
CERTIFICATE OF SURVEY
COS-1718-2

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **Norman Rural Certificate of Survey No. COS-1718-2, BYRD ACRES.**

LOCATION: Generally located 1900' north of Cedar Lane Road on the east side of 48th Avenue S.E.

INFORMATION:

1. Owners. Richard J. Byrd.
2. Developer. Richard J. Byrd.
3. Engineer/Surveyor. MacBax & Associates.

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. There is an existing private sanitary sewer system on Tract 2 serving an existing single family structure.
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 located on Tract 2 serving an existing structure.

4. Easements. The owner has submitted an easement for roadway, drainage and utilities for 48th Avenue S.E. A private road, drainage and utility easement is included in the documents for Byrd Acres. Covenants will address the maintenance responsibility for the owners.
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) tracts and one (1) tract not included in this certificate of survey.
6. Acreage. Tract 1 consists of 10.00 acres and Tract 2 consists of 18.917 acres. There is a total of 28.917+ acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tract 1. The owner will be required to protect these areas.
8. Covenants. Covenants addressing the WQPZ will be reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-1718-2 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: Although the Water Quality Protection Zone is located on Tract 1 there is sufficient area for a structure and private sanitary sewer system. The owner is allowed to cross the WQPZ with the private road. Access to Tracts 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 or tracts. 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-1718-2, Byrd Acres.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20-feet to 12-feet and recommend approval or disapproval of Certificate of Survey No. COS-1718-2, Byrd Acres to City Council.

ACTION TAKEN: _____