
CERTIFICATE OF SURVEY
COS-2021-1

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-1, PEEBLY ESTATES.**

LOCATION: Located at the southwest corner of the intersection of Franklin Road and 156th Avenue N.E.

INFORMATION:

1. Owners. Country Land Investment, L.L.C.
2. Developer. Country Land Investment, L.L.C.
3. Engineer/Surveyor. SMC Consulting Engineers, P.C.

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 sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

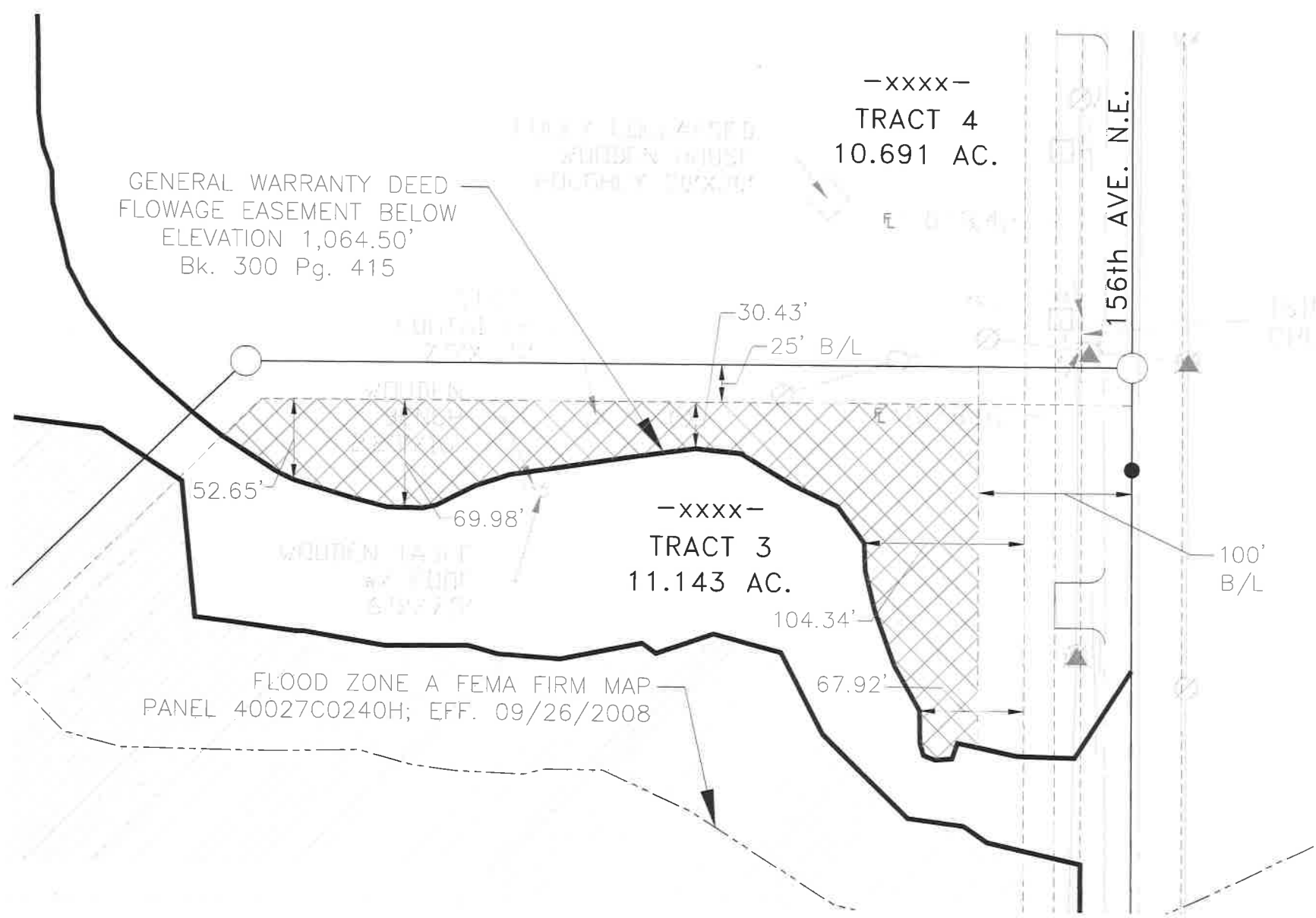
4. Easements. The owner will submit easements for roadway, drainage and utilities for 156th Avenue N.E., including trail easement adjacent to 156th Avenue N.E. and a drainage easement covering the WQPZ. Franklin Road is classified as a collector and sufficient right-of-way is existing.
5. Acreage. Tract 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 for a total of 119.117 acres.
6. Flood Plain. Flood Plain is located on Tracts 1 through 10.
7. Flowage Easement. A flowage easement is located on Tracts 1 through 10. The Bureau of Reclamation has been provided a copy of Peebly Estates. No dwelling structures can be built within the flowage easements.
8. WQPZ. 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 tract to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ. Although Tracts 3 and 9 will need to be very specific in the design including private sanitary sewer systems since they are not allowed in the WQPZ.
9. Covenants. Covenants addressing the WQPZ for Tracts 1 through 10 are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2021-1 for Peebly Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Certificate of Survey No. COS-2021-1 for Peebly Estates.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-2021-1 for Peebly Estates to City Council.

ACTION TAKEN: _____



-xxxx-
TRACT 4
10.691 AC.

GENERAL WARRANTY DEED
FLOWAGE EASEMENT BELOW
ELEVATION 1,064.50'
Bk. 300 Pg. 415

-xxxx-
TRACT 3
11.143 AC.

FLOOD ZONE A FEMA FIRM MAP
PANEL 40027C0240H; EFF. 09/26/2008

156th AVE. N.E.

100'
B/L

30.43'
25' B/L

52.65'

69.98'

104.34'

67.92'

