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CERTIFICATE OF SURVEY  
COS-2122-10

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ITEM NO. 2

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-10 FOR ECHAD WAY ESTATES.**

**LOCATION:** Generally located one-half mile east of 84<sup>th</sup> Avenue N.E on the north side of East Tecumseh Road.

**INFORMATION:**

1. Owners. Jensen Atkinson.
2. Developer. Jensen Atkinson.
3. Surveyor. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing the remainder of this property into the Norman Corporate City 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. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 40.04 acres. Tract 1 consists of 10.01 acres, Tract 2 consists of 10.01 acres, Tract 3 consists of 10.01 acres and Tract 4 consists of 10.01 acres.

5. Private Road. A private road will provide access to the four tracts. Its location connecting to Tecumseh Road has been approved by the Traffic Engineer. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The surveyor for the applicant has requested a variance in the 20' width to a 12' width private road since it will serve only four tracts.
6. Water Quality Protection Zone. Tracts 1, 2 and 3 contain WQPZ. However, there is sufficient area to construct structures and private sanitary sewer systems outside of the WQPZ. This area will be protected by the owners per required covenants.
7. Flood Plain. Tracts 1 and 2 contain flood plain. However, there is sufficient area to construct structures outside of the flood plain.
8. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-10 for Echad Way Estates 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 applicant's surveyor is requesting a variance in the private road width based on the fact it is serving only four tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it will serve only four tracts. Staff supports the variance and Norman Rural Certificate of Survey No. COS-2122-10 for Echad Way Estates.

**ACTION NEEDED:** Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving four tracts and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-10 for Echad Way Estates to City Council.

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