



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1415-2

File ID: COS-1415-2

Type: Certificate of Survey

Status: Consent Item

Version: 1

Reference: Item 6

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 08/19/2014

File Name: Terra Verde COS

Final Action:

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1415-2 FOR TERRA VERDE AND ACCEPTANCE OF EASEMENT E-1516-31. (GENERALLY LOCATED ON THE SOUTH SIDE OF POST OAK ROAD APPROXIMATELY ONE-HALF MILE EAST OF 60TH AVENUE S.E.)

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1415-2 for Terre Verde; and, if approved, accept Easement E-1516-31, and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 03/08/2016

Agenda Number: 6

Attachments: Text File COS, Location Map, Terra Verde COS,
E-1516-31, Staff Report, GBC Terre Verde, 9-11-14
PC Minutes

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/11/2014	Recommended for Adoption at a subsequent City Council Meeting	City Council			Pass
Action Text: That this Certificate of Survey be Recommended for Adoption at a subsequent City Council Meeting. to the City Council by consent roll call							

Text of Legislative File COS-1415-2

Body

BACKGROUND: This item is Norman Rural Certificate of Survey No. COS-1415-2, Terra Verde, generally located at on the south side of Post Oak Road approximately one-half mile east of 60th Avenue S.E. The

property is currently located in the A-2, Rural Agricultural District.

DISCUSSION: Tract 1 consists of 12.46 acres and Tract 2 consists of 100.73 acres for a total area consisting of 113.19 acres in this certificate of survey. Planning Commission, in its meeting of September 11, 2014, recommended approval of Certificate of Survey COS-1415-2 for Terra Verde. This certificate of survey, if approved, will allow the construction of one single family home on each tract. There is an existing house located on Tract 1 with existing sanitary sewer system and water well.

Private water and sanitary sewer systems will be installed in accordance with the Oklahoma Department of Environmental Quality standards for Tract 2. Fire protection will be provided by the City of Norman pumper/tanker trucks.

The applicant has dedicated a Water Quality Projection Zone (WQPZ) in the northwestern portion of Tract 1 related to a tributary of Dave Blue Creek in the Lake Thunderbird watershed. The owner will preserve that stream buffer area from further development or disturbance. Covenants have been submitted and reviewed by City Legal staff.

The property does not contain FEMA flood plain designations.

There are existing drives serving Tracts 1 and 2.

Easement E-1516-31 is a roadway, drainage and utility easement for Post Oak Road. This easement is included with the certificate of survey documentation.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1415-2 for Terra Verde and Easement E-1516-31.