
CERTIFICATE OF SURVEY
COS-1819-8

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1819-8, TURKEY VALLEY ESTATES.**

LOCATION: Generally located on the north side of Franklin Road approximately ½ mile east of 108th Avenue N.E.

INFORMATION:

1. Owners. Monte and Jeannie Bills.
2. Developer. Monte and Jeannie Bills.
3. Engineer/Surveyor. Speck Engineering.

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 system serving Tract 2.
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 serving Tract 2.

4. Easements. The owner has submitted easement for roadway, drainage and utilities for Franklin Road, trail easement and a drainage easement covering the WQPZ.
5. Acreage. Tract 1 consists of 13.52 acres, Tract 2 consists of 13.24 acres, Tract 3 consists of 16.50 acres and Tract 4 consists of 16.56 acres for a total of 59.82 acres.
6. Private Road. There is an existing road serving a portion of the property. City Standards requires a private road with a width of twenty-feet unless serving four (4) tracts or lots or less. The owner has requested a variance in the 20' width to a 12' width private road since it will serve only three (3) tracts.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tracts 1, 2, and 4. 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.
8. Covenants. Covenants addressing the WQPZ for Tracts 1, 2, and 4 have been reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1819-8 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: The owner is requesting a variance in the minimum width requirement for a private road from 20-feet to 12-feet. Staff recommends approval of a variance in the width of the private road based on the fact it will only serve three tracts and recommends approval of Certificate of Survey No. COS-1819-8 for Turkey Valley Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum width requirement for a private road from 20-feet to 12-feet and recommend approval or disapproval of Certificate of Survey No. COS-1819-8, Turkey Valley Estates to City Council.

ACTION TAKEN: _____