



**CITY OF NORMAN, OK**  
**FLOODPLAIN PERMIT COMMITTEE MEETING**  
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069  
Monday, May 18, 2026 at 3:30 PM

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## 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, relation, 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 call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### ROLL CALL

### MINUTES

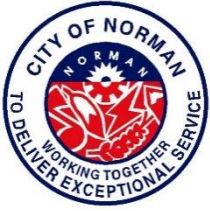
1. Approval of minutes from the April 20, 2026 meeting.

### ACTION ITEMS

2. **Floodplain Permit Application No. 741 Ratification** - This permit application is for the maintenance of a bridge on 24th Ave. SW over Merkle Creek.
3. **Floodplain Permit Application No. 742** - This permit application is for the extension of a natural gas service line near North Flood Avenue and West Franklin Road in Little River watershed.

### MISCELLANEOUS COMMENTS

### ADJOURNMENT



## CITY OF NORMAN, OK

### FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Conference Room B, 225 N. Webster Avenue,  
Norman, OK 73069

Monday, April 20th, 2026, at 3:30 PM

## MINUTES

The Floodplain Permit Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 20th day of April, 2026, at 3:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.

### ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:30 p.m. Roll was taken. Committee members in attendance included Bill Scanlon, Resident Member; Sherri Stansel, Resident Member; Scott Sturtz, Floodplain Administrator; Tim Miles, City Engineer; Ken Danner, Subdivision Development Manager; Jane Hudson, Director of Planning; and Lora Hoggatt, Planning Services Manager. Other staff in attendance included Jason Murphy, Stormwater Program Manager; Amy Sheperd, Management Analyst; Brandon Brooks, interim Development Engineer; Matheus Dias, Capital Projects Engineer; Michelle Scott, Staff. Citizens in attendance included Kelly Callahan.

### MINUTES

Approval of minutes of the April 6th, 2026, meeting

Mr. Sturtz asked for corrections or comments.

Mr. Sturtz had corrections for the 4/6/2026 meeting. Correct the wording under Committee Action for both Permit No. 739 and Permit No. 740 to read motion to approve the permits.

Mr. Danner motioned to approve the minutes with corrections. Mr. Scanlon seconded the motion. Minutes were approved with a vote of 7-0.

### ACTION ITEMS

#### 1. Floodplain Permit No. 741

Mr. Sturtz stated that the floodplain permit application is for the maintenance of a bridge on 24th Ave. SW over Merkle Creek/Normandy Creek.

Mr. Murphy stated that the applicant is City of Norman Public Works and the engineer is Aguirre and Fields.

Mr. Murphy provided the staff report detailing the request with respect to the floodplain permit requirements and potential impacts.

#### Project Summary:

- Bridge deck repairs
- Channel Cleanup
- Minor wing wall extensions
- Joint sealing
- Sidewalk repairs

**Noted:**

- Work is limited to maintenance activities
- No modifications to channel alignment or floodplain geometry are proposed
- Net increase of approximately 7 cubic yards of flood storage due to removal of excess fill.
- No compensatory storage required.
- No-rise certification submitted.

Mr. Murphy stated staff recommend approval of Floodplain Permit Application No. 741.

Mr. Sturtz asked for comments from the committee.

Mr. Scanlon asked about the wing wall extension.

City staff provided additional information related to the wing wall extension.

It was noted that this section of Merkle Creek has historically been referred to as Normandy Creek in the City of Norman.

**Public Comments:**

Ms. Kelly Callahan stated that the notice sent out had the incorrect meeting date. She also asked who is responsible for keeping the creek clean. City Staff provided a brief explanation of property owner maintenance responsibilities as well as City maintenance responsibilities.

**Committee Action:**

Mr. Danner motioned to approve the permits. Mr. Scanlon seconded the motion. Minutes were approved with a vote of 7-0.

**MISCELLANEOUS DISCUSSION**

- The May 4<sup>th</sup> meeting is canceled due to lack of quorum.
- One permit pending for the May 18<sup>th</sup> agenda.

**ADJOURNMENT**

Ms. Scanlon motioned to adjourn. Ms. Hoggatt seconded the motion. The motion to adjourn passed 7-0. Mr. Sturtz adjourned the meeting at 3:41 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026

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City of Norman Floodplain Administrator, Scott Sturtz

PERMIT NO. 741

DATE: 4/20/2026

## STAFF REPORT

ITEM: Floodplain Permit Application for bridge rehabilitation at 24th Avenue SW over Merkle Creek.

APPLICANT: City of Norman Public Works

ENGINEER: Aguirre & Fields

## UPDATE

This permit application was previously considered and approved by the Floodplain Permit Committee on April 20, 2026. However, it was determined that the original public notification mailouts contained an incorrect meeting date. As a result, the permit is being reconsidered for ratification by the Committee to ensure that affected property owners have a full and proper opportunity to express their views regarding the application.

Updated and corrected public notification letters were mailed to property owners within 350 feet of the project location notifying them of the May 18, 2026 public hearing. No changes have been made to the proposed permit application, plans, supporting analyses, or staff recommendation since the Committee's original approval.

## BACKGROUND

The proposed project consists of rehabilitation of the existing bridge structure at 24th Avenue SW over Merkle Creek. The project includes maintenance-related activities such as bridge deck repairs, channel clean-up, minor wingwall extensions, and joint sealing.

According to the submitted no-rise certification, the work is limited to maintenance activities and does not include modification of the channel alignment or floodplain geometry.

Additionally, the engineer provided estimated cut and fill volumes indicating a net reduction of material within the floodplain (approximately -7.0 cubic yards overall), demonstrating that the project will not introduce additional fill into the floodplain.

All disturbed materials within the channel are limited to replacement of previously eroded or displaced materials and are considered routine maintenance.

## STAFF ANALYSIS

The project is located within a mapped floodplain (Zone AE). The proposed work consists primarily of maintenance and minor rehabilitation activities to existing infrastructure.

The submitted no-rise certification confirms that the proposed work will not result in any increase in the Base Flood Elevation (BFE). The work does not alter the channel flow line or banks and is consistent with routine maintenance activities.

The submitted cut/fill analysis demonstrates a net decrease in material within the floodplain, indicating no encroachment or loss of floodplain storage.

Based on the information provided, the project maintains floodplain conveyance and storage characteristics and complies with applicable floodplain development requirements.

### **APPLICABLE ORDINANCE SECTIONS (36-533)**

- (e)(2)(a) - Fill restrictions in the floodplain
- (e)(2)(e) - Compensatory storage
- (f)(3)(8) - No-rise considerations

### **DETAILED ORDINANCE ANALYSIS**

#### **(e)(2)(a) and (e)(2)(e) - Fill Restrictions and Compensatory Storage**

The project does not propose placement of fill within the floodplain. The submitted analysis indicates a net reduction in material, confirming that no compensatory storage is required. All material placed within the channel is limited to replacement of previously eroded material and is considered maintenance.

#### **(f)(3)(8) – No-Rise Requirement**

A no-rise certification has been provided by a registered professional engineer stating that the proposed project will not result in any increase in the Base Flood Elevation.

### **RECOMMENDATION**

Staff recommends approval of floodplain permit application #741.

### **ACTION TAKEN:**

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# City of Norman

## Floodplain Permit Application

Floodplain Permit No. 741

Building Permit No. \_\_\_\_\_

Date 4/6/2026

### 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: City of Norman ADDRESS: N. Webster Ave, Norman OK 73069

TELEPHONE: 572-242-1257 SIGNATURE: Matheus Dias, P.E.

Digitally signed by Matheus Dias, P.E.  
DN: C=US, E=Matheus.Dias@normanok.gov, O=City of Norman,  
OU=Public Works, CN=Matheus Dias, P.E.  
Date: 2025.03.24 09:45:31 -0500

BUILDER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

ENGINEER: Aguirre & Fields ADDRESS: 101 N. Robinson Av, Suite 110, Oklahoma City, OK 73102

TELEPHONE: 05-759-6200 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.

This application is for the rehabilitation of the bridge on S.W. 24th Avenue over Merkle Creek. Construction activities include repair of wingwalls, RCB extension, full depth replacement of roadway approaches and sidewalk replacement. The channel flowlines and banks will not be altered at the site

beyond what is required to excavate, construct RCB extension, and placement of riprap in front of the bridge. These construction activities do not fall below the ordinary high water mark. All excavated material will be removed from the floodplain area or utilized to stabilize the channel and embankment.

The designer-of-record provided a table (attached) confirming the cut and fill negative net, meaning there will not be any increase in the Base Flood Elevation at this location.

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

- | <u>ACTIVITY</u>                                | <u>STRUCTURE TYPE</u>   |
|--|---|
| <input 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 checked="" 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 \$ 837,700.00 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.

Plans and specifications detailing the work involved are attached. No rise certification attached.

**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:

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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:

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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:

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

Not Applicable:

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

Not Applicable:

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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:

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- 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.: 0280J, Dated: 1/15/2021

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 1139.8' Ft. NGVD (MSL)       Unavailable

See Section 4 for additional instructions.

SIGNED:  DATE: 4/15/2020

**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:

\_\_\_\_\_

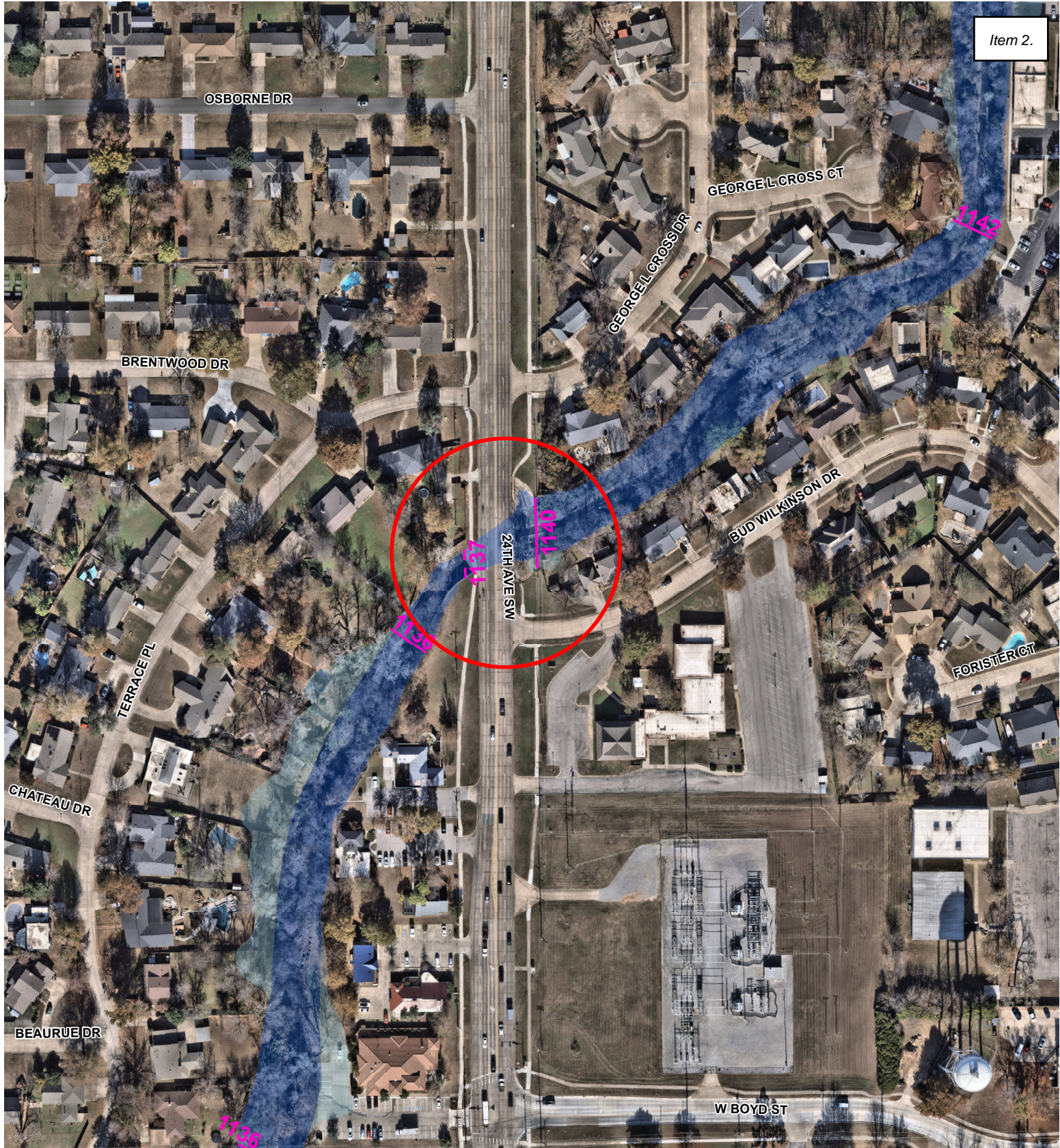
\_\_\_\_\_

\_\_\_\_\_

**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.



# Merkle Creek Bridge 24th Ave. SW

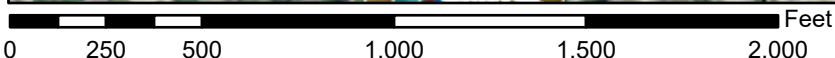
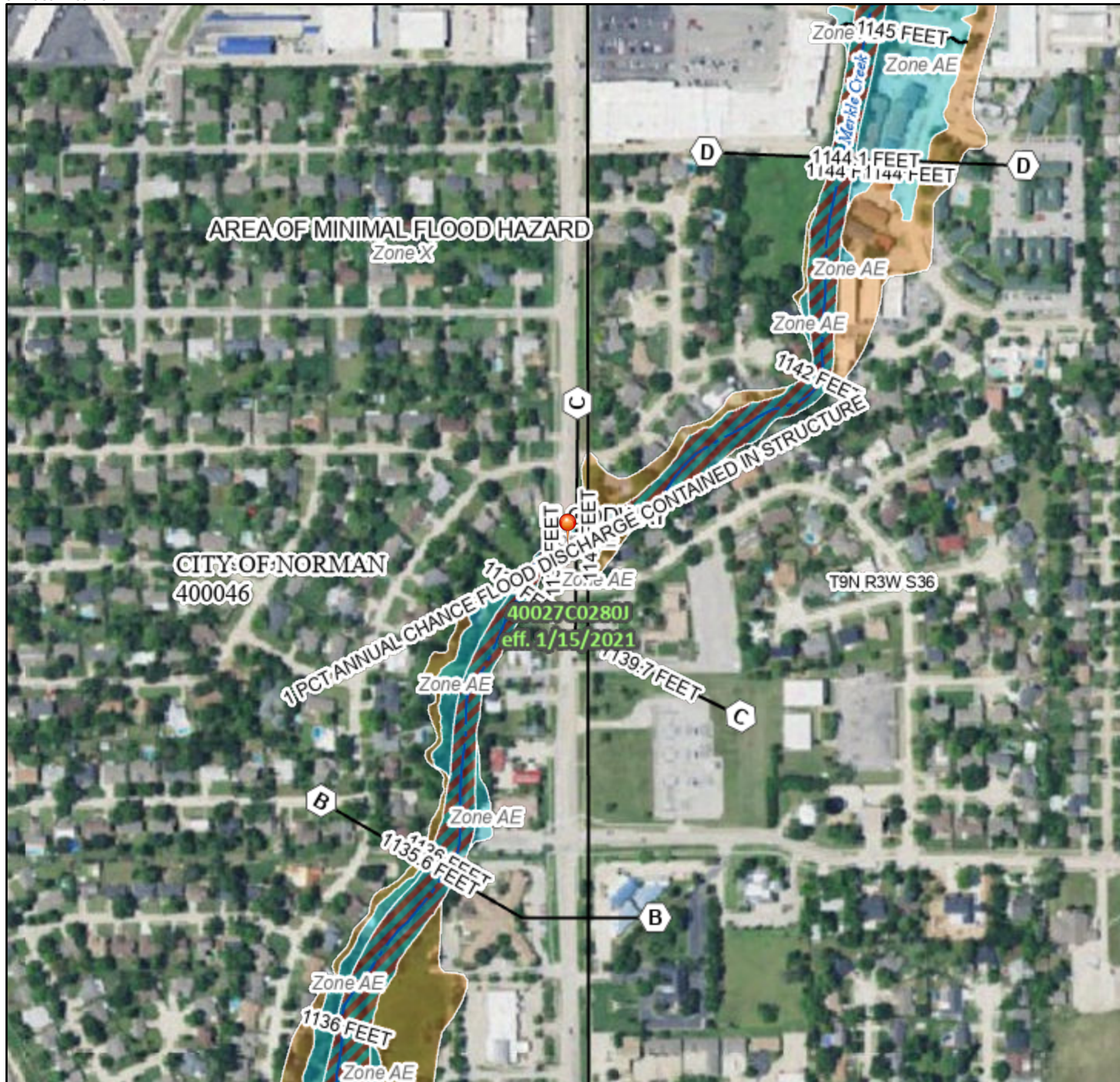
### Legend

- BFE 2021
- 1% Chance Floodplain
- Floodway

# National Flood Hazard Layer FIRMette



97°28'55"W 35°13'4"N



1:6,000

97°28'17"W 35°12'34"N

Basemap Imagery Source: USGS National Map 2023

## Legend

Item 2.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM UT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/15/2026 at 1:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



The City of  
**NORMAN**

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

PUBLIC WORKS DEPARTMENT

Phone: 405-366-5452  
Fax: 405-366-5418

Item 2.

March 24, 2026

Mr. Scott Sturtz, P.E., CFM  
Floodplain Administrator  
City of Norman

Re: No Rise Certification  
Main Street Bridge Rehabilitation  
Norman, OK

Dear Mr. Sturtz:

This project involves maintenance activities on the bridge located between 24<sup>th</sup> Ave S.W. and Bud Wilkinson Dr SW over Merkle Creek within the City of Norman. Maintenance activities include repairing the bridge deck, clean-up of channel and wingwall extension, and crack repair and joint sealing of the bridge deck.

The channel flow line and banks will not be altered at this location. Any material (soil, sod, rip rap, or flexamat) placed in the channel will be to replace what has been washed away by erosion and scour and is considered routine maintenance. There will not be any increase in the Base Flood Elevation at this location.

Please contact me at (572) 242-1257 if you have any questions or need further information.

Sincerely,

Matheus Dias, PE  
Capital Projects Engineer

**From:** David Welchel, P.E., S.E. <david.welchel@aguirre-fields.com>  
**Sent:** Tuesday, March 24, 2026 8:52 AM  
**To:** Matheus Dias <Matheus.Dias@NormanOK.gov>; Brandon Brooks <Brandon.Brooks@NormanOK.gov>  
**Cc:** Elizabeth Hazzard, P.E. <elizabeth.hazzard@aguirre-fields.com>  
**Subject:** RE: NBI 08335 - No rise cert - 24th Avenue S.W. Bridge Rehabilitation Project

**This Message Is From an External Sender**  
This message came from outside your organization. Report Suspicious


Matheus/Brandon,

Below are the estimated cut/fill volumes for the Merkle Creek bridge rehabilitation project. Please let me know if I can be of any further assistance.

24th Ave. SW over Merkle Creek			
Location	Out/Fill Volume Estimates		
	Estimated Out	Estimated Fill	Total
Behind North Wing	0.0	7.6	7.6
Behind South Wing	18.2	10.3	-7.9
Area between Wings	6.7	0	-6.7
<b>Total</b>			<b>-7.0</b>

Thanks,  
David

**David Welchel, P.E., S.E.**

 The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

101 N. Robinson Ave., Suite 110, Oklahoma City, OK, 73102  
D: (405) 703-2869 T: (405) 759-6200  
[www.aguirre-fields.com](http://www.aguirre-fields.com)

PERMIT NO. 742

DATE: 5/18/2026

## STAFF REPORT

ITEM: Floodplain Permit Application for installation of a natural gas main extension within the floodplain of an unnamed tributary of the Little River near N. Flood Avenue and W. Franklin Road.

APPLICANT: Oklahoma Natural Gas – Drew Nixon

ENGINEER: Johnson and Associates, Inc. – Brian Rowe, CFM/ Diana Phan, P.E.

## BACKGROUND

The applicant requests approval of a floodplain permit to allow installation of a new 2-inch polyethylene gas main extension between N. Flood Avenue and N. Interstate Drive along the proposed N.W. 28th Street alignment, south of W. Franklin Road and north of Franklin Business Park.

The project consists of a subsurface gas main extension utilizing trenchless bore installation methods at three separate floodplain crossings associated with an unnamed tributary of the Little River. The proposed work includes temporary bore pits and underground installation only. No permanent above-ground structures, fill placement, grading, or channel modifications are proposed within the floodplain. Disturbed areas will be restored to pre-project conditions following construction.

## STAFF ANALYSIS

The project includes three trenchless bore crossings beneath the mapped floodplain associated with an unnamed tributary of the Little River. The crossings are identified at the following approximate coordinates:

- Crossing #1: 35.273035, -97.484607
- Crossing #2: 35.275505, -97.484403
- Crossing #3: 35.275505, -97.484403

Because the project is located within FEMA Zone A floodplain areas without published detailed flood elevations, the applicant provided Base Flood Elevation determinations prepared by the U.S. Army Corps of Engineers Floodplain Management Services program. The provided determinations identify BFEs of approximately 1147.4 feet NAVD88 and 1149.9 feet NAVD88 for the respective crossings.

## Proposed Development Characteristics

- Installation of new 2-inch PE gas main extension

- Three trenchless bore crossings beneath the floodplain
- No permanent structures within the floodplain
- No fill placement or grading within the floodplain
- No watercourse alteration proposed
- Temporary construction disturbance only, with restoration to pre-project conditions

### **APPLICABLE ORDINANCE SECTIONS (36-533)**

(e)(2)(a) – Floodplain modification and fill restrictions

(e)(2)(e) – Compensatory storage requirements

(e)(4)(c) – Special requirements oil and gas

(f)(3)(8) – No-rise condition requirements

### **DETAILED ORDINANCE ANALYSIS**

#### **(e)(2)(a) – Floodplain Fill Restrictions**

Only sub-surface trenching will occur within the floodplain.

#### **(e)(2)(e) – Compensatory Storage**

No compensatory storage will be required since there will be no fill brought into the floodplain.

#### **(e)(4)(c) – Special Requirements for Oil and Gas**

The applicants submitted plans indicated trenching outside of the floodplain and greater than 50 feet from the edge of the channel. In addition, the bore depth will exceed 10 feet depth below the channel bed. Certification that pipe thickness met or exceeded minimum requirements provided in plans.

#### **(f)(3)(8) – No-Rise Requirement**

Engineer provided a No-Rise Certification.

### **RECOMMENDATION**

Staff recommends approval of floodplain permit application #742.

### **ACTION TAKEN:**

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# City of Norman

## Floodplain Permit Application

Floodplain Permit No. 742

Building Permit No. \_\_\_\_\_

Date 05/18/2026

### FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

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

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8. The following floodplain modifications require approval by the City Council:
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  - (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: Oklahoma Natural Gas | Drew Nixon ADDRESS: 4901 N. Santa Fe Avenue

TELEPHONE: 405.530.2563 SIGNATURE: \_\_\_\_\_

BUILDER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

ENGINEER: Johnson & Associates | Brian Rowe ADDRESS: 1 E. Sheridan Avenue, Suite 200

TELEPHONE: 405.235.8075 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.

Between N. Flood Avenue and N. Interstate Drive along proposed residential road (N.W. 28th Street), south of W. Franklin Road and north of Franklin Business Park. See attached exhibits.

There are two floodplain crossings at the following latitude/longitude coordinates: (35.275505, -97.484403) and (35.273035, -97.484607).

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

N/A, NO ABOVEGROUND STRUCTURES PROPOSED

ACTIVITY

STRUCTURE TYPE

- New Structure       Residential (1-4 Family)
- Addition             Residential (More than 4 Family)
- Alteration            Non-Residential (Flood proofing?  Yes)
- Relocation           Combined Use (Residential & Commercial)
- Demolition           Manufactured (Mobile) Home
- Replacement         In Manufactured Home Park?  Yes

ESTIMATED COST OF PROJECT \$\_\_\_\_\_ 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:

GAS LINE EXTENSION

- 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.

Gas line extension from Franklin Business Park along (future) N.W. 28th Street to N. Flood Avenue, see attached exhibits.

**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:  
Bore plan provided

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- 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:  
Application for gas extension bore only

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- 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:  
Bore plan provided

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

Not Applicable:  
Bore profile provided

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

Not Applicable:  
No proposed structures

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- 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:  
No proposed watercourse alterations

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- 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.: 40027C0190K, Dated: January 15, 2021

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 1147.03 (#1); 1149.53 (#2&3) Ft. NGVD (MSL)  Unavailable

See Section 4 for additional instructions. 1147.4 (#1); 1149.9 (#2&3) Ft. NAVD 88

SIGNED: Jason Murphy DATE: 05/12/2026

**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.

April 8, 2026

City of Norman – Stormwater Management Division  
225 N. Webster  
Norman, OK 73069

Attention: Mr. Jason Murphy, CFM

**RE: Oklahoma Natural Gas – Gas Main Extension  
No-Rise Certification**

Dear Mr. Murphy:

Johnson & Associates, on behalf of Oklahoma Natural Gas Company, is submitting the following 'No-Rise' certification for a gas main extension in the area between N. Flood Avenue and N. Interstate Drive along proposed residential road (N.W. 28<sup>th</sup> Street), south of W. Franklin Road and north of Franklin Business Park. This extension crosses under FEMA Zone A encumbered Little River Tributary G in three locations identified with Crossing #1, #2, or #3. The entire project is located within the City of Norman, Cleveland County, Oklahoma, Sec. 11, T9N, R3W, of the I.M.

The project will extend a new 2" PE gas main pipe along N.W. 28<sup>th</sup> Avenue, from Franklin Business Park to N. Flood Avenue via a jack and bore operation. All ground disturbance proposed in this application, including ground elevations and landscaping cover, will be restored to pre-project conditions. The proposed alignment is defined and shown in the attached bore profile improvement plan.

A portion of the alignment crosses under the effective Little River Tributary G Zone A floodplain. The BFEs identified on the application is provided by USACE with Floodplain Crossing #1 location confirmed via the FEMA Estimated BFE website report. No BLE report was available for the Floodplain Crossing #2 and #3 locations. Below identifies the exact coordinates for each crossing. The methods and alignment of the proposed construction will have zero impact on the flow conveyance and will result in "no rise" to the flood elevations in the creek being crossed. Furthermore, no above-ground structures requiring protection from the 100-year flood event are proposed.

Floodplain Crossing #1:

Latitude & Longitude: 35.273035, -97.484607

Floodplain Crossing #2:

Latitude & Longitude: 35.275505, -97.484403

**Mr. Jason Murphy, CFM**  
**Oklahoma Natural Gas – Gas Main Extension**  
**No-Rise Certification**  
**April 8, 2026**

---

Floodplain Crossing #3:

Latitude & Longitude: 35.275901, -97.483588

Based on the above, please issue the floodplain activity permit required for the development.

Respectfully submitted,



Tyler Muzny, P.E.  
**JOHNSON & ASSOCIATES**

TM/ms

Attachment(s): Permit Application, FEMA excerpts, Estimated BFE Report, USACE BFE Determination, & Bore Profile Exhibit

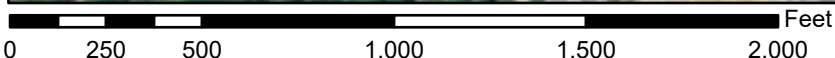
cc: Brian Rowe, CFM

Project # 12625/PER/Floodplain Development Permit

# National Flood Hazard Layer FIRMette



97°29'23"W 35°16'47"N



1:6,000

97°28'45"W 35°16'17"N

Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM ITEM 3.

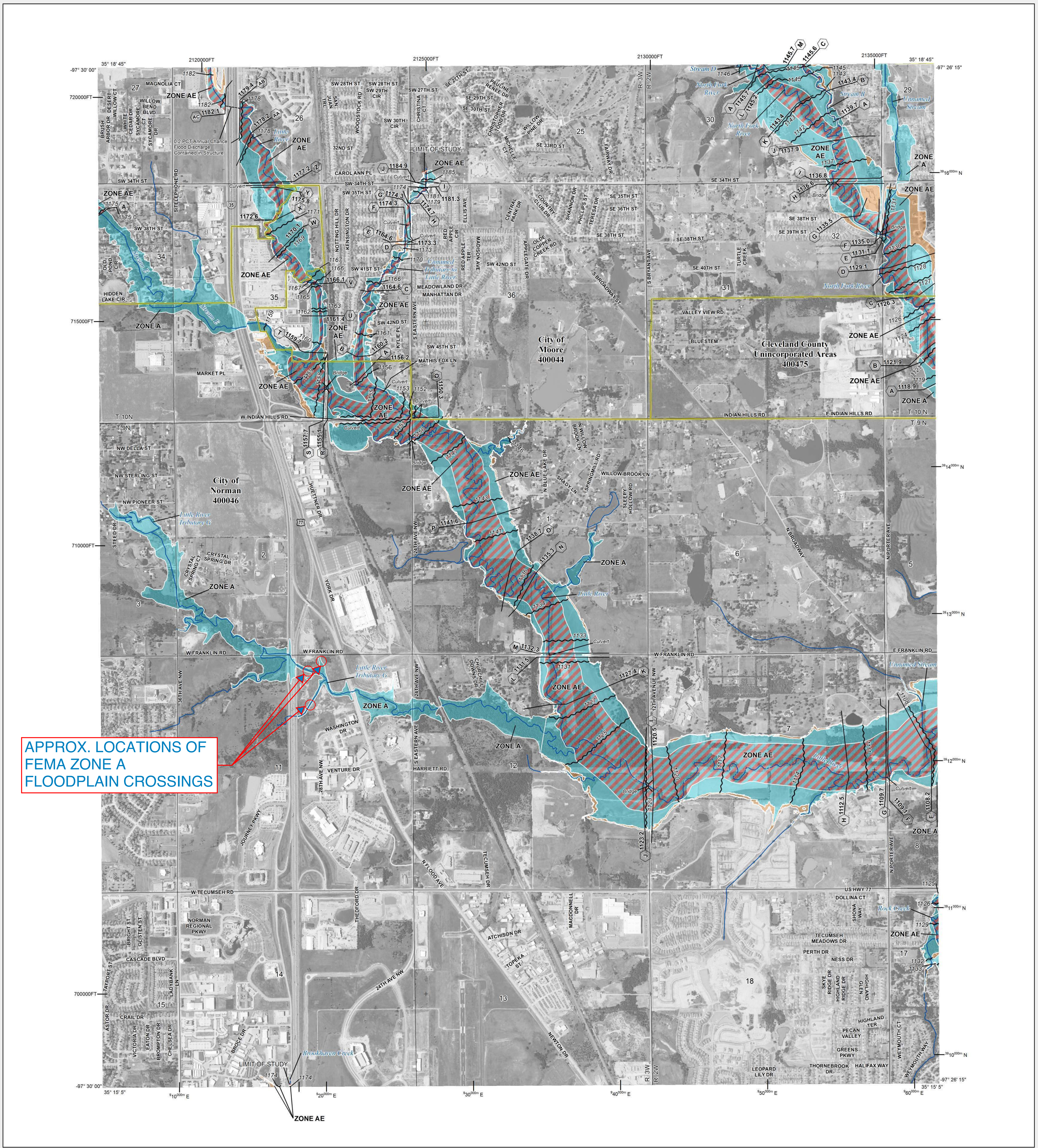
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/23/2026 at 7:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



**APPROX. LOCATIONS OF FEMA ZONE A FLOODPLAIN CROSSINGS**

**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)**

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

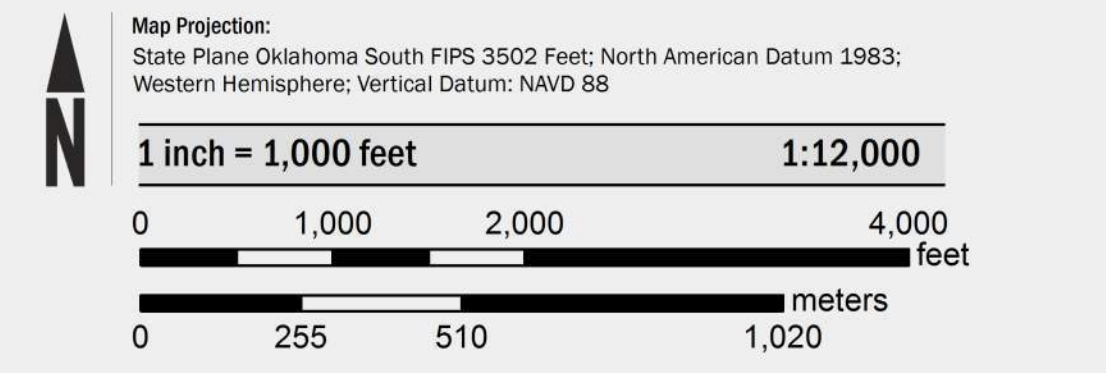
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on the FIRM was provided by U.S. Census Tiger Files (2016) and by U.S. Department of Agriculture Imagery (2018).

**SCALE**



**PANEL LOCATOR**



**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FLOOD INSURANCE RATE MAP**

**CLEVELAND COUNTY, OKLAHOMA**  
 and Incorporated Areas

PANEL 190 OF 475

Panel Contains:

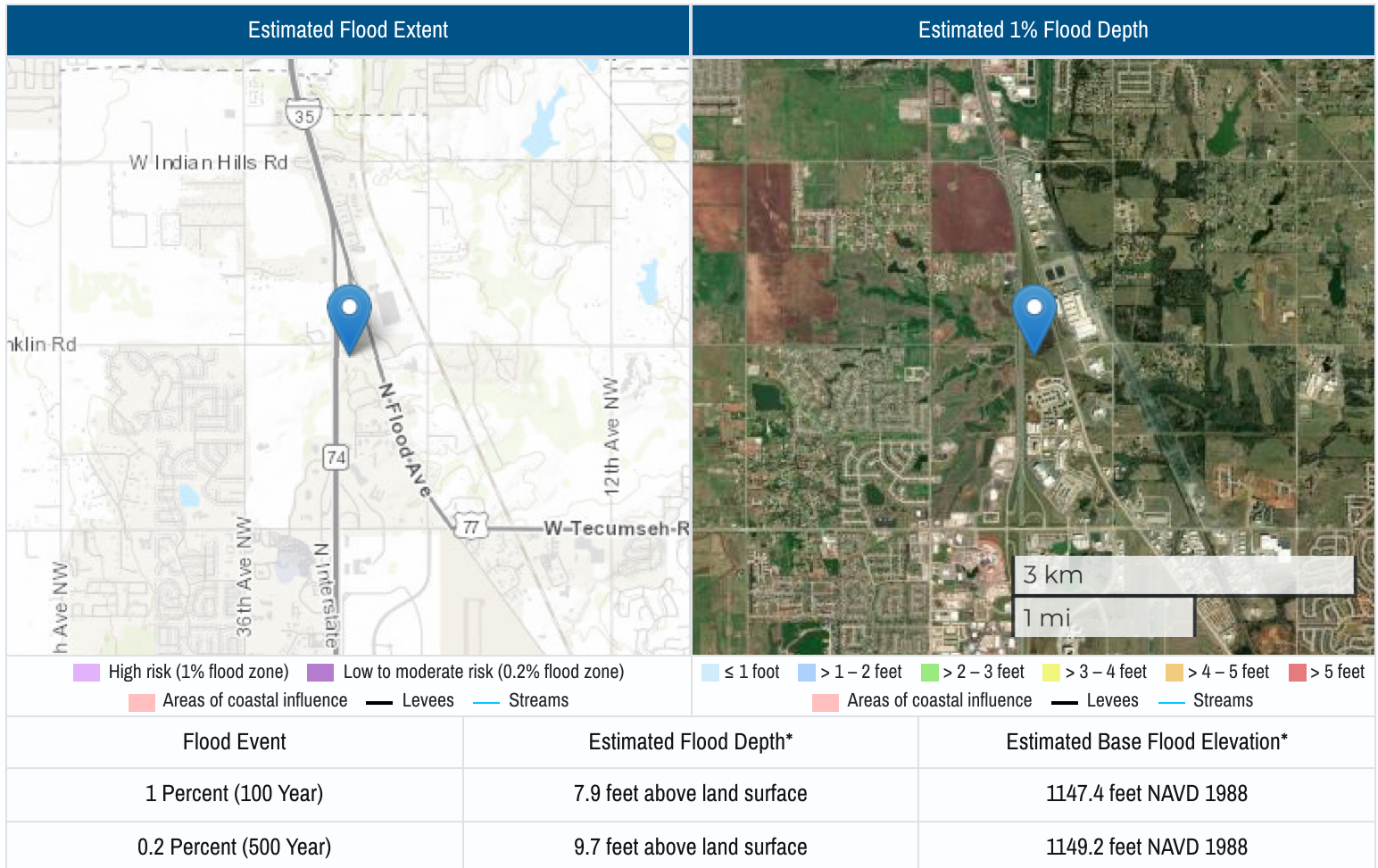
COMMUNITY	NUMBER	PANEL	SUFFIX
CLEVELAND COUNTY, UNINCORPORATED AREAS	400475	0190	K
MOORE, CITY OF	400044	0190	K
NORMAN, CITY OF	400046	0190	K

VERSION NUMBER  
**2.4.3.5**

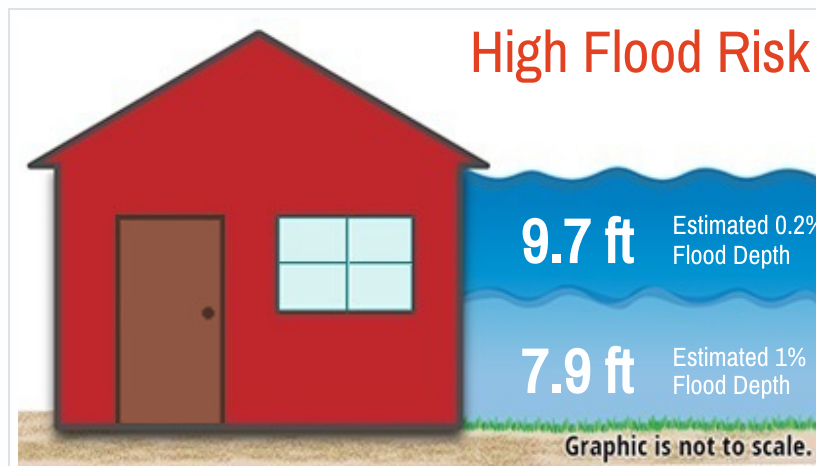
MAP NUMBER  
**40027C0190K**

MAP REVISED  
**January 15, 2021**

FEMA is providing a look at flood data availability and relative Base Level Engineering analysis through the Estimated Base Flood Elevation Viewer (Estimated BFE Viewer). Base Level Engineering uses high resolution ground elevation data, flood flow calculations, and fundamental engineering modeling techniques to define flood extents for streams. The viewer is an effective tool for property owners, community officials, and land developers to identify flood risk, estimated flood elevations, and flood depths for watersheds where Base Level Engineering has been prepared.



\* The information included in this report is based on the location marker shown in the map. Results are not considered an official determination.



## Knowing Your Risk

Information made available from the Estimated BFE Viewer provides hazard and risk awareness. Please consult your local Floodplain Administrator to better understand the estimated base flood elevation and how to take action.

Base Level Engineering data availability and analysis information is important because it can be used to:

- Inform floodplain management decisions and ordinance administration;
- Identify significant floodplain changes;
- Serve as base modeling for map revisions; and
- Support the Zone A BFE information for a Letter of Map Amendment (LOMA) request.

## Using This Data

**Consult the local floodplain manager and building department in your community before making any building or land modifications.** Local officials may use this information to regulate development near flooding sources to create more flood-resilient communities. Local building and permitting requirements vary by community and are based on local decisions and ordinances.

**Everyone is at risk.** The chances of experiencing a flood can vary due to unevaluated conditions, such as the unstudied effects of community growth and development or intense storms uncharacteristic to historical trends. Maintaining or obtaining a flood insurance policy is essential to ensure a property owner is covered if a flood occurs. Visit <http://FloodSmart.gov> for more information on the costs of flooding and to locate an insurance agent in your area.

**Base Level Engineering and the Estimated BFE Viewer tool help identify the BFE in effective Zone As.** If a property owner believes that a structure is above or outside of the base flood extent in an effective Zone A, a LOMA request may be submitted and the flood risk report from the Estimated BFE Viewer should be included. To complete an application, use the online web-based tool or download the paper forms (<https://www.fema.gov/letter-map-changes>). Items needed to apply include the following:

- Copy of a **plat map** that identifies the property and includes the locality's recording information
- OR –
- Copy of the **property deed** with both locality's recording information and

the property's written legal description **and** a **parcel or tax map** identifying the location.

- **Elevation information** indicating the lowest adjacent grade to the building certified by a licensed land surveyor or registered professional engineer, except for buildings **clearly** shown outside the SFHA. If built recently, building permit files may contain this information. Note the professional may use the estimated BFE (estBFE) results for the BFE value on the elevation form or certificate.
- The **Estimated BFE flood risk information report** relative to the property indicating the estimated flood level and model.
- **A letter of acceptance and support from your local floodplain administrator** for the Estimated BFE information included in your report.

Please note other types of development may require additional documentation and possibly an application fee. A LOMA may result in removal of the SFHA designation and the Federal requirement for flood insurance. However, maintaining a flood policy may still be required by the lender. Flood insurance coverage to repair damage caused by flooding is available for areas outside the SFHA.

## Taking Action

Floods can happen anywhere at any time, which is why it is important to be prepared and to take steps before a flood event to protect your property from costly damage. Mitigation measures to consider include the following:

- **Elevating.** Elevating the lowest floor of new or existing buildings above the BFE reduces risk and may lower flood insurance premiums.
- **Interior Modification.** Raising the equipment servicing the building or infilling basements susceptible to flooding.
- **Dry Floodproofing.** Sealing your structure to prevent floodwaters from entering. Residential property insurance is not reduced if dry floodproofing is used. Only commercial properties receive reduced flood insurance when dry floodproofing is used.
- **Wet Floodproofing and Flood Vents.** Making portion of a building more resistant to flood damage or, in some cases, allowing water to enter during a flood to prevent damages by equalizing pressure on walls and foundations.

Deciding on the right method to mitigate future damage and loss requires an assessment of various factors: the hazards to your home, permit requirements, the technical limitations of the methods, and cost.

**Discuss the potential mitigation options with your local floodplain administrator and building department to determine the next appropriate steps.**



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, TULSA DISTRICT  
2488 EAST 81<sup>ST</sup> STREET  
TULSA, OKLAHOMA 74137-4290

Engineering and Construction Division  
Hydraulics and Hydrology Branch (12<sup>th</sup> Floor)  
Floodplain Management Services (12-32)

23 February 2026

Johnson & Associates  
Att: Mrs. Diana Phan, P.E.  
1 E Sheridan Ave., Suite 200  
Oklahoma City, OK 73104

RE: 35.273035<sup>O</sup> N, -97.484607<sup>O</sup> W – 4291 28<sup>th</sup> Ave., #1  
NW ¼, NE ¼, Sec. 11 T9N R3W Indian Meridian  
Norman, Cleveland County, Oklahoma, 73069

Dear Mrs. Phan,

This is in response to your request to develop a Base Flood Elevation (BFE) for property located in the Northwest Quarter of the Northeast Quarter of Section 11 Township-9-North Range-3-West of the Indian Meridian, in Cleveland County, Oklahoma.

The current Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) 40027C0190K (community-panel 400046) effective January 15, 2021, indicates the property is in Zone A (the 100-year floodplain of an Unnamed Tributary of the Little River).

We have determined that the Base Flood Elevation for this property to be **1,149.9** feet NAVD 88 (North American Vertical Datum). This base flood elevation was determined using acceptable guidelines by the Oklahoma Department of Transportation, outlined in FEMA 265, but should not be considered a detailed hydraulic analysis. To officially remove structures from flood insurance requirements, a Letter of Map Change ([LOMC](#)) can be obtained from FEMA if the lowest floor elevation is above the BFE either by mail or online. Any development on this property must be constructed too local floodplain regulations.

Please retain this letter and a copy of the payment confirmation from [Pay.gov - United States Army Corps of Engineers Finance Center](#) for your records. The payment is valid for the life of property. If another BFE is needed or if you have any questions, please call Floodplain Management Services at 918-669-4360 or email [Travis.s.wilsey@usace.army.mil](mailto:Travis.s.wilsey@usace.army.mil).

Sincerely,

A handwritten signature in black ink that reads "Travis Wilsey".

TRAVIS WILSEY E.I., C.F.M.  
USACE SWT Floodplain Management Services



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, TULSA DISTRICT  
2488 EAST 81<sup>ST</sup> STREET  
TULSA, OKLAHOMA 74137-4290

Item 3.

Engineering and Construction Division  
Hydraulics and Hydrology Branch (12<sup>th</sup> Floor)  
Floodplain Management Services (12-32)

23 February 2026

Johnson & Associates  
Att: Mrs. Diana Phan, P.E.  
1 E Sheridan Ave., Suite 200  
Oklahoma City, OK 73104

RE: 35.275505<sup>o</sup> N, -97.484403<sup>o</sup> W – 4291 28<sup>th</sup> Ave., #2  
NW ¼, NE ¼, Sec. 11 T9N R3W Indian Meridian  
Norman, Cleveland County, Oklahoma, 73069

Dear Mrs. Phan,

This is in response to your request to develop a Base Flood Elevation (BFE) for property located in the Northwest Quarter of the Northeast Quarter of Section 11 Township-9-North Range-3-West of the Indian Meridian, in Cleveland County, Oklahoma.

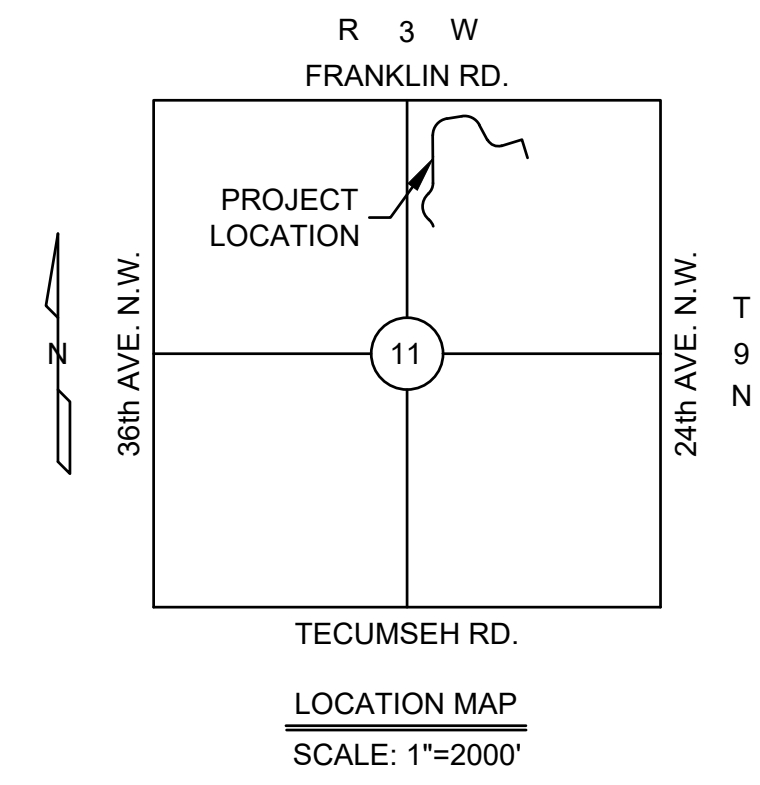
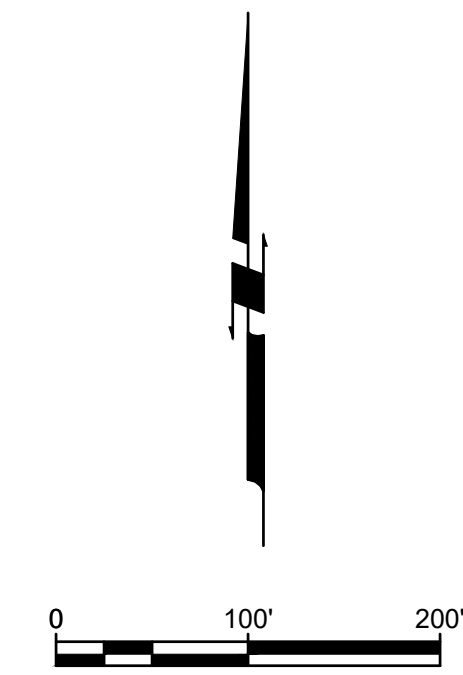
The current Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) 40027C0190K (community-panel 400046) effective January 15, 2021, indicates the property is in Zone A (the 100-year floodplain of an Unnamed Tributary of the Little River).

We have determined that the Base Flood Elevation for this property to be **1,147.4** feet NAVD 88 (North American Vertical Datum). This base flood elevation was determined using acceptable guidelines by the Oklahoma Department of Transportation, outlined in FEMA 265, but should not be considered a detailed hydraulic analysis. To officially remove structures from flood insurance requirements, a Letter of Map Change ([LOMC](#)) can be obtained from FEMA if the lowest floor elevation is above the BFE either by mail or online. Any development on this property must be constructed too local floodplain regulations.

Please retain this letter and a copy of the payment confirmation from [Pay.gov - United States Army Corps of Engineers Finance Center](#) for your records. The payment is valid for the life of property. If another BFE is needed or if you have any questions, please call Floodplain Management Services at 918-669-4360 or email [Travis.s.wilsey@usace.army.mil](mailto:Travis.s.wilsey@usace.army.mil).

Sincerely,

TRAVIS WILSEY E.I., C.F.M.  
USACE SWT Floodplain Management Services



**LEGEND**

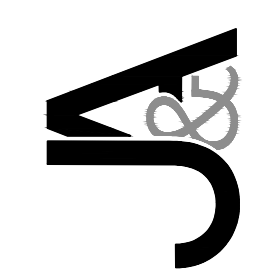
	FEMA 100 YR FLOODPLAIN
	PROP. 2" PE GAS MAIN EXTENSION (BORE)
	PROP. 2" PE GAS MAIN EXTENSION (TRENCH)

- NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS AND THE LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK.
  2. WHILE REASONABLE EFFORTS HAVE BEEN MADE TO DEPICT EXISTING UTILITIES AND CONDITIONS BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS, THE PREPARER OF THESE PLANS MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS, ACCURACY, OR EXACT LOCATION OF SUCH ITEMS.
  3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES OR CONFLICTS IN THE FIELD AND SHALL NOT PROCEED WITH AFFECTED WORK UNTIL FURTHER DIRECTION IS PROVIDED.
  4. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO PRE-PROJECT CONDITIONS, INCLUDING ORIGINAL ELEVATIONS, GRADES, CONTOURS, AND VEGETATION, IN ACCORDANCE WITH LOCAL FLOODPLAIN DEVELOPMENT REGULATIONS, FEMA NATIONAL FLOOD INSURANCE PROGRAM REQUIREMENTS (44 CFR PART 60), AND THE OKLAHOMA POLLUTION DISCHARGE ELIMINATION SYSTEM (OPDES) CONSTRUCTION GENERAL PERMIT OKR10 ADMINISTERED BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ)
  5. THE GAS MAIN CONDUIT USED IS AT LEAST ONE GRADE HIGHER THAN WHAT IS REQUIRED FOR THIS LINE TYPE. THE WALL THICKNESS IS 0.216" AND IS THE LATEST INDUSTRY STANDARD FOR PRESSURE GAS MAINS.

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NO.	REVISIONS DESCRIPTION	DATE

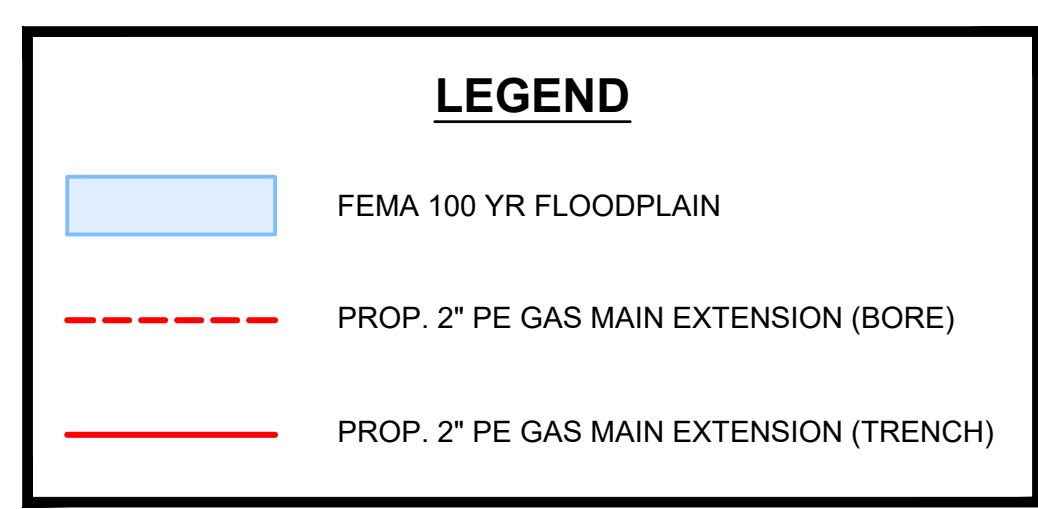
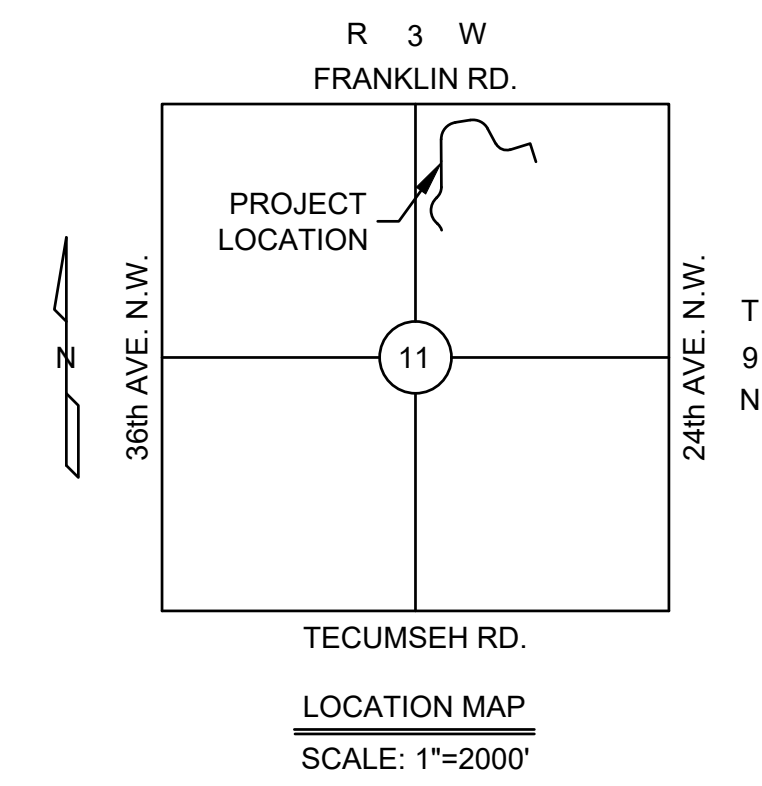
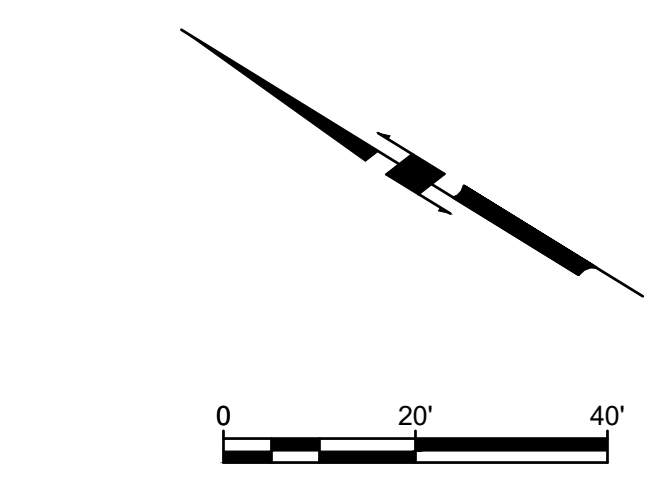
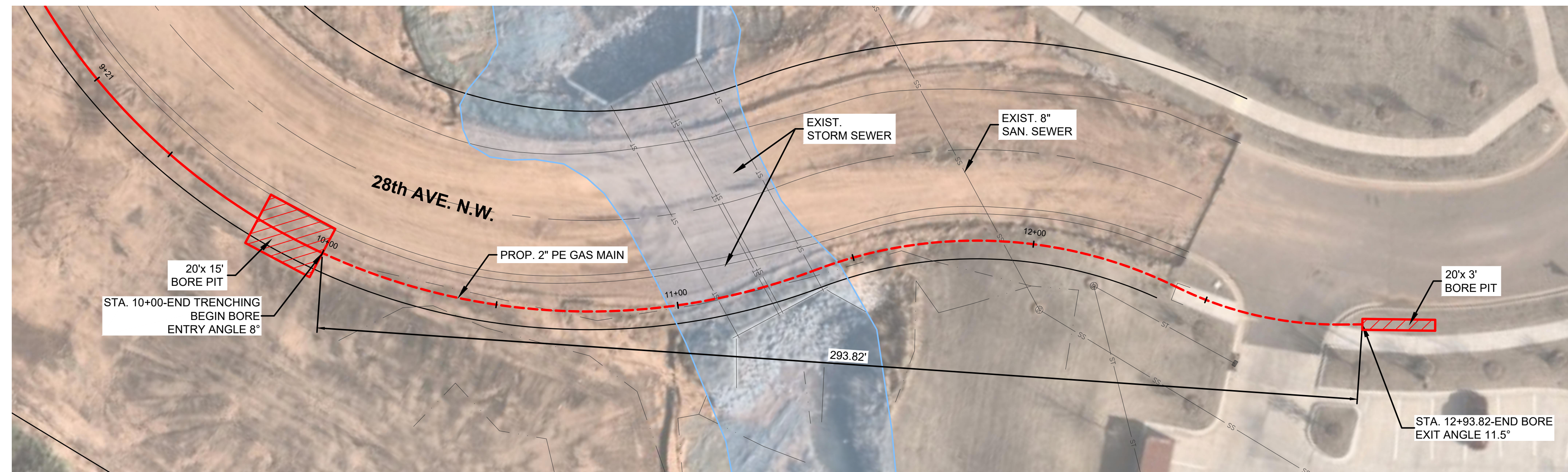
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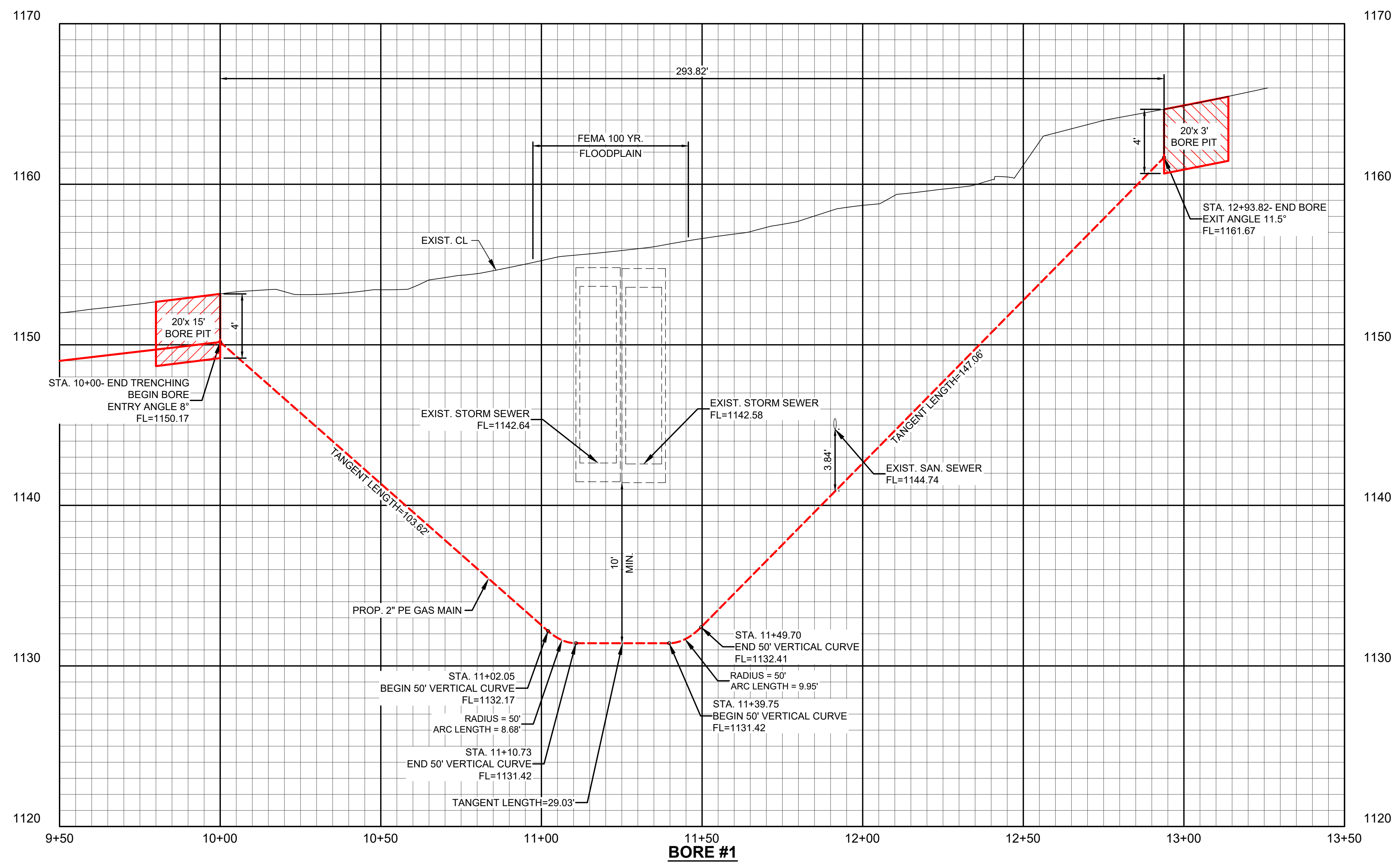
**OKLAHOMA NATURAL GAS CO.**  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA  
**GENERAL LAYOUT**

Proj. No.:  
 Date: 04-08-26  
 Scale: 1"=100'  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_

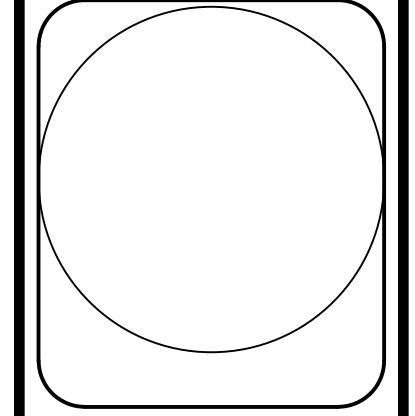
**SHEET NUMBER**  
**EX1**



- NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS AND THE LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK.
  2. WHILE REASONABLE EFFORTS HAVE BEEN MADE TO DEPICT EXISTING UTILITIES AND CONDITIONS BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS, THE PREPARER OF THESE PLANS MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS, ACCURACY, OR EXACT LOCATION OF SUCH ITEMS.
  3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES OR CONFLICTS IN THE FIELD AND SHALL NOT PROCEED WITH AFFECTED WORK UNTIL FURTHER DIRECTION IS PROVIDED.
  4. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO PRE-PROJECT CONDITIONS, INCLUDING ORIGINAL ELEVATIONS, GRADES, CONTOURS, AND VEGETATION, IN ACCORDANCE WITH LOCAL FLOODPLAIN DEVELOPMENT REGULATIONS, FEMA NATIONAL FLOOD INSURANCE PROGRAM REQUIREMENTS (44 CFR PART 60), AND THE OKLAHOMA POLLUTION DISCHARGE ELIMINATION SYSTEM (OPDES) CONSTRUCTION GENERAL PERMIT OKR10 ADMINISTERED BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ).
  5. THE GAS MAIN CONDUIT USED IS AT LEAST ONE GRADE HIGHER THAN WHAT IS REQUIRED FOR THIS LINE TYPE. THE WALL THICKNESS IS 0.216\"/>



NO.	REVISIONS DESCRIPTION	DATE



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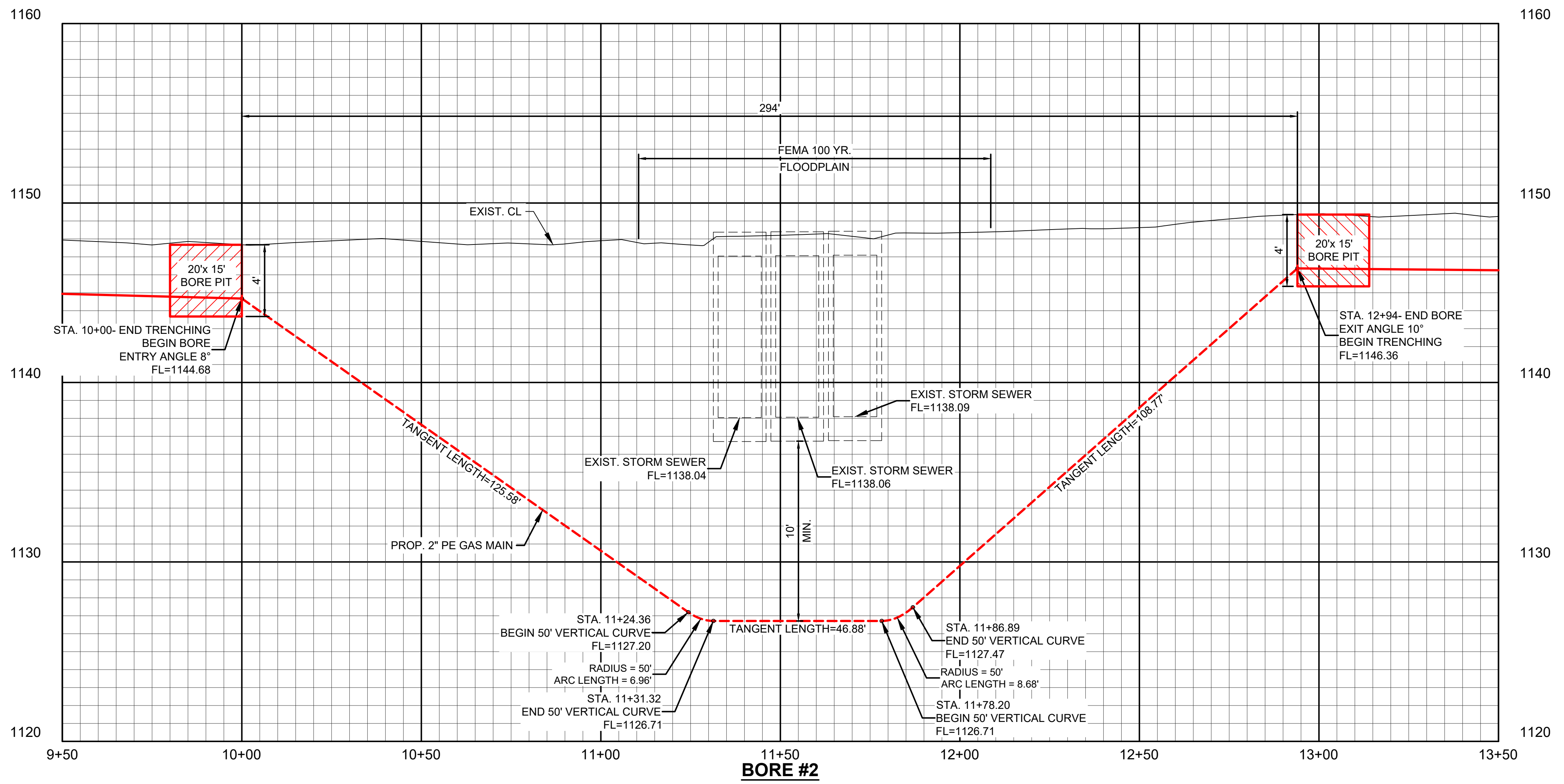
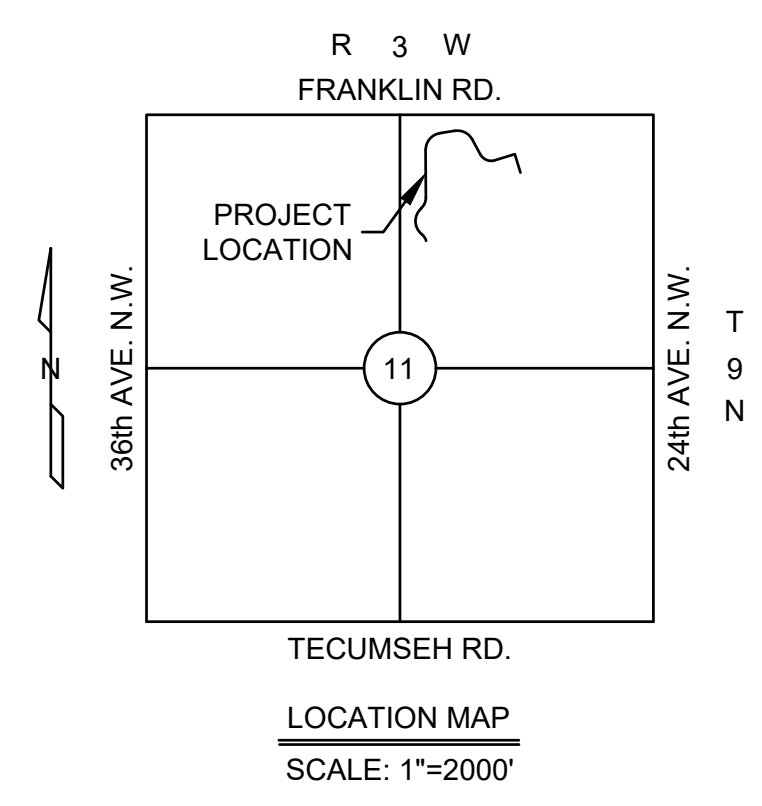
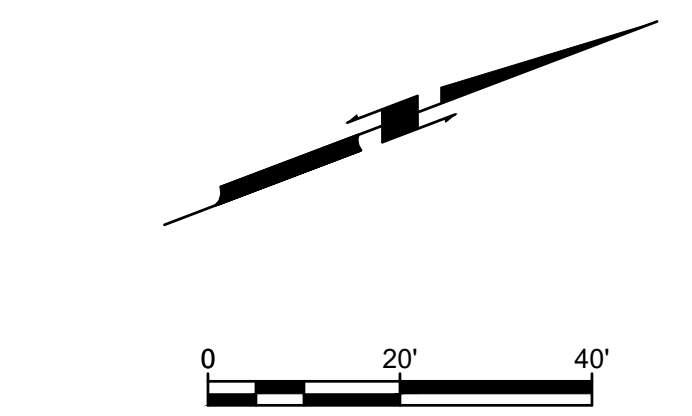
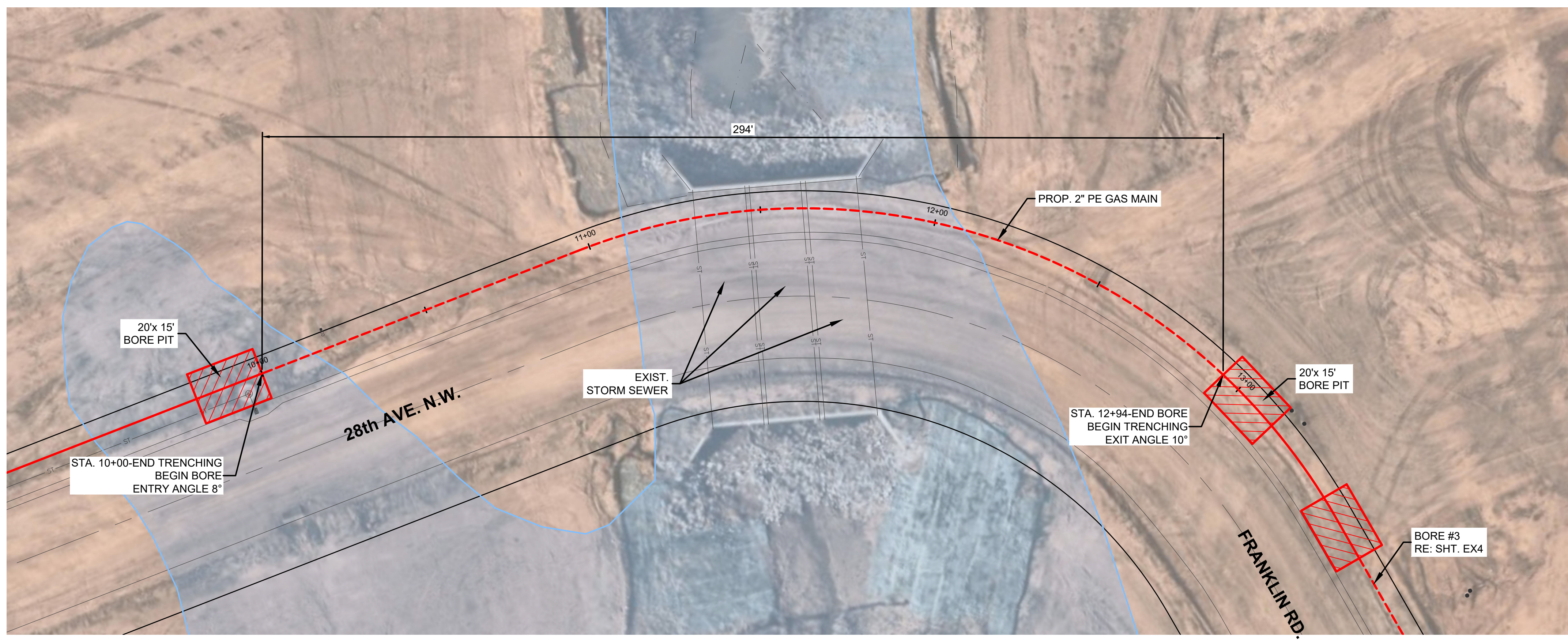
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**OKLAHOMA NATURAL GAS CO.**  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

**BORE #1 PLAN & PROFILE**

Proj. No.: \_\_\_\_\_  
 Date: 04-08-26  
 Scale: (Horiz.) 1"=20'  
 (Vert.) 1"=4'  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_

**SHEET NUMBER**  
**EX2**

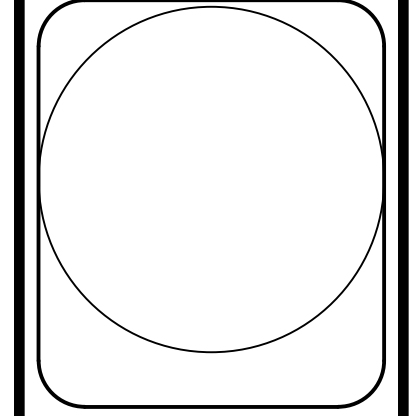


**LEGEND**

- FEMA 100 YR FLOODPLAIN
- PROP. 2" PE GAS MAIN EXTENSION (BORE)
- PROP. 2" PE GAS MAIN EXTENSION (TRENCH)

- NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS AND THE LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK.
  2. WHILE REASONABLE EFFORTS HAVE BEEN MADE TO DEPICT EXISTING UTILITIES AND CONDITIONS BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS, THE PREPARER OF THESE PLANS MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS, ACCURACY, OR EXACT LOCATION OF SUCH ITEMS.
  3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES OR CONFLICTS IN THE FIELD AND SHALL NOT PROCEED WITH AFFECTED WORK UNTIL FURTHER DIRECTION IS PROVIDED.
  4. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO PRE-PROJECT CONDITIONS, INCLUDING ORIGINAL ELEVATIONS, GRADES, CONTOURS, AND VEGETATION, IN ACCORDANCE WITH LOCAL FLOODPLAIN DEVELOPMENT REGULATIONS, FEMA NATIONAL FLOOD INSURANCE PROGRAM REQUIREMENTS (44 CFR PART 60), AND THE OKLAHOMA POLLUTION DISCHARGE ELIMINATION SYSTEM (OPDES) CONSTRUCTION GENERAL PERMIT OKR10 ADMINISTERED BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ).
  5. THE GAS MAIN CONDUIT USED IS AT LEAST ONE GRADE HIGHER THAN THAT WHICH IS REQUIRED FOR THIS LINE TYPE. THE WALL THICKNESS IS 0.216" AND IS THE LATEST INDUSTRY STANDARD FOR PRESSURE GAS MAINS.

NO.	REVISIONS DESCRIPTION	DATE

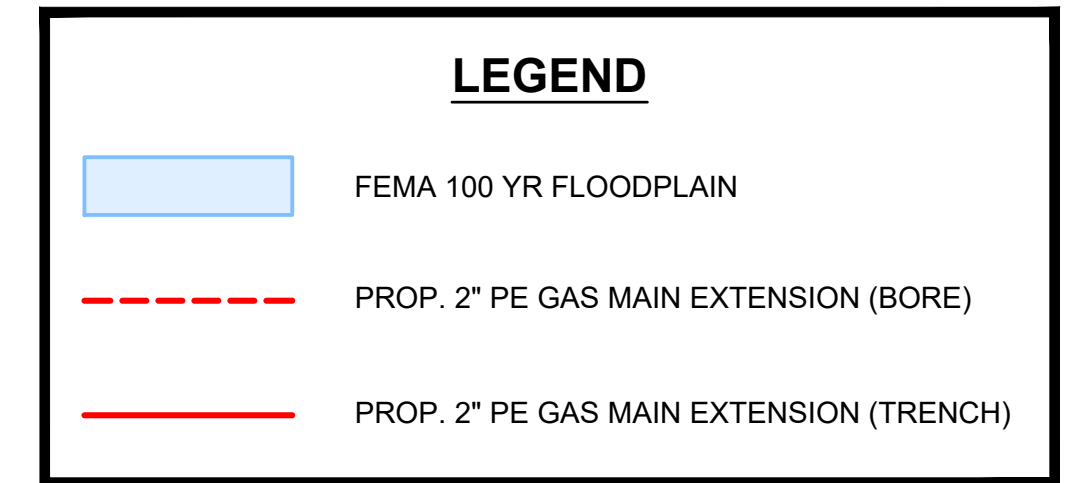
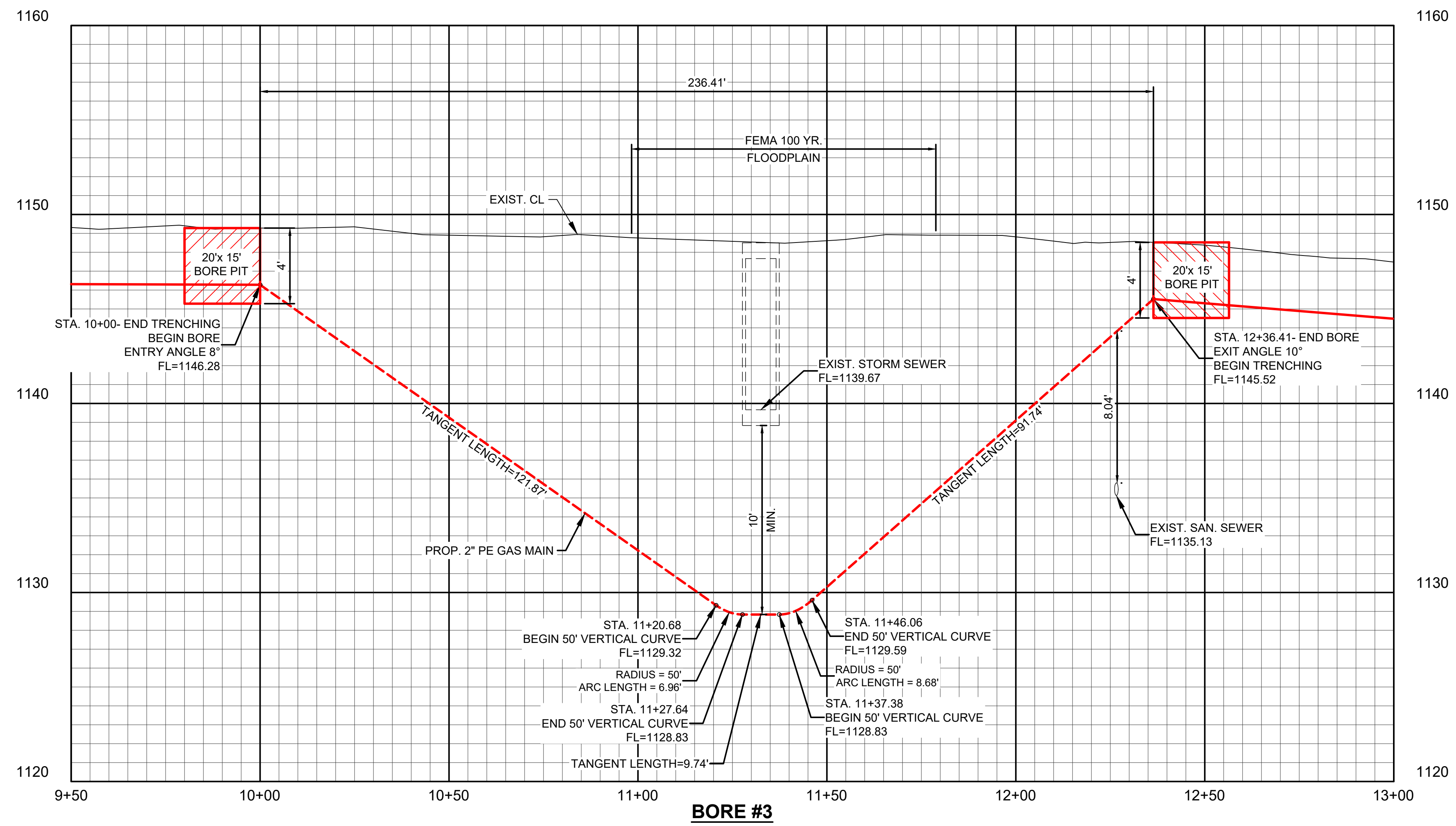
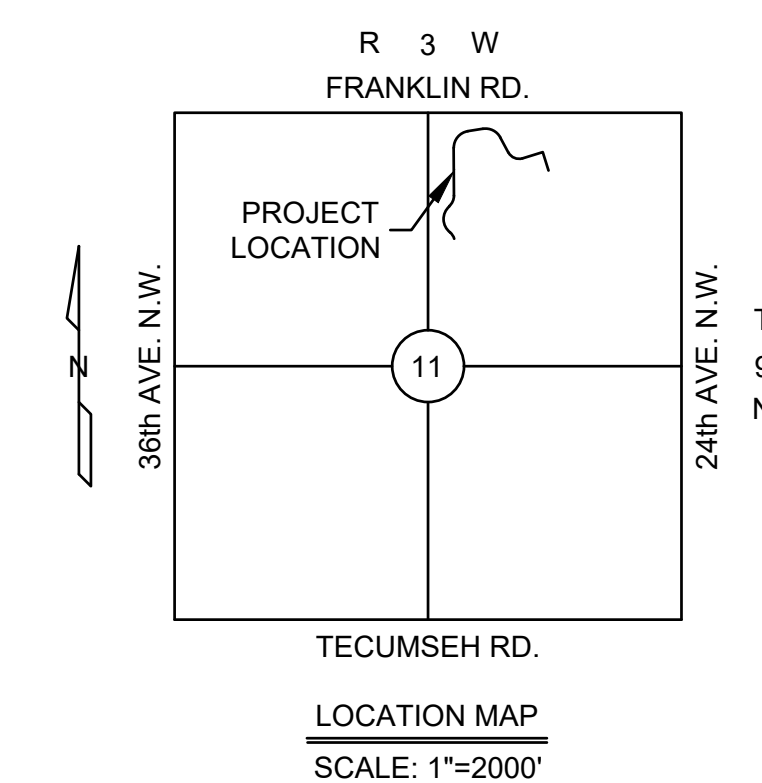
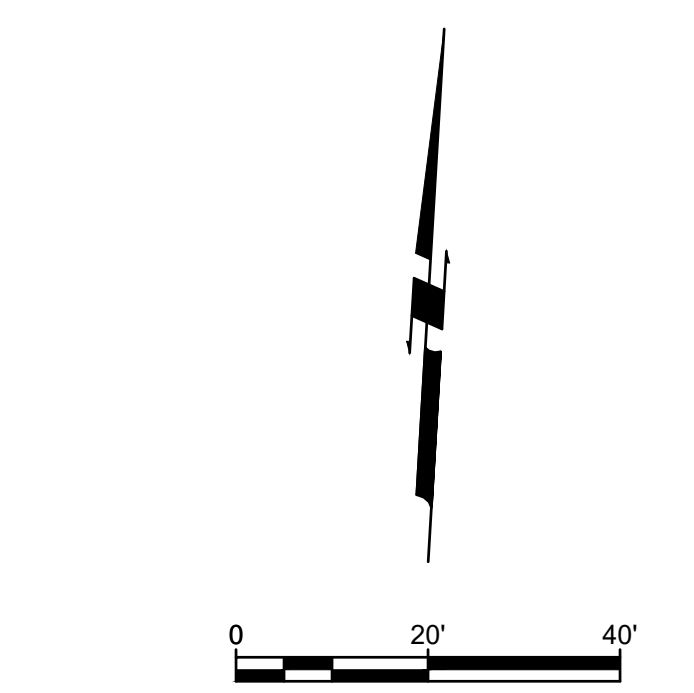
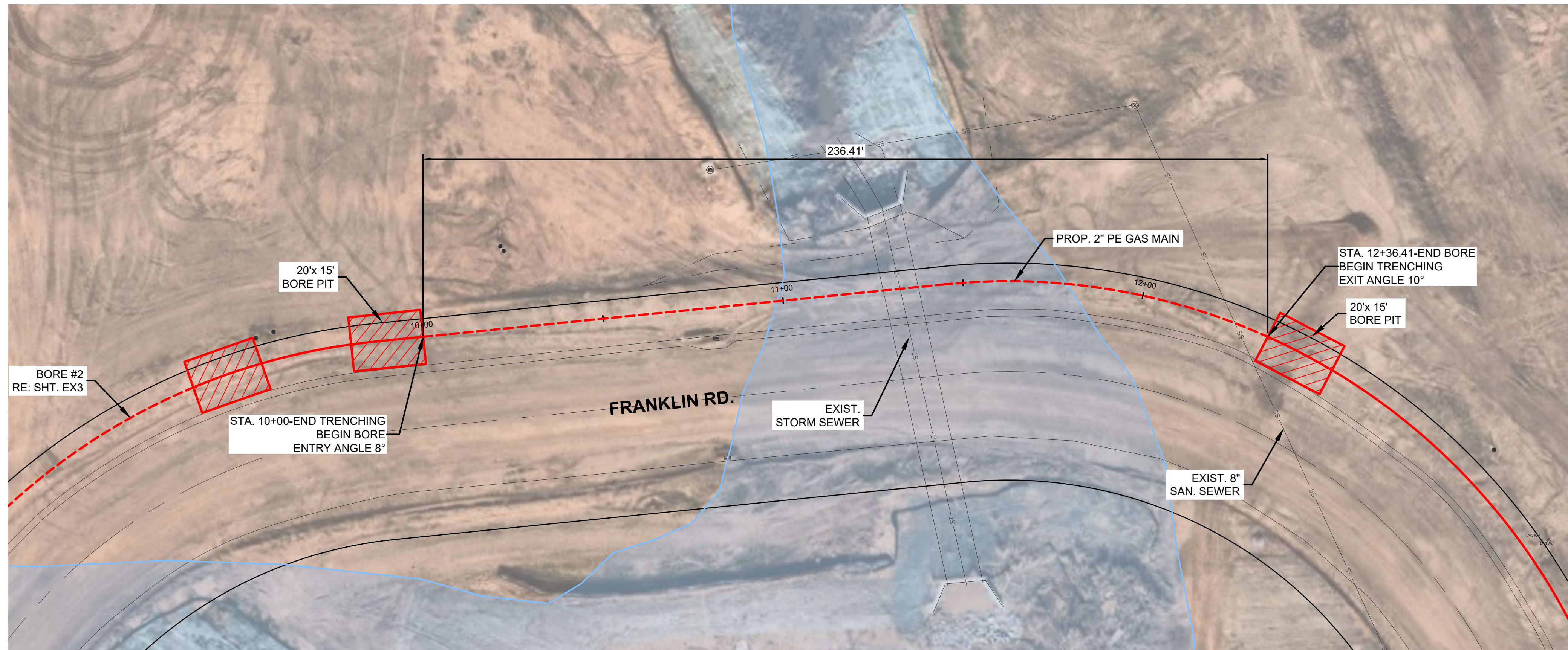


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 NORMAN, CLEVELAND COUNTY, OKLAHOMA  
**BORE #2 PLAN & PROFILE**

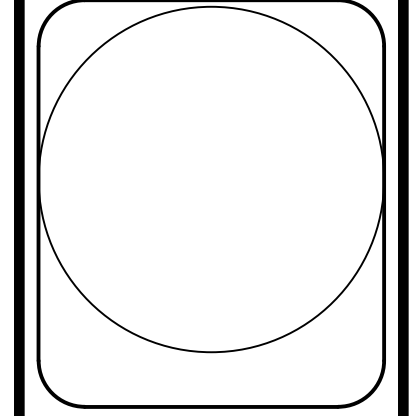
Proj. No.: \_\_\_\_\_  
 Date: 04-08-26  
 Scale: (Horiz.) 1"=20'  
 (Vert.) 1"=4'  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_

**SHEET NUMBER**  
**EX3**



- NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS AND THE LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK.
  2. WHILE REASONABLE EFFORTS HAVE BEEN MADE TO DEPICT EXISTING UTILITIES AND CONDITIONS BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS, THE PREPARER OF THESE PLANS MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS, ACCURACY, OR EXACT LOCATION OF SUCH ITEMS.
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  4. THE GAS MAIN CONDUIT USED IS AT LEAST ONE GRADE HIGHER THAN WHAT IS REQUIRED FOR THIS LINE TYPE. THE WALL THICKNESS IS 0.216" AND IS THE LATEST INDUSTRY STANDARD FOR PRESSURE GAS MAINS.

NO.	REVISIONS DESCRIPTION	DATE



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**OKLAHOMA NATURAL GAS CO.**  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA  
**BORE #3 PLAN & PROFILE**

Proj. No.: \_\_\_\_\_  
 Date: 04-08-26  
 Scale: (Horiz.) 1"=20'  
 (Vert.) 1"=4'  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_

**SHEET NUMBER**  
**EX4**