
CERTIFICATE OF SURVEY
COS-1617-3

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY COS-1617-3, KIMBERS ACRES.

LOCATION: Generally located at the northwest corner of Indian Hills Road and 81st Avenue (private road).

INFORMATION:

1. Owners. Chad Bias
2. Developer. Chad Bias
3. Surveyor. Timothy Pollard

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the 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/INFORMATION:

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 structure on Tract 2 served by a private sanitary sewer system.
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 on Tract 2.

IMPROVEMENT PROGRAM/INFORMATION

4. Easements. The owner has submitted an easement for additional roadway, drainage and utilities in connection with Indian Hills Road.
5. Acreege. Tract 1 is 10.02 acres, Tract 2 is 19.52 acres and Tract 3 is 10.00 acres. The property consists of a total of 39.54 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-1617-3 for Kimbers Acres are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose to subdivide their approximately thirty-nine acres into three tracts. Based on the fact this certificate of survey meets the subdivision regulations, Staff recommends approval of Norman Rural Certificate of Survey No. COS-1617-3 for Kimbers Acres.

ACTION NEEDED: Approve or disapprove Norman Rural Certificate of Survey No. COS-1617-3 for Kimbers Acres and submit to City Council for its consideration.

ACTION TAKEN: _____