
CERTIFICATE OF SURVEY
COS-1920-1

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-1920-1 TIMS ESTATES.**

LOCATION: Generally located near the northeast corner of the intersection of Alameda Street and 60th Avenue N.E.

INFORMATION:

1. Owners. Bobby Tims.
2. Developer. Bobby Tims.
3. Surveyor. Pollard and Whited Surveying.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 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 the 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 system serving Tract 3.
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 serving Tract 3.

4. Easements. Alameda Street is classified as a Principal Rural Arterial and 60th Avenue N.E. is classified as Minor Rural Arterial. As a result, seventeen-foot (17') roadway, drainage and utility easements have been submitted to staff with the certificate of survey. In accordance with the Comprehensive Transportation Plan, twenty-foot (20') trail easements adjacent to the 17' roadway, drainage and utility easements for Alameda Street and 60th Avenue N.E. have been submitted to staff.
5. Acreage. Tracts 1 and 2 consists of 10.01 acres each and Tract 3 consists of 16.23. There is a total of 36.25 acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tract 1. The owner will be required to protect these areas.
7. Covenants. Covenants addressing the WQPZ have been approved as to form by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-1920-1 for Tims Estates are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of Certificate of Survey No. COS-1920-1 for Tims Estates.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-1920-1 Tims Estates to City Council.

ACTION TAKEN: _____