



## Legislation Text

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**File #:** COS-1920-1, **Version:** 1

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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.

**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 60<sup>th</sup> 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 60<sup>th</sup> 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.