
CERTIFICATE OF SURVEY
COS-2021-15

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2021-15 FOR JOHN DALTON RIDGE.**

LOCATION: Located at the northwest corner of Post Oak Road and 60th Avenue S.E.

INFORMATION:

1. Owners. McGregor Ranch, L.L.C.
2. Developer. McGregor Ranch, L.L.C.
3. Surveyor. MacBax Land Surveying, PLLC.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate 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. An individual sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There are existing private sanitary sewer systems on Tracts 1, 2 and 3.
3. Water. An individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. There are existing water wells serving Tracts 1, 2 and 3.

4. Acreage. This property consists of 143 + acres. Tract 1 consists of 10 acres, Tract 2 consists of 10 acres, Tract 3 consists of 10 acres, Tract 4 consists of 10 acres, Tract 5 consists of 10 acres, Tract 6 consists of 10 acres, Tract 7 consists of 10.33 acres, Tract 8 consists of 10.387 acres, Tract 9 consists of 10 acres, Tract 10 consists of 12.860 acres, Tract 11 consists of 10.076 acres, Tract 12 consists of 10.131 acres, Tract 13 consists of 10 acres and Tract 14 consists of 10 acres.
5. Private Road. There is a proposed private road to serve this property. The private road will serve access to 11 of the 14 tracts. It will be constructed to the City's private road standard at a width of 20-feet.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on the tracts. 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, 6, 7, 8 and 9. 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. The owners will submit easements for roadway, drainage and utilities in connection with Post Oak Road and 60th Avenue S.E. Drainage easements covering the WQPZ are required.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-2021-15 for John Dalton Ridge are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: There are existing structures on Tracts 1, 2 and 3. It is anticipated the structure on Tract 3 will be removed. It has not been determined on the other two tracts. Staff recommends approval of Norman Rural Certificate of Survey No. COS-2021-15 for John Dalton Ridge.

ACTION NEEDED: Recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2021-15 for John Dalton Ridge to City Council.

ACTION TAKEN: _____