
CERTIFICATE OF SURVEY
COS-1415-1

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1415-1 for RULE'S EMERALD SPRINGS ADDITION (formerly known as COS-9899-3, Emerald Springs).

LOCATION: Generally located on the south side of Franklin Road and approximately one-fourth mile east of 12th Avenue N.W.

INFORMATION:

1. Owners. Edwin Rule
2. Developers. Edwin Rule
3. Surveyor. Great Plains Surveying Consultants, Inc.

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.
4. September 10, 1998. Planning Commission, on a vote of 9-0, approved Certificate of Survey Emerald Springs COS-9899-3.
5. September 11, 1998. Certificate of Survey Emerald Springs COS-9899-3 was filed of record with the Cleveland County Clerk.

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 are existing houses on Tract 1 and Tract 4 served by private sanitary sewer systems.

3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There are existing water wells serving Tract 1 and Tract 4.
4. Easements. Certificate of Survey Emerald Springs COS-9899-3 provided additional easement for Franklin Road.
5. Acreage. Tract 1 is approximately 10.01 acres, Tract 2 is approximately 10.2 acres Tract 3 is approximately 10 acres and Tract 4 is approximately 38.3 acres for a total of 68.5 acres.
6. WQPZ. The Water Quality Protection Zone (WQPZ) is located within Tracts 3 and 4. The owners will be required to protect these areas.
7. Private Road. There is an existing private road that will serve Tracts 2, 3 and 4. City Standards requires a private road width standard of twenty-feet unless serving less than four (4) tracts or lots. The surveyor has requested a variance in the 20' width to a 12' width private road.
8. Flood Plain. There is flood plain on Tract 3 and Tract 4. However, there are no proposed structures shown 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-1415-1 for Rule's Emerald Springs Addition, (formerly Emerald Springs COS-9899-3) and letter of request for a variance in the private road width standard 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. The surveyor is requesting a variance in the private road width based on the fact it is serving less than four (4) lots or tracts. Staff recommends approval of the request in a variance in the private road width requirement from 20' width to 12' width since it will serve less than four tracts. Staff recommends approval of COS-1415-1 for Rule's Emerald Springs Addition (formerly Emerald Springs COS-9899-3).

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' width to 12' width and approval or disapproval of Certificate of Survey No. COS-1415-1 for Rule's Emerald Springs Addition (formerly Emerald Springs COS-9899-3) to City Council.

ACTION TAKEN: _____