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CERTIFICATE OF SURVEY  
COS-2122-13

ITEM NO. 2

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**STAFF REPORT**

**ITEM:** Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2122-13 FOR WAGGONER ESTATES.**

**LOCATION:** Generally located near the northeast corner of Tecumseh Road and 84<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owners. Brent and Nicole Waggoner.
2. Developer. Brent and Nicole Waggoner.
3. Surveyor. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman 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. The Norman Fire Department will provide fire protection.
2. Sanitary Sewer. Individual septic systems are existing for Tracts 1 and 2.
3. Water. Individual water wells are existing for Tracts 1 and 2.
4. Streets. Eighty-fourth Avenue N.E. and East Tecumseh Road are classified as rural collector streets.
5. Acreage. This property consists of 20.02 acres. Tract 1 consists of 10.01 acres and Tract 2 consists of 10.01 acres.

6. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tract 1. The owners will be required to protect these areas.
7. Flood Plain. Tract 1 contains Flood Plain.
8. Flowage Easement. Tract 1 contains a Flowage Easement controlled by the Bureau of Reclamation. This area is “no build” for residential use. The Bureau of Reclamation has reviewed this proposal.
9. 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-2122-13 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff recommends approval of Certificate of Survey No. COS-2122-13 for Waggoner Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2122-13 for Waggoner Estates to City Council.

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