
CERTIFICATE OF SURVEY
COS-1415-5

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1415-5 for SEVEN OAKS.

LOCATION: Generally located 420' east of 156TH Avenue S.E. on the north side of East Imhoff Road and 735' north of East Imhoff Road on the east side of 156th Avenue S.E.

INFORMATION:

1. Owners. Chad and Kelly Snyder
2. Developer. Chad and Kelly Snyder
3. Surveyor. Hale & Associates Survey Company

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 is an existing private sanitary sewer system on Tract 7 serving the existing single family structure.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well located on Tract 7.

4. Easements. The owner has submitted an easement for roadway, drainage and utilities for East Imhoff Road and 156th Avenue S.E. An existing offsite private road easement will be utilized to serve Tract 6 and Tract 7.
5. Oil Wells. Currently there are existing oil wells located within the property. Two active wells and two plugged wells. 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 five (5) are 10 acre tracts each. Tract 6 consists of 12 acres and Tract 7 consists of 50.17 acres.
8. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tract 2, Tract 3 and Tract 4 parallel to East Imhoff Road. The owners will be required to protect these areas.
9. 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-1415-5 for Seven Oaks 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: Tract 6 and Tract 7 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-1415-5 for Seven Oaks.

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-1415-5 for Seven Oaks to City Council.

ACTION TAKEN: _____