



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1819-6

File ID: COS-1819-6 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item 20 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 03/21/2019

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

Title: NORMAN RURAL CERTIFICATE OF SURVEY COS-1819-6: FOR TRIBBLE ESTATES.
(LOCATED AT THE NORTHWEST CORNER OF 84TH AVENUE S.E. AND HIGHWAY 9)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1819-6 for Tribble Estates; and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 05/14/2019

Agenda Number: 20

Attachments: Location Map, Certificate of Survey - Tribble Estates, Staff Report, Greenbelt Commission Comments, 4-11-19 PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rone.tromble@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/11/2019	Recommended for Adoption at a subsequent City Council Meeting	City Council	05/14/2019		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 5/14/2019 by consent roll call							

Text of Legislative File COS-1819-6

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1819-6 for Tribble Estates generally located approximately at the northwest corner of Highway 9 and 84th Avenue S.E.

The property is located in the A-2, Rural Agricultural District.

Norman Rural Certificate of Survey COS-1819-6 for Tribble Estates was approved by Planning Commission at its meeting of April 11, 2019.

DISCUSSION: There are a total of 3 tracts encompassing 36.22 acres in this certificate of survey. Tract 1 consists of 16.10 acres, Tract 2 consists of 10.07 acres and Tract 3 consists of 10.05 acres.

This certificate of survey, if approved, 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 for each tract.

Fire protection will be provided by the City of Norman pumper/tanker trucks.

With the Comprehensive Transportation Plan, no additional easements are required. The Oklahoma Department of Transportation (ODOT) has negotiated with the owner for additional right-of-way for State Highway 9. Also, ODOT has approved a drive for Tract 1 accessing State Highway 9.

It should be noted there are existing lease roads, electric service lines and flow lines within Tracts 2 and 3 that will be eliminated per Arrow Oil & Gas, L.L.C. Tract 1 is sufficient in size to construct a residential structure, private water and sanitary sewer systems with the existing oil well on site.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1819-6 for Tribble Estates.