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CERTIFICATE OF SURVEY  
COS-2324-1

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ITEM NO. 4

**STAFF REPORT**

**ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2324-1 FOR MAPPEE ESTATES.**

**LOCATION:** Located at the northeast corner of the intersection of Franklin Road and 36<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. Vicki Fleming and Henry Mappes.
2. Developer. Vicki Fleming and Henry Mappes.
3. Surveyor. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City of Norman Corporate Limits without zoning.
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. There are existing sanitary sewer systems serving the two tracts.
3. Water. There are existing water wells serving the two tracts.
4. Acreage. This property consists of 20.02 acres. Tract 1 consists of 10.01 acres and Tract 2 consists of 10.01 acres.

5. Easements. The owners will grant a 17' roadway, drainage and utility easement for both Franklin Road and 36<sup>th</sup> Avenue N.E. In addition, a 20' trail easement will be granted adjacent to the 17' roadway, drainage and utility easements for both Franklin Road and 36<sup>th</sup> Avenue N.E.
6. Private Road. An existing private road provides access to Tract 1.
7. Water Quality Protection Zone. Tract 1 contain WQPZ. These areas will be protected by the owner per covenants.
8. Flood Plain. Tract 1 contains Flood Plain. There is an existing house on the property located outside the Flood Plain.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2324-1 for Mappes Estates are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** There are existing single-family residential structures on both tracts. The existing structure on Tract 2 may be removed and replaced with a new structure. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2324-1 for Mappes Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2324-1 for Mappes Estates to City Council.

**ACTION TAKEN:** \_\_\_\_\_