DATE:  
August 22, 2014

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**ITEM:** Consideration of a Final Plat for HALLBROOKE ADDITION, SECTION 6

**LOCATION:** Generally located one-quarter of a mile south of East Rock Creek Road and one-half of a mile west of 24th Avenue N.E. and one-eighth of a mile south of East Rock Creek Road on the west side of 24<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owner. Hallbrooke Development Group, LLC
2. Developer. Hallbrooke Development Group, LLC
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. September 23, 2003. City Council adopted Ordinance No. O-0304-17 placing this property in R-1, Single Family Dwelling District zoning classification.
2. February 5, 2004. The Norman Board of Park Commissioners, on a vote of 9-0, recommended private park land for Hallbrooke Addition.
3. February 12, 2004. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.
4. March 23, 2004. City Council approved the preliminary plat for Hallbrooke Addition.
5. March 23, 2009. Approval of the preliminary plat for Hallbrooke Addition became null and void.
6. March 11, 2010. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Hallbrooke Addition be approved.
7. April 27, 2010. City Council approved the preliminary plat for Hallbrooke Addition.

### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat with the County Clerk.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed on each lot prior to occupancy. Sidewalks will be constructed adjacent to 24<sup>th</sup> Avenue N.E.
5. Storm Sewers. Storm water drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained off plat detention facility will be utilized. A mandatory Property Owners Association is required for maintenance of the detention facility.
6. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Twenty-fourth Avenue N.E. is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing twelve-inch (12") water main adjacent to 24<sup>th</sup> Avenue N.E.

### **PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat and final plat are included as attachments.

**DEVELOPMENT COMMITTEE COMMENTS:** The engineer for the developer has requested the Development Committee review the final plat for Hallbrooke Addition, Section 6 and submit it to City Council for consideration.

The final plat consists of 28.90 acres. There are seventy-four (74) single family lots within the development and one common open space. There are eighty-three (83) remaining lots in the preliminary plat.

The developer will be required to deed private park land to the Property Owners Association prior to the final plat being filed of record with the Cleveland County Clerk.

The final plat is consistent with the approved preliminary plat.