
CERTIFICATE OF SURVEY
COS-2223-5

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN CERTIFICATE OF SURVEY COS-2223-5 FOR THE AMENDED RULE'S EMERALD SPRINGS ADDITION.**

LOCATION: Generally located on the south side of Franklin Road and approximately one-fourth mile east of 12th Avenue N.W.

INFORMATION:

1. Owners. Edwin Rule
2. Developer. Edwin Rule
3. Surveyor. Pollard and Whited Surveying, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman Corporate 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.
4. September 10, 1998. Planning Commission, on a vote of 9-0, approved Certificate of Survey Emerald Springs COS-9899-3.
5. September 11, 1998. Certificate of Survey Emerald Springs COS-9899-3 was filed of record with the Cleveland County Clerk.
6. September 14, 2014. Planning Commission approved Rule's Emerald Springs Addition, Norman Certificate of Survey 1415-1, (Formerly Tract 1 and 2 of the Emerald Springs C.O.S. 9899-3).
7. October 28, 2014. City Council approved Rule's Emerald Springs Addition, Norman Certificate of Survey 1415-1 (Formerly Tract 1 and 2 of the Emerald Springs C.O.S. 9899-3).

8. December 31, 2014. Rule's Emerald Springs Addition, Norman Certificate of Survey 1415-1 (Formerly Tract 1 and 2 of the Emerald Springs COS 9899-3) was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department with use of a pumper truck/tanker trucks.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing house on Tract 5 and Tract 6 will be served by private sanitary sewer system.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing water well serving Tract 5 and a new water well will serve Tract 6.
4. Easements. Certificate of Survey Emerald Springs COS-9899-3 provided additional easement for Franklin Road.
5. Acreage. Tract 5 is approximately 10.01 acres and Tract 6 is approximately 28.31 acres for a total of 38.32 acres.
6. WQPZ. The Water Quality Protection Zone (WQPZ) is located within Tracts 5 and 6. The owners will be required to protect these areas.
7. Private Road. There is an existing private road that will serve Tract 5. The private road will be extended to serve Tract 6. City Standards requires a private road width standard 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. Staff can support the variance based on the fact it is an excellent concrete private road. Also, the tracts that fronted Franklin Road chose not to take access to Franklin Road which could have reduced the number of tracts connecting to the private road. This is a gated development with five (5) tracts.
8. Flood Plain. There is flood plain on Tracts 5 and 6. However, there are no proposed structures shown within the flood plain.
9. Covenants. Covenants addressing the Water Quality Protection Zone (WQPZ) are amended to include Tracts 5 and 6.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2223-5 for the Amended Rule's Emerald Springs Addition and letter of request for a variance in the private road width standard are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The residential tracts meet the requirements of the Subdivision Regulations and the owners are protecting the WQPZ. The surveyor is requesting a variance in the private road width based on the fact it is an excellent paved road. Staff recommends approval of the request in a variance in the private road width requirement from 20' width to 12' width since will be extended to serve Tract 6. Staff recommends approval of Norman Certificate of Survey No. COS-2223-5 for the Amended Rule's Emerald Springs Addition.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' width to 12' width and approval or disapproval of Certificate of Survey No. COS-2223-5 for the Amended Rule's Emerald Springs Addition to City Council.

ACTION TAKEN: _____