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CERTIFICATE OF SURVEY  
COS-1718-1

ITEM NO. 3

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**STAFF REPORT**

**ITEM:** Consideration of Norman Rural Certificate of Survey No. COS-1718-1 for **FEATHERCREEK FARM.**

**LOCATION:** Generally located at 1501 72<sup>nd</sup> Avenue N.E., (approximately 1/2 mile south of Rock Creek Road on the east side of 72<sup>nd</sup> Avenue N.E.).

**INFORMATION:**

1. Owners. Dynah Korhummel and Young Trust (Lot 2).
2. Developer. Dynah Korhummel.
3. Engineer. Crafton Tull.
4. Surveyor. Denver Winchester.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City limits.
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.
4. September 14, 2017. Planning Commission, on a vote of 7-0, postponed Certificate of Survey No. COS-1718-1 for Feathercreek Farm at the request of the applicant.

**IMPROVEMENT PROGRAM:**

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 private sanitary sewer system on Lot 1 serving the existing single family structure.

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 located on Lot 1.
4. Easements. The owners will submit easements for roadway, drainage and utilities for 72nd Avenue N.E and drainage easements for the WQPZ prior to the submittal of Certificate of Survey COS-1718-1 to City Council.
5. Acres. Lot 1 consists of 70.4 acres, Lot 2 consists of 10 acres and Lot 3 consists of 13.81 and Lot 4 consists of 10.06 acres. There is a total of 104+ acres.
6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Lots 1 through 4. The owners will be required to protect these areas. Existing structures within Lot 1 are located outside of the WQPZ including sanitary sewer systems and water wells
7. Flood Plain. Lots 1, 3 and 4 contain flood plain. However existing structures and proposed structures will be located outside of the flood plain including private sanitary sewer systems and water wells.
8. Covenants. Covenants addressing the WQPZ are being reviewed as to form by City Legal Staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Norman Rural Certificate of Survey No. COS-1718-1 for Feathercreek Farm are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** Staff recommends approval of Certificate of Survey No. COS-1718-1 for Feathercreek Farm.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-1718-1 for Feathercreek Farm to City Council.

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