



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: COS-1617-2

File ID: COS-1617-2 **Type:** Certificate of Survey **Status:** Consent Item

Version: 1 **Reference:** Item 12 **In Control:** City Council

Department: Public Works Department **Cost:** **File Created:** 12/20/2016

File Name: LaVon Meadows COS **Final Action:**

Title: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY COS-1617-2 FOR LAVON MEADOWS AND ACCEPTANCE OF EASEMENTS E-1617-24, E-1617-25, AND E-1617-26. (GENERALLY LOCATED ON THE EAST SIDE OF 48TH AVENUE N.E. APPROXIMATELY ONE-FOURTH MILE NORTH OF ALAMEDA STREET.

Notes: ACTION NEEDED: Motion to approve or reject Norman Rural Certificate of Survey COS-1617-2 for LaVon Acres; and, if approved, accept Easements E-1617-24, E-1617-25, and E-1617-26 and direct the filing of the Certificate of Survey and easements with the Cleveland County Clerk.

ACTION TAKEN: _____

Agenda Date: 02/14/2017

Agenda Number: 12

Attachments: Location Map, Certificate of Survey - LaVon Meadows, Staff Report - LaVon Meadows, Greenbelt Commission Comments, 1-12-17 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	01/12/2017	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-1617-2

Body

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1617-2 for LaVon Meadows generally located on the east side of 48th Avenue N.E. approximately ¼ mile north of Alameda Street.

Norman Rural Certificate of Survey COS-1617-2 for LaVon Meadows was approved by Planning Commission at its meeting of January 12, 2017.

DISCUSSION: There are a total of 2 lots encompassing 64.17 acres in this certificate of survey. Lot 1 consists of 54.16 acres and Lot 2 consists of 10.01 acres.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing house on Lot 1 with existing sanitary sewer system and water well on the property. Private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining lot. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Lot 1 contains Water Quality Protection Zone (WQPZ) within the property for a tributary of Rock Creek in the Lake Thunderbird watershed. However, the existing single-family residence is outside of the WQPZ including sanitary sewer system and a water well. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey.

An easement and covenants have been provided to address the WQPZ. In addition, easements have been provided for 48th Avenue N.E.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1617-2 for LaVon Meadows and acceptance of Easement E-1617-24, E-1617-25 and E-1617-26.