
CERTIFICATE OF SURVEY
COS-1617-1

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1617-1 for MORNING DOVE ACRES.

LOCATION: Located at the southeast corner of the intersection of Post Oak Road and 96th Avenue S.E.

INFORMATION:

1. Owners. Gary Nabors, Jr.
2. Developer. Gary Nabors, Jr.
3. Surveyor. VMI Inspections

HISTORY:

1. October 21, 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.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There are existing private sanitary sewer systems on Tracts 8 and 10 serving the existing single family structures.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There are existing water wells located on Tracts 8 and 10.

4. Easements. The owner has submitted easements for roadway, drainage and utilities for Post Oak Road and 96th Avenue S.E.
5. Oil Wells. Currently there is one plugged oil well within Tract 8. Proper radius building setback requirements are shown on the certificate of survey.
6. Private Road. There is an existing private road serving the property. City Standards requires a private road with a width 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 since it will serve only two (2) tracts.
7. Acreage. Tracts one (1) through seven (7) are 10+ acre tracts. Tract 8 consists of 62.16 acres, Tract 9 consists of 14.18 and Tract 10 consists of 10 acres. There is a total of 158+ acres.
8. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 8, 9 and 10. The owners will be required to protect these areas.
9. Flood Plain. Tract 9 contains flood plain. However there is sufficient area to construct a single-family residence outside of the flood plain including sanitary sewer system and water well.
10. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1617-1 for Morning Dove Acres and a letter of request for a variance in the minimum width requirement for a private road are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Tracts 8 and Tract 10 will be served by a private road. 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 a variance in the private road width requirement from 20' width to a 12' width and approval of Certificate of Survey No. COS-1617-1 for Morning Dove Acres.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' and recommend approval or disapproval of Certificate of Survey No. COS-1617-1 for Morning Dove Acres to City Council.

ACTION TAKEN: _____