



## Legislation Text

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**File #:** COS-1718-1, **Version:** 1

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CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY FOR FEATHERCREEK FARM AND ACCEPTANCE OF EASEMENTS E-1718-53, E-1718-54, E-1718-55, E-1718-56, AND E-1718-57. (LOCATED AT 1501 72ND AVENUE N.E.)

**BACKGROUND:** This item is Norman Rural Certificate of Survey COS-1718-1, Feathercreek Farms, 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.).

Norman Rural Certificate of Survey COS-1718-1 for Feathercreek Farm was approved by Planning Commission at its meeting of October 12, 2017.

**DISCUSSION:** There are a total of 3 lots encompassing 104+ acres in this certificate of survey. Lot 1 consists of 84.26 acres, Lot 2 consists of 10 acres and Lot 3 consists of 10.01 acres.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing house on Lot 1 with existing sanitary sewer system and water well on the property. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the two vacant lots. Fire protection will be provided by the City of Norman pumper/tanker trucks.

It should be noted, the surveyor has removed one (1) lot from the certificate of survey at the request of the owner. The certificate of survey as presented to Planning Commission contained four (4) lots.

The three lots contain Water Quality Protection Zone (WQPZ) within the Lake Thunderbird watershed.

However, the existing single-family residence is outside of the WQPZ including sanitary sewer system and a water well. The new lots will honor the WQPZ requirements with any structures or sanitary sewer systems. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey. In addition, the lots contain floodplain. However, there is sufficient property to construct any structures and private sanitary sewer systems outside of the floodplain.

Easements and covenants have been provided to address the WQPZ. In addition, easements have been provided for 72<sup>nd</sup> Avenue N.E.

**RECOMMENDATION:** Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1718-1 for Feathercreek Farm and acceptance of Easements. E-1718-53, E-1718-54, E-1718-55, E-1718-56 and E-1718-57.