



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-2021-1

File ID: COS-2021-1 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item 27 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 06/24/2020

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

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY FOR PEEBLY ESTATES AND ACCEPTANCE OF EASEMENTS E-2021-14, E-2021-15 AND E-2021-16. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST FRANKLIN ROAD AND 156TH AVENUE N.E.)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-2021-1 for Peebly Estates; and, if approved, accept Easements E-2021-14, Easement E-2021-15, and E-2021-16; and direct the filing of the Certificate of Survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 08/25/2020

Agenda Number: 27

Attachments: Location Map, Certificate of Survey, E-2021-14, E-2021-15, E-2021-16, Staff Report with Attachments, 7-9-20 PC Minutes - Peebly Estates COS

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: cydney.karstens@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/09/2020	Recommended for Adoption at a subsequent City Council Meeting	City Council	08/25/2020		Pass
Action Text: A motion was made by Bahan, seconded by Boeck, that this Certificate of Survey be Recommended for Adoption at a subsequent City Council Meeting to the City Council, due back on 8/25/2020. The motion carried by the following vote:							

Text of Legislative File COS-2021-1

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-2021-1, Peebly Estates located at the southwest corner of East Franklin Road and 156th Avenue N.E.

The property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey COS-2021-1, Peebly Estates was approved by Planning Commission at its meeting of July 9, 2020.

DISCUSSION: There are a total of 12 lots encompassing 119.117 acres in this certificate of survey. Tract 1 consists of 11.789 acres, Tract 2 consists of 14.897 acres, Tract 3 consists of 11.143 acres, Tract 4 consists of 10.691 acres, Tract 5 consists of 10.3 acres, Tract 6 consists of 10.082 acres, Tract 7 consists of 10.065 acres, Tract 8 consists of 10.036 acres, Tract 9 consists of 10.037 acres, Tract 10 consists of 10.038 acres and Tract 11 consists of 10.039 acres.

The property contains Water Quality Protection Zone (WQPZ) for an unnamed tributary within the Lake Thunderbird watershed. Water Quality Protection Zone (WQPZ) is located within Tracts 1 through 10. The owners will be required to protect these areas. There is sufficient area for each lot to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey.

FEMA Flood Plain regulations apply to Tracts 1 through 10. There is a flowage easement for Lake Thunderbird located on Tracts 1 through 10. The Bureau of Reclamation has reviewed the certificate of survey. No dwelling structures can be built within the flowage easement.

This certificate of survey, if approved, will allow one single family dwelling structure on each tract. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

A 17' roadway, drainage and utility easement and a 20' trail easement have been provided by the owners in connection with 156th Avenue N.E. Also, a drainage easement has been provided for the WQPZ.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-2021-1 for Peebly Estates, Easement E-2021-14, Easement E-2021-15 and Easement E-2021-16.