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CERTIFICATE OF SURVEY  
COS-2122-12

ITEM NO. 3

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**STAFF REPORT**

**ITEM:** Consideration of **NORMAN CERTIFICATE OF SURVEY NO. COS-2122-12 FOR HALEY ESTATES II (A REVISION OF HALEY ESTATES TRACTS B AND C).**

**LOCATION:** Located at the northwest corner of the intersection of Lindsey Street and 60<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Kevin and Julie Haley.
2. Developer. Kevin and Julie Haley.
3. Engineer/Surveyor. Parkhill Engineering and Surveying.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1311 annexing a portion of this property in the Norman Corporate City Limits without zoning.
2. October 21, 1961. City Council adopted Ordinance No. 1312 annexing the remainder of this property into the Norman Corporate City Limits without zoning.
3. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
4. 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. There is an existing system on Tract 2.
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.

4. Streets. East Lindsey Street and 60<sup>th</sup> Avenue S.E. are classified as minor rural arterials. Easements for roadway, drainage and utilities will be required. A 20' trail easement will be required parallel to the roadway easement. A drainage easement covering the WQPZ will be required.
5. Acreage. This property consists of 35.06 acres. Tract 1 consists of 10.00 acres, Tract 2 consists of 10.00 acres and Tract 3 consists of 15.06 acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located within Tract 3. The owner will be required to protect this area. There is sufficient area for the tract to allow proposed structures and private sanitary sewer system without encroaching into the WQPZ.
8. Flood Plain. There is Flood Plain within Tract 3.
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-2122-12 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff recommends approval of Certificate of Survey No. COS-2122-12 for Haley Estates II (a revision of Tracts B and C, Haley Estates).

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-2122-12 for Haley Estates II, (a revision of Tracts B and C, Haley Estates) to City Council.

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