
CERTIFICATE OF SURVEY
COS-1718-4

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1718-4 for FULLWOOD/DRAPER ACRES.

LOCATION: Generally located 664' north of East Tecumseh Road on the west side of 113th Avenue N.E. (Private Road).

INFORMATION:

1. Owners. Jenny Fullwood and Kendra Draper
2. Developer. Jenny Fullwood and Kendra Draper
3. Engineer/Surveyor. Lemke Land Surveying, L.L.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. O-1312 annexing this property into the 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.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. A septic system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. The private system will not be located in the WQPZ (Water Quality Protection Zone).
3. Water. A water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Easements. The property has access to an existing private road located east of the property. A 66' raw water pipeline easement that serves Del City/Midwest City is located on the property. A 50' petroleum pipeline easement owned by Plains All American is located on the property. The owner will meet all required setbacks in reference to the easements.
5. Acreage. The tract consists of 29.94 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on the property. The owner will be required to protect this area.
7. Streets. One Hundred and Thirteenth Avenue N.E. is an existing private road.
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-1718-4 for Fullwood/Draper Acres are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property was inherited by the owners. The owners are bringing the property in compliance with the City subdivision regulations so they can build on the property or legally sell to others. Staff recommends approval of Norman Certificate of Deposit No. COS-1718-4 for Fullwood/Draper Acres.

ACTION NEEDED: Approve or disapprove Certificate of Survey No. COS-1718-4 for Fullwood/Draper Acres.

ACTION TAKEN: _____