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CERTIFICATE OF SURVEY  
COS-2122-11

ITEM NO. 2

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**STAFF REPORT**

**ITEM:** Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2122-11 FOR HENDERSON ESTATES.**

**LOCATION:** Generally located on the east side of 84<sup>th</sup> Avenue N.E. and one-half mile north of Tecumseh Road.

**INFORMATION:**

1. Owners. Troy Henderson.
2. Developer. Troy Henderson.
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 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. Street. Eighty-fourth Avenue N.E. is classified as a rural collector street. An easement is not required. A drainage easement covering the WQPZ will be required.

5. Acreage. This property consists of 20.008 acres. Tract 1 consists of 10.004 acres and Tract 2 consists of 10.004 acres.
  
7. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tract 1. The owners will be required to protect these areas. There is sufficient area for each tract to allow proposed structures and private sanitary sewer system without encroaching into the WQPZ.
  
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-2122-11 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff recommends approval of Certificate of Survey No. COS-2122-11 for Henderson Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2122-11 for Henderson Estates to City Council.

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