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CERTIFICATE OF SURVEY  
COS-1617-4

ITEM NO. 3

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**STAFF REPORT**

**ITEM:** Consideration of Norman Rural Certificate of Survey No. COS-1617-4 for VICTORY MEADOW ADDITION.

**LOCATION:** Generally located at 5101 84<sup>th</sup> Avenue S.E., approximately 1/4 mile south of Post Oak Road on the east side of 84<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Victory Church, Inc.
2. Developer. Victory Church Inc.
3. Surveyor. Great Plains Surveying Consultants.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Corporate 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:**

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 private sanitary sewer system on Lot 2 serving the existing single family structure.
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 located on Lot 2.

4. Easements. The owner will submit an easement for roadway, drainage and utilities for 84th Avenue S.E.
5. Oil Wells. Currently there is one plugged oil well within Lot 2. Proper radius building setback requirements are shown on the certificate of survey.
6. Acreage. Lot 1 consists of 34.43 acres, Lot 2 consists of 10 acres and Lot 3 consists of 34.61 acres. There is a total of 79+ acres.
7. WQPZ. Water Quality Protection Zone (WQPZ) is located on Lots 1 through 3. The owners will be required to protect these areas.
8. Flood Plain. Lots 1 through 3 contains flood plain. However there is sufficient area to construct a single-family residence outside of the flood plain including sanitary sewer systems and water wells.
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-1617-4 for Victory Meadow Addition are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff recommends approval of Certificate of Survey No. COS-1617-4 for Victory Meadow Addition.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-1617-4 for Victory Meadow Addition to City Council.

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