
CERTIFICATE OF SURVEY
COS-1415-2

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of Norman Rural Certificate of Survey No. COS-1415-2 for TERRA VERDE.

LOCATION: Generally located on the south side of Post Oak Road approximately ½ mile east of 60th Avenue S.E.

INFORMATION:

1. Owners. Terra Verde L.L.C.
2. Developer. Terra Verde L.L.C.
3. Surveyor. Centerline Services L.L.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the 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 with use of a pumper truck/tanker truck.
2. 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 serving Tract 1.
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 serving Tract 1.

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4. Easements. Roadway/drainage/utilities will be granted as part of Certificate of Survey documents and will be filed of record with the County Clerk.
5. Acreage. Tract 1 consists of 12.46 acres and Tract 2 consists of 100.73 acres.
6. WPQZ. Water Quality Protection Zone (WPQZ) is located in the northwestern portion of Tract 1. The owner will protect that area.
7. Flood Plain. The property does not contain flood plain.
8. Covenants. Covenants addressing the WPQZ are under review by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map and Certificate of Survey No. COS-1415-2 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The residential tracts meet the requirements of the Subdivision Regulations and the owners are protecting the WQPZ. Staff recommends approval of Certificate of Survey No. COS-1415-2 for Terra Verde.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-1415-2 for Terra Verde to City Council.

ACTION TAKEN: _____