
CERTIFICATE OF SURVEY
COS-2021-6

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-6 FOR SANDPLUM HILLS.

LOCATION: Generally located on the west side of 132nd Avenue S.E. and approximately ¼ mile south of Post Oak Road.

INFORMATION:

1. Owners. Ethan Castleberry.
2. Developer. Ethan Castleberry.
3. Surveyor. Red Plains Surveying.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman 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 with use of a pumper/tanker truck.
2. Sewage. 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.

IMPROVEMENT PROGRAM, (CONT’):

4. Easements. In accordance with the Comprehensive Transportation Plan existing right-of-way is sufficient.
5. Acreage. Tract 1 consists of 19.76 acres, Tract 2 consists of 10 and Tract 3 consists of 10 acres for a total of 39.76 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Certificate of Survey No. COS-2021-6 for Sandplum Hills are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consist of three (3) tracts with a proposal of a single-family dwelling structure for each tract. Staff recommends approval of Certificate of Survey No. COS-2021-6 for Sandplum Hills.

ACTION NEEDED: Recommend approval or disapproval of Certificate of Survey No. COS-2021-6 for Sandplum Hills to City Council.

ACTION TAKEN: _____