



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069
Monday, March 06, 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 February 6, 2023 meeting

ACTION ITEMS

2. Floodplain Permit No. 667

MISCELLANEOUS COMMENTS

3. Filing deadline for applications for the March 20, 2023 FPC meeting is Wednesday March 1, 2023. Currently there are no applications.

ADJOURNMENT

FLOODPLAIN PERMIT COMMITTEE MEETING
 225 N. Webster Ave, Development Center, Conference Room B
 Monday, February 6, 2023
 3:30 p.m.

Minutes

PRESENT: Shawn O’Leary, Director of Public Works
 Scott Sturtz, City Engineer
 Jane Hudson, Director of Planning and Community Development
 Lora Hoggatt, Planning Services Manager
 Bill Scanlon, Citizen Member
 Sherri Stansel, Citizen Member

OTHERS PRESENT: Jason Murphy, Stormwater Program Manager
 Amy Shepard, Staff
 Todd McLellan, Development Engineer
 Misty Lara, Permitting Specialist Plains All American
 Carol Howard, Permitting Plains All American
 Lollie Lenker, Resident

The meeting was called to order by Mr. Shawn O’Leary at 3:30 p.m.

Item No. 1, Approval of Minutes:

Six members of the committee were present, and Amy Shepard called roll. Mr. Ken Danner was absent. Mr. O’Leary called for a motion to approve the minutes from the meeting of November 7, 2022. Ms. Sherri Stansel noted one correction to the attendance list from the minutes to add Mr. Todd McLellan. Mr. Scott Sturtz motioned to approve the minutes as amended. The motion was seconded by Mr. Bill Scanlon. Mr. Scanlon asked about the status of the Floodplain Permit Application #665 project. Mr. Jason Murphy said the project was approved at City Council and is moving forward. The minutes were approved 6-0.

Item No. 2, Floodplain Permit Application No. 666:

Mr. O’Leary said this application is for the excavation and replacement of an existing segment of the Cushing to Hewitt 16” gas pipeline in the Lower Little River floodplain. Mr. Murphy

DRAFT

gave the staff report. Mr. Murphy said the Applicant is Plains All American Pipeline, LP and the Engineer is Environmental Solutions and Innovations, Inc. Mr. Murphy said there is an existing gas pipeline owned by the Applicant that is located ~0.42 miles west and ~1.0 mile south from the intersection of Alameda St. and 180th Ave. SE in the Lower Little River Floodplain south of Lake Thunderbird. Mr. Murphy said the dig site is located near an unnamed tributary of Roulette Creek. Mr. Murphy noted the original installation of this pipeline was granted a floodplain permit in 2016 (#573). Mr. Murphy said recent testing revealed a possible defect in the pipeline wall that requires repair. The repair is being done as a preventative action and not as an emergency action. Mr. Murphy reviewed aerial photos of the site and noted the floodplain footprint on the maps.

Mr. Murphy said according to the Applicant, the project will replace approximately 1150 feet of pipeline in the floodplain. Mr. Murphy said the ground will be cleared above the repair location in the pipeline right of way to allow the pipeline section to be replaced. Mr. Murphy said once the new pipe is installed, the excavated area will be backfilled using existing materials and returned to pre-activity conditions. Mr. Murphy said in the area below the stream bed, a 50 foot buffer will be maintained on either side of the channel and pipe will be installed using horizontal directional drilling (HDD) and be 10 ft. below the stream bed. Mr. Murphy said no changes in elevation or contours are expected as a result of this project. Mr. Murphy reviewed a map of the project location and noted that this area is typically dry.

Mr. Murphy reviewed applicable ordinance sections for Floodplain Application No. 666 and verified all ordinance requirements have been met. Mr. Murphy said staff recommends that Floodplain Permit Application No. 666 be approved.

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Mr. O’Leary asked for comments or additions from the Applicant or Engineer. Ms. Carol Howard with Plains All American Pipeline noted for clarity that the pipeline is an oil pipeline. Mr. O’Leary asked for questions or comments from the committee. Mr. Sturtz recommended approval of Floodplain Permit Application No. 666. Mr. Scanlon seconded the motion. The committee voted to approve the application 6-0.

Item No. 3, Miscellaneous Discussion:

- a) Mr. O’Leary said Mr. Murphy prepared the annual summary for the Floodplain Permit Committee in 2022. Mr. O’Leary noted 13 permits were issued in 2022. Mr. Murphy noted that during 2022, Norman had a Community Assistance Visit (CAV) with FEMA. Mr. Murphy said the results of that visit were very successful and a couple violations were identified. Mr. Murphy said notices were sent and violations have been resolved and are in compliance with the Floodplain Ordinance. Mr. Sturtz noted the improvement in our Community Rating System (CRS) rank. Mr. O’Leary said that improvement can reduce a resident’s flood insurance by up to 20%. Mr. O’Leary said a focus of staff will be to continue to look for ways to improve that rating going forward. Ms. Stansel and Mr. Scanlon noted their appreciation for the projects Staff has identified and is working on to address flood risk in the City of Norman.
- b) Mr. Murphy said the Floodplain Committee Meeting for February 20, 2023 would be cancelled due to a lack of applications.

Item No. 4, Adjournment:

Mr. O’Leary called for a motion to adjourn. Ms. Stansel motioned to adjourn and was seconded by Mr. Scanlon. The motion was approved 6-0. Meeting adjourned at 3:47 p.m.

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City of Norman

Floodplain Permit Application

Floodplain Permit No. 667

Building Permit No. _____

Date 2/15/2023

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: B&H Construction ADDRESS: 301 James Dean Drive, Norman, OK 73072TELEPHONE: (405) 288-2412 SIGNATURE: Steven Schulze

BUILDER: _____ ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

ENGINEER: Johnson & Associates ADDRESS: 1 East Sheridan, Suite 200, Oklahoma City, OK 73104TELEPHONE: (405) 235-8075 SIGNATURE: BRUNN ROWE, CFM

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.

The proposed project consists of a single bore below the Canadian River. Said bore will begin on the north side of the Canadian River (City of Norman, Cleveland County) and end on the south side of the river (Town of Goldsby, McClain County). The bore is to facilitate the installation of a 6" utility line below the flowline of the Canadian River (approximately 1250' in length from pit to pit).

(See attached exhibits.)

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT **N/A**

ACTIVITY

STRUCTURE TYPE

- | | |
|--|---|
| <input 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 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 \$_____ 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 **Bore only; no aboveground structures.**
- ☐ 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.

The proposed project consists of a single bore below the Canadian River. Said bore will begin on the north side of the Canadian River (City of Norman, Cleveland County) and end on the south side of the river (Town of Goldsby, McClain County). The bore is to facilitate the installation of a 6" utility line below the flowline of the Canadian River (approximately 1250' in length from pit to pit).

(See attached exhibits) utility line is for Cox Communications

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:

See Attached Exhibit

- 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:

See Attached Exhibit

- 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). **N/A**

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.: 0280 J, 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 1105.0 Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED: _____

DATE: 2/16/2023

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.)

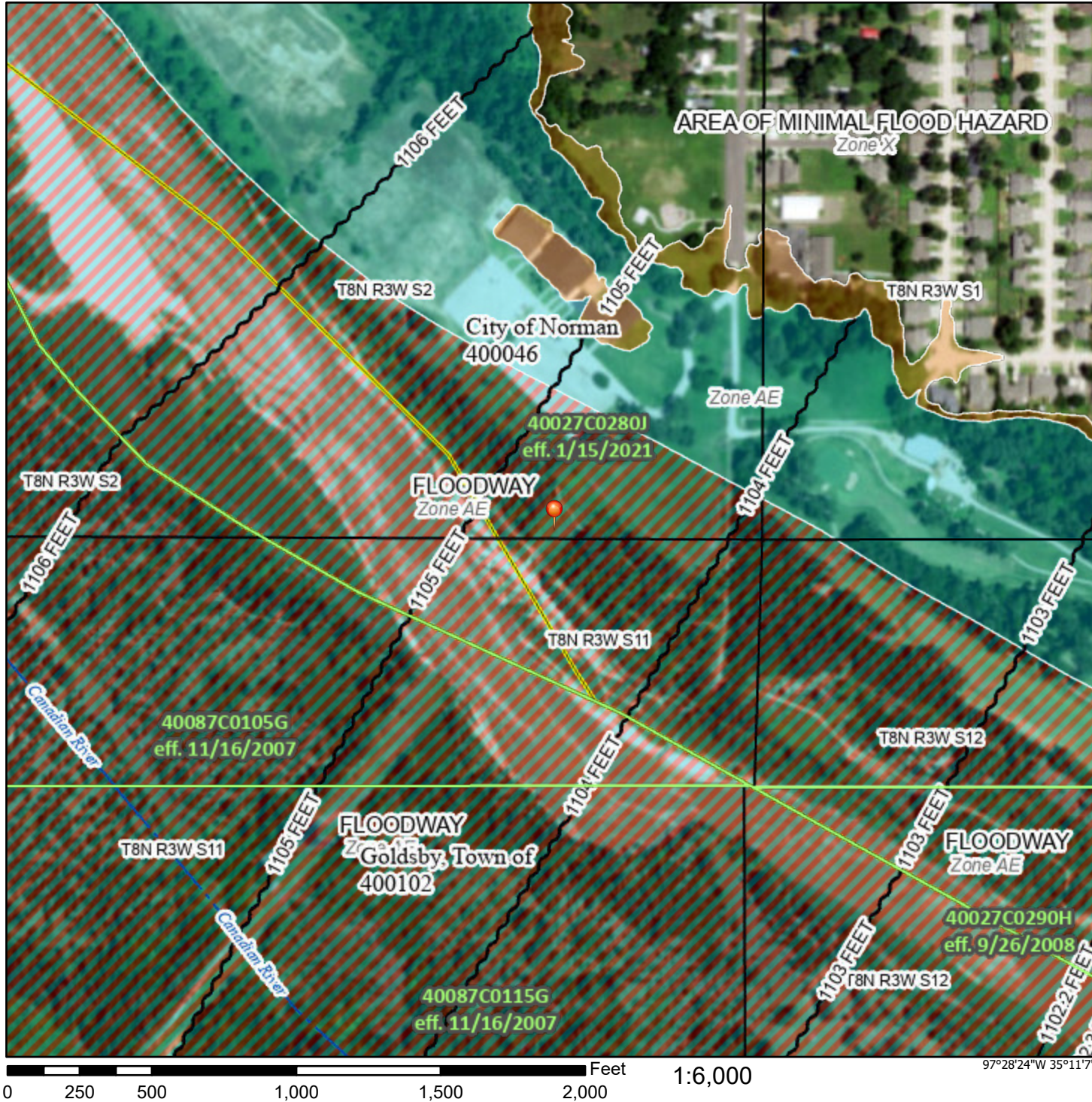
1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

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.

National Flood Hazard Layer FIRMMette



97°29'1"W 35°11'37"N



Legend

Item 2.

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

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
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

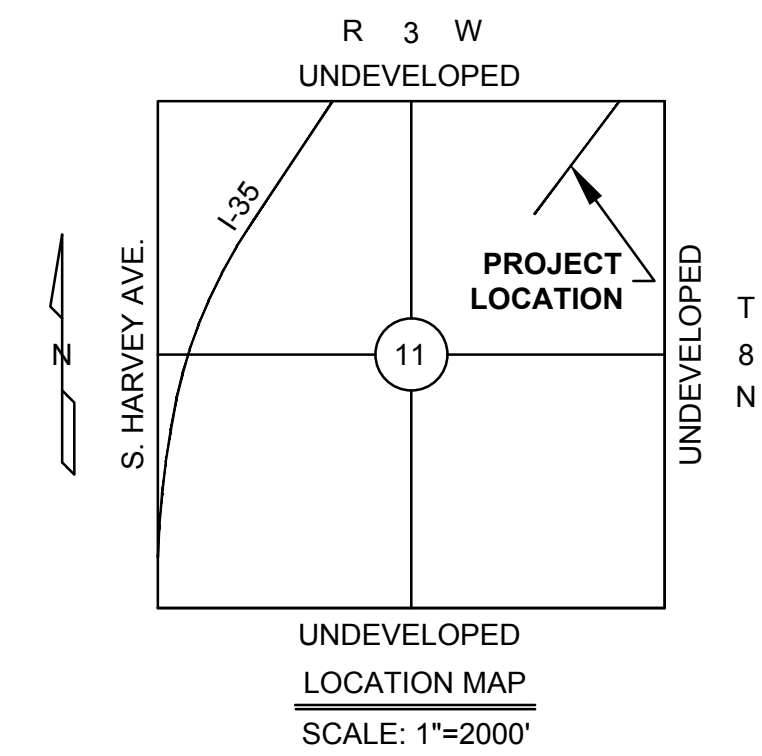
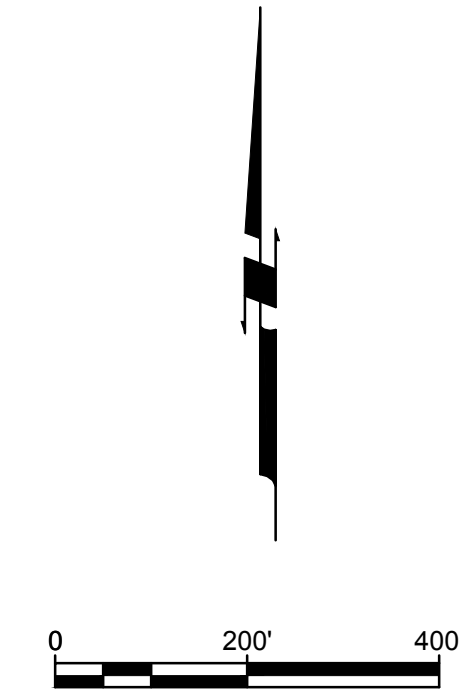
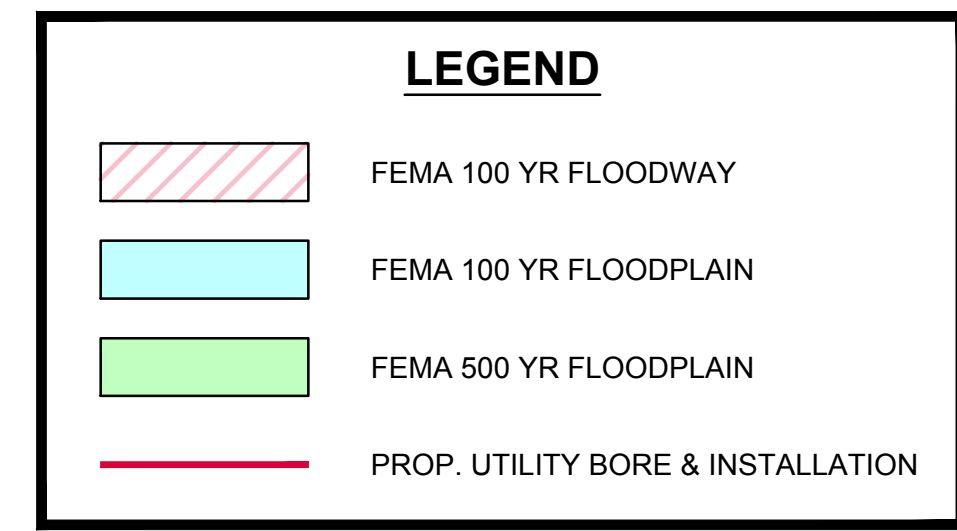


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

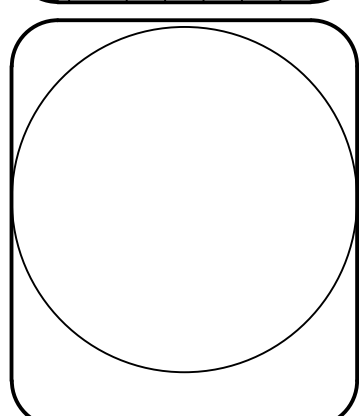
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/23/2023 at 1:04 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.

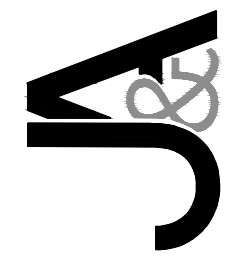
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



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[illegible]

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.joak.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023

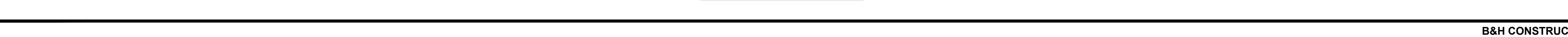


B&H CONSTRUCTION, LLC
NORMAN, CLEVELAND COUNTY, OKLAHOMA
NORMAN, MCCLELLAIN COUNTY, OKLAHOMA

CANADIAN RIVER BORE
GENERAL LAYOUT

Proj. No.: 7000.015
 Date: 02.06.23
 Scale: (Horiz.) 1"= 200'
 (Vert.) _____
 Checked By: _____
 Approved By: _____

SHEET NUMBER
EX1



SHEET NUMBER
EX2

CAD FILE: S:\Cw\3D proj\7000\B8H\7000.015 South Canadian River\Working Folder\7000.015 B8H CANDIAN RIVER BORE.dwg, 2/8/2023 9:05 AM, Jeremy Miller

B&H CONSTRUCTION, LLC
NORMAN, CLEVELAND COUNTY, OKLAHOMA
NORMAN, MCCLAIN COUNTY, OKLAHOMA

Proj. No.: 7000.01
Date: 02.06.23
Scale: (Horiz.) 1"=6'
(Vert.) 1"= 6'
Checked By: _____
Approved By: _____

SHEET NUMBER
EX2

B&H CONSTRUCTION, LLC

February 15, 2023

Todd M. McLellan, P.E., CFM
Development Engineer – CRS Coordinator,
City of Norman
201-A West Gray St.
Norman, OK 73069

**RE: B&H Construction – Canadian River Utility Bore
No-Rise Certification**

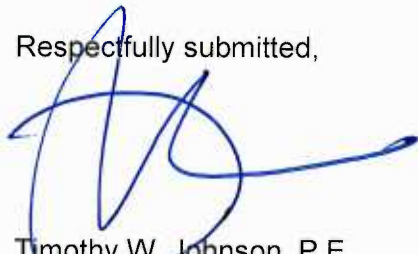
Dear Todd:

Per the Flood Plain Permit Application requirements, the City of Norman has requested a “no rise” certification regarding utility work B&H Construction will be doing along the north & south sides of the Canadian River. Said work will be adjacent, easterly, of I-35. The proposed project will bore 1188 L.F. for a 6” utility conduit and will cross below the flowline of the Canadian River. There will be no fill imported or placed in association with this project and all grades will be returned to historic conditions.

The work proposed, will have zero impact to the flow conveyance and will result in “no rise” to the flood elevations in the river.

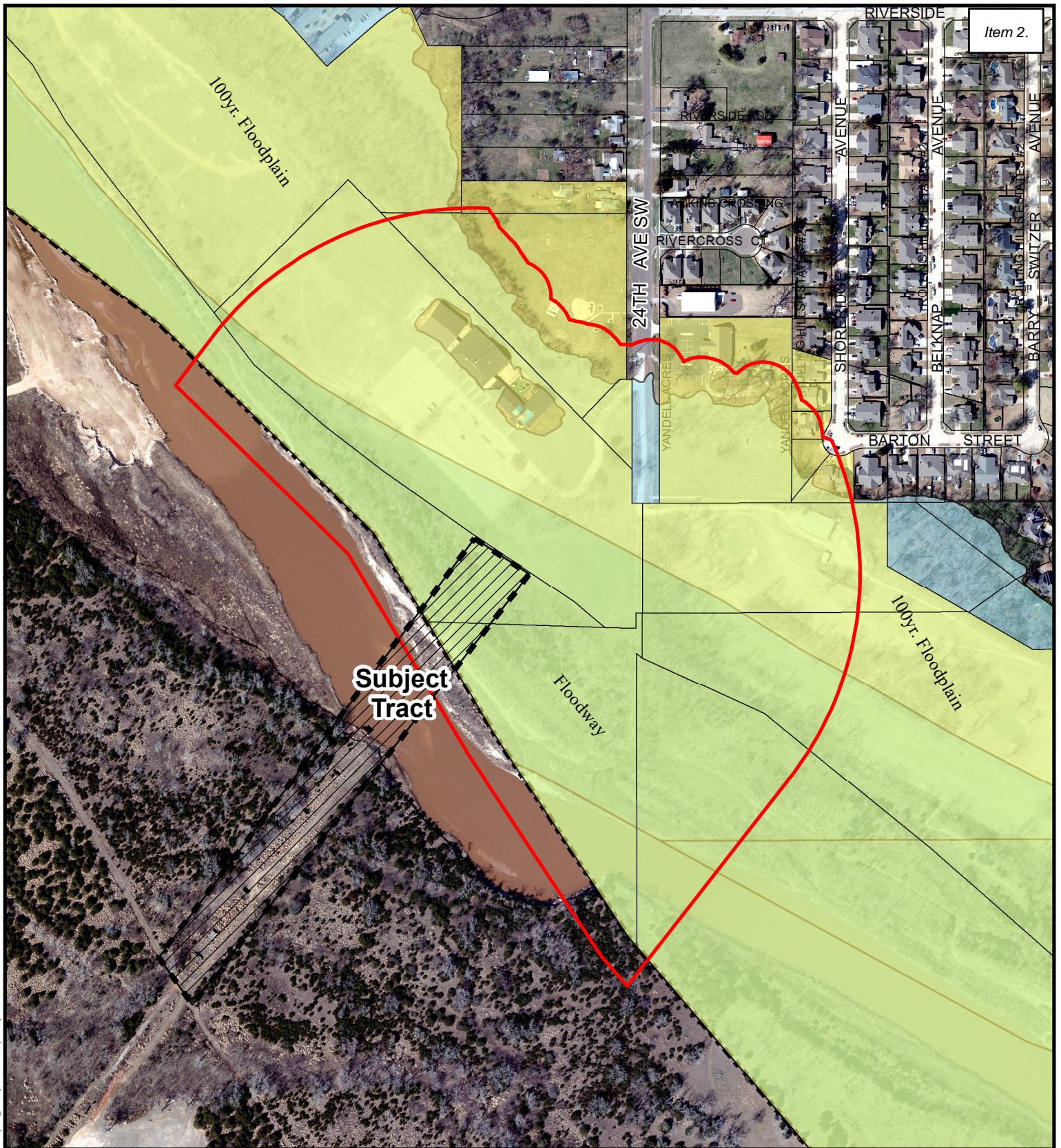
Based on the above, please issue the floodplain activity permit required for the development.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s):
cc: Brian Rowe, CFM
Project # 7000.015/PER



Item 2.






Floodplain Permit Notification Map

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.

1000ft. Radius
February 14, 2023



0 200 400 Ft

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area



STAFF REPORT

3/6/2023

PERMIT #667

ITEM: Floodplain Permit Application for the installation of a 6" utility pipe to be bored under and through the Canadian River Floodplain beginning to the south and west of 24th Ave. SW.

BACKGROUND:

APPLICANT: B&H Construction

ENGINEER: Johnson and Associates

The proposed project consists of a single bore below the Canadian River. The bore will begin on the north side of the Canadian River in the City of Norman south and west of 24th Ave. SW and end on the south side of the river in the City of Goldsby. The bore is to facilitate the installation of a 6" utility line for Cox Communications below the flowline of the Canadian River running approximately 1250' bore pit to bore pit.

According to the Applicant, there will be no fill imported or placed in association with this project and all grades will be returned to historic conditions. The bore will begin approximately 230 feet from the edge of the main channel and will be bored a minimum of 10' below the channel.

Site located in Little River Basin or its Tributaries? yes ☐ no ☒

STAFF ANALYSIS: According to the latest DFIRM, the project site is located in the floodplains of the Canadian River Floodplain Zone AE.

Applicable Ordinance Sections:

Subject Area:

429.1 4(b)(1) Fill Restrictions in the Floodplain

5(a)(viii) No Rise Considerations

4(b)(1) Fill Restrictions – The use of fill is restricted in the floodplain. No fill will be brought into the floodplain as part of this project, therefore no compensatory storage will be provided.

5(a)(1)(viii) 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. The project engineer has certified that the project will not cause a rise in the BFE, which meets this ordinance requirement.

RECOMMENDATION: Staff recommends that Floodplain Permit Application #667 be approved.

ACTION TAKEN: _____



0 0.05 0.1 0.2 Miles

Canadian River near 24th Ave. SW



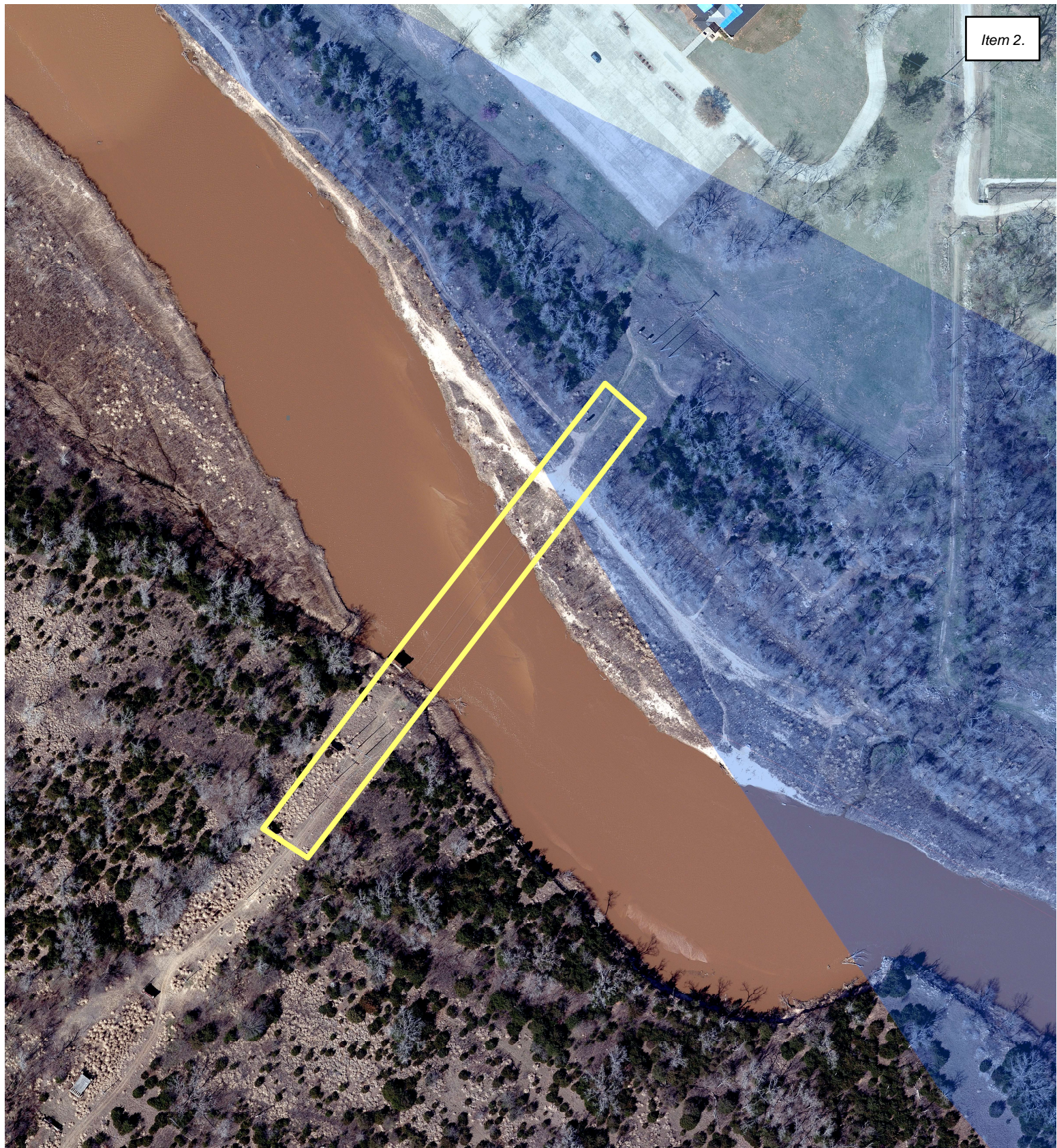
The City of Norman assumes no responsibility for errors or omissions in the information presented.



1 inch = 721 feet

Legend

- Street Labels (<1:10,000)
- 1% Chance Floodplain
- Floodway



Canadian River near 24th Ave. SW





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



1 inch = 192 feet

Legend

-  1% Chance Flood
-  Floodway