
CERTIFICATE OF SURVEY
COS-1920-5

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-1920-5 FOR BLISS FARMS.**

LOCATION: Generally located on the east side of Porter Avenue approximately ½ mile north of Franklin Road.

INFORMATION:

1. Owners. Tadd Bliss.
2. Developer. Tadd Bliss.
3. Engineer/Surveyor. Hale Surveying Co., Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the 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 septic 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. Easements. The owner will submit easements for roadway, drainage and utilities in connection with Porter Avenue and drainage easements covering the WQPZ.
5. Acreage. Tract 1 consists of 20.84 acres, Tract 2 consists of 10.85 acres and Tract 3 consists of 10.00 acres for a total of 41.69 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tracts 1 through 3. The owners will be required to protect these areas. There is sufficient area for each lot to allow proposed structures and private sanitary sewer systems without encroaching into the WQPZ.
8. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-1920-5 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Certificate of Survey No. COS-1920-5 for Bliss Farms.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-1920-5 for Bliss Farms to City Council.

ACTION TAKEN: _____