
CERTIFICATE OF SURVEY
COS-1819-4

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1819-4, HACKBERRY HILLS.

LOCATION: Generally located on the east side of 84th Avenue S.E. and approximately ½ mile north of State Highway No. 9.

INFORMATION:

1. Owners. Morningwood, L.L.C.
2. Developer. Morningwood, L.L.C.
3. Surveyor. James Yager and Todd D'Amico

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 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.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. Eighty-fourth Avenue S.E. is designated as a rural collector. Additional easements are not required.

5. 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) lots.
6. Acreage. Lot 1 consists of 18.928 acres and Lot 2 consists of 18.928 acres. There is a total of 37.856 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located on Lot 1. The owners will be required to protect this area.
8. 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-1819-4 for Hackberry Hills 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: Lots 1 and 2 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. 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-1819-4 for Hackberry Hills.

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-1819-4 for Hackberry Hills to City Council.

ACTION TAKEN: _____