
CERTIFICATE OF SURVEY
COS-1617-6

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY COS-1617-6 FOR PRICE FAMILY FARM.

LOCATION: Generally located at the southwest corner of the intersection of 60th Avenue N.W. and West Tecumseh Road and one-half mile west of 60th Avenue N.W. on the north side of West Rock Creek Road.

INFORMATION:

1. Owners. Dave Price
2. Developer. Dave Price
3. Surveyor/Engineer. Huitt Zollars

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City limits.
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. There is an existing structure on Tract 4 served by a private sanitary sewer system.
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 4.

IMPROVEMENT PROGRAM/INFORMATION

4. Easements. The owner has submitted an easement for additional roadway, drainage and utilities in connection with West Tecumseh Road, 60th Avenue N.W. and West Rock Creek Road. There are existing easements relating to oil well operations on the tracts. The owners will be required to honor the easements in placement of their proposed structures.
5. Flood Plain. The lots 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 received.
6. Oil Wells. Currently there are two active oil wells. One oil well is located on Tract 1 and the other is located on Tract 4. Proper radius building setback requirements are shown on the certificate of survey.
7. Acreage. Tract 1 is 20.22 acres, Tract 2 is 20.21 acres, Tract 3 is 20.66 acres, Tract 4 is 20.14 and Tract 5 is 30.50. The property consists of a total of 111.73 acres.

SUPPLEMENTAL MATERIAL: Copies of a location map and Norman Rural Certificate of Survey No. COS-1617-6 for Price Family Farm are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owners propose to subdivide their approximately 111.73 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-1617-6 for Price Family Farm.

ACTION NEEDED: Approve or disapprove Norman Rural Certificate of Survey No. COS-1617-6 for Price Family Farm and submit to City Council for its consideration.

ACTION TAKEN: _____