



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
Development Center, Conference Room, 225 N. Webster Avenue, Norman,
OK 73069
Tuesday, September 05, 2023 at 3:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

1. Approval of minutes from the August 21, 2023 meeting.

ACTION ITEMS

2. Floodplain Permit Application No. 680
3. Floodplain Permit Application No. 681
4. Floodplain Permit Application No. 682

DISCUSSION ITEMS

5. Discussion regarding the procedural and substantive aspects of the Floodplain Ordinance.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069
Monday, August 21, 2023 at 3:30 PM

MINUTES

ROLL CALL

The meeting was called to order by Mr. Shawn O'Leary at 3:31 p.m. Roll was called and 5 members were present, two were absent. Ms. Sherri Stansel and Ms. Lora Hoggatt were absent. Others in attendance included, Jason Murphy, Stormwater Program Manager; Todd McLellan, Development Engineer; Brandon Brooks, Staff Engineer; Amy Shepard, Staff; Kim Freeman, Staff; Chris Anderson, SMC; Richard McKown, Green Earth Land Design; Lollie Lenker, Resident.

MINUTES

1. Approval of minutes from the July 17, 2023 meeting

Mr. O'Leary called for a motion to approve the minutes from the meeting of July 17, 2023. The motion was made by Ken Danner and seconded by Bill Scanlon. The minutes were approved 5-0.

ACTION ITEMS

2. Floodplain Permit No. 678

Mr. O'Leary said this Application is for the construction of an access road off of 36th Ave. NW and the addition of a sanitary sewer through the floodplain of a tributary of the Little River for a proposed development called Franklin Woods subdivision. Mr. O'Leary asked Mr. Murphy to present the staff report. Mr. Murphy said the Applicant is Raven Investments, LLC, the Builder is to be determined and the Engineer is SMC Consulting Engineers. Mr. Murphy said the Applicant is requesting a floodplain permit for the construction of a road to be built across the Zone A floodplain of a tributary to the Little River and to install an 8" sanitary sewer extension and manhole. The proposed site is located at the northeast corner of the intersection of 36th Avenue N.W. and Franklin Road in Norman, Oklahoma. The site is bound by the existing developments of Crystal Spring Addition and Community Christian School to the north, 36th Avenue NW to the west, and Franklin Road to the South. The site is also bound by undeveloped pastureland to the southeast and Frontage Road for I-35 to the east. The proposal is for mixed-use development of approximately 60.48 acres that will include commercial/offices, light industrial, multifamily residential, and single-family residential developments. The proposed development will be served with public streets, waterlines, sanitary sewer, stormwater collection and conveyance systems as well as multiple detention ponds for stormwater management.

Mr. Murphy said the two main components of the application are a road across the floodplain constructed with a 10' x 4' reinforced concrete box to convey the waters of the creek as well as the manhole and sanitary sewer extension that will extend into the Zone A flood zone. The

proposed construction of the road on the northwest corner of the development includes an excavation volume of 2,993.96 cubic yards and a fill volume of 2,943.64 cubic yards, resulting in a net decrease in fill of approximately 50 cubic yards in addition to the volume of the 100 linear feet of 10' x 4' RCB, bringing the total increase of storage capacity in the floodplain to just under 200 cubic yards. Installation of the sanitary sewer line in the southeast corner of the development will involve trenching through the floodplain to install the 8" line and returning the disturbed areas to the original grade. According to the plans, the new proposed manhole will be located outside the floodplain. It is just the 8 inch connecting to the existing line that will be in the floodplain.

Mr. Murphy said the applicant submitted a flood study report that calculated base flood profiles for the Little River tributary under existing and proposed conditions using HEC-RAS modeling. The stormwater runoff from the upstream, offsite drainage areas and onsite drainage areas will be conveyed through the tributary and through the proposed culvert under the boulevard and discharging south to the Tributary G of the Little River. According to the report, the proposed 100-year flood profiles will be contained within the proposed common area and WQPZ drainage easement for Franklin Woods Addition. As a result of the proposed improvements, the HEC-RAS model shows that the BFE will be decreased slightly and should not cause adverse impacts up or downstream of the project.

Mr. Murphy reviewed plans and aerial maps of the project locations provided to members in their packets.

Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 678 be approved.

Mr. O'Leary asked for comments or additions from the Applicant. Chris Anderson, SMC, spoke about the pipes south of the road. Mr. O'Leary asked for any comments from the public.

Mr. O'Leary called for a motion or further questions. Mr. Sturtz motioned to approve Floodplain Application No. 678. Mr. Danner seconded the motion. The committee voted to approve the application 5-0.

3. Floodplain Permit No. 679

Mr. O'Leary said this Application is for the installation of a curb and sidewalk, as well as grading of the property to improve drainage at 218 S. Lahoma. Mr. O'Leary asked Mr. Murphy to present the staff report. Mr. Murphy said the Applicant is City of Norman Public Works Department, the Builder is Public Works Stormwater Maintenance Division and the Engineer is Brandon Brooks, P.E., CFM. Mr. Murphy said 218 S. Lahoma Ave., until recently, had an original single story, masonry house that was constructed in 1930 on Lot 7 Block 2 of the Eagleton Addition. The entire property including the house is in the floodplain/floodway of Imhoff Creek in an area of repetitive flooding. The previous owner of the lot, Mr. Cox, was utilizing this structure as a rental property. In June of 2022, the property was flooded and 6-8 inches of water inundated the structure. Mr. Cox reached out to the City shortly after this event to determine what his options were with regards to obtaining a floodplain permit for repairs. It was determined that significant enough damage had occurred to the structure to trigger the City's Flood Hazard Ordinance rules concerning substantial damage/improvements and that the entire structure would need to be elevated to two feet above the BFE as well as other improvements made to meet all the requirements of the ordinance. After some consideration, Mr. Cox reached out to City staff to inquire about potentially selling the property to the City to dedicate the lot for permanent floodplain storage rather than make the repairs and

improvements to the property. Mr. Cox cited concerns related to not only the cost benefit of the repairs, but the safety of any potential future tenants since he recognized the significant flood risk in this area. Negotiations began with the City and Mr. Cox at the end of 2022 into early 2023 for the sale of the property. Once an agreement was reached, City Council approved contract K-2223-150 for purchase of the lot in April of 2023. Closing on the property occurred on August 14, 2023 and the City has taken possession of 218 S. Lahoma.

Mr. Murphy said included in the terms of the sale of the lot to the City, Mr. Cox received all necessary permits and had the house demolished and all materials removed from the site, including the existing damaged sidewalk and the concrete driveway. The demolition process left a depression in the lot where the house had been located as well as gaps in the sidewalk and curb. This floodplain permit application would grant City Stormwater Maintenance staff authority to replace missing sidewalk along the front of the lot with an ADA compliant sidewalk as well as install a concrete curb to connect existing gap in the curb line along the west side of S. Lahoma Avenue along the front of this property. In addition, grading will occur to bring fill from a cut area on the west side of the property near Imhoff Creek to the eastern side of the lot to fill in the recess where the structure was removed. Grading will be performed to also create a negative gradient from east to west across the lot to facilitate the flow of flood waters towards Imhoff Creek and away from neighboring properties and the roadway. Following repair and grading work, the sod will be installed on any bare areas. City staff will continue to maintain the site after completion of the work as well, including mowing and clean up after storm events. No new fill will be brought into the site to complete the grading or removing the recess.

Mr. Murphy reviewed plans and aerial maps of the project locations provided to members in their packets.

Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 679 be approved.

Mr. O'Leary asked for comments from the public. Hearing none, Mr. O'Leary asked for any comments or questions from the committee. Mr. Danner motioned to approve Floodplain Application No. 679. Mr. Scanlon seconded the motion. The committee voted to approve the application 5-0.

4. Flood Hazard Ordinance Amendment

Mr. O'Leary said the Flood Hazard Ordinance Amendment is dealing with cumulative and substantial damage and substantial improvement language. Mr. O'Leary asked Mr. Murphy to present the staff report. Mr. Murphy said this would be a revision to the Flood Hazard Ordinance to include language for cumulative substantial improvement provisions. Mr. Murphy said the City's Floodplain Ordinance which is included in Section 36-533 of the City of Norman Code of Ordinances, was first adopted by the City of Norman on July 8, 1975. The ordinance has been revised fifteen times. Revisions occurred in 1978, 1981, 1986, 1987, 1989, 1997, 2003, 2004, 2007, 2008, 2012, 2017, 2020, 2021 and 2022. The floodplain ordinance was originally adopted as a requirement of the City of Norman's participation in the National Flood Insurance Program, which was established by the U.S. Congress in 1968 and is administered by the Department of Homeland Security's Federal Emergency Management Agency FEMA.

Mr. Murphy said residents and business owners in Norman are eligible for a reduction in flood insurance premiums because of the city's active participation in FEMA's NFIP Community

Rating System. In addition to lower premiums, the CRS program helps to reduce the threat of injury or death and property damage due to flooding in Norman.

Mr. Murphy said the CRS is a voluntary program for NFIP participating communities. The intended goals of the CRS program are to reduce flood losses, facilitate accurate insurance ratings and promote the awareness of flood insurance. The CRS program rewards communities for implementing activities that protect their residents from flooding. These programs include public outreach, floodplain open space preservation and higher regulatory standards.

Mr. Murphy said communities are rewarded by having the individual flood insurance policyholder's premiums reduced. Flood insurance premium reductions run in 5 percent increments, from 5 percent to 45 percent. Class ratings range from 10 to 1. The higher the flood protection activity, the lower the Class rating. Norman became a Class 6 community in 2022. Norman's flood insurance policyholders who reside in Special Flood Hazard Areas receive a 20 percent reduction on flood insurance premiums as a result. The reduction in flood insurance premiums represents an annual savings in premium costs for Norman policyholders and will take effect at the time a new policy is written or an effective policy is renewed anytime there is a change in the CRS rating.

Mr. Murphy said the CRS Coordinator's Manual is the guidebook for the CRS program. The Coordinator's Manual spells out the credits and credit criteria for community activities and programs that go above and beyond the minimum requirements for participation in FEMA's National Flood Insurance Program. The Coordinator's Manual explains how the CRS operates, how credits are calculated, and what documentation is required, and also acts as guidance for communities in enhancing their flood loss reduction and resource protection activities. According to the CRS manual, including provisions in a flood hazard ordinance for cumulative SI/SD is worth up to 90 points, or about 20% of the points needed to improve a class rating from 6 to 5.

Mr. Murphy said currently, the City's Flood Hazard Ordinance includes language related to substantial improvement and substantial damage SI/SD that states that any cost to repair or improve a structure in the floodplain that exceeds 50% of the value of the structure is considered substantial improvement and therefore requires that the structure be brought into full compliance with all current Flood Hazard Ordinance requirements. Proposed cumulative substantial improvement language would require that the cost of repairs or improvements would be calculated over a ten-year period for determining if the threshold for substantial improvement has been met. In addition to changes in the definition of substantial improvement, two new definitions will be added to the ordinance to clarify market value and define cumulative cost and how they are calculated.

Mr. Murphy said the following example demonstrates the effects of the ordinance revision:

An existing, non-conforming house in the floodplain has a market value of \$100,000 and the owner applies for a floodplain permit to renovate portions of the structure for a total cost of \$25,000, resulting in a 25% cost of improvements to the structure. Two years later, that same house now has a market value of \$125,000 and is damaged during a flooding event resulting in repair costs of \$35,000 resulting in a 28% cost of improvement to structure. The combined cost of improvements is 53% of the market value of the structure over a two-year period. Under existing requirements, the structure would not be required to come into compliance with the flood hazard ordinance by flood proofing, raising or otherwise mitigating flood risk. With

cumulative SI/SD requirements, a permit could not be granted unless the structure was renovated in such a manner as to make it compliant with the flood hazard ordinance and therefore help mitigate the flooding risk.

Mr. Murphy said he reviewed the CRS and FMEA manuals for NFIP and other communities in Oklahoma who have similar ordinances or ordinance language. Mr. Murphy said the ordinance changes were approved by OWRB. Mr. Murphy reviewed the schedule for remaining approvals and the potential effective date.

Mr. Murphy said changes and additions are to the definitions section only. Adding a definition for Cumulative Cost which is the sum of the cost of repairs, construction, rehabilitation, addition, or other improvement of a structure divided by the assessed market value of a structure at the time that a cost is incurred and is calculated over the immediate past 10-year period.

Mr. Murphy said the second definition being added is for Market Value which means, for purposes of determining substantial improvement, the value of a structure and any attached improvements. The assessed value of a structure, as determined by the Cleveland County Assessor, shall be presumed to be the market value unless evidence of an alternative valuation is presented to and accepted by the Floodplain Permit Committee. The Floodplain Permit Committee is ultimately responsible for determining the market value of a structure, although an appeal can be made to the Board of Adjustment.

Mr. Murphy said the definition for substantial improvement had a few changes. Substantial improvement means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before start of construction of the improvement. This includes structures that have incurred substantial damage, regardless of the actual work performed. The cost in the substantial improvement determination shall be the cumulative costs of all previous improvements for a specific building or structure during the immediate past 10-year period. The two caveats are staying the same, any improvement being made to satisfy a health or safety code or a historic structure, do not apply.

Mr. Murphy said staff recommends the Flood Hazard Ordinance Amendment be approved.

Mr. O'Leary asked for any comments from the public. Hearing none, Mr. O'Leary brought it back to the committee. Mr. Sturtz said motioned to approve the Flood Hazard Ordinance Amendment. Mr. Scanlon seconded the motion. The committee voted to approve the application 5-0.

DISCUSSION ITEMS

- 5. Discussion regarding procedural and substantive aspects of the Flood Hazard Ordinance.**

Mr. O'Leary suggested postponing the discussion between the committee and Legal Staff, Beth Muckala, to go through the ordinance and re-familiarize the committee with key issues until the next meeting on September 5th, 2023 when all members can be present. Mr. Sturtz motioned to postpone the discussion to September 5th, 2023. Mr. Scanlon seconded the motion. Mr. O'Leary asked for any public comments. Hearing none, Mr. O'Leary asked for any

comments from the committee. Ms. Hudson asked for confirmation that committee members would be in attendance for the September 5th, 2023 meeting. Ms. Shepard responded that not all committee members had a chance to respond yet. The committee voted to postpone the discussion 5-0.

MISCELLANEOUS COMMENTS

Mr. Murphy said there are 3 applications for the September 5th meeting.

Mr. O'Leary said the NextEra application from a previous meeting has been appealed to heard by the Board of Adjustment on Wednesday, August 23, 2023 at 4:30. Ms. Hudson asked for confirmation on who would be presenting at the meeting. Mr. O'Leary said Beth Muckala is taking the lead and Mr. Murphy would be taking the technical side for the committee and Mr. O'Leary would be present as well. Mr. O'Leary confirmed the meeting will be held in Council Chambers.

ADJOURNMENT

Mr. O'Leary called for a motion to adjourn. Mr. Sturtz motioned to adjourn and was seconded by Mr. Danner. The motion was approved 5-0. The meeting adjourned at 4:03 p.m.

Passed and approved this _____ day of _____, 2023

City of Norman Floodplain Administrator, Shawn O'Leary

STAFF REPORT

09/05/2023

PERMIT NO. 680

ITEM: This Floodplain Permit Application is for the installation of a cellular communication tower at 596 Bratcher-Miner Road in the Canadian River floodplain.

BACKGROUND:

APPLICANT: Smith Communications, LLC

BUILDER: CMS Wireless, LLC

ENGINEER: Tom Watson, P.E.

The applicant is requesting a floodplain permit to construct a cellular communications tower at 596 Bratcher-Miner Road. This location is on the southeast corner of the intersection of Bratcher-Miner Road and Chautauqua Ave. Plans for this location include creating an access drive off Bratcher-Miner road that ends in a parking pad approximately 100 feet from the road. A chain link fence will surround the 50' x 50' pad location with the tower and equipment. According to the submitted plans, the top of pad will be 2 feet above the BFE and any additional equipment will be installed at that elevation or higher. The 140' cellular tower will be constructed in the southeast corner of lot, which has a permanent easement, and will be located 140' from both Bratcher-Miner Road and Chautauqua Ave. The applicant's engineer provided calculations showing that approximately 150 cubic yards of fill will be brought into the floodplain for the elevation of the site. Plans indicate that an area immediately southeast of the project location used to provide the necessary 150 cubic yards of compensatory storage. The cut area will be seeded after excavation. This permit application also includes an approach and 24" culvert at the intersection with Bratcher-Miner Road that must meet City standards.

STAFF ANALYSIS:Site located in Little River Basin or its Tributaries? yes no

According to the latest FIRM, the site of the proposed work is located in the Canadian River floodplain (Zone AE). At the proposed site, the BFE is 1095.0 ft.

Applicable Ordinance Sections:

36-533	(e)2(a).....	Subject Area: Fill restrictions
	(e)2(e).....	Compensatory storage
	(e)3(c).....	Nonresidential freeboard
	(e)3(j).....	Fencing requirements
	(f)3(a)(8).....	No rise considerations

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant has indicated that 150 cubic yards of fill will be brought in to construct this project and they have indicated an adjacent section of land in which to remove 150 cubic yards of fill to create the compensatory storage, thus fulfilling this ordinance requirement.

(e)3(c) Nonresidential freeboard requirements - Nonresidential construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structures shall be constructed on fill as in subsection (e)(3)a of this section, including any attendant utility and sanitary facilities, shall be designed so that the lowest floor including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners etc. is

elevated at least two feet above base **flood** elevation and the fill shall be at a level no lower than one foot above the base **flood** elevation for the particular area and shall extend at such elevation at least 15 feet beyond the limits of any structure or building erected thereon. A registered professional engineer shall submit a certification to the Director of Public Works that the standards of this chapter, as proposed in subsection (e)(1) and (2) of this section, are satisfied.

The applicant's plans show an elevation at the top of the concrete pad for the construction of the cell tower equipment to be at 1097 which is 2 feet above the BFE of 1095, thus meeting this ordinance requirement.

- (e)3(j) Fencing requirements – All new fences or replacement of existing fences in the SFGA require a Floodplain permit. Approved fences shall be designed and installed to be breakaway or in some other manner so that flows will not be impeded.

The applicant's plans indicate a chain link fence that meet this ordinance requirement.

- (f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has submitted a No Rise statement indicating that this project, which is near the fringe of a the Canadian River floodplain which is 4000 feet wide at this location, will not cause a rise in the BFE at this location, meeting the ordinance requirements.

RECOMMENDATION: Staff recommends Floodplain Permit Application #680 be approved with the condition that an elevation certificate be required for the concrete slab to verify the 2' freeboard requirement.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. _____

Building Permit No. _____

Date _____

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.
10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT: Smith Communications, LLC ADDRESS: 520 N College Ave, Fayetteville, AR 72701

TELEPHONE: 501-317-6851 SIGNATURE: Lisa Taylor

BUILDER: CMS Wireless, LLC ADDRESS: 29 Maumelle Curve Court, North Little Rock, AR 72113

TELEPHONE: 501-228-8188 SIGNATURE: _____

ENGINEER: Tom Watson, P.E. ADDRESS: 2374 Ridgevale Ct., Maineville, OH 45039

TELEPHONE: 850-637-8138 SIGNATURE: _____

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

Projected is located at the intersection of Bratcher Miner Rd and Chautauqua Ave, more specifically in the SE corner of the Cell Tower Easement granted to Hildalgo Trading with the tower being 140' from both roadways.

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

<u>ACTIVITY</u>	<u>STRUCTURE TYPE</u>
<input checked="" type="checkbox"/> New Structure	<input type="checkbox"/> Residential (1-4 Family)
<input type="checkbox"/> Addition	<input type="checkbox"/> Residential (More than 4 Family)
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Non-Residential (Flood proofing? <input type="checkbox"/> Yes)
<input type="checkbox"/> Relocation	<input type="checkbox"/> Combined Use (Residential & Commercial)
<input type="checkbox"/> Demolition	<input type="checkbox"/> Manufactured (Mobile) Home
<input type="checkbox"/> Replacement	<input type="checkbox"/> In Manufactured Home Park? <input type="checkbox"/> Yes

ESTIMATED COST OF PROJECT \$ 225,000.00 Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
- Excavation (Beyond the minimum for Structural Development)
- Watercourse Alteration (Including Dredging and Channel Modifications)
- Drainage Improvements (Including Culvert Work) Road, Street or Bridge Construction
- Subdivision (New or Expansion) Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

Construction of a 50' x 50' fenced gravel compound with a 140' monopole cell tower, a 12' wide drive way with a gravel parking pad at fence. Future tenant equipment will be installed on raised platforms to meet a 1' minimum above BFE. This will be an unmanned facility. Property is currently vacant, owned by the city with a perpetual easement for Cell Tower given to

Paul Krueger, our lessor.

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

- A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.
- B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

Not Applicable:

Proposed construction is on a parcel that is not adjacent to the channel.

- C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

Not Applicable:

- D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

Not Applicable:

- E. A profile showing the slope of the bottom of the channel or flow line of the stream.

Not Applicable:

Site is approximately 0.52 mile from the Canadian River

- F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

Not Applicable:

- G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

Not Applicable:

Proposed construction will not alter or relocate any watercourse or natural drainage.

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

The proposed development is located on FIRM Panel No.: _____, Dated: _____

The Proposed Development:

- Is NOT located in a Special Flood Hazard Area
(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).
- Is located in a Special Flood Hazard Area.
- The proposed development is located in a floodway.
- 100-Year flood elevation at the site is _____ Ft. NGVD (MSL) Unavailable

See Section 4 for additional instructions.

SIGNED: _____ **DATE:** _____

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) Is; (B) Is Not in conformance with provisions of Norman's City Code Chapter 36, Section 533. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If BOX A is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If BOX B is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS:Appealed to Board of Adjustment: Yes No
 Hearing date: _____

Board of Adjustment Decision - Approved: Yes No

Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.

ENGINEERING "NO-RISE" CERTIFICATION

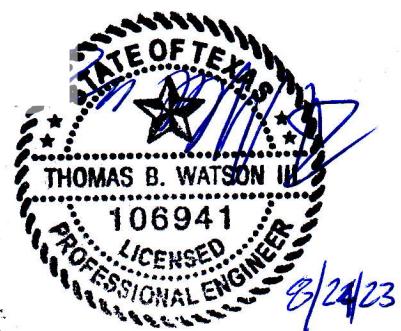
Item 2.

Community: Norman County: Cleveland State: OklahomaApplicant: Smith Communications Date: 08-24-23Address: 520 N College Ave. Fayetteville, AR 72701Telephone: 479-443-2222

Engineer:	<u>Tom Watson, PE</u>
Address:	<u>5374 Ridgevale CT</u>
	<u>Maineville, OH 45039</u>
Telephone:	<u>850-637-8138</u>

SITE DATA:1. Location Cleveland $\frac{1}{4}$; 1/4; NE; Section 18; Range 2; Township 8Street Address: 596 Bratcher Miner RD2. Panel(s) No. of NFIP map(s) affected: 40027C 0290H3. Type of development: Filling Grading Excavation Minor Improv
Substantial-Improv New Construction Other 4. Description of Development: Construction of a 50' x 50' fenced gravel compound with a 140' monopole cell tower, a 12' wide drive way with a gravel parking pad at fence. Future tenant equipment will be installed on raised platforms to meet a 24" minimum above BFE. This will be an unmanned facility. Property is currently vacant, owned by the city of Norman, OK5. Name of flooding source: Canadian RiverCOMMENTS: _____

This is to certify that I am a duly qualified engineer licensed to practice in the State of Oklahoma. It is to further certify that the attached technical data supports the fact that the proposed development described above will not create any increase to the 100-year elevations on said flooding source above at published cross sections in the Flood Insurance Study for the above community dated 09-26-08 and will not create any increase to the 100-year flood elevations at unpublished cross-section in the vicinity of the proposed development.

Name: Thomas WatsonSignature: ThomWatson PE Date: 8/24/2023Title: Sole Proprietor License No.: 20753

Texas Firm Registration No. F-13101

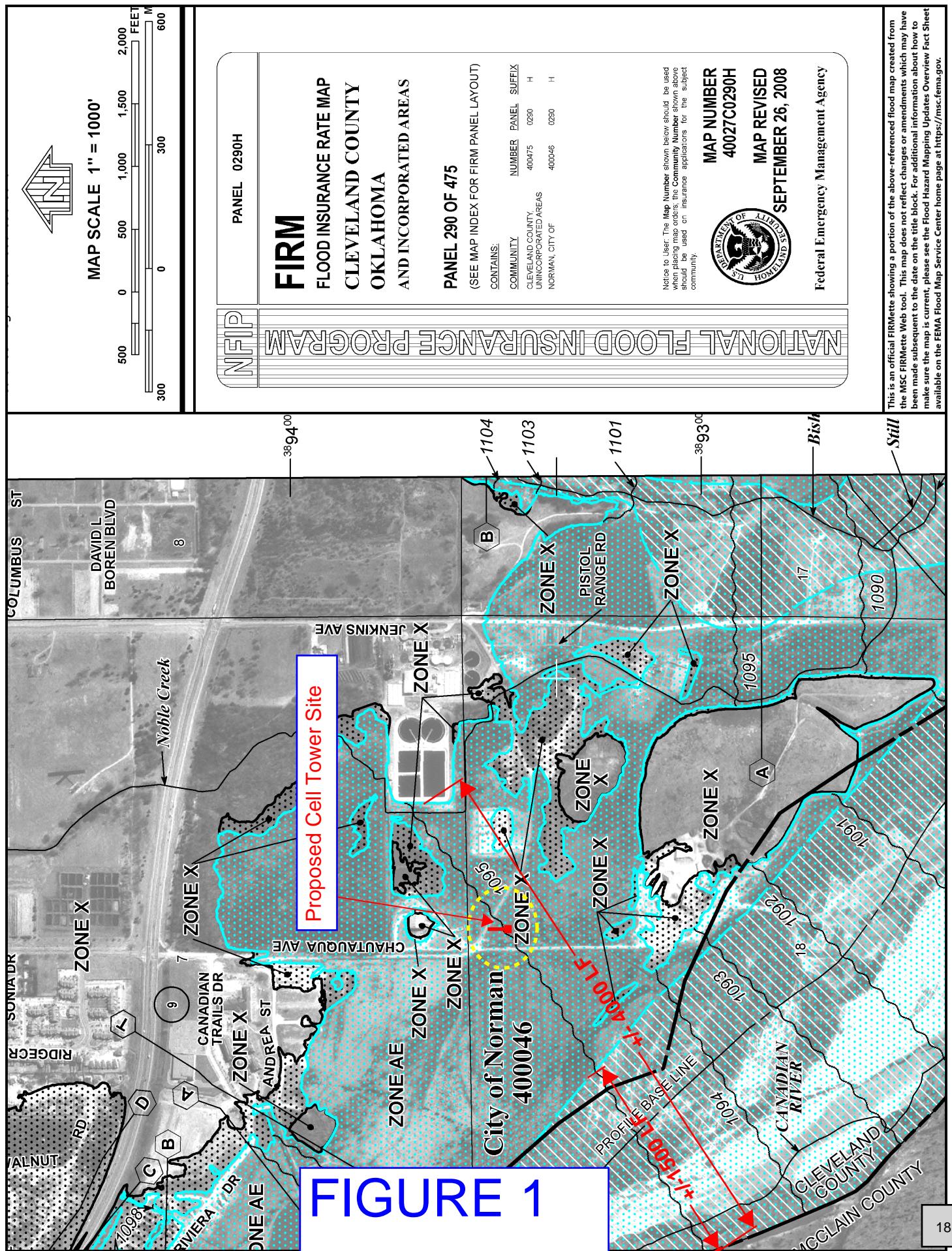
To Whom It May Concern,

The “No-Rise” Statement being applied for by Smith Communications is for a new gravel access drive, proposed cell tower with an elevated concrete equipment pad being constructed in the 100 year flood plain approximately 250 ft Southeast of the intersection of Chautauqua AVE and Bratcher Miner Road in Norman, Oklahoma.. The top of concrete slab for the equipment pad will be constructed 24” above the BFE.

The disturbed area will be approximately 8000 sq. feet that will result in 150 cubic yards of fill to be installed inside the 100 year flood plain of the Canadian River as shown on Map No. 40027C0290H Panel 290 of 475 (**See Figure 1**). It was determined the width of the Flood Plain channel of the Canadian River in the area of concern has a width over 4000 linear feet and the floodway channel width being an approximate width of 1500 linear feet (**See Figure 1**). The magnitude of the existing floodplain channel and floodway width in relation to the minimum size of the proposed fill in the proposed project should produce no rise in the base flood elevation upstream from the proposed site. This is based on the size of the Canadian River channel in relation to the amount of fill required for the proposed cell tower project.

The City of Norman, Oklahoma requires if any fill is to be installed in the flood plain, the same amount of material shall be removed from the flood plain. The Tower Owner, General Contractor and owner shall coordinate a location on the parent parcel tract that is below the 1095 (BFE) and haul offsite 150 cubic yards of material and dispose in an area that is not in the 100 year flood plain. This process will result in a net zero of fill to be installed in the flood plain and should meet the minimum requirements for the city of Norman (**See Figure 2**).

Maps and Drawings of the proposed project and its location are being provided to accompany the “No-Rise” Statement.





Thomas Watson, PE
Civil Engineering
5374 Ridgevale CT.
Maineville, OH 45039
(850)-637-8138
wateng777@att.net

The base site shown on this survey DUE is within the 100 year Flood plain and is located within the Zone "AE" per the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM), Community Panel Number 40027C 0290H, which bears an effective date of February 26, 2008. Flood Zone determination is made through graphic plotting only and no other responsibility is herein assumed for accuracy of the base flood elevation or flood zone areas shown on the . (BFE = 1095)

33' Statuary R/W

STA. 0+00.00
INTERSECTION OF BRATCHER
MINER RD AND NEW GRAVEL
ACCESS DRIVE

(13)

PIPE INVERT = 1089.0

Telco
Psd

SITE WORK NOTES:

Smith Communications
520 N College Ave., Fayetteville, AR 72701
Office: 479-443-2222
marketing777@att.net

OVERALL SITE & TOPO COMPOUND PLAN

ENVIRONMENTAL INFORMATION

CITY: NORMAN
COUNTY: CLEVELAND
STATE: OKLAHOMA
911 ADDRESS: 536 BATCHER MINER RD
NORMAN, OK 73020

LAT.: 35° 10' 26.046" N
LONG: 97° 26' 58.163" W
EXIST. GROUND ELEVATION (NAVD88)
ELEVATION: 1092.40 FEET (AMSL)

SITE WORK NOTES:

1. TOPOGRAPHIC & BOUNDARY DATA WERE TAKEN FROM A SURVEY PREPARED BY H & S SURVEYING, INC
2. CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF APPROPRIATE AUTHORITIES.
3. AREA UNDER AND AROUND WHERE EQUIPMENT SHELTER FOUNDATION SLAB IS TO BE CONSTRUCTED IS TO BE CHECKED BY A REPRESENTATIVE OF OWNER'S MATERIALS LABORATORY. SHOULD THE SITE CONDITIONS REQUIRE, THIS AREA SHALL BE UNDERTAKEN AND REPLACED WITH SELECT FILL IN ACCORDANCE WITH NOTE 4.
4. ALL MATERIAL USED FOR THE FOUNDATION AREA SHALL BE APPROVED BY THE OWNER'S MATERIALS LABORATORY. APPROVED MATERIAL USED AS FILL SHALL BE PLACED IN NEARBY LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF EIGHT (8) INCHES. EACH LIFT SHALL BE COMPACTED TO MAXIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION PROCEDURES (ASTM D 1157). ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT.
5. CONTRACTOR SHALL INSTALL ALL REQUIRED EQUIPMENT SO AS TO STANDARDS DICTATED BY O.S.H.A., FEDERAL, STATE, COMPLY WITH ALL SAFETY STANDARDS AND LOCAL REGULATIONS.
6. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
7. AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF FILL IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION.
8. CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
9. CONTRACTOR SHALL STOCKPILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN THE FINAL GRADING.
10. CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE GRAVELED PRIOR TO INSTALLATION OF GRAVEL MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACT AS NOTED IN THE DETAILS.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES.

This architectural site plan illustrates a fenced compound with the following key features and dimensions:

- ACCESS DRIVE:** 12' wide, leading to a 30' turnaround.
- TURNAROUND:** 29' wide.
- LEAF GATE:** 12' wide, double leaf.
- ELEVATED PA:** Located at the top right, with a height of 3' above the ground level.
- LEASE AREA:** Total width is 50'-0". The fenced compound occupies 48'-0" of this area, leaving 2'-0" on either side.
- FENCED AREA:** A 48'-0" wide by 21'-3" deep rectangular area enclosed by a red dashed line.
- TOC:** Total Outside Circumference is 103' 5.50".
- Dimensions:** The main compound is 37'-0" wide by 11'-0" deep.
- Conn:** A cloud-shaped callout labeled "A CONN" is located at the top center.
- Labels and Callouts:** Various labels include "SET #4 W/ CAP (EG) 1091.38", "SET #4 W/ CAP (EG) 1092.75", "SET #4 W/ CA (EG) 1091.69", "FG=1092.75", "T0C=103' 5.50", "ELEVATED PA", and "FG=1092.75". Callouts also indicate "R=4', TYP.", "30' TURNAROUND", "12' DBL. LEAF GATE", "18'", "22'", "23.6'", "16'", "21.3'", "37'-0\"", "11'-0\"", "48'-0\" FENCED COMPOUND", "50'-0\" LEASE AREA", and "2'-0\"".

ENLARGED COMPOUND PLAN

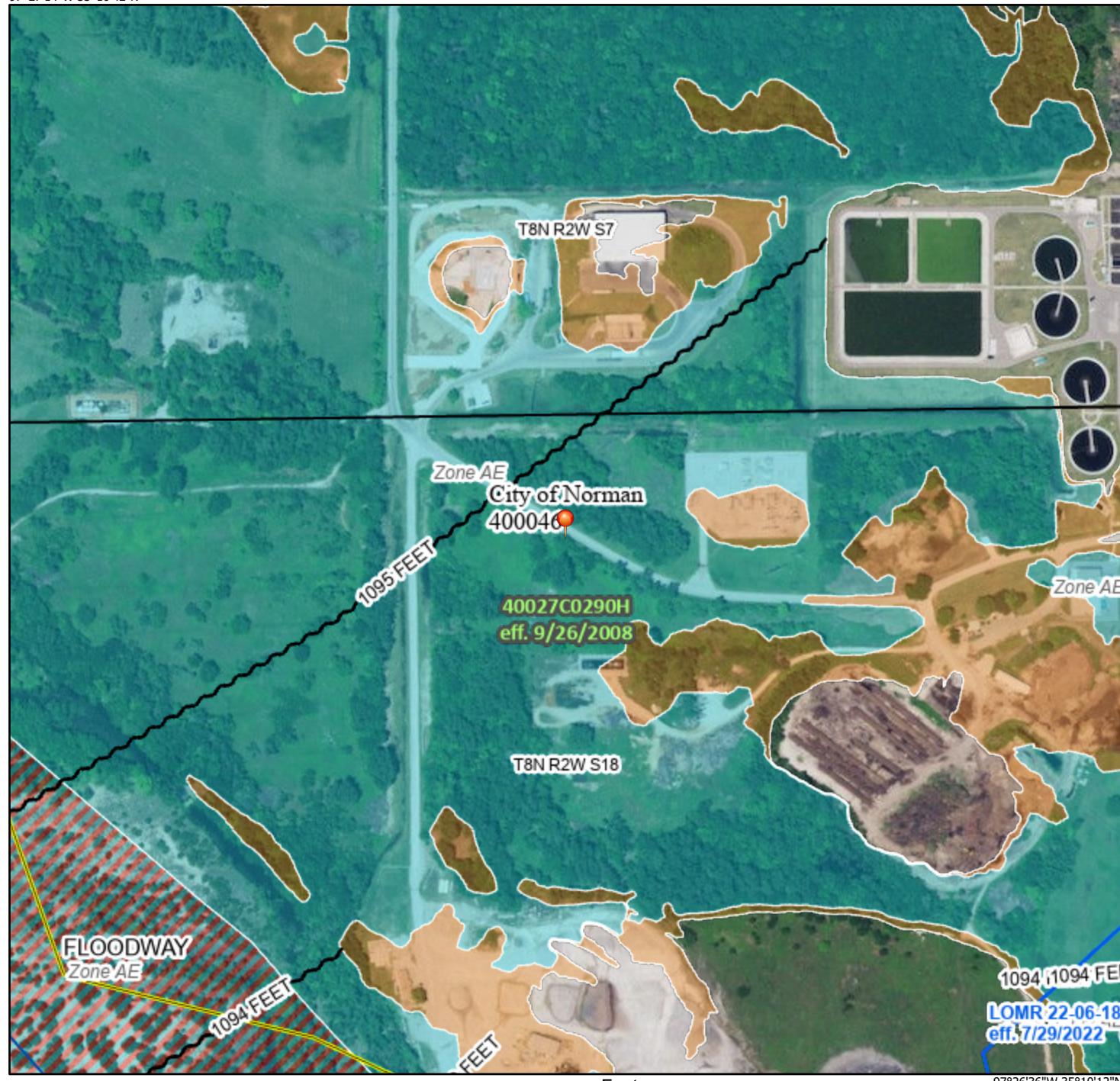


(1) CENTER LINE OF TOWER
(2) CONTRACTOR TO INSTALL TWO GATE KEEPER DEVICES; SEE SHT. 3.2

National Flood Hazard Layer FIRMette



97°27'14"W 35°10'42"N



Legend

Item 2.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRMETTE



The City of NORMAN

201 West Gray A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

Item 2.

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD22-25

APPLICANT: Smith Communications, L.L.C.

DATE: October 6, 2022

LOCATION: 596 Bratcher Miner Road
WARD: 7

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Proposed Communication Tower

You are receiving this letter because you own property within the 1000-foot notification boundary of a Pre-Development application to consider the development of a new communication tower. This property is currently zoned I-2, Heavy Industrial District, and a change of zoning will not be required.

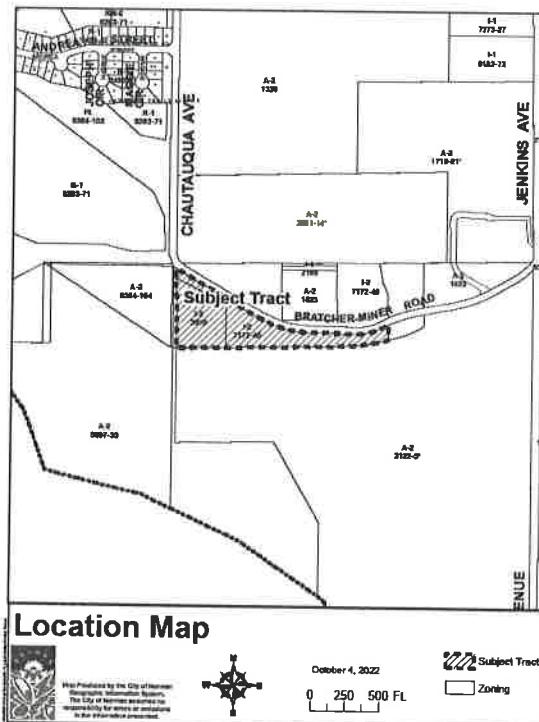
Please join us for a Pre-Development discussion of this proposal on Thursday, October 27, 2022 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Lisa Taylor, (501) 317-6851 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Item 2.

Case No. PD 22-25

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Smith Communications, LLC	ADDRESS 596 Bratcher Miner Rd
EMAIL ADDRESS ltaylor@smithradio.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Lisa Taylor, 501-317-6851 BEST TIME TO CALL: Any

Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located **596 Bratcher Miner Rd**

and containing approximately **0.057** acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

50' x 50' fenced area with a 195' monopole designed for multiple wireless communications to be constructed within the currently designated Communications Facility/Tower easement per Document R2020-42868 recorded in Cleveland County RB Bk 1650, Pg 1103 on 11/20/2020

This proposed development will necessitate (check all that apply):

- O 2025 Plan Amendment Growth Boundary
F Land Use
I Transportation
C
E Rezoning to _____ District(s)
U Special Use for _____
S Preliminary Plat _____ (Plat Name)
E
N Norman Rural Certificate of Survey (COS)
O
L Commercial Communication Tower

Items submitted:

- Deed or Legal Description
 Radius Map
 Certified Ownership List
 Written description of project
 Preliminary Development Map
 Greenbelt Enhancement Statement
 Filing fee of \$125.00

Concurrent Planning
Commission Review
Requested: _____

Received on:

9-28-2022

at _____ a.m./p.m.

by **MV**

Current Zoning: **I-2**

Current Plan Designation: _____



September 26, 2022

RE: Proposed Wireless Communications Facility at 596 Bratcher Miner Road

Commission and Staff members,

Smith Communications, LLC, is proposing to build a 190' tall monopole communications tower at 596 Bratcher Miner Rd. The proposed tower is designed to support 4 carriers. The proposed tower and all carrier equipment will be contained within a 6' chain link security fence measuring 50' x 50'. The fenced area and the access road will have a finished gravel surface. FAA has approved the proposed tower for the requested overall height (to include lightning rod) at 195' and will not require obstruction lighting. Reviews per the National Environmental Policy Act (NEPA) and Section 106: National Historic Preservation Act as required by the Federal Communications Commission have also been completed and cleared. The tower is proposed to improve service in the surrounding area.

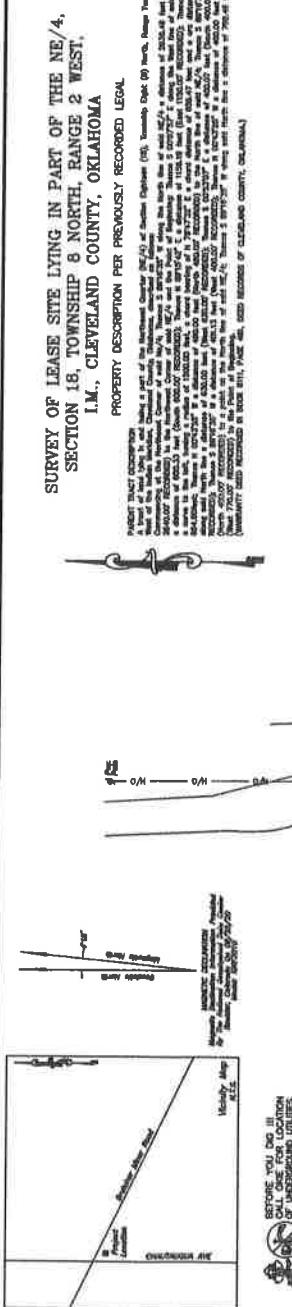
The parcel for the proposed tower is owned by the Norman Utilities Authority who granted a Communications Facility /Tower Easement to Hildalgo Trading, LLC. Smith Communications, LLC has entered into a Ground Lease Agreement with Hildalgo Trading, LLC to build and maintain the tower. This parcel is zoned I-2 with the nearest residence 0.28 mile to the northwest.

Respectfully,

Lisa R. Taylor
Program Manager
Smith Communications
ltaylor@smithradio.com
501-317-6851

**SURVEY OF LEASE SITE LYING IN PART OF THE NE^{1/4},
SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST,
I.M., CLEVELAND COUNTY, OKLAHOMA**

PROPERTY DESCRIPTION PER PREVIOUSLY RECORDED LEGAL



SURVEY OF LEASE SITE LYING IN PART OF THE NE^{1/4},

SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST,

I.M., CLEVELAND COUNTY, OKLAHOMA

PROPERTY DESCRIPTION PER PREVIOUSLY RECORDED LEGAL

Plat of the Lease Site, Cleveland County, Oklahoma
Section 16, Township 6 North, Range 2 West, I.M.
Date Surveyed: 08/25/20

Surveyor: V. C. Vaughan, OK, LS #105
Owner: CHIEF ENERGY RESOURCES, INC.
Address: 100 N. BICKFORD, STE. 100, BIRMINGHAM, AL 35203
Phone: (205) 964-1000
Fax: (205) 964-0577
E-mail: vcvan@chiefenergy.com
Surveyor's Name: V. C. Vaughan
Surveyor's Address: 100 N. BICKFORD, STE. 100, BIRMINGHAM, AL 35203
Phone: (205) 964-1000
Fax: (205) 964-0577
E-mail: vcvan@chiefenergy.com
Surveyor's Qualifications: Surveyor-in-Chief, Chief Energy Resources, Inc.
Surveyor's License No.: LS #105
Surveyor's State: OK
Surveyor's Firm: CHIEF ENERGY RESOURCES, INC.

SURVEY OF LEASE SITE LYING IN PART OF THE NE^{1/4},
SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST,
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Fax: (205) 964-0577
E-mail: vcvan@chiefenergy.com
Surveyor's Qualifications: Surveyor-in-Chief, Chief Energy Resources, Inc.
Surveyor's License No.: LS #105
Surveyor's State: OK
Surveyor's Firm: CHIEF ENERGY RESOURCES, INC.

LEASE SITE DESCRIPTION:

The lease site is located in the northeast quadrant of Section 16, Township 6 North, Range 2 West, I.M., Cleveland County, Oklahoma. The site is bounded by Chautauqua Ave to the west, 8th Street to the south, and 9th Street to the north. The site is approximately 200' x 200' in size, with a total area of 0.04 acres. The site is currently undeveloped and appears to be a mix of grassland and brush. There are no buildings, roads, or utility infrastructure present on the site.

ACROSS PROPERTY EXISTING DESCRIPTION:

There are no existing structures or improvements on the site. The surface consists of native soil and vegetation. There are no roads, utilities, or other developments on the site.

NOTED CONSIDERATIONS:

There are no known environmental concerns or restrictions on the site. The site is located in an area of moderate seismic activity, as indicated by the Oklahoma Seismic Network. There are no known wells or pipelines in the immediate vicinity of the site.

CHIEF ENERGY RESOURCES, INC.

CHIEF ENERGY RESOURCES, INC. has no interest in the property described above. The lease site is located in an area of moderate seismic activity, as indicated by the Oklahoma Seismic Network. There are no known wells or pipelines in the immediate vicinity of the site.

NOTES:

This survey was conducted to determine the location of the lease site. The surveyor is not responsible for any errors or omissions in the survey. The surveyor is not responsible for any damage or loss to any property or equipment resulting from the survey. The surveyor is not responsible for any environmental concerns in the area where the surveyor is working or for liability for work to be performed on behalf of the surveyor.

GRAPHIC SCALE

SCALE - 1" = 40 (24' x 32')
1" = 60 (11' x 17')

CHIEF ENERGY RESOURCES, INC.

CHIEF ENERGY RESOURCES, INC.

PREPARED BY: HESS SURVEYING, INC.

RECEIVED BY: CHIEF ENERGY RESOURCES, INC.

DATE SURVEYED: 08/25/20

DATE DRAWN: 09/02/20

FIELD WORK: SC

WORK: GLH

CHIEF ENERGY RESOURCES, INC.

V.C. VAUGHAN

INSTRUMENT: 3012/1051

PREPARED FOR:

CHIEF ENERGY RESOURCES, INC.

DATE DRAWN: 09/02/20

FIELD WORK: GLH

WORK: GLH

CHIEF ENERGY RESOURCES, INC.

V.C. VAUGHAN

INSTRUMENT: 3012/1051

BUREAU BOUND IN U.S.G.S.

Established by G.S. M. in 1879

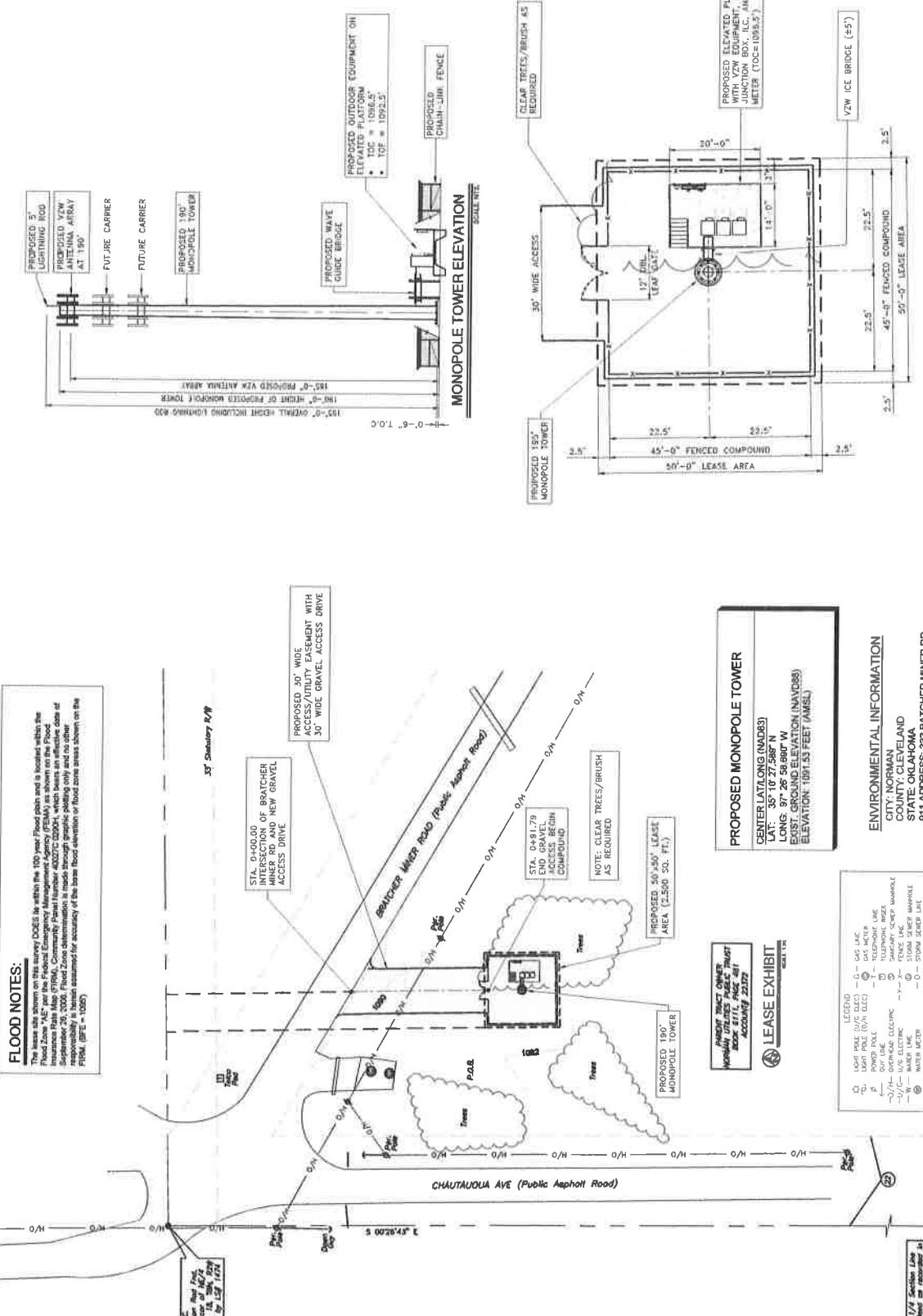
Date: Mon, Aug 03, 2020

Vert: Grid 30

DRAWING NO.

SV-1

Sheet





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Issued Date: 05/05/2023

Michael B. Smith
Smith Communications, LLC.
520 N. College Ave.
Fayetteville, AR 72701

Aeronautical Study No. 2023-ASW-826-OE
Prior Study No. 2021-ASW-6721-OE
Item 2.

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole Rudys OK - ANT TWR
Location: Norman, OK
Latitude: 35-10-26.85N NAD 83
Longitude: 97-26-58.16W
Heights: 1092 feet site elevation (SE)
195 feet above ground level (AGL)
1287 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 11/05/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

Item 2.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

This determination cancels and supersedes prior determinations issued for this structure.

If we can be of further assistance, please contact our office at (817) 222-4848, or Brian.Oliver@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASW-826-OE.

Signature Control No: 568495633-584225204

Brian Oliver
Specialist

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

BASIS FOR DECISION

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C-band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C-band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C-band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C-band evaluation process.

The FAA 5G C-band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C-band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C-band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C-band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2023-ASW-826-OE

Item 2.

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3550	3700	MHz	47	dBm
3700	3980	MHz	1640	W
3700	3980	MHz	3280	W
27500	28350	MHz	75	dBm
29100	29250	MHz	75	dBm
31000	31225	MHz	75	dBm
31225	31300	MHz	75	dBm

38600

40000

MHz

75

dBm

Item 2.

TOPO Map for ASN 2023-ASW-826-OE

Item 2.



Sectional Map for ASN 2023-ASW-826-OE

Item 2.



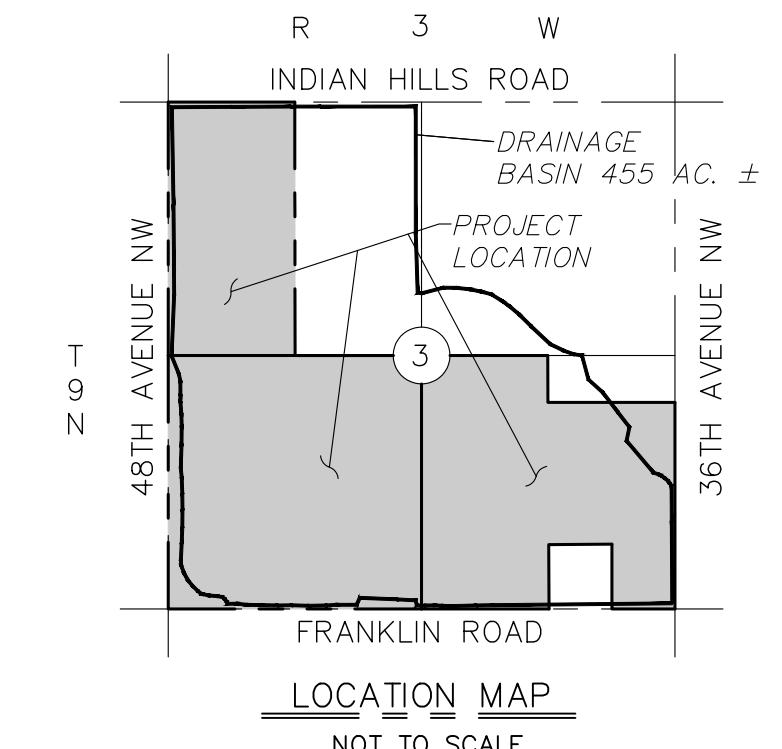
PRELIMINARY PLAT
BRIDGEVIEW AT CARRINGTON
A PLANNED UNIT DEVELOPMENT
A PART OF SECTION 3, T9N, R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land lying in a part of Section Three (3), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 3;
THENCE North 89°43'19" East along the North line of said Section 3, also being the centerline of Indian Hills Road, a distance of 1378.63 feet;
THENCE South 00°30'33" East a distance of 2594.44 feet;
THENCE North 89°44'14" East a distance of 1319.74 feet;
THENCE North 89°44'08" East a distance of 1321.56 feet;
THENCE South 00°25'21" East a distance of 660.79 feet;
THENCE North 89°39'59" East a distance of 1326.28 feet to the East line of said Section 3, also being the centerline of 36th Avenue N.W.;
THENCE South 00°18'38" East, and along the East line of said Section 3 and the centerline of 36th Avenue N.W., a distance of 1927.56 feet to the Southeast corner of said Section 3;
THENCE South 89°27'30" West, and along the South line of said Section 3, also being the centerline of Franklin Road, a distance of 661.40 feet;
THENCE North 00°21'22" West a distance of 659.99 feet;
THENCE South 89°31'40" West a distance of 661.78 feet;
THENCE South 00°25'21" East a distance of 660.79 feet to a point on the South line of said Section 3 and the centerline of Franklin Road;
THENCE South 89°27'30" West, and along said South line of Section 3 and the centerline of Franklin Road, a distance of 1322.42 feet;
THENCE South 89°53'50" West, continuing along said South Section line and centerline of Franklin Road, a distance of 2645.74 feet to the Southwest corner of said Section 3;
THENCE North 00°23'56" West along the West line of said Section 3, also being the centerline of 48 Avenue N.W., a distance of 2642.14 feet;
THENCE North 00°29'05" West, continuing along the West Section line of said Section 3 and the centerline of 48th Avenue N.W., a distance of 2594.09 feet to the Point of Beginning.

Said tract contains 369.74 acres more or less.



LOCATION MAP
NOT TO SCALE

NOTES:

1. FIRE HYDRANTS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. "LIMITS OF NO ACCESS" IS SHOWN AS INDICATED, "LNA".
5. ALL PERIMETER EASEMENTS SHALL BE 10 FOOT WIDE PER NORMAN STD. UL 01A.
6. ALL BACK TO BACK EASEMENTS IN LOTS SHALL BE 5 FOOT WIDE, (10 FEET TOTAL FOR BOTH LOTS) PER NORMAN STD. UL 01C.
7. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
8. ALL PROPOSED WATERLINES ARE 6-INCH EXCEPT AS NOTED. SIZES TO BE DETERMINED.
9. PIPELINES ALONG 48th WILL REMAIN IN PLACE. THE PUD WILL ILLUSTRATE CONDITIONS THAT WILL BE DESIGN REQUIREMENTS.
10. THE EXISTING OIL WELL IN THE SOUTHEAST PORTION IS SHOWN WITH LOTS AND ROADS THAT MAY BE DEVELOPED AFTER THE WELL IS PLUGGED. THERE WILL BE NO PLAT SUBMITTED FOR THE AREA UNTIL THE WELL IS PLUGGED. THE LOT 39 IS SHOWN AS ABANDONED. HOW IT WILL BE DEVELOPED IN THE FUTURE, THE DOP LINE CONNECTING THIS WELL AND EXTENDING TO FRANKLIN RD. WILL BE LEFT IN PLACE AND WILL NOT HAVE A PLAT SUBMITTED UNTIL THE LINE IS ABANDONED IN THE FUTURE.
11. OPEN SPACE LOTS ARE SHOWN AS A,B,C,D ETC..
12. OPEN SPACES WILL ALSO DRAGUE EASEMENTS.
13. TRAFFIC IMPACT ANALYSIS (TIA) HAS RESOLVED COLLECTOR ROADS. SEE REPORT ON IDENTIFIED AREAS AS REQUIRED IN THE TIA. "NO PARKING" SIGNS WILL BE CONSTRUCTED TO ALLOW 26 FEET STANDARD RESIDENTIAL ROADS TO BE CONSTRUCTED IN LIEU OF 34 FEET WIDE ROADS.
14. THE WATERLINE CONSTRUCTION WILL BE DESIGNED WITH FINAL PLATS TO LOOP THE 8-INCH WATERLINES TO COMPLY WITH ENGINEERING REQUIREMENTS.
15. GARAGE APARTMENTS WILL BE ALLOWED FOR THE FOLLOWING LOTS ONLY: BLOCK 2, LOTS 2, 11, & 13. BLOCK 5, LOTS 8, 12, 18, 24, & 26. BLOCK 8, LOTS 8 & 12. BLOCK 9, LOTS 2 & 7. BLOCK 10, LOTS 3 & 9. BLOCK 13, LOTS 7 & 8. BLOCK 14, LOTS 5, 10, 15, & 21. BLOCK 15, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21. BLOCK 22, LOTS 3, 5, 7, & 14. BLOCK 23, LOTS 3 & 7. BLOCK 24, LOTS 4 & 9. BLOCK 27, LOTS 2 & 6. BLOCK 30, LOTS 5 & 14. BLOCK 32, LOTS 4 & 10. BLOCK 39, LOTS 1 & 12. BLOCK 34, LOTS 4 & 9. BLOCK 38, LOTS 4 & 10. BLOCK 39, LOTS 1 & 12.
16. NO FINAL PLATS WITHIN THIS 600' RADIUS WILL BE FILED OF RECORD UNTIL A NEW 6' CHAIN LINK FENCE AND DRIVE-THRU GATES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY ORDINANCES AND WELL OPERATOR'S CONSENT.

TOTAL RESIDENTIAL LOT COUNT = 599

OPEN ACTIVE RECREATION AREAS (ORA)
SCHOOL AREA - 2.50 ACRES
COMBINED AREAS MORE THAN 0.50 ACRES - 4.68 ACRES
REMAINING AREAS LESS THAN 0.50 ACRES - 0.70 ACRES
TOTAL ORA ACREAGE - 7.88 ACRES

SMC
SMC Consulting Engineers, P.C.
36TH AVE. N.W. & FRANKLIN RD.
NORMAN, OKLAHOMA

PROJECT NO.: 5018.00
DRAWN BY: D. ANDERSON
DRAWN DATE: 08/03/2023
DRAWN SCALE: 1" = 200'
DRAWN NUMBER: 8288
DRAWN BY: D. ANDERSON
DRAWN DATE: 08/03/2023
DRAWN SCALE: 1" = 200'
DRAWN NUMBER: 8288

PRELIMINARY PLAT

EXHIBIT 1



STAFF REPORT

09/5/2023

PERMIT NO. 681

ITEM: This Floodplain Permit Application is for the construction of a road in the Zone A floodplain of a tributary of the Little River near the intersection of 36th Ave. NW and Franklin Road. This work is being done for the proposed Bridgeview at Carrington Addition.

BACKGROUND:

APPLICANT: Raven Investments, LLC

BUILDER: TBD

ENGINEER: SMC Consulting Engineers

The applicant is requesting a floodplain permit for the construction of a road to be built across the Zone A floodplain of a tributary to the Little River. The proposed development location is located between 36th Ave. NW and 48th Ave. NW and between Franklin Road and Indian Hills Road and consists of approximately 364 acres of residential development.

The road will be oriented generally north to south and cross the floodplain to the west of 36th Ave. NW, approximately 1100 feet north of Franklin Road. The applicant submitted plans showing a road crossing this section of the floodplain with two 48" reinforced concrete pipes under the road to allow for the drainage of the stream that is draining to the east towards an unnamed tributary of the Little River. There are existing dual 48" RCPs under 36th Ave. NW immediately downstream of this project. The flowline elevation for the pipes will be 1157.75' on the upstream side and 1157.25' on the downstream side. The approximate 100 year water level is 1163.8' and the top of the road, according to the plans is 1165.0'. According to the preliminary plat, this road would not be the only path of ingress or egress for the development during a flooding scenario. The applicant submitted plans showing a cut volume as a result of development of 6298.69 CY and a fill volume of 3545.18 CY for a net loss of approximately 2753 CY of fill in the floodplain.

STAFF ANALYSIS:Site located in Little River Basin or its Tributaries? Yes no

According to the latest FIRM, the site of the proposed work is located in the Tributary G of the Little River floodplain (Zone A). At the proposed site, the BFE is approximately 1163.8 ft.

Applicable Ordinance Sections:

36-533	(e)2(a).....	Fill restrictions
	(e)2(e).....	Compensatory storage
	(f)3(a)(8).....	No rise considerations

Subject Area:

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

According to the plans submitted by the applicant, excavation quantities exceed fill quantities by approximately 2753 CY satisfying the ordinance requirements.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has certified that there will be no increase in the 100-year water surface elevation as a result of the improvements in the floodplain of the tributary satisfying this requirement.

RECOMMENDATION: Staff recommends Floodplain Permit Application #681 be approved.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. _____

Building Permit No. _____

Date 8/10/2023

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

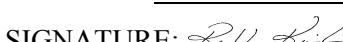
SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.
10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT Raven Investments, LLC ADDRESS: P.O. Box 7187 Norman, OK 73153
 TELEPHONE: (405) 637-8742 SIGNATURE: 

BUILDER: _____ ADDRESS: _____
 TELEPHONE: _____ SIGNATURE: _____

SMC Consulting
 ENGINEER: Engineers ADDRESS: 815 W. Main, OKC, OK 73106
 TELEPHONE: (405) 232-7715 SIGNATURE: 

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

Project is located between 36th and 48th Avenues NW, and between Indian Hills and Franklin Roads

Project consists of 369.74 acres consisting of the SE 1/4, SW 1/4 and the west half of the NW 1/4 of Section 3, T9N, R3W. See attached legal description.

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

<u>ACTIVITY</u>	<u>STRUCTURE TYPE</u>
<input checked="" type="checkbox"/> New Structure	<input checked="" type="checkbox"/> Residential (1-4 Family)
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Residential (More than 4 Family)
<input type="checkbox"/> Alteration	<input type="checkbox"/> Non-Residential (Flood proofing? <input type="checkbox"/> Yes)
<input type="checkbox"/> Relocation	<input type="checkbox"/> Combined Use (Residential & Commercial)
<input type="checkbox"/> Demolition	<input type="checkbox"/> Manufactured (Mobile) Home
<input type="checkbox"/> Replacement	<input type="checkbox"/> In Manufactured Home Park? <input type="checkbox"/> Yes

ESTIMATED COST OF PROJECT \$_____ ^{TBD} Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
- Excavation (Beyond the minimum for Structural Development)
- Watercourse Alteration (Including Dredging and Channel Modifications)
- Drainage Improvements (Including Culvert Work) Road, Street or Bridge Construction
- Subdivision (New or Expansion) Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

Construction of a residential subdivision. Proposed work in Zone A of the Floodway will consist of roadway construction to include the installation of a reinforced concrete drainage structure.

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

- A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.

- B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

Not Applicable:

- C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

Not Applicable:

- D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

Not Applicable:

- E. A profile showing the slope of the bottom of the channel or flow line of the stream.

Not Applicable:

- F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

Not Applicable:

- G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

Not Applicable:

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

The proposed development is located on FIRM Panel No.: _____, Dated: _____

The Proposed Development:

- Is NOT located in a Special Flood Hazard Area
(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).
- Is located in a Special Flood Hazard Area.
- The proposed development is located in a floodway.
- 100-Year flood elevation at the site is _____ Ft. NGVD (MSL) Unavailable

See Section 4 for additional instructions.

SIGNED: _____ **DATE:** _____

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) Is; (B) Is Not in conformance with provisions of Norman's City Code Chapter 22, Section 429.1. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If BOX A is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If BOX B is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS:Appealed to Board of Adjustment: Yes No
 Hearing date: _____

Board of Adjustment Decision - Approved: Yes No

Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.

Consulting Engineers, P.C.
815 West Main
Oklahoma City, OK 73106
405-232-7715
FAX 405-232-7859
www.smcokc.com

Civil Engineering
Land Development
Storm Water Management

Terence L. Haynes
Christopher D. Anderson
Muhammad A. Khan

August 9, 2023

Mr. Shawn O'Leary, P.E.
Floodplain Administrator
City of Norman

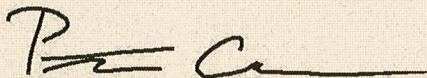
RE: No Rise Certification for
Bridgeview at Carrington Addition
Norman, Oklahoma
SMC #6540.00

Dear Mr. O'Leary,

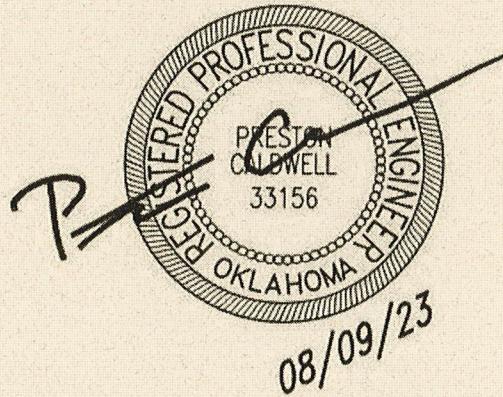
The proposed development of Bridgeview at Carrington Addition provides for the construction of a new roadway and drainage culvert within the subdivision which will require construction activities within the FEMA Effective Floodplain.

There will be no rise in the BFE as a result of the new roadway and drainage culvert improvements per the attached earthwork calculations showing approximately 2,753.50 CY of compensatory storage added to the FEMA Effective Floodplain.

Sincerely,
SMC Consulting Engineers, P.C.



Preston Caldwell, P.E.
Project Engineer



Volumes by Triangulation (Prisms)

Thu Aug 10 12:08:47 2023

Existing Surface: N:\DWGS\5018 - Carrington North\Preliminary Plat - 2023\TIN Item 3.

Final Surface: N:\DWGS\5018 - Carrington North\Preliminary Plat - 2023\TIN used

Cut volume: 170,064.5 C.F., 6,298.69 C.Y.

Fill volume: 95,719.8 C.F., 3,545.18 C.Y.

Bank Fill Volume: 119,649.73 C.F., 4,431.47 C.Y.

Area in Cut : 56,726.2 S.F., 1.30 Acres

Area in Fill: 53,475.2 S.F., 1.23 Acres

Area exactly in daylight: 226,170.6 S.F., 5.19 Acres

Total inclusion area: 336,372.0 S.F., 7.72 Acres

Average Cut Depth: 3.00 feet

Average Fill Depth: 2.24 feet

Cut to Fill ratio: 1.78

Export Volume: 2,753.5 C.Y.

Elevation Change To Reach Balance: 0.221

Volume Change Per .1 ft: 1,245.8 C.Y.

Cut Swell Factor : 1.000

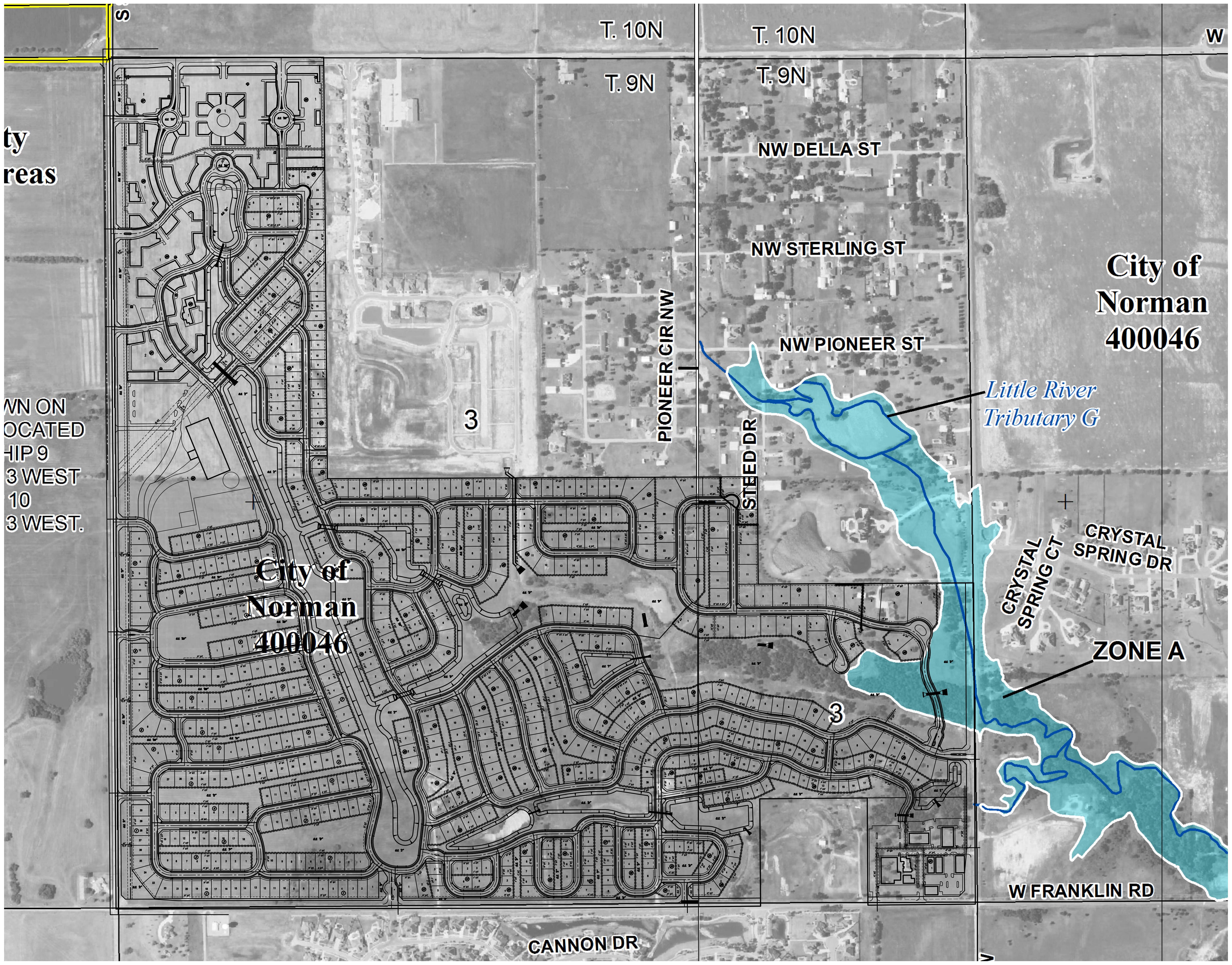
Fill Shrink Factor: 0.800

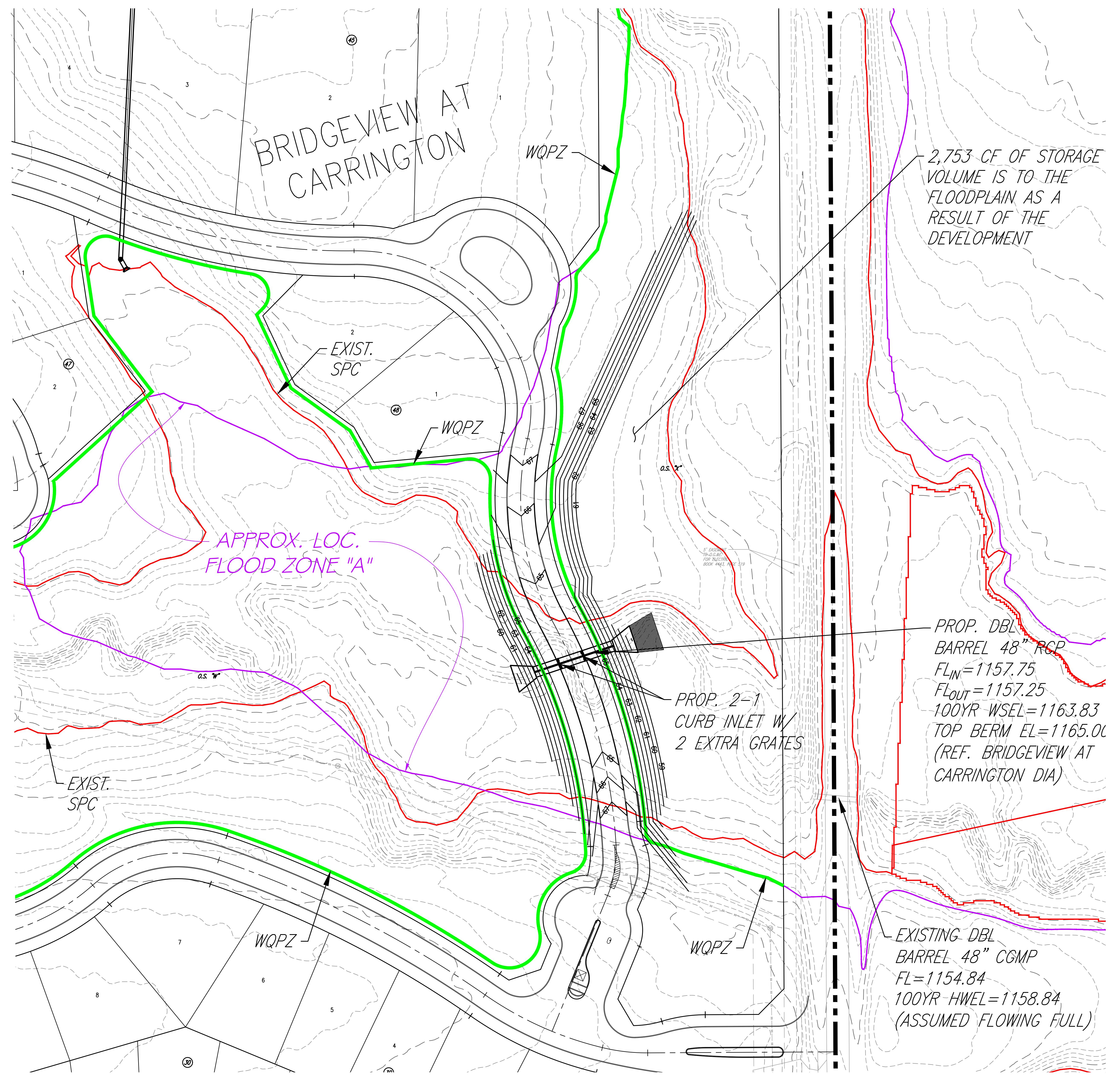
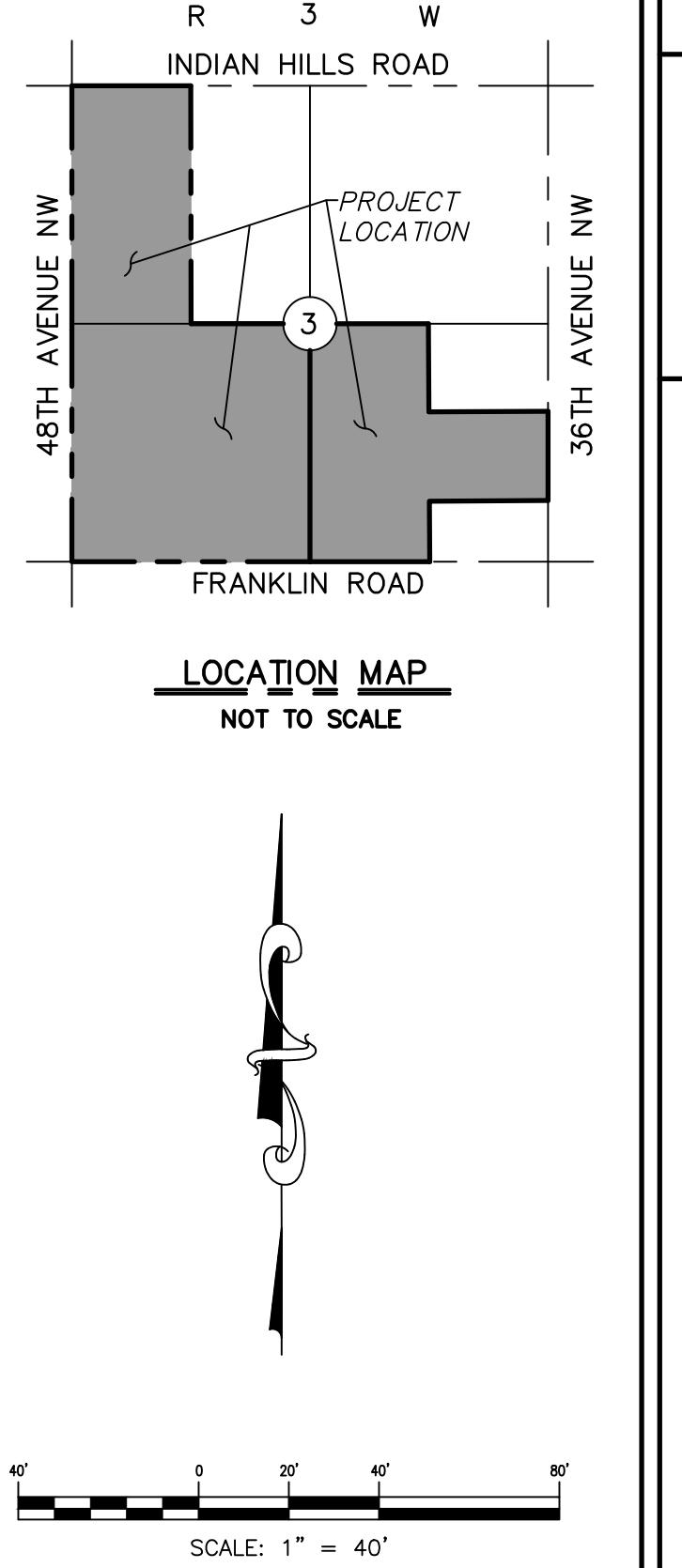
Cut (C.Y.) / Area (acres): 815.68

Fill (C.Y.) / Area (acres): 459.10

Max Cut: 6.049 at 2119199.320,709009.800

Max Fill: 8.000 at 2119205.591,708786.263





BRIDGEVIEW AT CARRINGTON

36TH AVE. N.W. & FRANKLIN RD.
NORMAN, OKLAHOMA

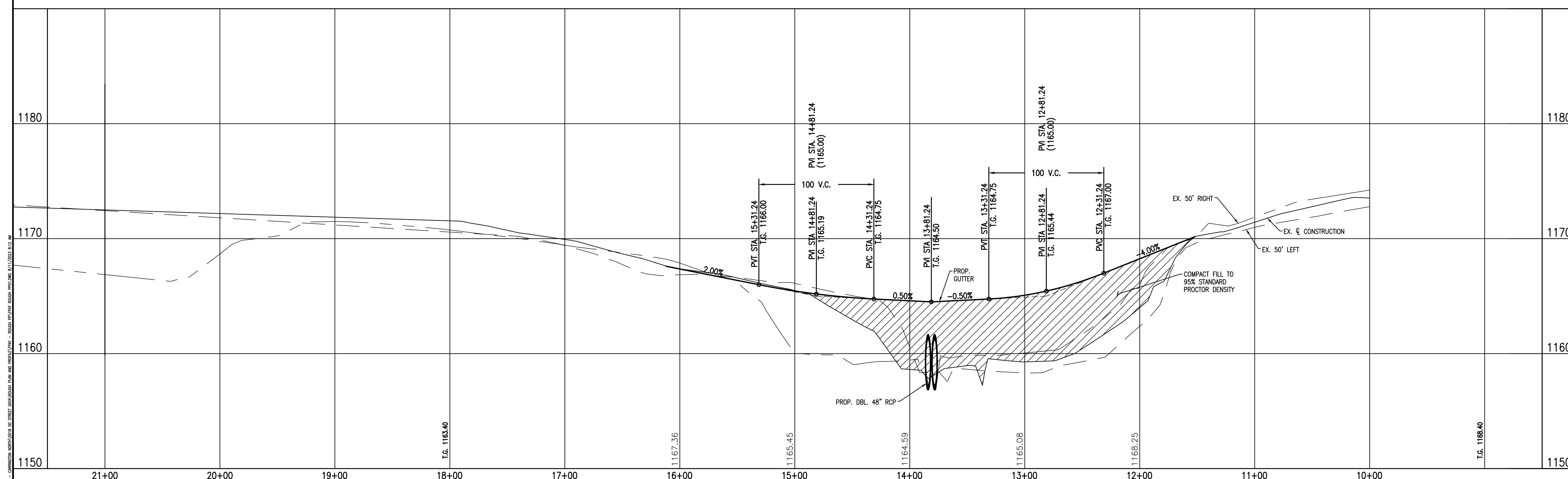
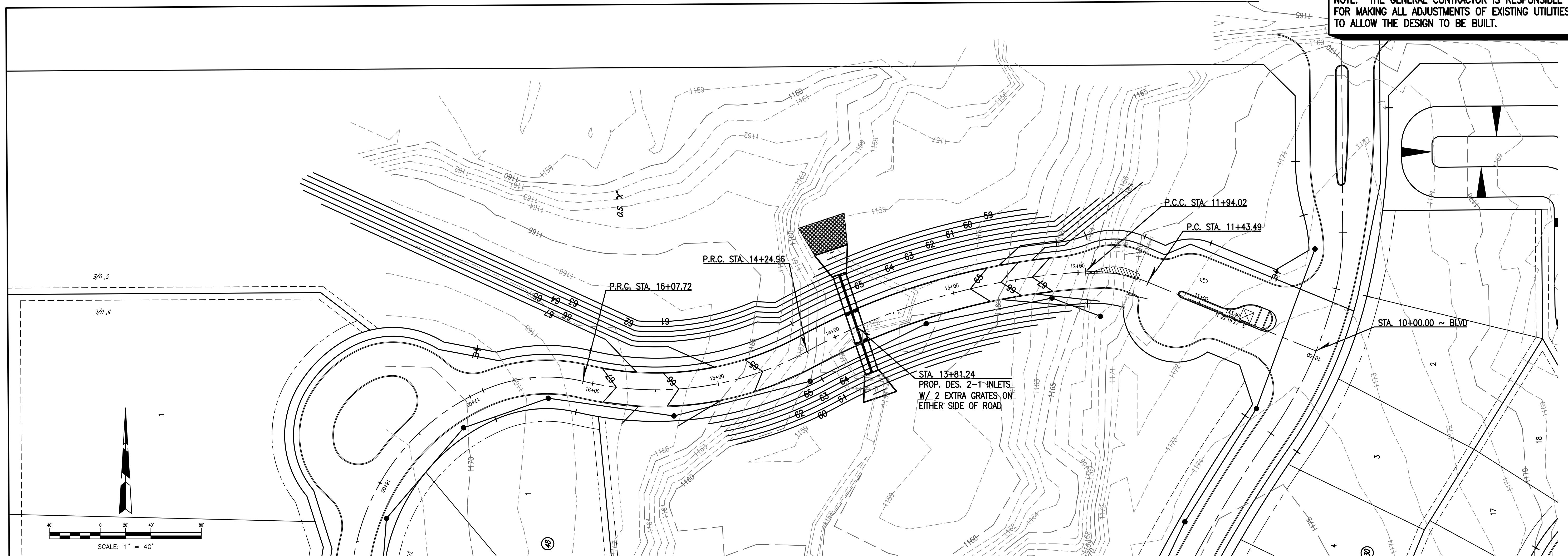
SMC
SMC Consulting Engineers, P.C.
815 West Main Oklahoma City, OK 73106
Ph: 405-235-7115 Fax: 405-235-8658
OKLAHOMA CERTIFICATE OF AUTORIZATION NO. O-46 DR 86/20/2003
No. Revision Date

PROJECT NO.: 5018.00
DRAWN BY: P.M.C.
SCALE: 1" = 40'
DRAWN BY: P.M.C.
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 8288

GRADING EXHIBIT

SHEET NO. 1

NOTE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAKING ALL ADJUSTMENTS OF EXISTING UTILITIES TO ALLOW THE DESIGN TO BE BUILT.



STAFF REPORT

09/5/2023

PERMIT NO. 682

ITEM: This Floodplain Permit Application is for the construction of a walking path for the Flint Hills Addition in the Little River Floodplain.

BACKGROUND:

APPLICANT: Raven Investments, LLC

BUILDER: TBD

ENGINEER: SMC Consulting Engineers

The applicant is requesting a floodplain permit for the construction of a 2597 linear foot sidewalk that is 10 feet wide and will be located along the Flint Hills subdivision located on the northwest side of 12th Ave. NW and Tecumseh Road. The trail will cross in and out of the Little River floodplain as it follows the northern boundary of the subdivision. The applicant has indicated that no fill will brought into the floodplain for the construction.

STAFF ANALYSIS:Site located in Little River Basin or its Tributaries? Yes no

According to the latest FIRM, the site of the proposed work is located in the Little River floodplain (Zone AE). At the proposed site, the BFE is between 1125.0' and 1123.0'.

Applicable Ordinance Sections:

36-533	(e)2(a).....	Fill restrictions
	(e)2(e).....	Compensatory storage
	(f)3(a)(8).....	No rise considerations

Subject Area:

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

According to the applicant, no fill is anticipated to be brought in as a result of this project, satisfying this requirement.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has certified that there will be no increase in the BFE as a result of this sidewalk project, satisfying this requirement.

RECOMMENDATION: Staff recommends Floodplain Permit Application #682 be approved.

ACTION TAKEN: _____



City of Norman
Floodplain Permit
Application

Floodplain Permit No. _____

Building Permit No. _____

Date 08/08/2023

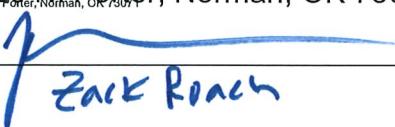
FLOODPLAIN PERMIT APPLICATION
 (\$100.00 Application Fee Required)

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.
10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

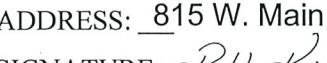
APPLICANT: IH Development ADDRESS: 1320 N. Porter, Norman, OK 73071

TELEPHONE: (405) 364-1152 SIGNATURE: 

BUILDER: _____ ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

SMC Consulting
 ENGINEER: Engineers, P.C. ADDRESS: 815 W. Main, OKC, OK 73106

TELEPHONE: (405) 232-7715 SIGNATURE: 

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

Tecumseh Road & 12th Avenue NW

Proposed trail begins at 35°16'09"N/ 97°27'58"W and ends at 35°15'57"N/ 97°27'34"W

DESCRIPTION OF WORK (Check all applicable boxes):**A. STRUCTURAL DEVELOPMENT**

<u>ACTIVITY</u>	<u>STRUCTURE TYPE</u>
<input checked="" type="checkbox"/> New Structure	<input checked="" type="checkbox"/> Residential (1-4 Family)
<input type="checkbox"/> Addition	<input type="checkbox"/> Residential (More than 4 Family)
<input type="checkbox"/> Alteration	<input type="checkbox"/> Non-Residential (Flood proofing? <input type="checkbox"/> Yes)
<input type="checkbox"/> Relocation	<input type="checkbox"/> Combined Use (Residential & Commercial)
<input type="checkbox"/> Demolition	<input type="checkbox"/> Manufactured (Mobile) Home
<input type="checkbox"/> Replacement	<input type="checkbox"/> In Manufactured Home Park? <input type="checkbox"/> Yes

ESTIMATED COST OF PROJECT \$ \$180,000 Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
- Excavation (Beyond the minimum for Structural Development)
- Watercourse Alteration (Including Dredging and Channel Modifications)
- Drainage Improvements (Including Culvert Work) Road, Street or Bridge Construction
- Subdivision (New or Expansion) Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

Construction of 2597 LF of 10ft.-wide sidewalk.

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

- A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.

- B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

Not Applicable:

- C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

Not Applicable:

- D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

Not Applicable:

- E. A profile showing the slope of the bottom of the channel or flow line of the stream.

Not Applicable:

- F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

Not Applicable:

- G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

Not Applicable:

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

The proposed development is located on FIRM Panel No.: _____, Dated: _____

The Proposed Development:

- Is NOT located in a Special Flood Hazard Area
(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).
- Is located in a Special Flood Hazard Area.
- The proposed development is located in a floodway.
- 100-Year flood elevation at the site is _____ Ft. NGVD (MSL) Unavailable

See Section 4 for additional instructions.

SIGNED: _____ **DATE:** _____

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) Is; (B) Is Not in conformance with provisions of Norman's City Code Chapter 22, Section 429.1. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If BOX A is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If BOX B is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS:Appealed to Board of Adjustment: Yes No
 Hearing date: _____

Board of Adjustment Decision - Approved: Yes No

Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.

Consulting Engineers, P.C.
815 West Main
Oklahoma City, OK 73106
405-232-7715
FAX 405-232-7859
www.smcokc.com

Civil Engineering
Land Development
Storm Water Management

Terence L. Haynes
Christopher D. Anderson
Muhammad A. Khan

Item 4.

August 9, 2023

Mr. Shawn O'Leary, P.E.
Floodplain Administrator
City of Norman

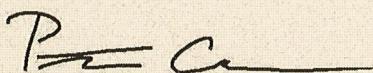
RE: No Rise Certification for
Flint Hills Addition Section 3
Norman, Oklahoma
SMC #6342.03

Dear Mr. O'Leary,

The proposed development of Flint Hills Addition Section 3 provides for the construction of a new sidewalk part of the Little River Creek corridor. The proposed sidewalk will be 10-foot wide and approximately 2,597 linear feet within said corridor.

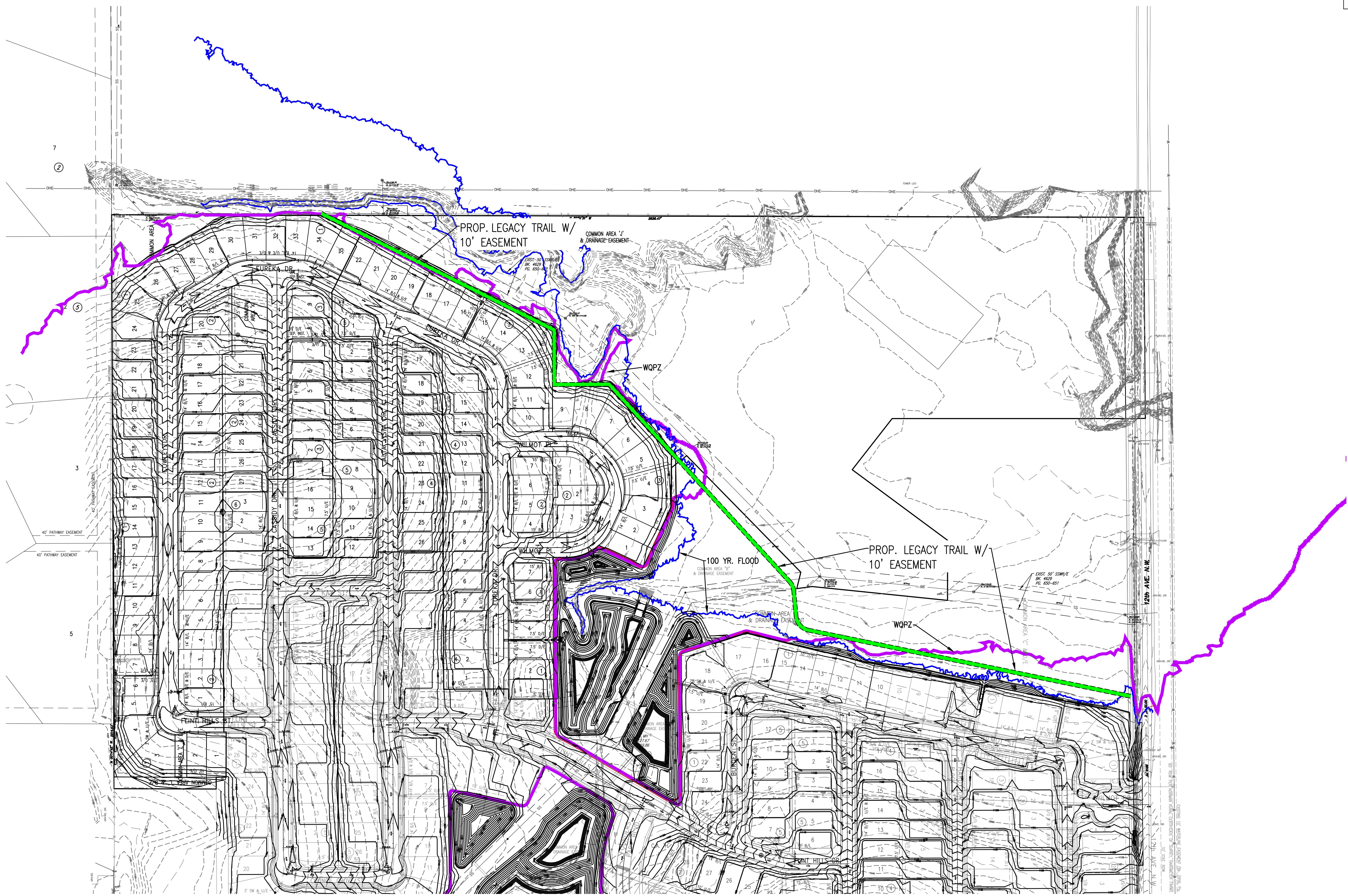
The construction of the sidewalk will require construction activities within the FEMA Effective Floodplain. There is no fill anticipated in the floodplain with the construction of the sidewalk; therefore, no rise in the base flood elevation (BFE) will occur on the property or any adjacent properties.

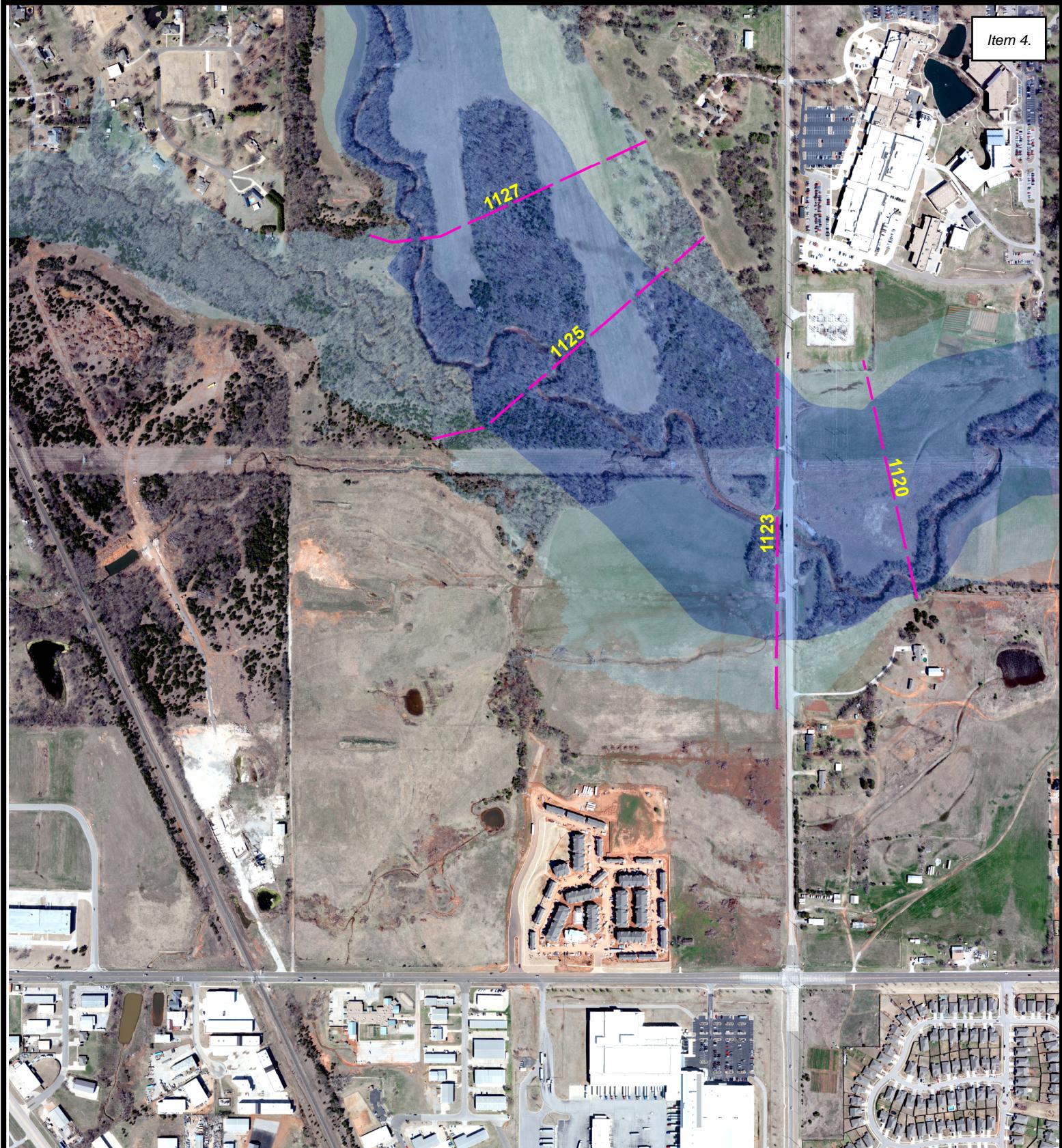
Sincerely,
SMC Consulting Engineers, P.C.



Preston Caldwell, P.E.
Project Engineer







Flint Hills Addition



The City of Norman assumes no responsibility for errors or omissions in the information presented.



1 inch = 685 feet

0 0.05 0.1 0.2 Miles

Legend

- BFE 2021
 - 1% Chance Floodplain
 - Floodway
- AerialPhoto2021**
- | RGB | Red: Band_1 |
|--------------------------------------|---------------|
| ■ | Red: Band_1 |
| ■ | Green: Band_2 |
| ■ | Blue: Band_3 |

Norman Floodplain Permit Committee

Regulations and Procedures: Norman's Flood Hazard District

Beth Muckala, Asst. City Attorney



SECTION ONE

AUTHORITY

Oklahoma Floodplain Management Act

- 82 Okla. Stat. §§ 1601-1620.1

"The boards of county commissioners and municipal governing bodies are authorized to establish floodplain boards ... for their respective area of jurisdiction."

- Federal law basis: National Flood Insurance Act of 1968

"[T]he objectives of a flood insurance program should be integrally related to a unified national program for flood plain management . . ."

SECTION TWO

36-533: FH, FLOOD HAZARD DISTRICT

Purposes

- Protect **human life and health**;
- Minimize **expenditure of public money** for costly flood control projects;
- Minimize the need for **rescue and relief efforts** associated with flooding and generally undertaken at the expense of the general public;
- Minimize prolonged **business interruptions**;
- Minimize damage to **public facilities and utilities** such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
- Help maintain a stable tax base by providing for the **sound use and development of floodprone areas** in such a manner as to minimize future flood blight areas;
- **Control in special flood hazard areas**, uses such as fill dumping, storage of materials, structures, buildings and any other works which, acting alone or in combination with other existing or future uses, would cause damaging flood heights or erosive velocities by obstructing flows and reducing floodplain storage;
- Ensure that potential **buyers are notified** that property is in a floodprone area;
- Meet the needs of the **streams to carry floodwaters** and protect the creek channels and floodplains from encroachment so that flood heights and flood damage will not be increased;
- Enhance existing **protections for residents, structures, and public facilities** from flood damage;
- **Preserve floodplain areas** for their open space and natural habitat values; and
- Establish provisions and procedures that will **provide additional protections** for floodplain areas with no net loss of allowable density on affected lots and parcels.

Functions

- (d)(1): Identify the flood hazard lands
- (d)(2)-(3): District boundaries/zoning overlay
- (e)(1),(5): Limit/prohibit land uses

Limited:

- Agricultural
- Private and public recreation
- Accessory residential

Prohibited:

- Manufactured home parks
- Encroachments increasing flood levels in 1% change flood

Functions Cont'd

- (e)(2): General permit criteria for construction and modification
 - Modification to the floodplain
 - Anchored new construction and substantial improvements
 - Compensatory storage
 - Utility, facility, and supply system construction/design
 - On-site waste disposal, storage of materials, equipment, vehicles
 - Reclamation projects
 - Threshold for City Council vote

Functions Cont'd

- (e)(3)-(4): Special permit criteria (uses requiring permit involving structures, fill, excavation, mining or storage or materials/equipment)
 - Residential: site-built and manufactured homes
 - Historic structures
 - Non-residential, commercial, industrial, agricultural
 - Enclosures, fences, parking, stables
 - Sand/gravel mining, etc.
 - Alteration to nonconforming structure
 - Oil and gas exploration

Functions Cont'd

- (e)(6): Subdivision proposals
- (e)(7): Floodway identification and regulation
- (e)(8): Specific regulations for Little River and mapped tributaries

SECTION THREE

PERMITTING AND APPEALS

36-553(f): Floodplain Permit Administration

- Director of Public Works = Floodplain Administrator
- FP Committee supermajority vote of 5 required
- Committee all floodplain-trained, makeup:
 - Director of Planning & Community Development;
 - Director of Public Works
 - City Engineer
 - Subdivision Development Manager
 - Planning Service Manager
 - 2 citizen members (staggered 3-year terms)

(f)(3): The Committee may require...

- “[A]ny or all of” information deemed necessary from following:
 - (a)(1)-(8): required application materials;
 - (b): where committee “believes that the information will improve the quality of the decision for application”

“... Such other pertinent information as may be required to analyze the specific situation ...”

- Presumption of Committee using judgment to seek necessary information for a complete decision.
- (f)(4): May even call upon expert assistance “where necessary”.

(f)(5): Approval or Denial

- The **danger to life and property** due to flooding or erosion damage;
- The **susceptibility** of the proposed facility and its contents **to flood damage** and the effect of such damage on the individual owner;
- The danger that materials may be **swept onto other lands to the injury of others**;
- The **compatibility of the proposed use** with existing and anticipated development;
- The **safety of access** to the property **in times of flood** for ordinary and emergency vehicles;
- The **costs of providing governmental services** during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- The expected heights, velocity, duration, rate of rise and sediment transport of the **floodwaters and the effects of wave action**, if applicable, expected at the site;
- The **necessity** to the facility of a waterfront location, where applicable;
- The availability of **alternative locations**, not subject to flooding or erosion damage, for the proposed use;
- The **relationship** of the proposed use **to the City's adopted land use plan** for that area.

(f)(6): Committee may attach such conditions...

- Modification of waste disposal and water supply facilities.
- Limitations on periods of use and operation.
- Imposition of operational controls, sureties, and deed restrictions.
- Requirements for construction of channel modifications, dikes, levees, and other protective measures.
- Floodproofing measures such as the following shall be designed consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the base flood.[]
- Requirements for reclamation actions following extraction operations.
- All floodplain permits shall expire two years after approval by the Floodplain Permit Committee.

(f)(7)-(8): What Next?

- Same as other administrative decisions, may be appealed to the Board of Adjustment
- Further appeals from BOA decision then go to District Court
- BOA may also consider certain variances

QUESTIONS AND DISCUSSION

