



The City of NORMAN

225 N. Webster • P.O. Box 370
Norman, Oklahoma 73069 • 73070

March 13, 2025

Home Creations
c/o Hossein Farzaneh
2252 North Broadway Street
Moore, OK 73160

Certified Mail
Regular U.S. Mail
Email: DEQ@homecreations.com

Re: Illegal Modification and Fill in the Bishop Creek Floodplain at Eagle Cliff West Development

Dear Mr. Farzaneh:

City staff investigated illegal modifications of the floodplain and illegal fill material in the floodplain on property you own immediately south of the Eagle Cliff West Development. The location of the excavation and fill material are indicated on the attached map and are located within the City of Norman (1% chance) floodplain Zone AE.

City records indicate that floodplain permits have not been obtained to perform modifications or place fill within the floodplain, which is a violation of the floodplain ordinance. In summary, you are in violation of the City Code of Ordinances Chapter 36 Section 533 FH, Flood Hazard District, which has been adopted by City Council.

Section 533 FH (f)(14) - Enforcement of Violations

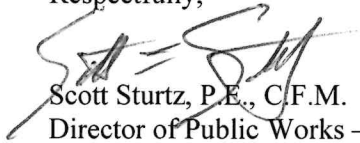
- a. Each day during which a violation exists shall constitute a separate offense.
- b. For each offense cited, a penalty of not less than \$50.00 nor more than \$750.00 shall be assessed to:
 1. The owners of record; and/or
 2. Any person employed in connection therewith and who may have assisted in the commission of such violation.
 - i. In addition to the penalties provided in NCC 1-114, the City may institute appropriate actions or proceedings at law or equity for the enforcement of the provisions of this article or to correct the violations thereof. The conviction and punishment of any person hereunder shall not relieve such person from the responsibility to correct prohibited buildings, structures, obstructions, or improvements, nor prevent the enforcement, correction, or removal thereof.
 - ii. The legally recorded owner of any property located in a special flood hazard area onto which fill material of any nature has been applied, with or without his knowledge and in violation of the provisions of this article, shall immediately, and at his expense, remove all such material upon written request to do so by the Director of Public Works. Upon failure of the property owner to complete this work in a timely manner, the City Council may order the work to be completed and expenses charged to the property owner or levied against the property.
 - iii. Any and all apprehended persons depositing fill material of any nature in violation of this article shall be prosecuted to the fullest extent of the law.

Please be aware that any development including modifications or placing of fill in the floodplain requires a floodplain permit from the City. More information is available on the City's website

(www.normanok.gov) by clicking the Flood Hazard Protection link on the Stormwater Division's home page. The floodplain permit application form can be downloaded from the website also.

Please apply for floodplain permits or remove fill and return the disturbed areas to their original condition by April 13, 2025. Failure to comply may result in the aforementioned penalties, as well as any other means of removal or compliance attainment allowed by law. Please contact Jason Murphy at (405) 366-5455 if you need further information about the floodplain permit.

Respectfully,

A handwritten signature in black ink, appearing to read 'Scott Sturtz', is written over the printed name and title.

Scott Sturtz, P.E., C.F.M.

Director of Public Works – Floodplain Administrator

cc: Darrell Pyle, City Manager
Shannon Stevenson, Assistant City Manager
Tim Miles, City Engineer
Beth Muckala, Assistant City Attorney III
Jason Murphy, Stormwater Program Manager
Todd McLellan, Development Engineer