



City of Norman, OK

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

Master

File Number: COS-1213-8

File ID: COS-1213-8 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item No. 15 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 05/14/2013

File Name: Wells Estates COS **Final Action:**

Title: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1213-8 FOR WELLS ESTATES (FORMERLY KNOWN AS TRACT 2 OF BONE ESTATES) AND ACCEPTANCE OF EASEMENT NO. E-1314-2. (GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ONE-HALF MILE EAST OF 36TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey No. COS-1213-8 for Wells Estates; and, if approved, accept Easement No. E-1314-2 and direct the filing of the certificate of survey and easement with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 07/09/2013

Agenda Number: 15

Attachments: Text File Wells Acres, Location Map, Certificate of Survey Wells Estates, E-1314-2, Wells Estates Staff Report, 6-13-13 PC Minutes - COS-1213-8

Project Manager: Ken Danner, Subdivision Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/13/2013					

Text of Legislative File COS-1213-8

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1213-8 generally located on the north side of Franklin Road and approximately one-half mile east of 36th Avenue N.E. The property is located in the A-2, Rural Agricultural District.

DISCUSSION: There are a total of two tracts encompassing 31.6652 acres in this certificate of survey. Tract 1 consists of 19.6628 acres and Tract 2 consists of 12.0024 acres. This certificate of survey, if approved, will allow the construction of one single family home on each tract. There is an existing structure on Tract 1. Planning Commission, at its meeting of June 13, 2013, recommended approval of Certificate of Survey No. COS-1213-8, Wells Estates (Formerly Tract 2, Bone Estates).

Private water and sanitary sewer systems will be installed in accordance with the Oklahoma Department of

Environmental Quality standards for Tract 2. There are existing private systems on Tract 1. Fire protection will be provided by the City of Norman pumper/tanker trucks.

A Water Quality Protection Zone (WQPZ) is located in the western portion of Tract 2 and the northern portion of Tract 1 to address the existing stream which is Little River. The owners will preserve those areas from further development disturbance. Covenants have been submitted and reviewed by City Legal staff.

Tracts 1 and 2 contain FEMA flood plain. However, Tract 1 has developed outside of the WQPZ and flood plain. The proposal for Tract 2 is outside the flood plain and WQPZ.

There is an existing drive approach to Franklin Road serving Tract 1 and the applicant has agreed that a drive approach for Tract 2 be at the location as approved by the Traffic Engineer.

Easement No. E-1314-2 is a roadway, drainage and utility easement for Franklin Road. The easement is located in the certificate of survey documentation.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-1213-8 and Easement No. E-1314-2 for Wells Estates (Formerly Tract 2, Bone Estates).