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CERTIFICATE OF SURVEY  
COS-2122-2

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ITEM NO. 2

**STAFF REPORT**

**ITEM:** Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-2 FOR LITTLE RIVER ESTATES.**

**LOCATION:** Located at the northwest corner of Cedar Lane Road (closed) and 120<sup>th</sup> Avenue S.E.

**INFORMATION:**

1. Owners. Brandon Stephens as Trustee.
2. Developer. Brandon Stephens.
3. Surveyor. Pollard and Whited Surveying, Inc.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
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 sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There is an existing system on 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 on Tract 1.

4. Acreage. This property consists of 180.843 acres. Tract 1 consists of 27.327 acres, Tract 2 consists of 12.961 acres, Tract 3 consists of 10.043 acres, Tract 4 consists of 10.031 acres, Tract 5 consists of 10.019 acres, Tract 6 consists of 10.007 acres, Tract 7 consists of 10.014 acres, Tract 8 consists of 16.520 acres, Tract 9 consists of 13.666 acres, Tract 10 consists of 10.039 acres, Tract 11 consists of 10.014 acres, Tract 12 consists of 10.10.086 acres, Tract 13 consists of 10.062 acres, Tract 14 consists of 10.039 acres and Tract 15 consists of 10.015 acres.
5. Private Road. There are proposed private roads to serve this property. They will be constructed to the City's private road standard at a width of 20-feet. At the request of the Traffic Engineer, a private road connecting to 120<sup>th</sup> Avenue S.E. was relocated. As a result, a flood plain permit was required. Flood Plain Permit No. 640 was approved by the Flood Plain Permit Committee on August 16, 2021, addressing the size of culvert and grade of the private road.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tracts 1,2,3,4,5,6,8 and 13. However, there is sufficient area for residential structures and private utilities. The owners will be required to protect these areas.
7. Flood Plain. There is flood plain located within Tracts 1, 2, 3, 4, 5 and 6. However, there is sufficient area for residential structures and private utilities to stay out of those areas.
8. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal staff.
9. Easements. No additional roadway, drainage and utility easement is required for 120<sup>th</sup> Avenue S.E. With the Comprehensive Transportation Plan, 120<sup>th</sup> Avenue S.E. is classified as a rural collector street. Cedar Lane Road is a "closed" section. Drainage easements covering the WQPZ are required.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-2122-2 for Little River Estates are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** There are existing structures on Tract 1. The remaining tracts will be utilized for single-family dwelling structures. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2122-2 for Little River Estates.

**ACTION NEEDED:** Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-2 for Little River Estates to City Council.

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