



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1920-1

File ID: COS-1920-1 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item 19 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 10/29/2019

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

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY FOR TIMS ESTATES AND ACCEPTANCE OF EASEMENTS E-1920-27, E-1920-28, AND E-1920-29. (LOCATED NEAR THE NORTHEAST CORNER OF 60TH AVENUE N.E. AND ALAMEDA STREET.

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1920-1 for Tims Estates; and, if approved, accept Easements E-1920-27, E-1920-28, E-1920-29; and direct the filing of the Certificate of Survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 01/14/2020

Agenda Number: 19

Attachments: Location Map, Certificate of Survey - Tims Estates, Staff Report, 11-14-19 PC Minutes - Item 3 - Tims Estates COS, E-1920-27, E-1920-28, E-1920-29

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/14/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	12/10/2019		Pass
Action Text: That this Certificate of Survey be Recommended for Adoption at a subsequent City Council Meeting. to the City Council due back on 12/10/2019 by consent roll call							

Text of Legislative File COS-1920-1

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1920-1, Tims Estates, generally located near the northeast corner of the intersection of Alameda Street and 60th

Avenue N.E. The property is located in the A-2, Rural Agricultural District. Norman Rural Certificate of Survey COS-1920-1 for Tims Estates was approved by Planning Commission at its meeting of November 14, 2019.

DISCUSSION: There are a total of 3 tracts encompassing 36.25 acres in this certificate of survey. Tract 1 consists of 10.01 acres, Tract 2 consists of 10.01 acres and Tract 3 consists of 16.23 acres. If approved, this certificate of survey will allow one single family 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. There is an existing house located on Tract 3 with an existing private sanitary sewer system and private water well. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tract 1 contains Water Quality Protection Zone (WQPZ) for an unnamed tributary within the Lake Thunderbird watershed. The owner will be required to protect this area. There is sufficient area for this tract 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.

A 17-foot roadway, drainage and utility easement and a 10-foot trail easement have been provided by the owner in connection with Alameda Street and 60th 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 No. COS-1920-1, Easement No. E-1920-27, Easement No. E-1920-28, Easement No. E-1920-29 for Tims Estates.