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CERTIFICATE OF SURVEY  
COS-1213-5

ITEM NO. 5

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**STAFF REPORT**

**ITEM:** Consideration of Norman Rural Certificate of Survey No. COS-1213-5 for SNIDER ACRES II.

**LOCATION:** Located on the northeast corner of the intersection of 48<sup>th</sup> Avenue N.E. and East Robinson Street.

**INFORMATION:**

1. Owners. Merrill Snider
2. Developer. Merrill Snider
3. Surveyor. Great Plains Surveying Consultants, Inc.

**HISTORY:**

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in the A-2 zoning classification.
2. 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 with use of a pumper truck/tanker truck.
2. 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. Roadway/drainage/utilities will be granted as part of Certificate of Survey documents and will be filed of record with the County Clerk.

5. Acreage. Tract 1 consists of 10 acres and Tract 2 consists of 19 acres.
6. WPQZ. Water Quality Protection Zone (WPQZ) is located in the eastern portion of Tract 2. The owner will protect that area.
7. Flood Plain. The property does not contain flood plain.
8. Covenants. Covenants addressing the WPQZ are under review by City Legal staff.
9. Limits of No Access. Limits of no access has been placed on Tract 1 designating three locations that would be in the same alignment as existing drives located on the west side of 48<sup>th</sup> Avenue N.E. Limits of no access for Tract 2 eliminates potential drives located within 300 feet from the intersection of 48<sup>th</sup> Avenue N.E. and East Robinson Street. Also, a limits of no access from the east lot line for a distance of 500 feet to the west. This pertains to the sight distance of East Robinson Street and the WQPZ.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Certificate of Survey No. COS-1213-5 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. Staff recommends approval of Certificate of Survey No. COS-1213-5, Snider Acres II.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-1213-5 for Snider Acres II to City Council.

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