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CERTIFICATE OF SURVEY  
COS-2223-6

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ITEM NO. 2

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY COS-2223-6 FOR GOLDEN VALLEY RANCH.**

**LOCATION:** Generally located on the north side of West Rock Creek Road and one-half mile west of 48<sup>th</sup> Avenue N.W.

**INFORMATION:**

1. Owners. Logan Wright Foundation
2. Developer. Logan Wright Foundation.
3. Surveyor/Engineer. Pollard & Whited Surveying, Inc.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM/INFORMATION:**

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.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Private Road. The proposed five (5) tracts will be served by a private road maintained by Homeowners Association. Required covenants address maintenance of the private road.

## **IMPROVEMENT PROGRAM/INFORMATION**

4. Easements. The owner has submitted an easement for additional roadway, drainage and utilities in connection with Rock Creek Road.
5. Flood Plain. Many of the tracts are within the flood plain. Flood plain permits will be required to be submitted to the Flood Plain Permit Committee before building permit applications can be issued for Tracts 1 through 3 and possibly Tract 4 depending the location of the structure. The Flood Plain Permit Committee approved Flood Plain Permit No. 671 regarding the construction of a private road.
6. Oil Wells. Currently there are two active oil wells. One oil well is located on Tract 3 and the other is located on Tract 4. Proper radius building setback requirements are shown on the certificate of survey.
7. Acreage. The property consists of a total of 115.49 acres. Tract 1 is 20.22 acres, Tract 2 is 20.01 acres, Tract 3 is 20.15 acres, Tract 4 is 20.08 and Tract 5 is 35.03.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2223-6 are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The owners propose to subdivide their approximately 115.49 acres into five tracts. Based on the fact this certificate of survey meets the minimum 20 acres requirement, Staff recommends approval of Norman Rural Certificate of Survey No. COS-2223-6 for Golden Valley Ranch.

**ACTION NEEDED:** Approve or disapprove Norman Rural Certificate of Survey No. COS-2223-6 for Golden Valley Ranch and submit to City Council for its consideration.

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