



CITY OF NORMAN, OK FLOODPLAIN PERMIT COMMITTEE MEETING

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

Monday, June 05, 2023 at 3:30 PM

AGENDA

AMENDED

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

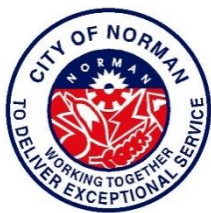
1. Approval of minutes from the May 15, 2023 meeting.

ACTION ITEMS

2. **Floodplain Permit Application No. 671** - This permit is for the construction of a private road off of Rock Creek Road approximately 1700 feet east of 60th Ave. NW in the 10-Mile Flat Creek Floodplain. This permit was postponed during the May 15, 2023 meeting pending additional information being made available by the applicant.
3. **Floodplain Application No. 673** - This permit is for the construction of a private drive off of Rock Creek Road for a residence at 2451 60th Ave. NW.
4. **Floodplain Permit Application No. 674** - This application is for the construction of an in-ground swimming pool at 5400 W. Franklin Road.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
 Development Center, Conference Room B, 225 N. Webster Avenue,
 Norman, OK 73069
 Monday, May 15, 2023 at 3:30 PM

MINUTES

ROLL CALL

The meeting was called to order by Mr. Shawn O'Leary at 3:30 p.m. Roll was called and five members were present, two were absent. Present members included Ken Danner, Scott Sturtz, Shawn O'Leary, Sherri Stansel, and Bill Scanlon. Lora Hoggatt and Jane Hudson were absent. Others in attendance included, Jason Murphy, Stormwater Program Manager; Todd McLellan, Development Engineer; Brenda Gomez, Staff; Gary Keen, Keen Engineering; Derek Harris, Applicant; Georgia Koontz, resident.

MINUTES

1. Approval of minutes from the May 1, 2023 meeting

Mr. O'Leary called for a motion to approve the minutes from the meeting of May 1, 2023. The motion was made by Ms. Sherri Stansel, and seconded by Mr. Ken Danner. The minutes were approved 5-0.

ACTION ITEMS

2. Floodplain Permit No. 671

Mr. O'Leary asked Mr. Murphy to present the staff report. Mr. Murphy said the Applicant is Derek Harris and the Engineer is Jason Emmett, P.E., Cedar Creek for the project. Mr. Murphy said the Applicant is currently going through the Norman Rural Certificate of Survey process to subdivide approximately 115 acres on the north side of West Rock Creek Road between 48th Ave NW and 60th Ave NW in the 10 Mile Flat Creek floodplain. The 115 acres will be subdivided into four 20 acre tracts and one 35 acre tract. The name of the proposed subdivision is Golden Valley.

Norman's subdivision regulations require that a 20 ft. wide private road be constructed to provide access to the tracts. The road will be approximately 3200 ft. long with 18 inch culverts installed at the intersection with West Rock Creek Road and approximately 2650 ft. north of West Rock Creek Road.

Mr. Murphy said the Applicant will use most of the material excavated from the bar ditches to construct the road and crown. Approximately 1250 cubic yards of rock will be placed on the road for the required 6 inch rock driving surface. This will require that 1250 cubic yards of material be hauled off and placed outside the floodplain to provide the necessary compensatory storage. This material will be stockpiled on Tract 5 out of the floodplain.

Mr. Murphy said since portions of the road surface will be located at or below the Base Flood Elevation (BFE), the City of Norman cannot guarantee that citizens located on tracts served by the new road will be evacuated during a flooding emergency.

Mr. Murphy reviewed plans and aerial maps of the project location provided to members in their packets. Following a careful and in-depth review, Mr. Murphy asked for questions or comments.

Hearing none, Mr. Murphy said according to the DFIRM, the vast majority of the new road will be in the 10 Mile Flat Creek floodplain Zone AE. The BFE along the planned road route will vary from 1128.0 to 1129.5 ft.

Mr. Murphy said the use of fill in the floodplain is restricted. However, the placement of fill is allowed to elevate structures and construct drives and roads providing access to the structures. Approximately 1250 cubic yards of rock will be placed on the road for the required 6 inch rock driving surface. This will require that 1250 cubic yards of material be hauled off and placed outside the floodplain to provide the necessary compensatory storage.

Mr. Murphy said 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 must be provided. For proposed development within a regulatory floodway, certification of no increase in the BFE is required. The engineer has certified that the project will not cause a rise in the BFE which meets this ordinance requirement.

Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 671 be approved.

Mr. O'Leary asked for comments or additions from the Applicant or Engineer. Hearing none, Mr. O'Leary asked for additional questions by the committee or any public comments. Ms. Koontz, resident, whose property is adjacent to the proposed parcels, asked if the road would be rock or paved. Ms. Koontz indicated that there is an existing road used to access a well site that is supposed to be maintained by the oil company. Ms. Koontz also said, outside traffic, which is hard to control, poses security concerns for her family and livestock. Mr. O'Leary clarified that there would be approx. 15' between the Koontz property and the new road. Ms. Koontz asked about the location of the culverts for the road due to the large amount of water that backs up during heavy rains. The engineer for the project pointed out the location of the culverts and noted that the project would maintain historic drainage.

Ms. Koontz asked about the requirement of maintenance to the existing access road. Mr. O'Leary asked if the Applicant had a lease agreement with the oil company for the access road. Mr. Derek Harris said the access road is on the property west of his parcels in the application.

Mr. O'Leary, Mr. Ken Danner and Mr. Murphy addressed Ms. Koontz questions about regulations regarding the road. Ms. Koontz asked if there will be fencing to the perimeter of the development and perhaps individual fencing of parcels by potential landowners. Mr. Harris said it will be up to each homeowner if they choose a fence in their design.

Mr. Scanlon expressed concern with emergency access on this road if it is approved. Mr. O'Leary clarified that the application meets the floodplain regulations to build a road in the floodplain. Mr. O'Leary referred Mr. Scanlon to the floodplain ordinance where general guidance regarding health and safety and the basis to approve or deny the Application

accordingly. Mr. Scanlon said his concern is if an ambulance and/or emergency vehicle need access in the event of flooding and the road is impassible, the lives of the residents would be at risk. Mr. Sturtz asked for the elevation of the road surface. Mr. Harris said the fill removed from the ditches will be used to elevate the road above the top of the drainage ditches. Mr. Danner noted that maintenance of the road will be the responsibility of the Home Owner's Association. Mr. Scanlon expressed concern about wash out and road instability. Mr. Danner noted that consideration must be given because previous permits and developments have been approved with the condition that the City may not provide evacuation upon flooding events.

Mr. O'Leary called for a motion. Mr. Scott Sturtz motioned to postpone Floodplain Application No. 671 pending further information from Applicant regarding the elevation of the private road in relation to the BFE. Mr. Bill Scanlon seconded the motion. The committee voted to postpone with conditions the application 5-0.

3. Floodplain Permit No. 672

Mr. O'Leary asked Mr. Murphy to present the staff report. Mr. Murphy said the Applicant is Glen Burnett and the Engineer is Earl Keen, P.E. for the project. Mr. Murphy said the Floodplain Permit Application is for the remodel of the house located at 216 S. Lahoma Avenue in the Imhoff Creek floodplain. Mr. Murphy said the original single story, masonry house was constructed in 1930 on Lot 6 Block 2 of the Eagleton Addition and is in good condition. The entire property including the house is in the floodplain/floodway of Imhoff Creek in an area of repetitive flooding.

Mr. Murphy said the applicant's intent is to remodel and improve the structure and use it as student housing. The house currently does not comply with the floodplain ordinance since the lowest floor is approximately 3.2 feet below the Base Flood Elevation. The applicant intends to leave the house at its present elevation; therefore, the substantial improvement section of the floodplain ordinance applies which restricts the value of the improvements to a maximum of 50% of the current value of the structure.

Mr. Murphy said most of the work will take place inside the main structure and will include moving walls to make room for a second bathroom. Other work will include extending wastewater drains and water supply lines to serve the new bathroom. The existing electrical breaker box is outdated and will be replaced. The footprint of the house will not be increased. Work outside the main structure consists of removing the existing storage building and repair of fences.

Mr. Murphy said a licensed appraiser was used to perform a detailed evaluation of the structure. The appraiser determined the value of the structure to be \$80,000. The allowed maximum value of the improvements is \$40,000 according to the floodplain ordinance. The applicant obtained a detailed quote for the proposed improvements in the amount of \$29,442.50. The existing shed will be removed which will increase conveyance across the property. The estimated cost of removing and disposing of the shed is \$1,000. The existing chain link fence is full of debris which will also increase conveyance. The cost of the fence work is estimated to be \$500. The cost of the shed removal and fence work does not count towards the \$40,000 allowed for the house improvements.

Mr. Murphy said it is the applicant's engineer's opinion that the proposed modifications will comply with the floodplain ordinance. However, it is important to clarify that the BFE is approximately 3.2 feet above the floor of the house and the proposed modifications will not

reduce the flood risk. In addition, the ground on this property may be flooded to a depth exceeding 4 feet. The depth of water will be adequate to damage vehicles located thereon and may even cause vehicles to float and/or be transported downstream.

Mr. Murphy reviewed plans and aerial maps of the project location provided to members in their packets. Photos were presented to point out that this property has repetitively flooded. Water marks were evident inside and outside the house per the June 2022 photos and investigation.

Mr. Murphy said according to the latest DFIRM, the entire property is located within the Imhoff Creek floodplain/floodway (Zone AE). The entire property is located within one of the City of Norman's repetitive loss areas. These repetitive loss areas are locations where properties have experienced multiple flood events over time.

Mr. Murphy said any reconstruction, rehabilitation, addition, or other improvement of the structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement, must meet the current floodplain ordinance requirements. This proposed project meets the Substantial Improvement section.

Mr. Murphy said the use of fill is restricted in the floodplain. No fill will be brought into the floodplain for this project, therefore no compensatory storage is required. In addition, an existing shed will be removed from the floodplain creating a small amount of additional floodplain storage.

Mr. Murphy said for proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. The project engineer has certified that the project will not cause a rise in the BFE.

Mr. Murphy confirmed all ordinance requirements have been met for Floodplain Permit Application No. 672.

Mr. O'Leary asked for comments or additions from the Engineer. Mr. Keen said the flooding risk in this location is very high. Mr. Keen said other properties in this area have been elevated and have had success with the structure but have still had flooding of vehicles. Mr. Keen gave a history of his interactions with owners and properties in this area. Mr. Keen said he thinks the owner has met minimum requirements but approving applications in this area has shown to have consequences.

Mr. O'Leary asked for additional questions by the committee or any public comments.

Ms. Stansel read, for the record, regarding the substantial improvement requirements a portion the appraiser's report:

“ . . . Kitchen features: newer cabinetry, granite countertops, appliances and fixtures; bathroom include newer cabinetry, tile flooring, plumbing, electrical fixtures. Property has refinished hardwood flooring, new interior paint work and fixtures and the property also features a new central heat and air system. . . ”

Ms. Stansel stated that she was not aware of any Floodplain Permit Application for the improvements referred to in the appraiser's report for this property. Ms. Stansel said it is apparent that the previous owner made the improvements disregarding any floodplain

ordinance requirements. Had he done so, the elevation issues would have been addressed at that time. Ms. Stansel said she supports and recommends a Cumulative Substantial Improvement Clause be added to the Floodplain Ordinance. Ms. Stansel said not only would it give a fair assessment of the actual improvements but it would improve Norman's Community Rating System (CRS) rating from the National Flood Insurance Program (NFIP). Ms. Stansel asked if the updated new central heat and air system was elevated or at ground level. Mr. McLellan said it is still at ground level from the pictures included in the presentation. The comparable properties used to determine the appraisal do not match the proximity to the floodplain and do not represent the potential damage or loss related to the assessed value of the home. Ms. Stansel said the Cleveland County Assessor records show that the new owner is not local and may not be aware of the risks associated with the property. Ms. Stansel asked if the previous owner had disclosed any flooding or updates.

Mr. Keen said he recommended to the owner he attend this meeting as there may be concerns that he needed to be made aware of and the committee may have questions. Mr. Keen said unfortunately, he was unavailable for this meeting due to prior commitments. Mr. Keen said the owner did state that the house as it currently stands is in the exact same condition as it was upon purchase and he was not aware of previous work or damage.

Mr. Keen said the house was in good condition, better than other houses in the area. Mr. Keen said on a previous visit he noticed the paint was fresh, the floor was vinyl plank made to look like hardwood, and it was apparent that improvements had been made to the property. Mr. Keen said the owner expressed his intent to remove a wall and put in another bathroom. Mr. Keen said the original estimate was for \$50,000 for work to be done on the house; however, only up to \$40,000 was allowed by floodplain ordinance. Mr. Keen said the owner him to inquire of the committee, upon approval of the application, if they could spend up to the 50% or \$40,000.

Ms. Stansel stated that she was surprised that the new owner wanted to go forward with this application after reading the risks outlined in the engineer's report. Mr. Keen said he was clear in his report and communication that the property would have significant flooding risks to ensure the owner was aware.

Mr. O'Leary brought the discussion back to the committee to discuss and expressed his concerns with the application. Mr. O'Leary offered a refresher for the committee members of the Floodplain Ordinance that governs the actions of the committee. Mr. O'Leary said

"Section 5 of the Floodplain Ordinance under Floodplain Administration, approval or a denial of a Floodplain Application by the Floodplain Committee must consider all the requirements and;

- 1) The danger of life and property due to flooding or erosion control/erosion damage
- 2) Susceptibility of the proposed facility and its content to flood damage and the effect of such damage on individual owners
- 3) The danger that material may be swept onto other lands to the injury of others . . ."

Mr. O'Leary stated that the committee should use all the information available in making their decision. Mr. O'Leary said it is okay to question the credibility of some of the information that was submitted, like appraisals or cost estimates for improvements by contractors. Mr. O'Leary said the committee is able to postpone and request for additional information if so needed. Mr. O'Leary said the committee is not required to approve this application and cautioned them to consider all the information as they framed a motion.

Mr. McLellan said staff had considered going through the neighborhood in the fall with door notices to ensure owners and/or residents were notified and aware of the risk in that area.

Mr. O'Leary indicated that a policy change regarding notification is being considered and also a cumulative substantial improvement clause. Mr. O'Leary said although these items have been discussed over the years it may be time to add it to the ordinance.

Mr. McLellan stated that this is a repetitive flood area and the City is not at liberty to provide public information as to who did or did not file claims and/or receive damage rewards; suffice it to say, this is a flood prone area. Mr. McLellan said these areas will flood, have flooded in the past, and have had insurance claims in recent years.

Mr. O'Leary called for a motion. Mr. Scanlon motioned to deny Floodplain Application No. 672. Ms. Stansel seconded the motion. Mr. Scanlon noted the motion is based on Section 5 and other considerations. The committee voted to deny the application 5-0.

Mr. Keen thanked the committee for their very careful consideration of this matter.

MISCELLANEOUS COMMENTS

4. The Floodplain Committee meeting on June 5, 2023 will have 1-2 applications.

ADJOURNMENT

Mr. O'Leary called for a motion to adjourn. Mr. Sturtz motioned to adjourn and was seconded by Ms. Stansel. The motion was approved 5-0. The meeting adjourned at 4:41 p.m.

Passed and approved this _____ day of _____, 2023

City of Norman Floodplain Administrator, Shawn O'Leary

STAFF REPORT

06/05/2023

PERMIT No. 671

ITEM: Floodplain Permit application is for the construction of a private road on the north side of West Rock Creek Road in the 10 Mile Flat Creek Floodplain. This permit was postponed pending additional information from the applicant in the May 15, 2023 meeting.

BACKGROUND:

APPLICANT: Derek Harris

ENGINEER: Jason Emmett, P.E., Cedar Creek

The applicant is currently going through the Norman Rural Certificate of Survey process to subdivide approximately 115 acres on the north side of West Rock Creek Road between 48th Ave NW and 60th Ave NW in the 10 Mile Flat Creek floodplain. The 115 acres will be subdivided into four 20 acre tracts and one 35 acre tract. The name of the proposed subdivision is Golden Valley.

Norman's subdivision regulations require that a 20 ft. wide private road be constructed to provide access to the tracts. The road will be approximately 3200 ft. long with 18 inch culverts installed at the intersection with West Rock Creek Road and approximately 2650 ft. north of West Rock Creek Road.

The applicant will use most of the material excavated from the bar ditches to construct the road and crown. Approximately 1250 cubic yards of rock will be placed on the road for the required 6 inch rock driving surface. This will require that 1250 cubic yards of material be hauled off and placed outside the floodplain to provide the necessary compensatory storage. This material will be stockpiled on Tract 5 out of the floodplain.

Since portions of the road surface will be located at or below the BFE, the City of Norman cannot guarantee that citizens located on tracts served by the road will be evacuated during a flooding emergency.

UPDATE: The floodplain Permit Committee voted 5-0 to postpone this application pending additional information related to the elevation of the road. The applicant submitted Addendum 01 to City Staff with a profile of the road in order to portray the existing BFE and the proposed road elevations. According to the applicant, approximately 1396 ft. of the road will be exposed during a 100-year flood event and the remaining footage of the private road will have 46" reflectors spaced at 200' intervals and at all curves in the event that there is standing water on the road. The maximum depth of the flood elevation over the road during a 100-year flood event is approximately 8". The applicant also indicated that additional culverts may be added under the alignment of the private road if determined to be necessary during construction.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? yes___ no✓

According to the DFIRM, the vast majority of the new road will be in the 10 Mile Flat Creek floodplain Zone AE. The BFE along the planned road route will vary from 1128.0 to 1129.5 ft.

Applicable Ordinance Sections:

Subject Area:

36-533 (e)(2)(a)..... Fill Restrictions in the Floodplain

(e)(2)(e)..... Compensatory storage

(f)(3)(8) No Rise Considerations

(e)(2)(a) and (e)(2)(e) Fill Restrictions in the Floodplain and Compensatory Storage – The use of fill in the floodplain is restricted. However, the placement of fill is allowed to elevate structures

and construct drives and roads providing access to the structures. Approximately 1250 cubic yards of rock will be placed on the road for the required 6 inch rock driving surface. This will require that 1250 cubic yards of material be hauled off and placed outside the floodplain to provide the necessary compensatory storage. The applicant has indicated that if unable to excavate designed amount of soil from the bar ditches during construction while crossing a pipeline, they will over excavate from non-crossing areas to ensure excavation volume is met.

(f)(3)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work must be provided. For proposed development within a regulatory floodway, certification of no increase in the BFE is required. The 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 #671 be approved.

ACTION TAKEN: _____

SUBMITTED ELECTRONICALLY 4/12/23

Item 2.



City of Norman

Floodplain Permit Application

Floodplain Permit No. 671

Building Permit No. _____

Date 4-12-23

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: Derek Harris ADDRESS: 11912 N. PENN OKC, OK 73120
TELEPHONE: 405.863.8984 SIGNATURE: [Signature]

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

ENGINEER: Jason Gamble ADDRESS: 11912 N. PENN OKC, OK 73120
TELEPHONE: 405.406.4622 SIGNATURE: [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.

GOLDEN VALLEY FARMS SUBDIVISION ON W. ROCK CREEK RD APPROX.
1700 LF East of 60th AVE NW. See attached COS.

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> New Structure | <input type="checkbox"/> Residential (1-4 Family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 Family) |
| <input type="checkbox"/> Alteration | <input 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 |

☒ DRIVEWAY

ESTIMATED COST OF PROJECT \$ 100,000 Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- | | | | |
|--|---------------------------------|---|---|
| <input type="checkbox"/> Fill | <input type="checkbox"/> Mining | <input type="checkbox"/> Drilling | <input checked="" type="checkbox"/> Grading |
| <input type="checkbox"/> Excavation (Beyond the minimum for Structural Development) | | | |
| <input type="checkbox"/> Watercourse Alteration (Including Dredging and Channel Modifications) | | | |
| <input type="checkbox"/> Drainage Improvements (Including Culvert Work) | | <input checked="" type="checkbox"/> Road, Street or Bridge Construction | |
| <input type="checkbox"/> Subdivision (New or Expansion) | | <input type="checkbox"/> 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 construction of golden valley road to provide access to
golden valley farms rural COS.

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

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

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

☒ Not Applicable:

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

☐ Not Applicable:

100 year floodplain shown on Attached COS.

- 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:

Plans for road are attached

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

☒ Not Applicable:

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

☒ Not Applicable:

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

☒ Not Applicable:

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

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

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

The proposed development is located on FIRM Panel No.: 0170 J, Dated: 1-15-21
0260 J

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 1128.0 to 1129.5 Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED: Scott M. McCallan DATE: 5-8-23

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.

CEDAR
CREEK

Floodplain Permit Application For Golden Valley Road

Addendum 01

May 22, 2023

Proposed Construction of Golden Valley Road
W. Rock Creek Road, S16 T9N R3W
Norman, OK

PROJECT DESCRIPTION

Golden Valley Subdivision located north of W. Rock Creek Road between NW 48th and NW 60th Ave is proposed to be served by a private rural road that extends north approximately 3200 feet through the FEMA 100-year flood zone.

A profile of Golden Valley Road has been created in order to portray the existing 100-year flood elevation that the proposed road is being constructed in. Approximately 1396 L.F. of the proposed road will be exposed in the 100-year storm event. The remaining footage of the private road will be proposed to have 46" drive reflectors spaced at 200' OC and at all curves in the event that there is standing water over the road. The max depth of flood elevation over the road in the 100-year storm event is approximately 8.04"

Culverts may be added under alignment of private road if determined to be necessary during construction.

Excavation of soil from bar ditches is determined based on a volume basis. If unable to excavate designed amount while crossing a pipeline, contractor will over excavate from non-crossing areas to ensure excavation volume is met.

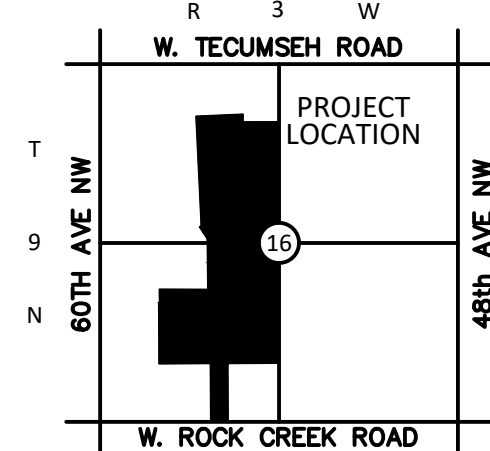
Attachments:

- Proposed Plan and Profile Private Rural Road, Site Notes (4)

Jason Emmett, PE



LOCATION MAP:



PROJECT:

GOLDEN VALLEY ROAD

NORMAN, OK

PROJECT NUMBER: XXXXX
DRAWING DATE: 05.22.23
ISSUE DATE: 05.22.23

SEAL:

SUBMITTAL:

**CONSTRUCTION
DRAWINGS**

REVISIONS:

MARK DATE DESCRIPTION

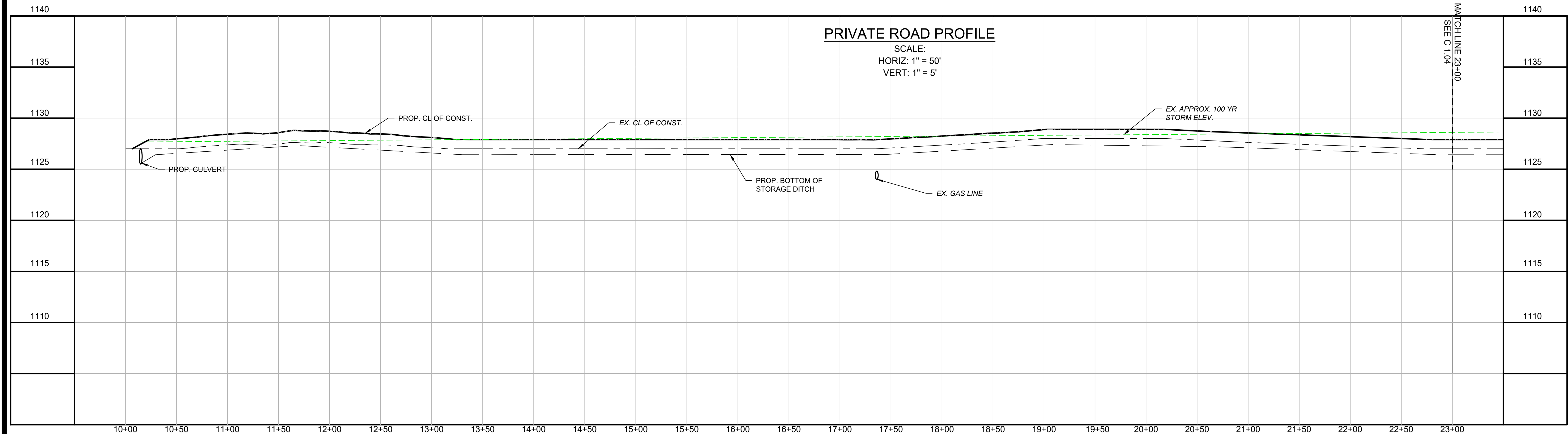
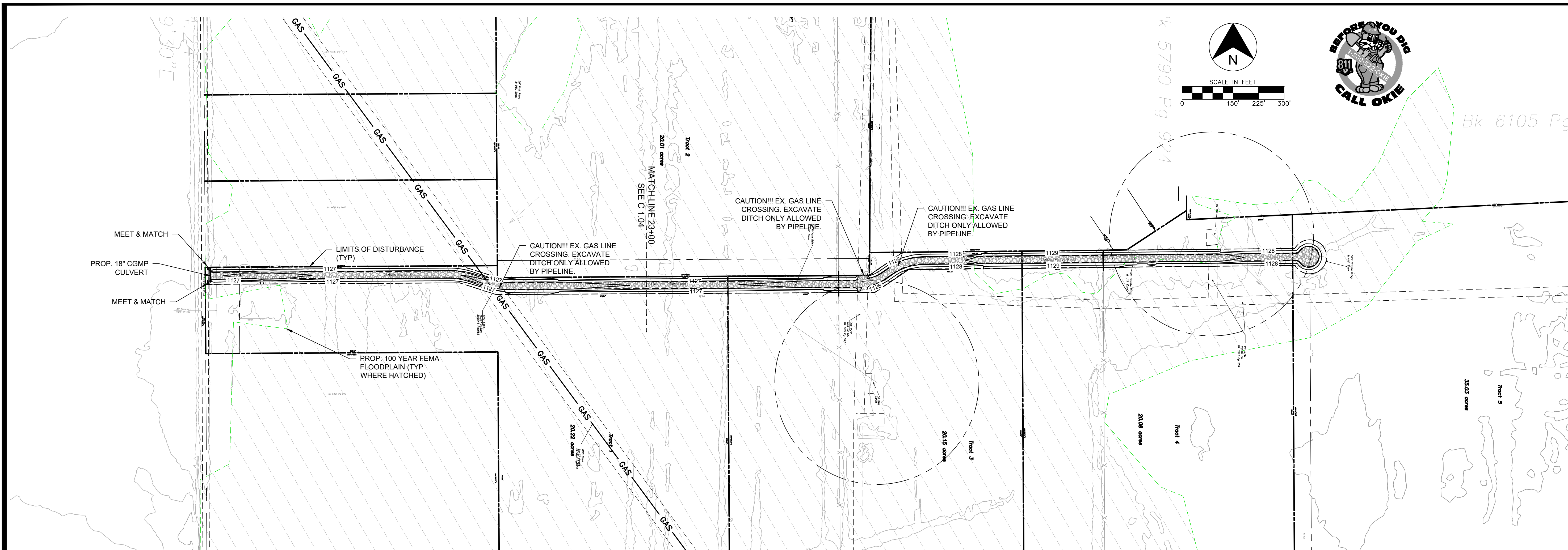
THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CEDAR CREEK CONSULTING INC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ISSUE DATE IN THE TITLE BLOCK COINCIDES WITH OR POST DATES THE DRAWING DATE. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF CEDAR CREEK CONSULTING INC. ARE UNAUTHORIZED, AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

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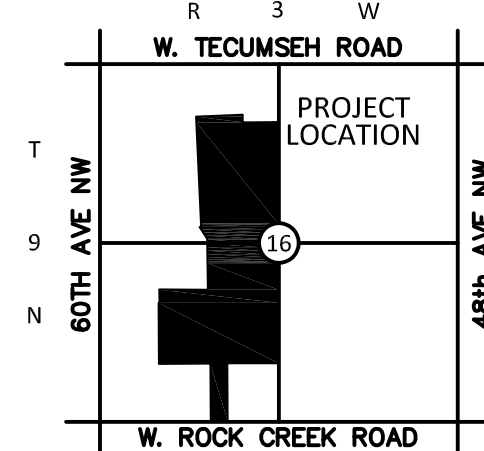
**GV PRIVATE
ROAD P & P**

SHEET:

C2.00



LOCATION MAP:



PROJECT:

GOLDEN VALLEY ROAD

NORMAN, OK

PROJECT NUMBER: XXXXX
DRAWING DATE: 05.22.23
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**CONSTRUCTION
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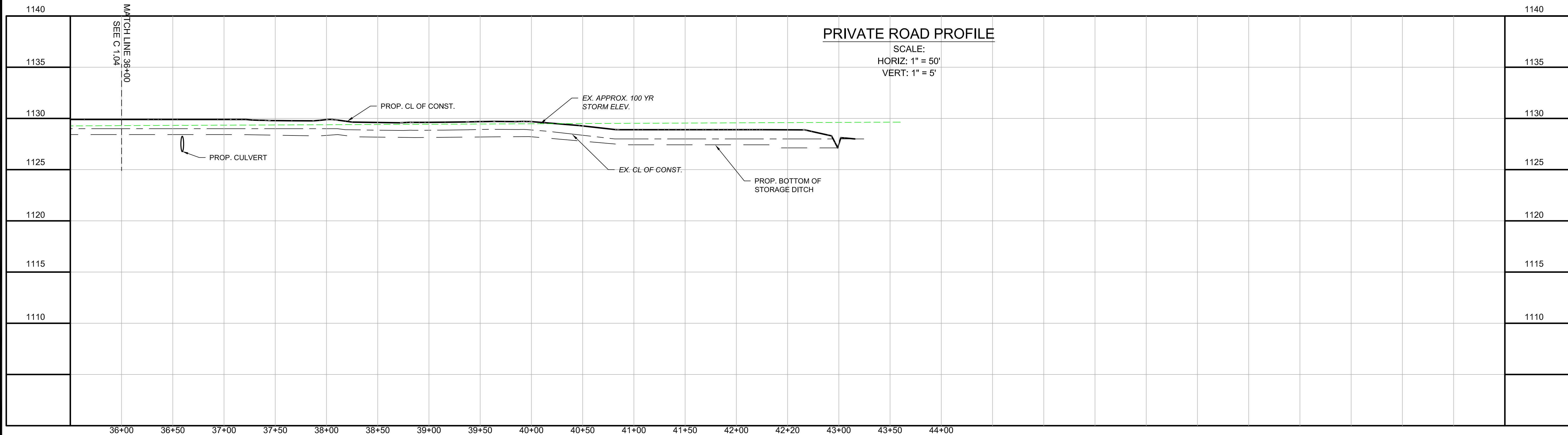
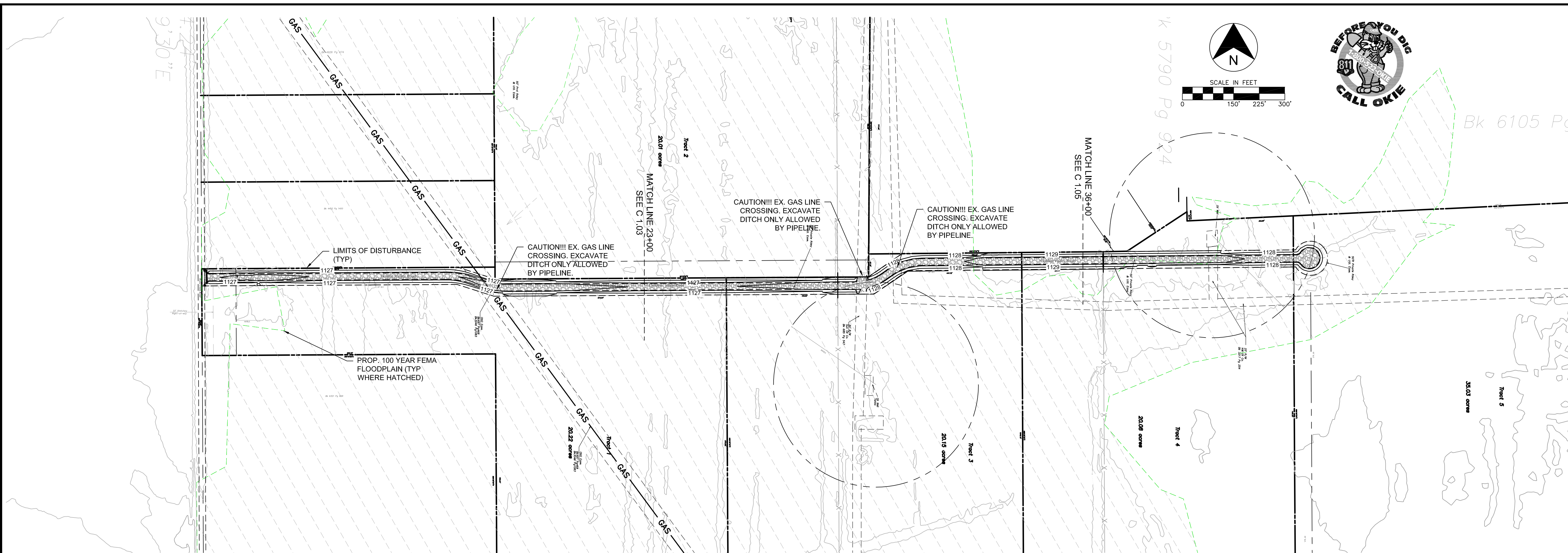
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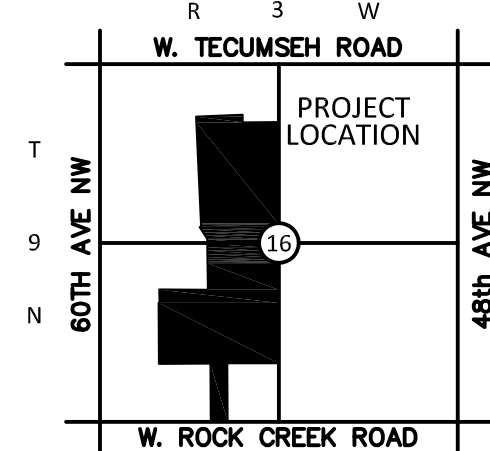
**GV PRIVATE
ROAD P & P**

SHEET:

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LOCATION MAP:



PROJECT:

GOLDEN VALLEY ROAD

NORMAN, OK

PROJECT NUMBER: XXXXX
DRAWING DATE: 05.22.23
ISSUE DATE: 05.22.23

SEAL:

SUBMITTAL:

**CONSTRUCTION
DRAWINGS**

REVISIONS:

MARK	DATE	DESCRIPTION

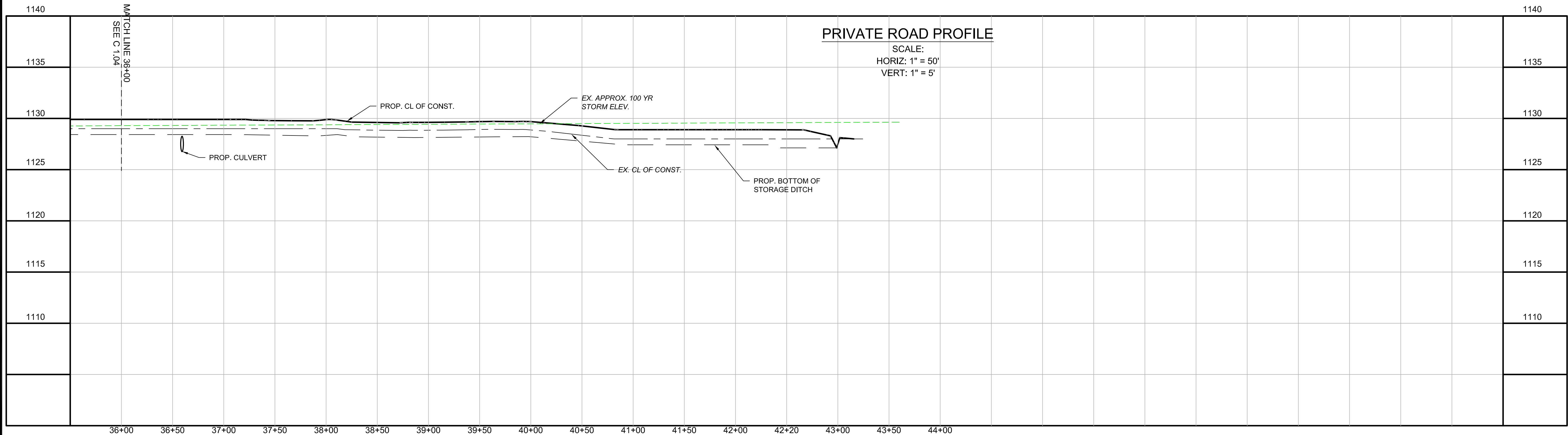
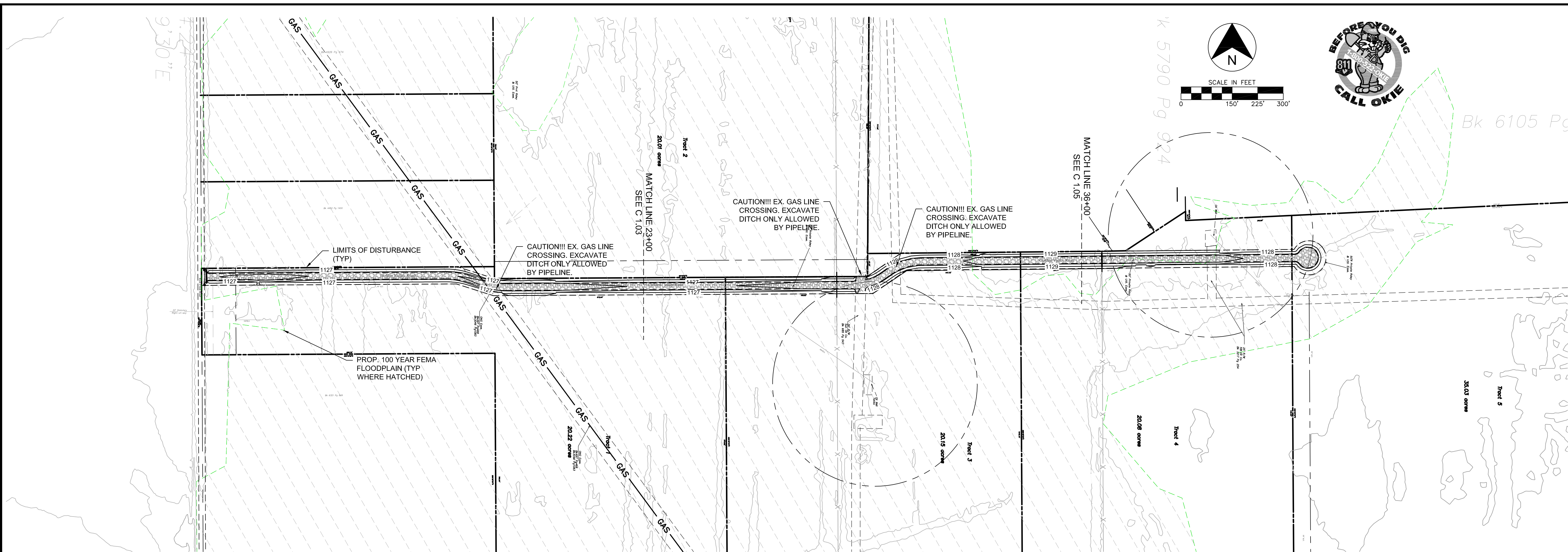
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DRAWING TITLE:

**GV PRIVATE
ROAD P & P**

SHEET:

C2.02



DEMOLITION NOTES

1. THE CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.

2. CEDAR CREEK CONSULTING, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSING OF ANY MATERIALS.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT THE PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARDSHIP TO LAND OWNERS.

4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACT IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.

7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.

8. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.

9. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

10. THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.

11. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
12. THE CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY INCLUDING FENCING AND CONSTRUCTION TRAILER AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

14. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT, THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.

15. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

16. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED /TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

17. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE, THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS.

18. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.

19. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAWS.

20. ALL ITEMS WITHIN LIMITS OF DEMOLITION SHALL BE REMOVED UNLESS OTHERWISE NOTED.

21. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

22. CONTRACTOR IS TO VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND LIGHTING CONDUIT. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S EXPENSE.

SITE NOTES

- A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.

B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING/PERMITTING AUTHORITY HAVING JURISDICTION.

C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.

D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.

E. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.

F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.

G. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.

H. PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

I. UNLESS OTHERWISE NOTED ALL RADII SHALL BE 3'.

J. BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.

K. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.

L. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.

M. CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.

N. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANESCAPING AND IRRIGATION.

GRADING NOTES

- A. CONTRACTOR SHALL REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT FOR EXISTING SOIL CONDITIONS, CONSIDERATIONS, AND RECOMMENDATIONS.

B. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.

C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.

D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.

E. ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.

F. GENERAL CONTRACTOR TO PROVIDE A UNIT PRICE FOR REMOVAL AND REPLACEMENT OF SOILS ON THIS SITE SHOULD REMOVAL BE REQUIRED.

G. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.

H. CONTRACTOR SHALL PROVIDE FINAL GRADES THAT DO NOT OBSTRUCT ANY UTILITY ACCESS AND PROVIDE A SMOOTH TRANSITION TO MEET AND MATCH EXISTING GRADES ON ALL SIDES.

I. ADA ROUTES ARE NOT TO EXCEED 1:20 RUNNING SLOPE AND 2% CROSS SLOPE. HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

J. ALL NATURAL GROUND SLOPES SHALL NOT EXCEED 3:1. PAVING SLOPES SHALL NOT EXCEED 8%.

K. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY EARTH DISTURBING PERMITS HAVE BEEN ACQUIRED AND MEET THE CONDITIONS/REQUIREMENTS SET FORTH IN THE PERMITS PRIOR TO CONSTRUCTION.

L. CONTRACTOR IS REQUIRED TO CALL ONE CALL AS WELL AS THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION/CONSTRUCTION ACTIVITIES TAKE PLACE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS.

M. THE CONTRACTOR SHALL GRADE SITE TO ENSURE ALL SURFACE WATER DRAINAGE IS AWAY FROM THE BUILDING AND PROVIDES POSITIVE DRAINAGE SO THAT NO STANDING/PONDING WATER TAKES PLACE ON SITE OR ON ADJACENT PROPERTIES.

N. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING/PERMITTING AUTHORITY HAVING JURISDICTION.

O. THE BUILDING SUBGRADE SHALL BE CONSTRUCTED TO INCLUDE A MINIMUM OF 10 FEET BEYOND THE BUILDING LIMITS AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE OWNER.

P. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FLOOR SLAB THICKNESS.

Q. THE BUILDING PAD SUBGRADE SHALL BE PREPARED IN STRICT ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY AND THE CIVIL SPECIFICATIONS.

R. ESTABLISH FINAL SUBGRADE ELEVATIONS TO ALLOW FOR PAVEMENT/SLAB SECTIONS AS INDICATED ON THE PLANS.

S. IF CONFLICTS EXIST BETWEEN THE GEOTECHNICAL REPORT AND THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

UTILITY NOTES

- A. CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.

B. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING/PERMITTING AUTHORITY HAVING JURISDICTION.

C. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.

D. THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.

E. ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.

F. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.

G. REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING/LIGHT POLE BASES AND ELECTRICAL CONDUIT PLACEMENT AND SPECIFICATIONS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.

H. CONTRACTOR IS REQUIRED TO CALL ONE CALL AS WELL AS THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION/CONSTRUCTION ACTIVITIES TAKE PLACE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS.

I. CONTRACTOR SHALL ENSURE ALL CONSTRUCTED UTILITIES MEET THE MINIMUM SEPARATION AND COVER REQUIREMENTS SET FORTH BY THE PROVIDER, FEDERAL/STATE/LOCAL REGULATIONS, OR SPECIFICATIONS. IN THE EVENT THERE IS A CONFLICT THE MOST STRINGENT SHALL APPLY.

J. GENERAL CONTRACTOR TO PROVIDE 2'X2'X6" THICK CONCRETE APRON AT ALL CLEANOUTS, VALVES AND METERS OUTSIDE OF BUILDING.

K. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDINGS.

L. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.

M. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

N. ALL WATER AND SANITARY SEWER LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.

O. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'(UNLESS OTHERWISE SPECIFIED BY CITY OFFICIAL) FROM HYDRANT.

P. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.

Q. REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN. FIRE LINE SHALL BE STUBBED UP 1' ABOVE FFE IN SPRINKLER ROOM.

R. REFER TO PLUMBING SHEETS FOR LOCATION AND DETAILS OF SEWER, DOMESTIC, AND IRRIGATION CONNECTIONS.

S. CONTRACTOR SHALL REFER TO IRRIGATION PLANS FOR ACTUAL LOCATION, SIZE, LENGTH AND DEPTH. TEMPORARILY PLUG BOTH ENDS. IRRIGATION CONTRACTOR WILL REMOVE TEMPORARY PLUGS, INSTALL LINES AND PROPERLY SEAL BOTH ENDS.

T. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE STREET SIDE OF ANY STRUCTURE. THE FDC SHALL BE LOCATED AND ARRANGED SO THAT THE HOSE LINES CAN BE READILY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM OBJECTS.

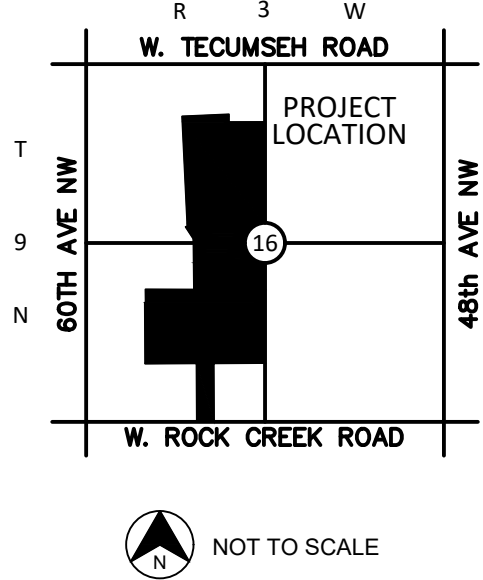
U. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE EXTENSIONS OF ALL UTILITY SERVICE LINES TO THE MAIN UTILITY LINES.

V. ALL CONDUIT SHALL BE SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED.

W. CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.



LOCATION MAP:



PROJECT:

GOLDEN VALLEY ROAD

NORMAN, OK

PROJECT NUMBER: XXXXX
DRAWING DATE: 05.22.23
ISSUE DATE: 05.22.23

SEAL:

SUBMITTAL:

CONSTRUCTION DRAWINGS

REVISIONS:

MARK DATE DESCRIPTION

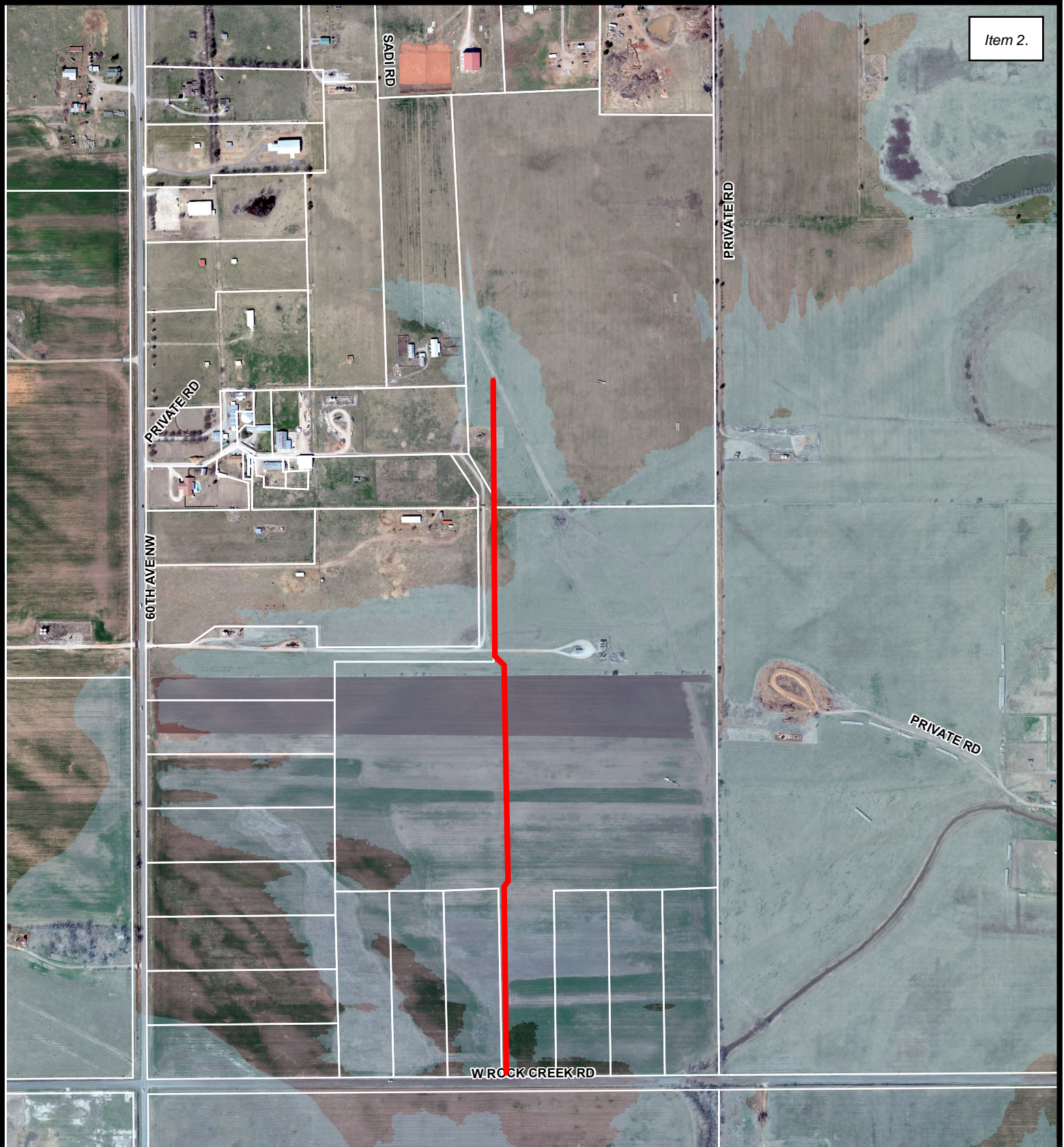
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DRAWING TITLE:

STANDARD DETAILS

SHEET:

C3.00





Golden Valley Private Road



1 inch = 600 feet

Legend

Flood Hazard Zone (2021)

-  1% Chance Floodplain
-  Floodway

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

Floodplain Permit Application For Golden Valley Road

April 24, 2023

Revised May 8, 2023

Proposed Construction of Golden Valley Road
W. Rock Creek Road, S16 T9N R3W
Norman, OK

PROJECT DESCRIPTION

Golden Valley Subdivision located north of W. Rock Creek Road between NW 48th and NW 60th Ave is proposed to be served by a private rural road that extends north approximately 3200 feet through the FEMA 100 year flood zone.

The installation of an 18" culvert is proposed in the W. Rock Creek Road ROW bar ditch, to provide relief to the bar ditch that carries the stormwater runoff from W. Rock Creek Road. This culvert matches the size of the direct downstream culvert located approximately 700' west of this proposed road. There is an additional 18" culvert proposed approximately 2650' north of W. Rock Creek Road to provide additional flow from one side of the road to the other. Refer to civil design plans for exact location.

The owner wishes to use the proposed bar ditches along either side of the proposed private rural road as compensatory storage for the crown of the subgrade of the road. 62 cubic feet of subgrade will be excavated and compacted on the crown of the road per 1 foot of road. There is an import of 1250 cubic yards of rock required for a 6" gravel road. There will be a required haul off of existing material of 1250 cubic yards.

There will be no rise in BFE due to the balance of existing soil and proposed rock.

Attachments:

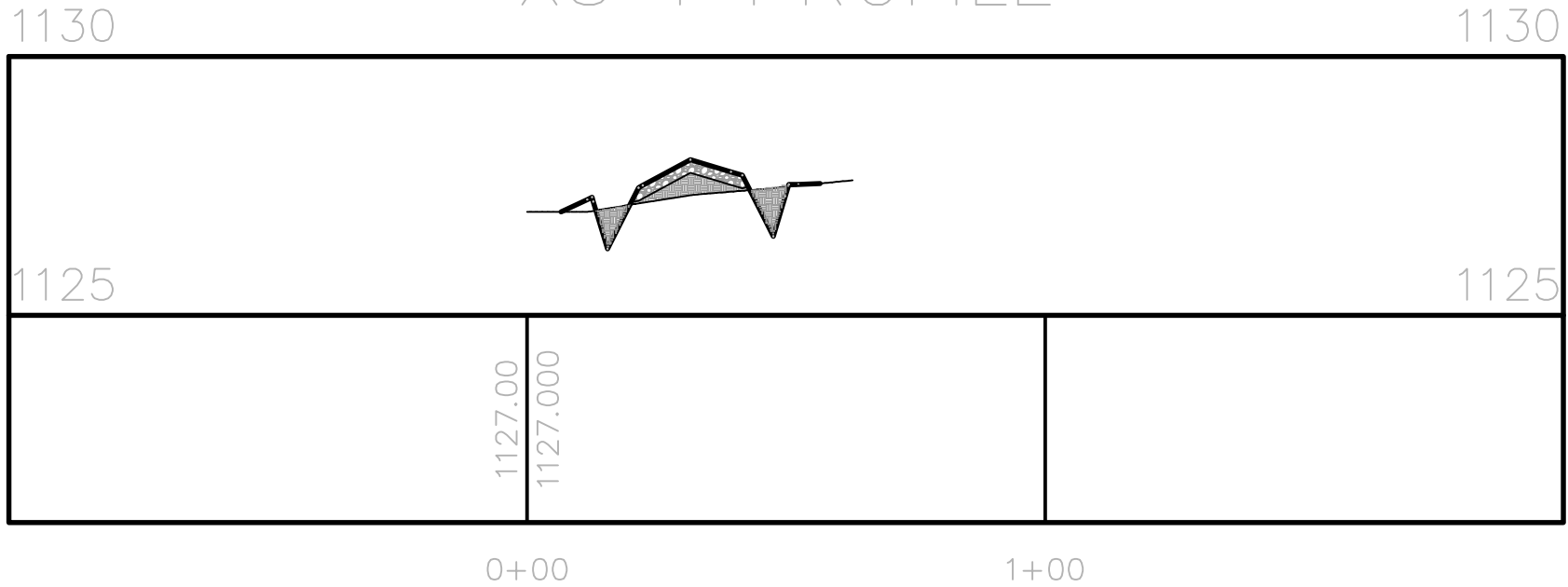
- Proposed Certificate of Survey for Golden Valley Subdivision (5)
- Proposed Cross Section of the Private Rural Road (1)
- Design plans for the Private Rural Road (3)
- FEMA FIRM Map (2)

Jason Emmett, PE

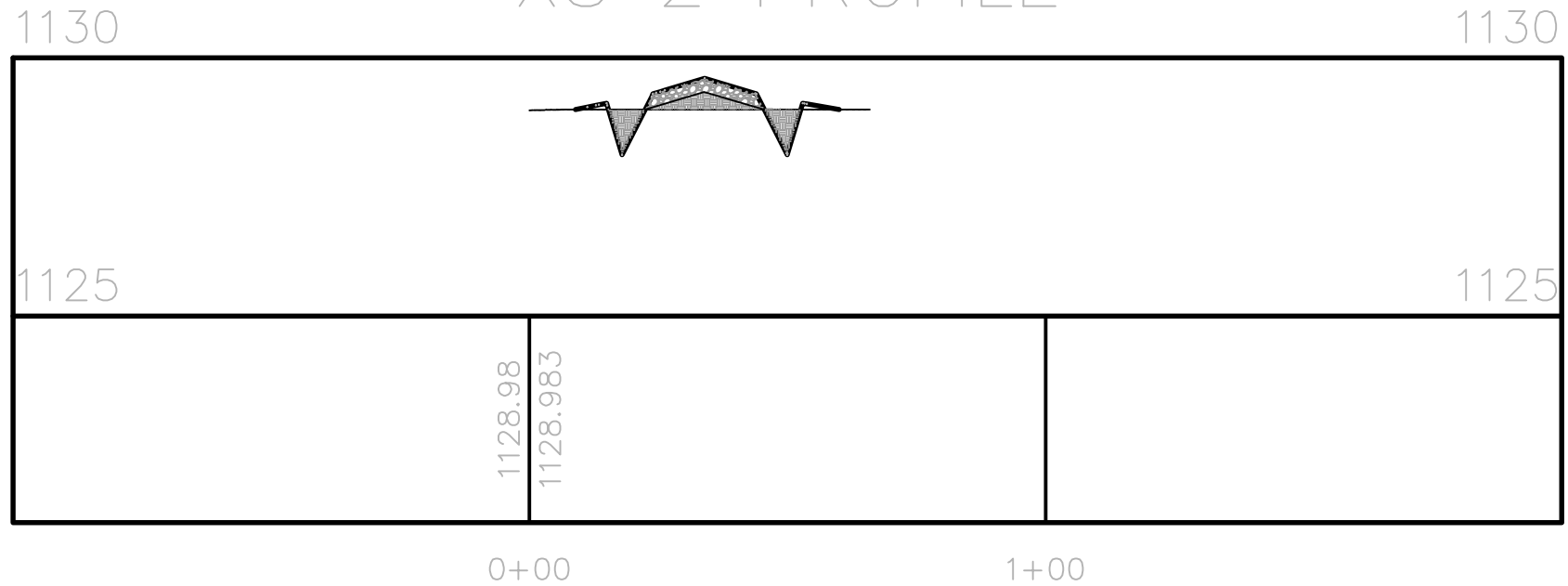


XS 1 PROFILE

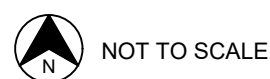
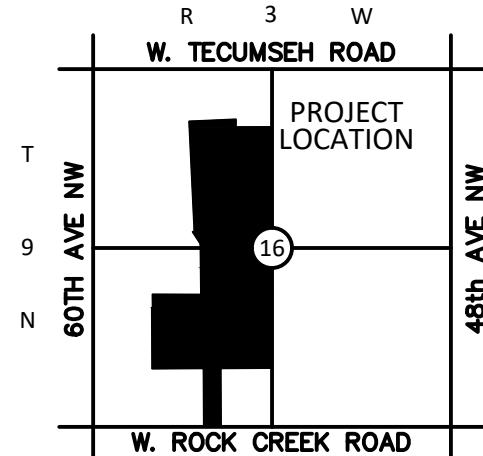
Item 2.



XS 2 PROFILE



LOCATION MAP:



PROJECT:

GOLDEN VALLEY ROAD

NORMAN, OK

PROJECT NUMBER: XXXXX
DRAWING DATE: 04.24.23
ISSUE DATE: 04.24.23

SEAL:

SUBMITTAL:

CONSTRUCTION DRAWINGS

REVISIONS:

MARK DATE DESCRIPTION

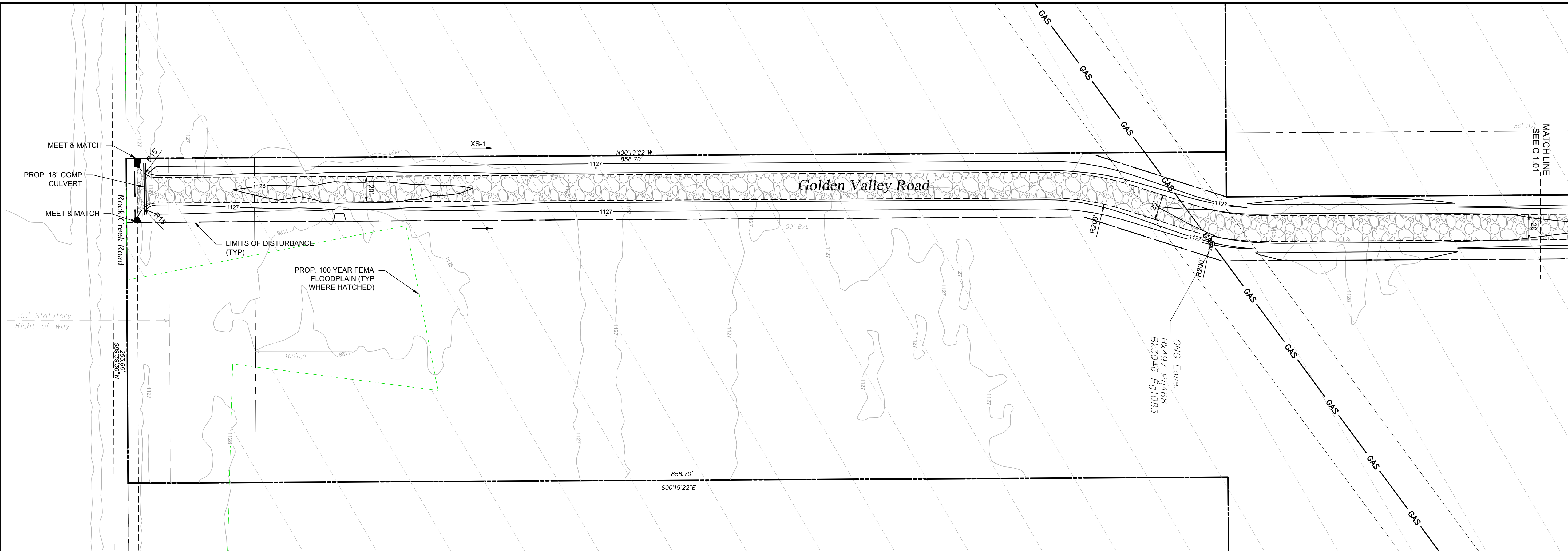
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DRAWING TITLE:

SITE PLAN

SHEET:

C1.00



SUMMARY OF QUANTITIES (RURAL PRIVATE ROAD)

ITEM #	ITEM	UNIT	QUANTITY
1.	GRAVEL	C.Y.	1250
2.	EXISTING SOIL EXPORT	C.Y.	1250
3.			

LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	EXISTING CONCRETE CURB AND GUTTER
---	PROPOSED CONCRETE CURB AND GUTTER
---	PROPOSED FIRE LANE STRIPING
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GAS LINE
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---	UNDERGROUND FIBER OPTIC
---	SANITARY SEWER
---	WATERLINE
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⊕	FIRE HYDRANT
⊕	WATER VALVE
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⊕	EX. WATER METER
⊕	PROP. WATER METER
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⊕	EX. ELECT. PEDESTAL
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⊕	EX. STORM MANHOLE

SITE NOTES

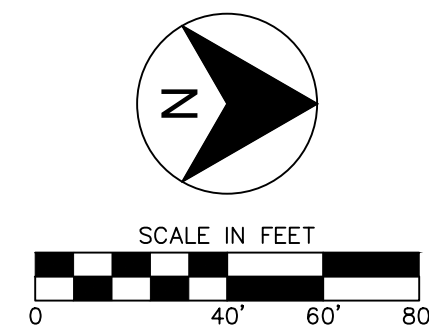
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GRADING NOTES

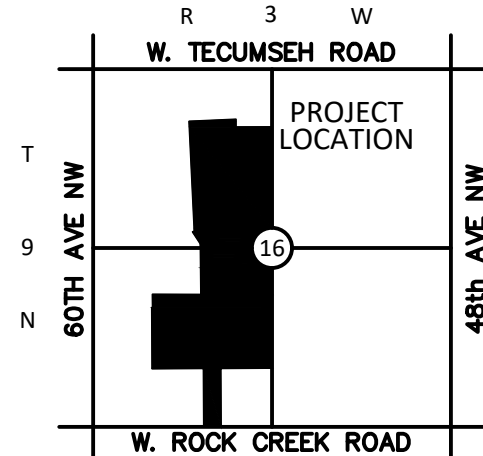
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SITE NOTES

NET CUT/FILL = 0 CUBIC YARDS



LOCATION MAP:



NOT TO SCALE

PROJECT:

GOLDEN VALLEY ROAD

NORMAN, OK

PROJECT NUMBER: XXXXX
DRAWING DATE: 04.24.23
ISSUE DATE: 04.24.23

SEAL:

SUBMITTAL:

CONSTRUCTION DRAWINGS

REVISIONS:

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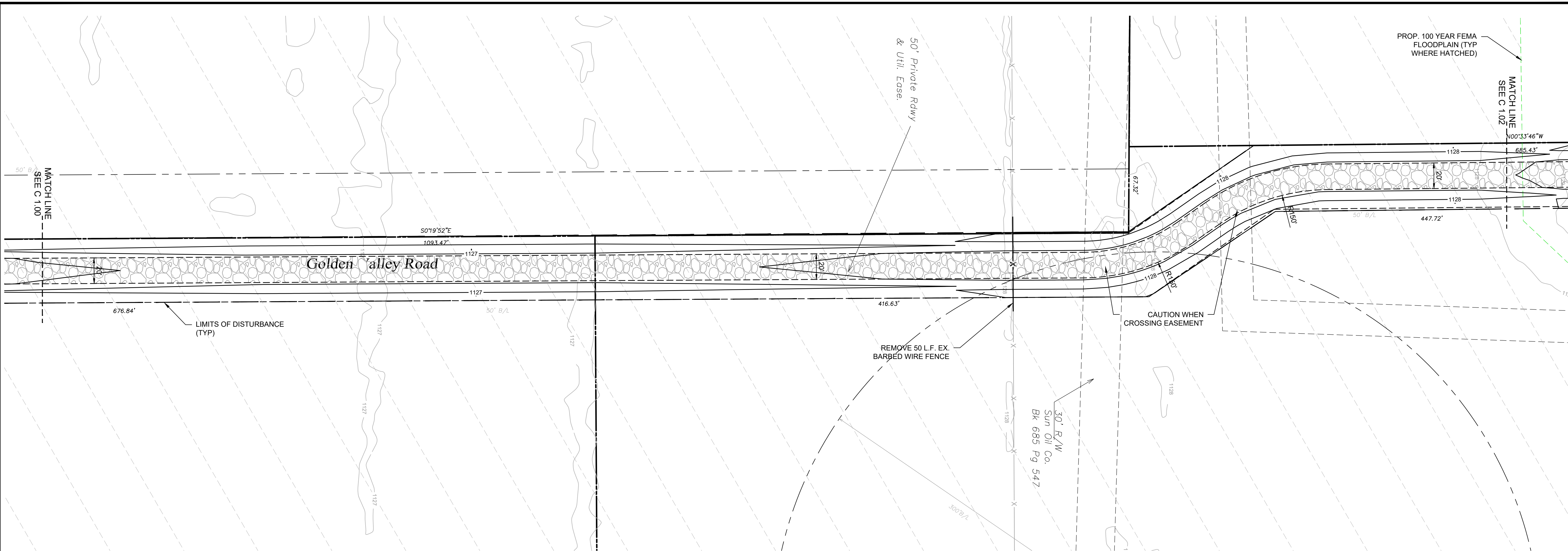
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DRAWING TITLE:

SITE PLAN

SHEET:

C1.01



SUMMARY OF QUANTITIES (RURAL PRIVATE ROAD)

ITEM #	ITEM	UNIT	QUANTITY
1.	6" ODOT TRAFFIC BOUND SURFACE COURSE	C.Y.	1250
2.	EXISTING SOIL EXPORT	C.Y.	1250
3.			

LEGEND

-----	BOUNDARY LINE
-----	RIGHT OF WAY LINE
-----	EASEMENT LINE
=====	EXISTING CONCRETE CURB AND GUTTER
=====	PROPOSED CONCRETE CURB AND GUTTER
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SITE NOTES

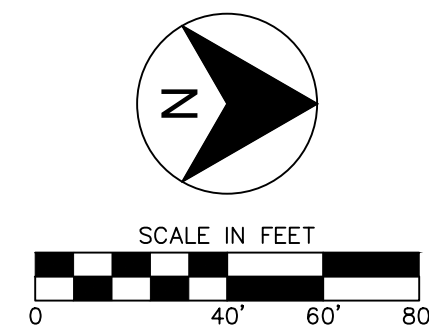
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GRADING NOTES

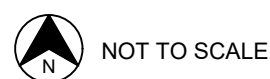
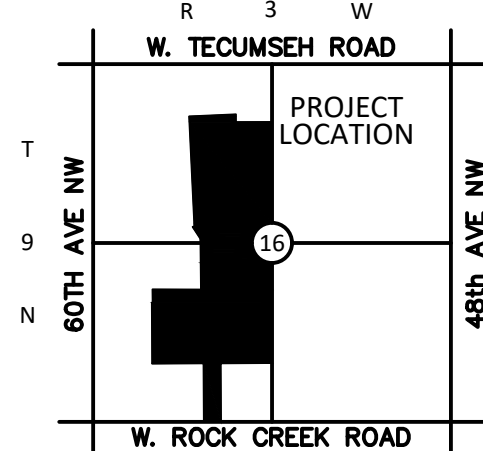
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SITE NOTES

NET CUT/FILL = 0 CUBIC YARDS



LOCATION MAP:



PROJECT:

GOLDEN VALLEY ROAD

NORMAN, OK

PROJECT NUMBER: XXXXX
DRAWING DATE: 04.24.23
ISSUE DATE: 04.24.23

SEAL:

SUBMITTAL:

CONSTRUCTION DRAWINGS

REVISIONS:

MARK DATE DESCRIPTION

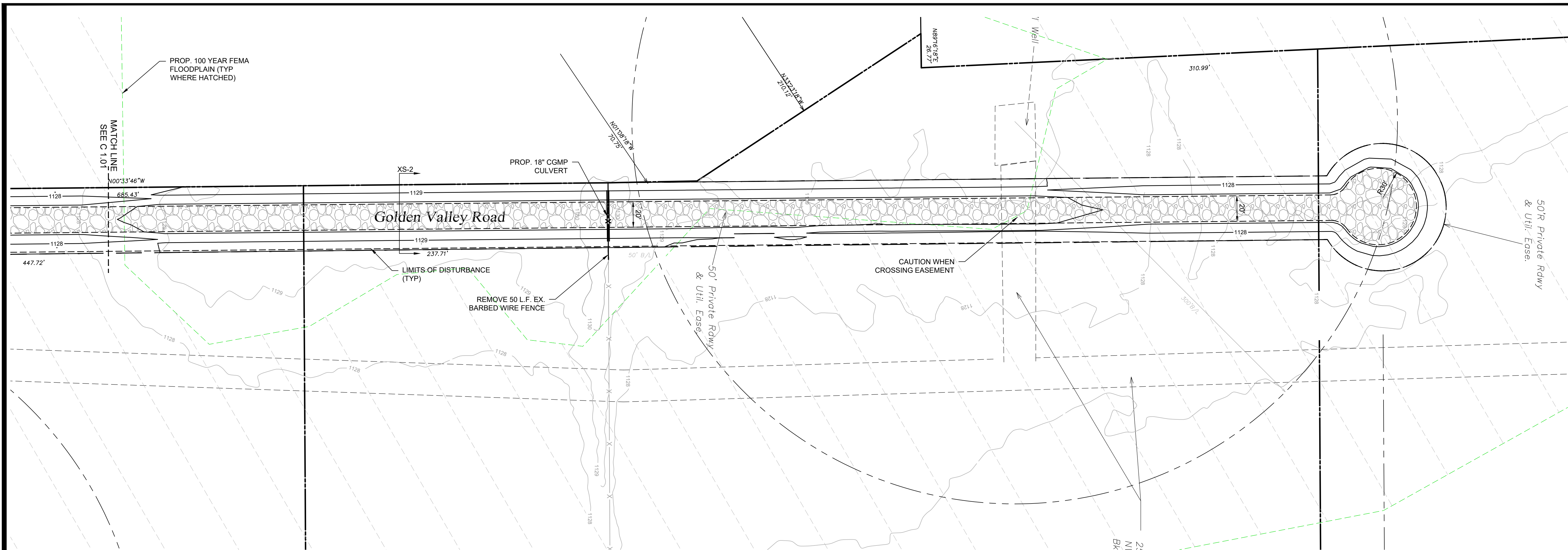
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DRAWING TITLE:

SITE PLAN

SHEET:

C1.02



SUMMARY OF QUANTITIES (RURAL PRIVATE ROAD)

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2.	EXISTING SOIL EXPORT	C.Y.	1250
3.			

LEGEND

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SITE NOTES

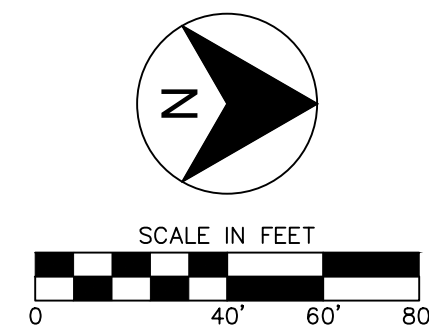
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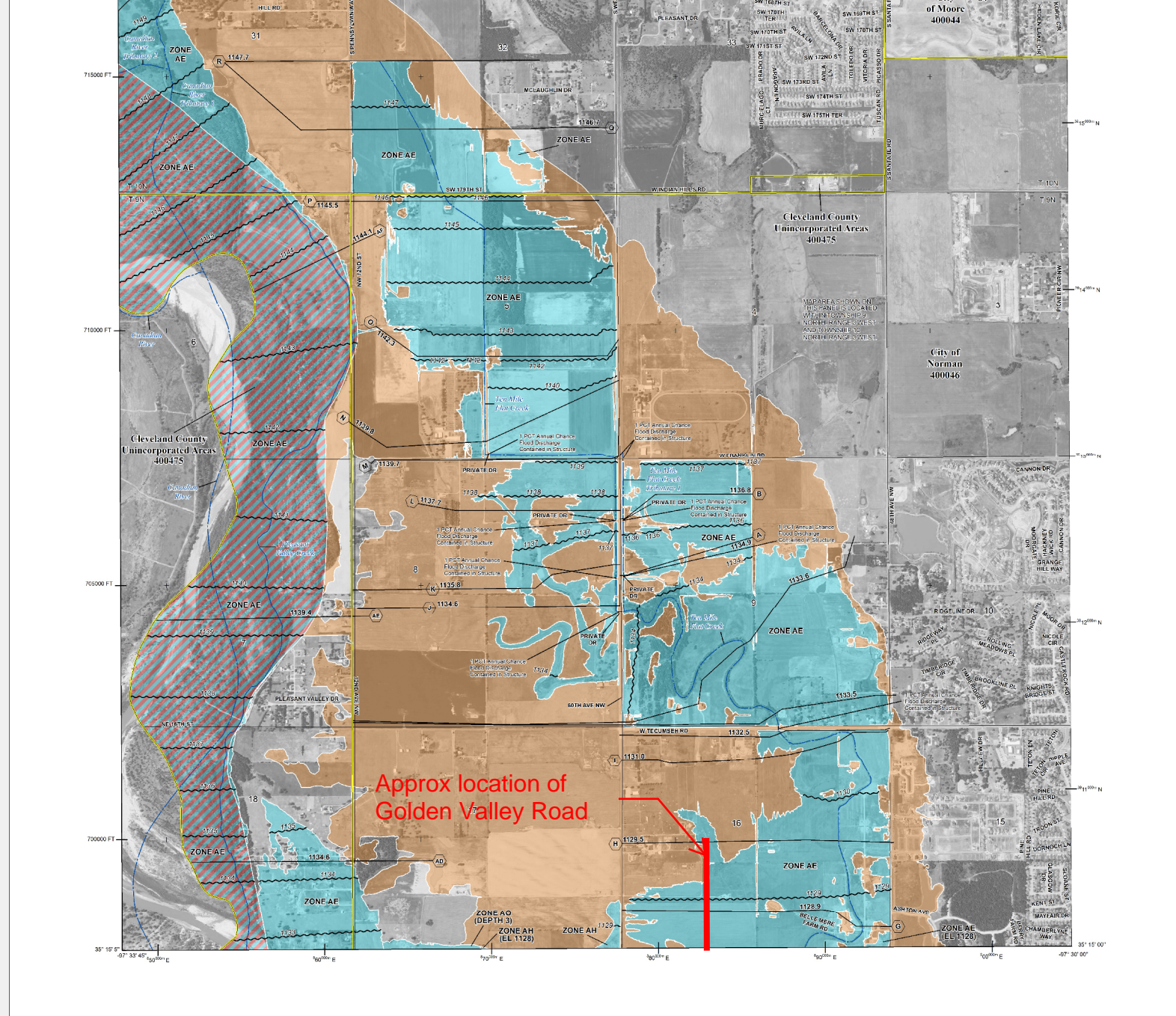
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SITE NOTES

NET CUT/FILL = 0 CUBIC YARDS





FLOOD HAZARD INFORMATION

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

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
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage

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.

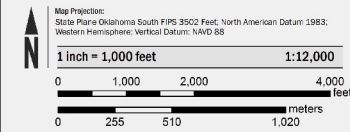
Communities receiving land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

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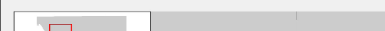
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6620.

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

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

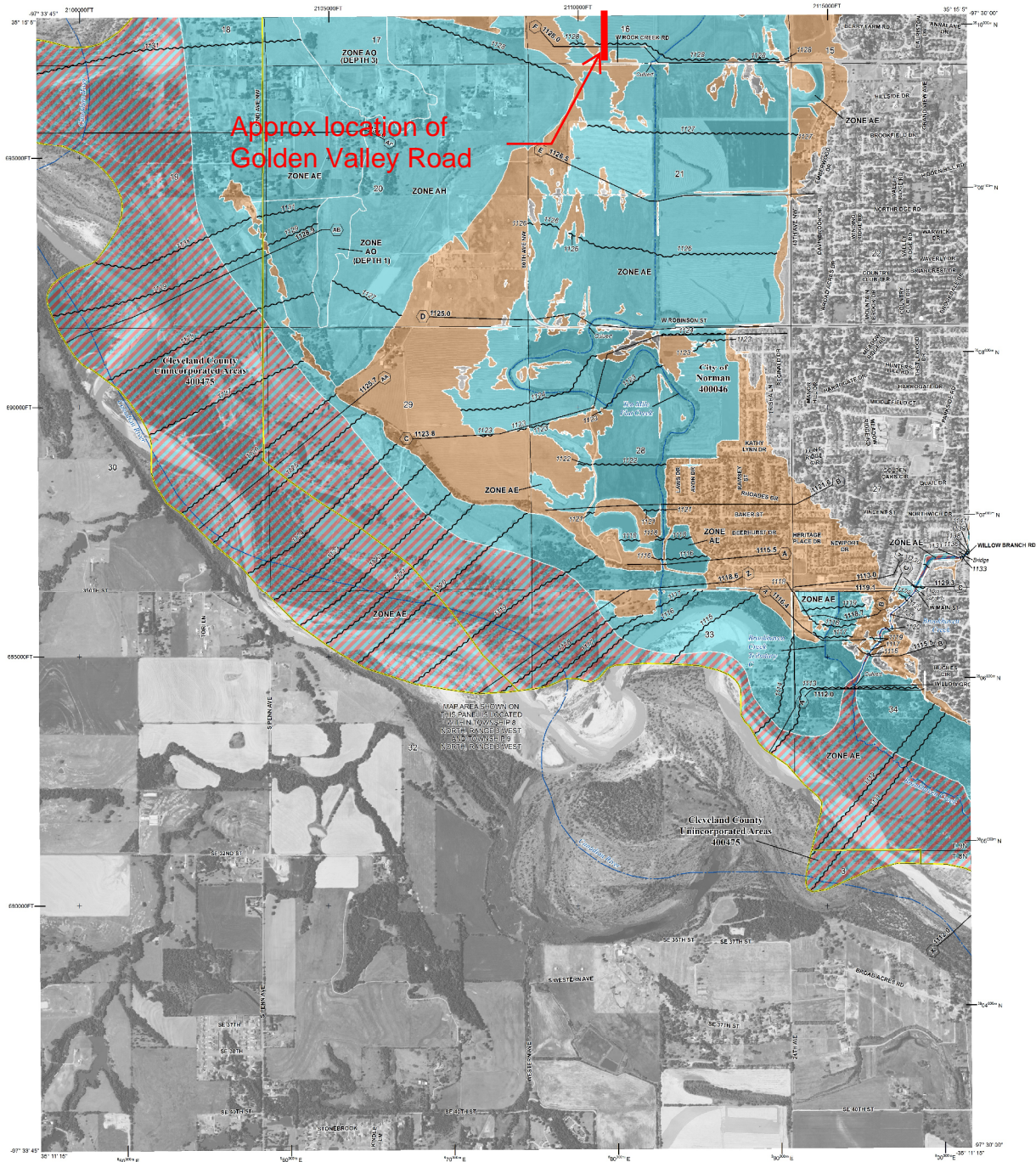
CLEVELAND COUNTY, OKLAHOMA
and Incorporated Areas

PANEL 170 or 475



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLEVELAND COUNTY UNINCORPORATED AREAS	1001/25	01/10	J



FLOOD HAZARD INFORMATION

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SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone AE, A99
		With BFE or Depth Zone AE, AO, AH, V, 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
OTHER AREAS OF FLOOD HAZARD		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
		Area of Minimal Flood Hazard Zone X
OTHER AREAS		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
GENERAL STRUCTURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

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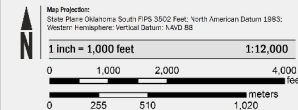
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For community and countywide map data refer to the Flood Insurance Study Report for the jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-634-6253.

Base map information shown on the FIRM was provided by U.S. Census Tiger Files (2010) and by U.S. Department of Agriculture Imagery (2010).

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

CLEVELAND COUNTY, OKLAHOMA
PANEL 260 of 475



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLEVELAND COUNTY, UNINCORPORATED AREAS	400475	0260	J
NORMAN, CITY OF	40046	0280	J

VERSION NUMBER 2.4.3.5

MAP NUMBER 40027C0260J

MAP REVISED January 15, 2021

STAFF REPORT

06/05/2023

PERMIT No. 673

ITEM: Floodplain Permit application is for the construction of a private driveway at 2451 60th Ave. NW in the 10-Mile Flat Creek Floodplain.

BACKGROUND:

APPLICANT: Jason Vincent

BUILDER: Armor Asphalt

ENGINEER: Earl Gary Keen, P.E.

The applicant is requesting a floodplain permit for constructing a gravel driveway to serve lots addressed as 2401, 2421, and 2501 60th Ave. NW. These lots are partially located in the Ten-Mile Flat Creek floodplain. The applicant owns the properties through a trust and has obtained a 50-foot wide roadway easement crossing the property addressed as 2401 60th Ave. NW. The owner plans to access these properties not from 60th Ave. NW but rather from Rock Creek Road to the south due to the high cost of constructing suitable culverts and entryways from 60th Ave. NW. The high cost is related to the fact that the bar ditch along 60th Ave. NW is a major drainage way. He currently plans to build a barn and residence on the middle lot of the three separate 5-acre lots indicated in the site plans for this permit application. The house and barn will be located outside the 100-year floodplain, but according the engineer, the applicant plans on elevating the structures to two feet above the BFE. The engineer has indicated that while no plans currently exist to develop the additional two lots, that may change in the future.

As outlined in the submitted plans, the proposed driveway will a 12' wide gravel driveway with a six-inch thick layer of crushed rock. To avoid any compensatory storage requirements, the owner proposed to excavate six inches of soil prior to placing six inches of crushed rock. The owner will transport the soil removed to portions of his lots that are located outside of the floodplain. This includes all soil removed from the road, the bar ditches and any other soil removed from the floodplain. Bar ditches will be constructed to aid in draining water from the property and to protect the roadway by reducing moisture in the subgrade. Additionally, based on concerns raised by the Floodplain Permit Committee in previous meetings, the owner has proposed to place T-posts with reflectors along the drive so that the road is visible during flooding conditions. At the deepest point during a 100-year flood event, water could be expected to cover the road by up to 14 inches. The roadway is located at the edge of the floodplain, so floodwater velocities would be expected to be very low.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? yes__ no✓

According to the DFIRM, the vast majority of the new road will be in the 10 Mile Flat Creek floodplain Zone AE. The BFE along the planned road drive is ~1128.0 feet.

Applicable Ordinance Sections:

Subject Area:

36-533 (e)(2)(a)..... Fill Restrictions in the Floodplain
 (e)(2)(e)..... Compensatory storage
 (f)(3)(8) No Rise Considerations

(e)(2)(a) and (e)(2)(e) Fill Restrictions in the Floodplain and Compensatory Storage – The use of fill in the floodplain is restricted. However, the placement of fill is allowed to elevate structures and construct drives and roads providing access to the structures. The applicant has indicated through their engineer's report that 6 inches of soil will be excavated before the 6 inches of crushed rock are brought in for the road construction, so additional compensatory storage should

not be necessary. All spoils from construction and excavation will be removed from the floodplain.

(f)(3)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work must be provided. For proposed development within a regulatory floodway, certification of no increase in the BFE is required. The 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 #673 be approved.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 673

Building Permit No. _____

Date _____

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

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

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

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

APPLICANT: Jason Vincent ADDRESS: 4100 Hidden Lake Cir Moore, OK 7316
 TELEPHONE: (405) 408-5192 SIGNATURE: Jason M Vincent

BUILDER: Armor Asphalt ADDRESS: 2916 NE 36th St OKC OK 73111
 TELEPHONE: (405) 655-4494 SIGNATURE: X Richard
(405) 888-7585 (Richard)

ENGINEER: Earl Gary Keen ADDRESS: PO BOX 891200, OKC 73189
 TELEPHONE: 405-823 8240 SIGNATURE: Earl Gary Keen

gary keen47@att.net

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.

ASSIGNED ADDRESS IS 2451 60TH AVE NW BUT PROPOSED ACCESS IS FROM ROCK CREEK POND. LOCATION MAP IS PROVIDED. DRIVEWAY IS APPROX 800 FT EAST OF INT. OF 60TH NW & ROCK CREEK ROAD. COUNTY INFO SHOWING LEGAL IS ATTACHED.

DESCRIPTION OF WORK (Check all applicable boxes):

DRIVEWAY IS IN REG. FLOOD PLAIN.

A. STRUCTURAL DEVELOPMENT

ACTIVITY

STRUCTURE TYPE

☒ New Structure

☐ Addition

☐ Alteration

☐ Relocation

☐ Demolition

☐ Replacement

☐ Residential (1-4 Family)

☐ Residential (More than 4 Family)

☐ Non-Residential (Flood proofing? ☐ Yes)

☐ Combined Use (Residential & Commercial)

☐ Manufactured (Mobile) Home

☐ In Manufactured Home Park? ☐ Yes

PROPOSED BUILDINGS ARE OUTSIDE FLOOD PLAIN.

ESTIMATED COST OF PROJECT \$35,000 FOR DRIVEWAY. 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

NOTE: HOUSE & BARN TO BE PLACED OUTSIDE THE FLOOD PLAIN

BAR DITCH & CULVERT FOR PRIVATE DRIVE

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.

SEE ATTACHED PLANS. EXCAVATE FOR 12' WIDE PRIVATE DRIVE AND BAR-DITCHES. PLACE CRUSHED ROCK, 12' WIDE X 6" DEEP.

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.

ATTACHED

- 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.

GAS MAP ATTACHED.

☐ Not Applicable:

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

☒ Not Applicable:

**BUT, FLOOD ELEVATIONS ARE AVAILABLE
& SHOWN.**

- 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:

DATA PROVIDED IN EXHIBITS

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

☐ Not Applicable:

PROFILE FROM FIS STUDY PROVIDED

- 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:

**CULVER UNDER DRIVEWAY AT R.C. ROAD.
BAR DITCHES ALONG DRIVE.**

- 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.

PROVIDED IN EXHIBIT.

- 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.

PROVIDED

- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

NONE REQUIRED BUT OWNER WILL GET ALL BUILDING PERMITS NEEDED.

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

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

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

The Proposed Development:

☐ Is NOT located in a Special Flood Hazard Area

(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).

☐ Is located in a Special Flood Hazard Area.

☐ The proposed development is located in a floodway.

☐ 100-Year flood elevation at the site is _____ Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED: _____ DATE: _____

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

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

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

Other: _____

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

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

SIGNED: _____ DATE: _____

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

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

APPEALS: Appealed to Board of Adjustment:
Hearing date: _____

☐ Yes ☐ No

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.

Earl "Gary" Keen, PE
P O Box 891200
Oklahoma City, OK 73189
(405) 823-8240
garykeen47@att.net

ENGINEERING REPORT
2401, 2421, 2451 AND 2501 60th Ave. NW

This report covers a floodplain permit application for constructing a gravel driveway to serve lots addressed as 2401, 2421, and 2501 60th Avenue NW, Norman, OK. These properties are located in the famous Ten Mile Flat Area and these properties are located partially in the floodplain of Ten Mile Flat Creek. A Vincent Trust, with Jason Vincent being the trustee, owns the properties addressed as 2421, 2451, and 2501 60th Ave. NW, and this trust has obtained a 50-foot wide roadway easement crossing the property addressed as 2401 60th Avenue NW. All of these properties abut 60th Avenue NW, but the owner plans to take access off Rock Creek Road due to the high cost of constructing suitable culverts and entryways at 60th Avenue NW. The high cost is due to the fact that the bar-ditch of 60th Avenue NW is actually a major drainage way. As shown by the attached site plan, the owner intends to construct a private driveway to serve his three lots. He has current plans to construct a home and a barn on the property addressed as 2501. This is the middle lot of his three five-acre lots. For now, he plans to develop the middle lot and use the two adjacent lots as buffer zones, but his plans might change in the future.

As shown by exhibits presented these properties are located at the NE corner of 60th Avenue NW and Rock Creek Road. The current plan does not include using the proposed driveway for access to the five-acre lot with a different owner and addressed as 2401; but, this might change in the future. Approval of any additional future use of this driveway is not being sought at this time. As shown by the plans, the proposed driveway is a 12' wide gravel drive paved with a six-inch thick layer of crushed rock. To avoid any compensatory storage requirements, the owner proposed to excavate six inches of soil prior to placing six inches of crushed rock. The owner will transport the soil removed to portions of his lots that are located outside the floodplain. This includes the soil removed prior to placing crushed rock, the soil removed to construct bar ditches, and any other soil removed from the floodplain. Bar ditches will be constructed on both sides of the driveway to assist in draining the property and in protecting the roadway by reducing moisture content in the subgrade. In a recent Floodplain Committee Meeting, concern was discussed about risks of traveling a roadway when the roadway is flooded, due to various issues, including visibility of the roadway. This owner is proposing to place metal "T-posts", with light reflectors attached along the side of the roadway so that motorists can tell where the roadway is when under water. These posts will be placed on both sides of the driveway at intervals of approximately 100 feet. Similar "T-posts" are commonly used on public highways in snow country to assist motorists during periods of blowing snow known as "white-outs". This engineer has prepared a profile of the proposed driveway, which is included in the exhibits, that shows the top of the roadway and the BFE. At the deepest point, the 1% chance flood will cover the roadway by just 1-1/8 feet (less than 14 inches). This roadway is located at the very edge of the floodplain; therefore the floodwater velocities experienced at this location are expected to be very low and of little concern. Incidentally, to accurately analyze this situation, many accurate elevation shots were taken on portions of this site by a surveyor and contours were generated (NAVD) and presented in the exhibits.

The owner proposes to construct a barn and a residence on the middle lot (2501), but these structures

will be located outside the floodplain; therefore, these are not included in this permit application. Both of these structures will be elevated to place the lowest floor at an elevation at least two feet above the BFE. The BFE at this lot is 1128.2'; therefore the lowest floor of these structures must be at or above an elevation of 1130.2' NAVD.

In summary, this proposal appears to fully meet the requirements of the City's floodplain regulations, and this engineer recommends approval.

Engineer's Certification

No net fill material will be placed in the floodplain and the construction of the the roadway will not result in an increase in the elevation of the ground at that location. All other construction will be in portions of the property that are located outside the floodplain; therefore the rise on this property or any nearby properties will be minuscule. The width of the floodplain at this location exceeds 4000 feet, and this fact contributes greatly to the opinion expressed herein. Certainly, if constructed according to the proposed plans, the increase in the BFE at this property or any other properties will be less than 0.05 feet.

Signature

Earl Gary Keen

Seal and Date

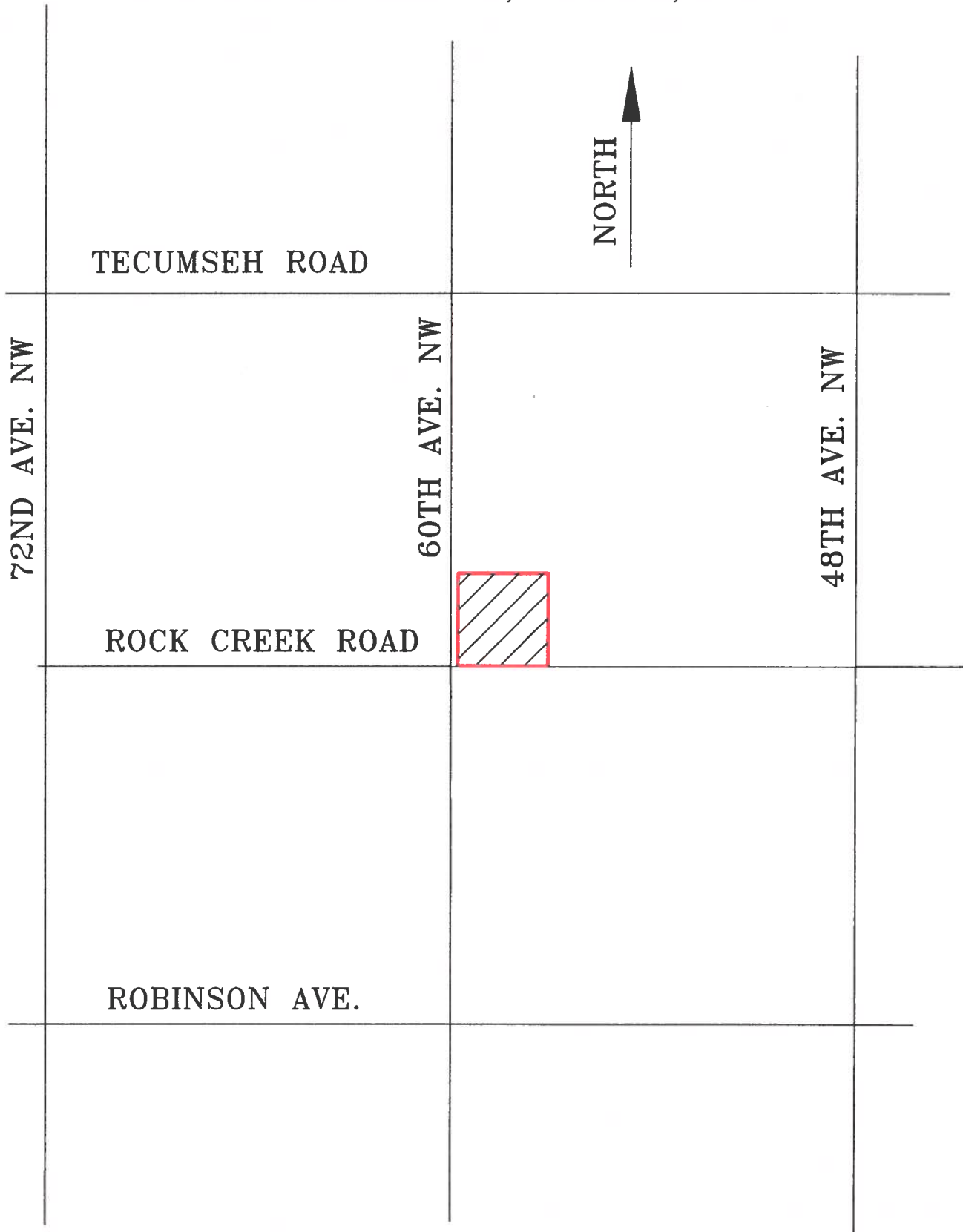
05/15/2023



LOCATION MAP

2451 60TH AVE. NW, NORMAN, OK

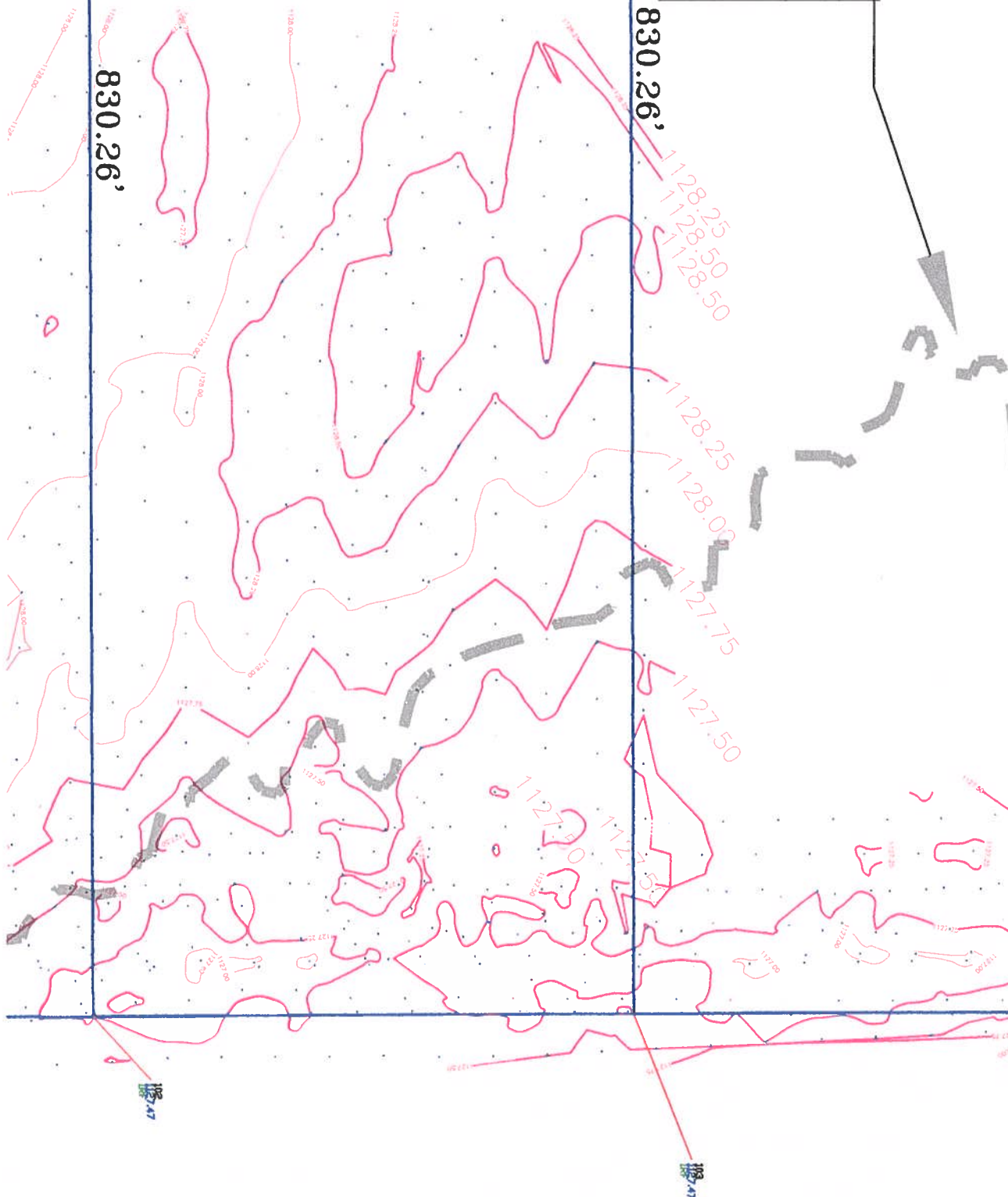
Item 3.



FLOOD
PLAIN
BNDY

830.26

830.26





5/31/2023, 1:54:11 PM

Areas

Yellow box

Override 1

Red box

Override 2

Black outline

Parcel

Flood Hazard Zone

Light blue

100

Blue

floodway

Centerline Labels (10,000+)

AerialPhoto2021

Red

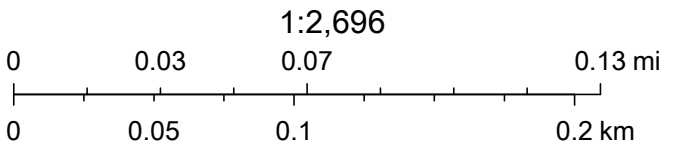
Red: Band_1

Green

Green: Band_2

Blue

Blue: Band_3

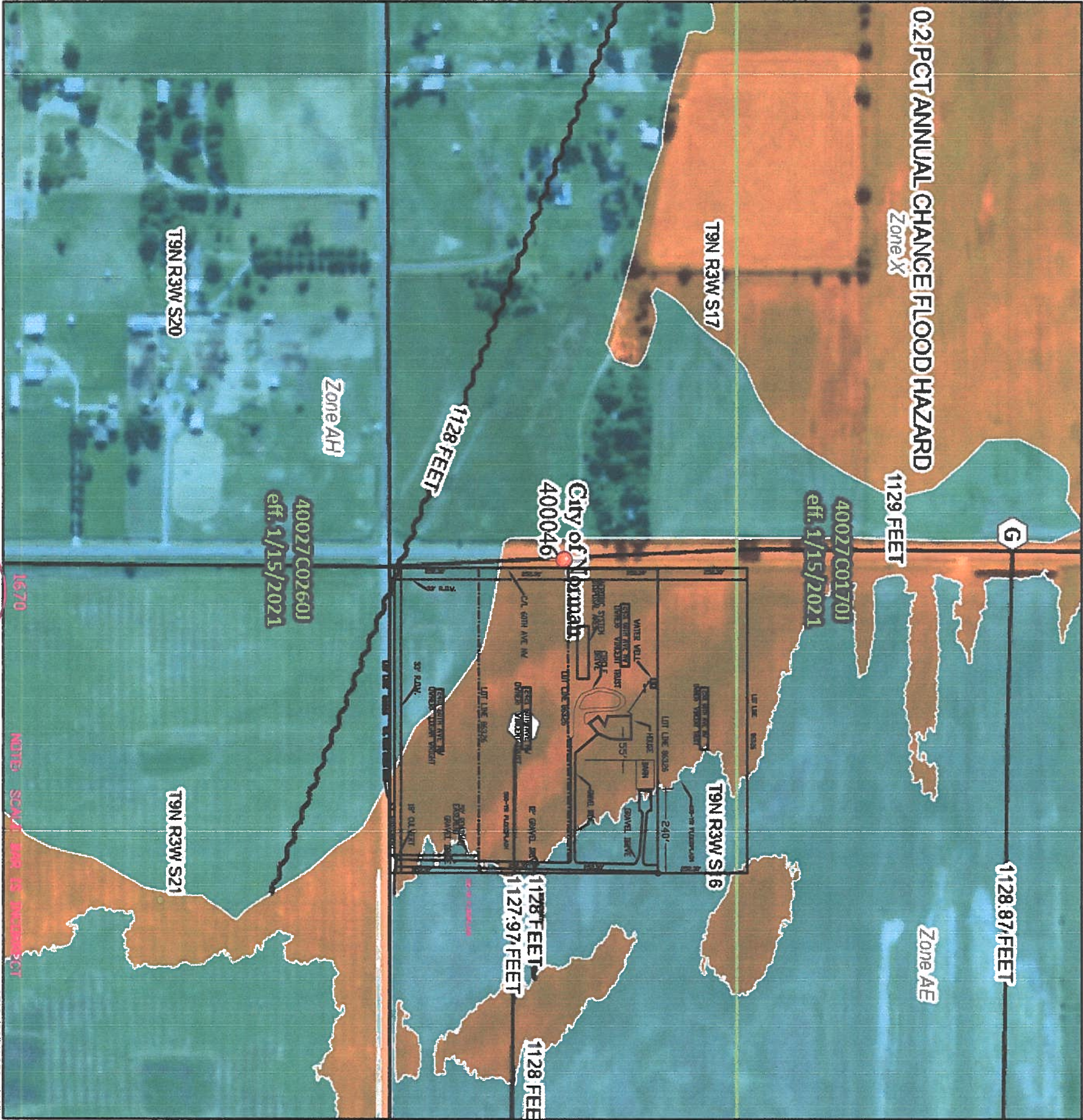


City of Norman, GIS Services Division

National Flood Hazard Layer FIRMette



97°32'5"W 35°15'9"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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

17.5 Water Surface Elevation

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 **5/15/2023 at 2:09 AM** 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 identifiers, FIRN panel number, and FIRN effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



SCALE: 1"=120'

60TH AVE. N.W.

1128 FEET

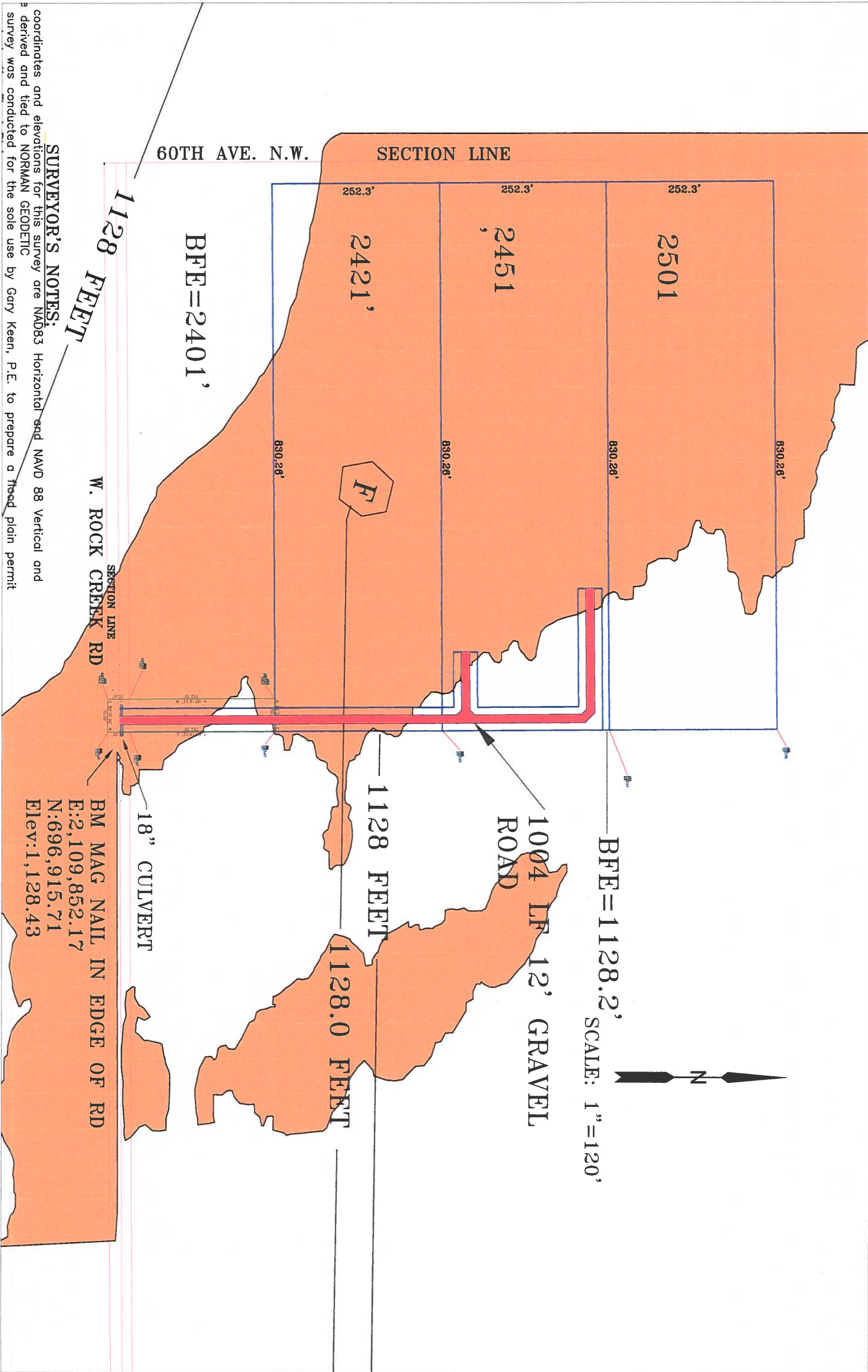
SECTION LINE
W. ROCK CREEK RD

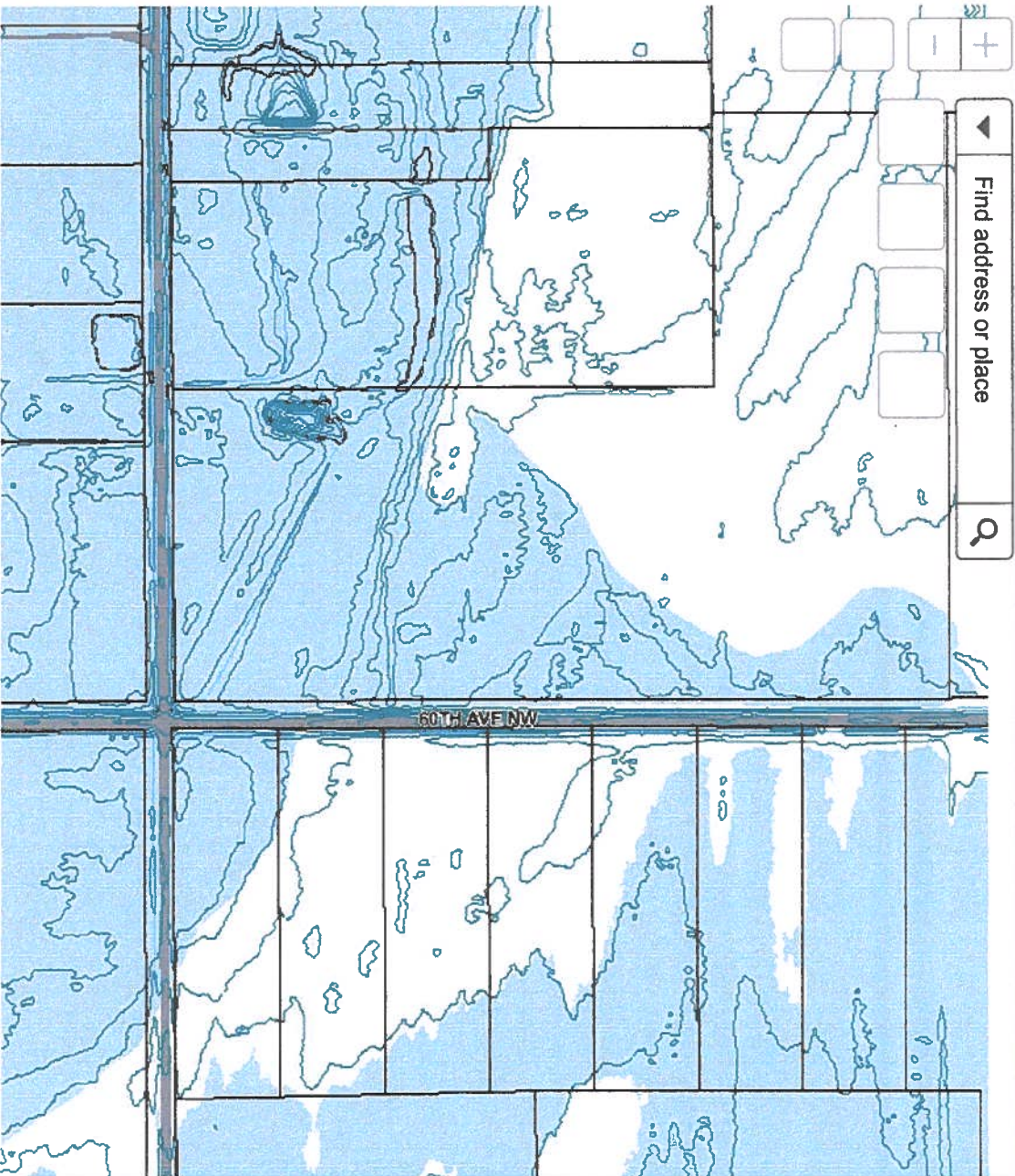
1128 FEET
1127.09 FEET

BM MAG NAIL IN EDGE OF RD
E:2,109,852.17
N:696,915.71
Elev:1,128.43

SURVEYOR'S NOTES:

1. The coordinates and elevations for this survey are NAD83 Horizontal and NAVD 88 Vertical and were derived and tied to NORMAN GEODETIC
2. This survey was conducted for the sole use by Gary Keen, P.E. to prepare a Flood plain permit and evaluate the Flood Plain.
3. No utilities were located with this survey.





Layer List

CCFBC Parking Setback

CCFBC Building Form Standard

CCFBC Legacy Zoning

Central Norman Zoning Overlay District

Porter Commercial Limit

Historic Districts

Stream Planning Corridors

Flood Hazard Zone

100

floodway

Zoning

Planning

APPPA Permit Required

OEAAA Review Required

Norman 2025

Ten Mile Flats 2025

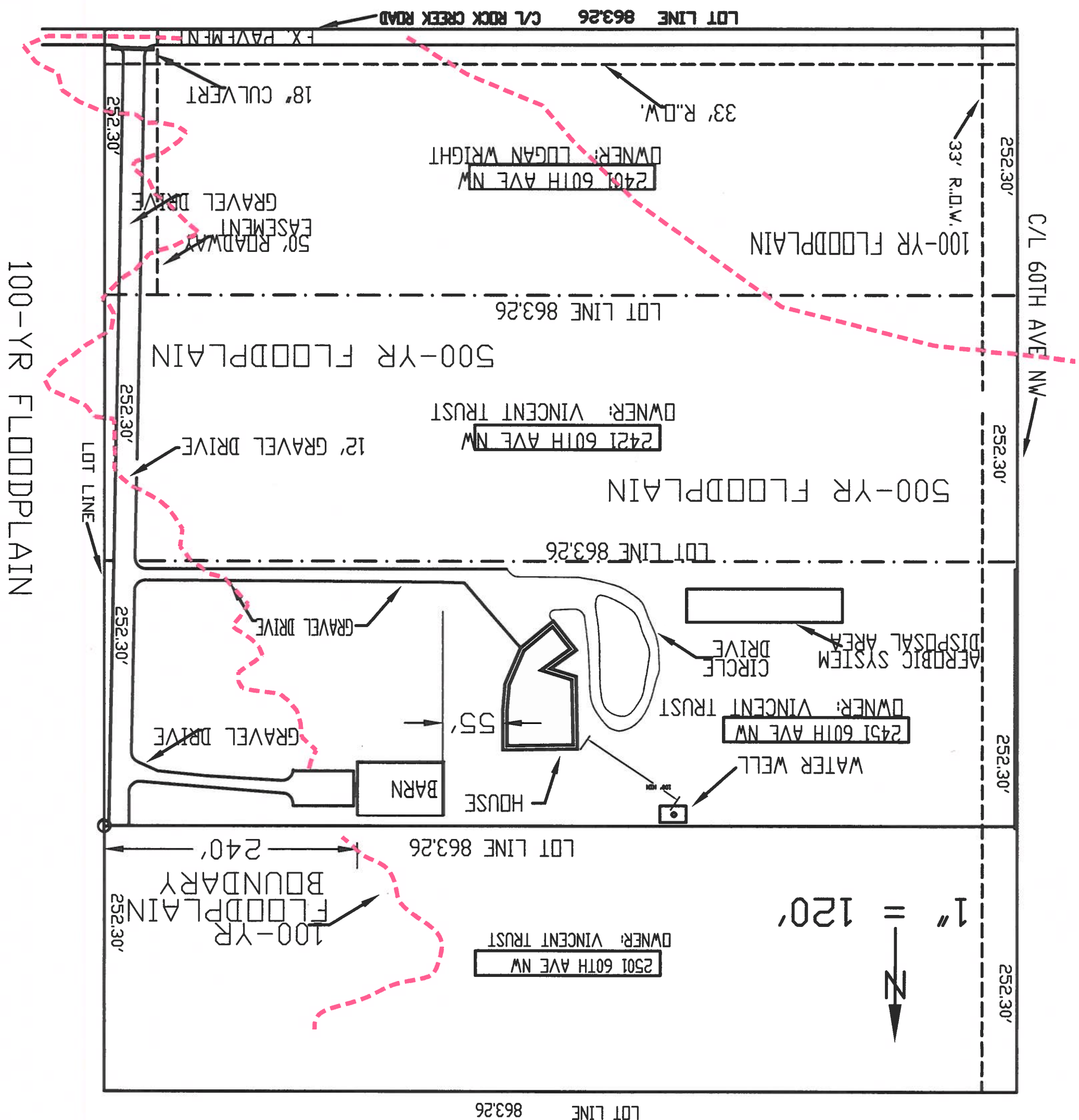
Community Separator 2025

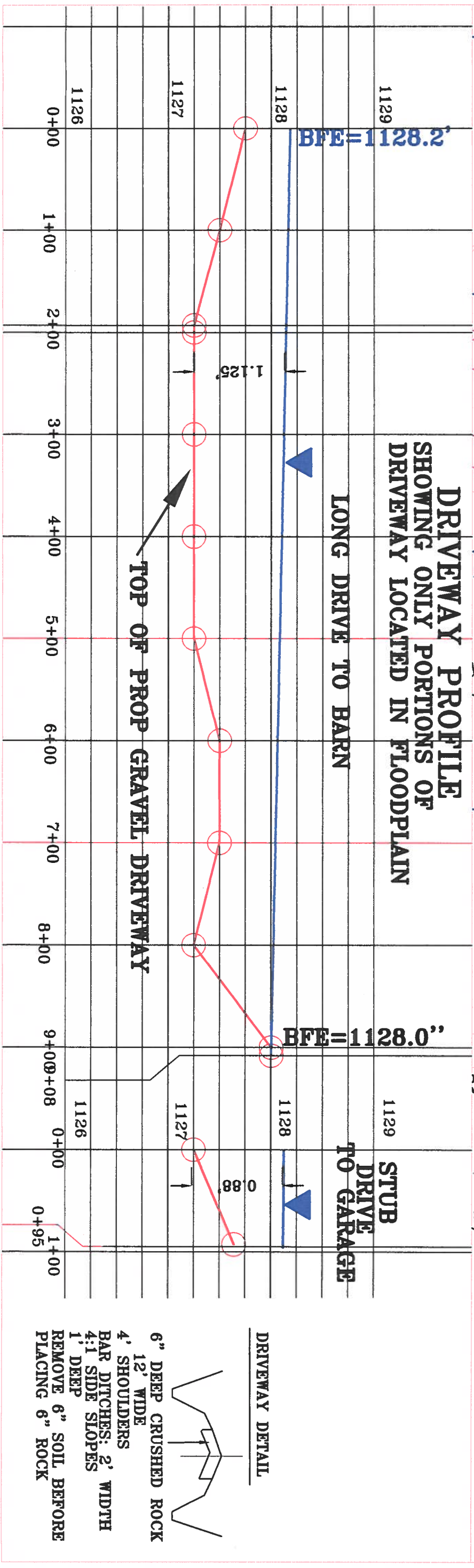
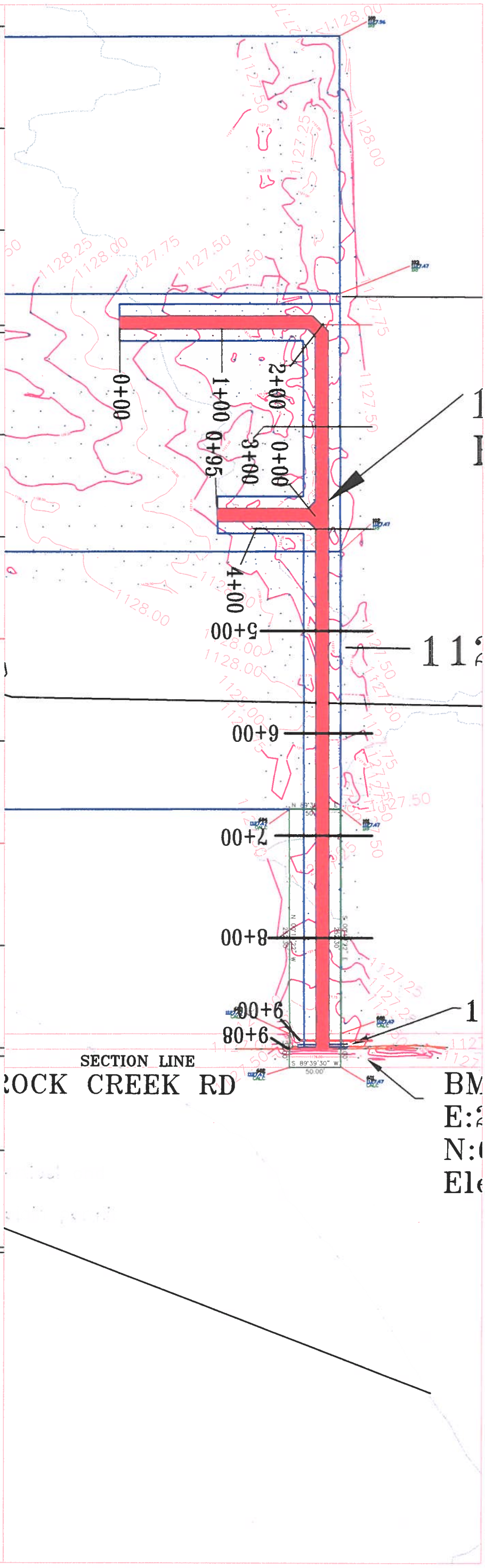
Core Area

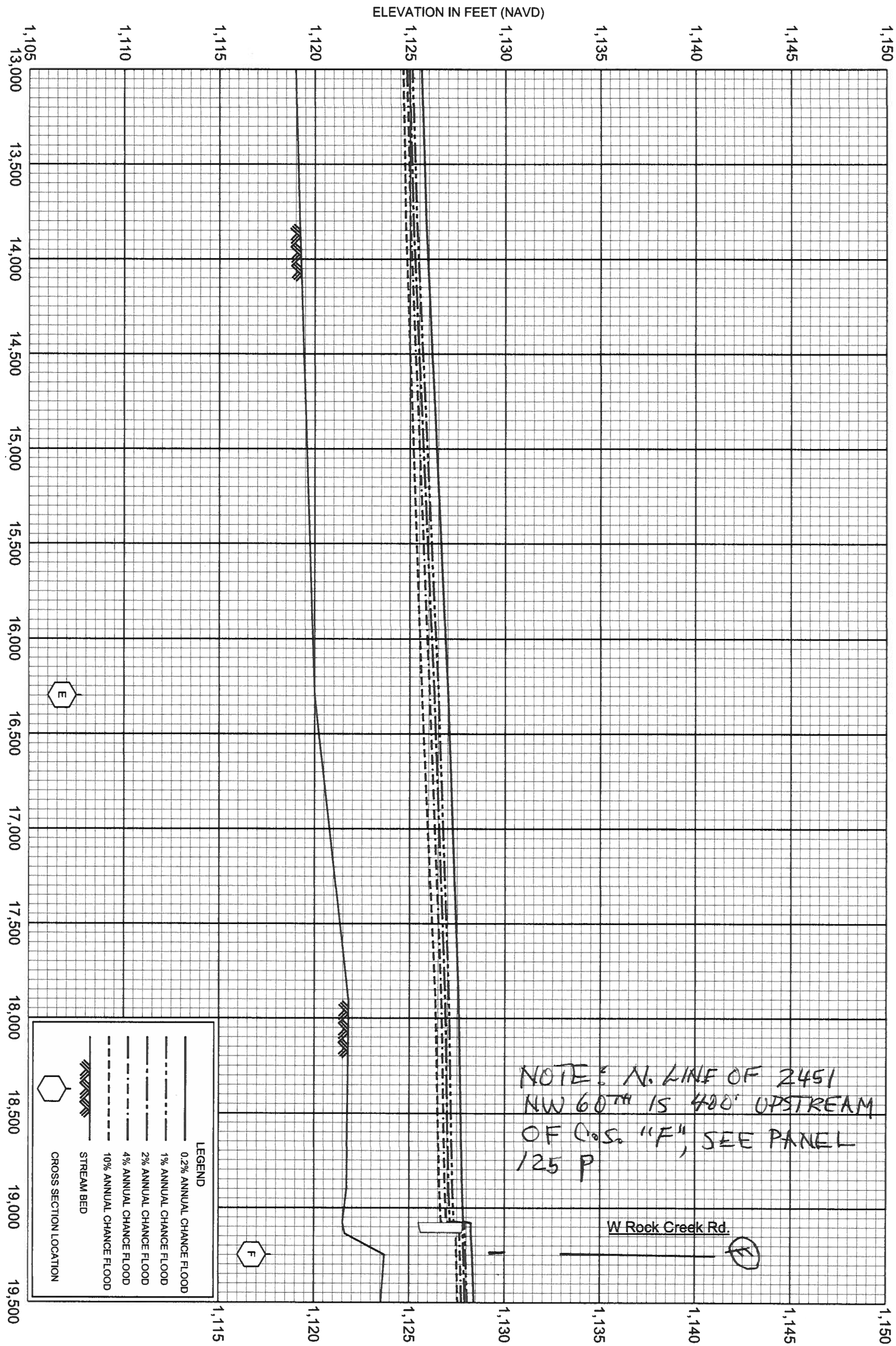
400ft

2,108,832.924 698,017.159 Feet

VINCENT PROJECT OFF ROCK CREEK ROAD







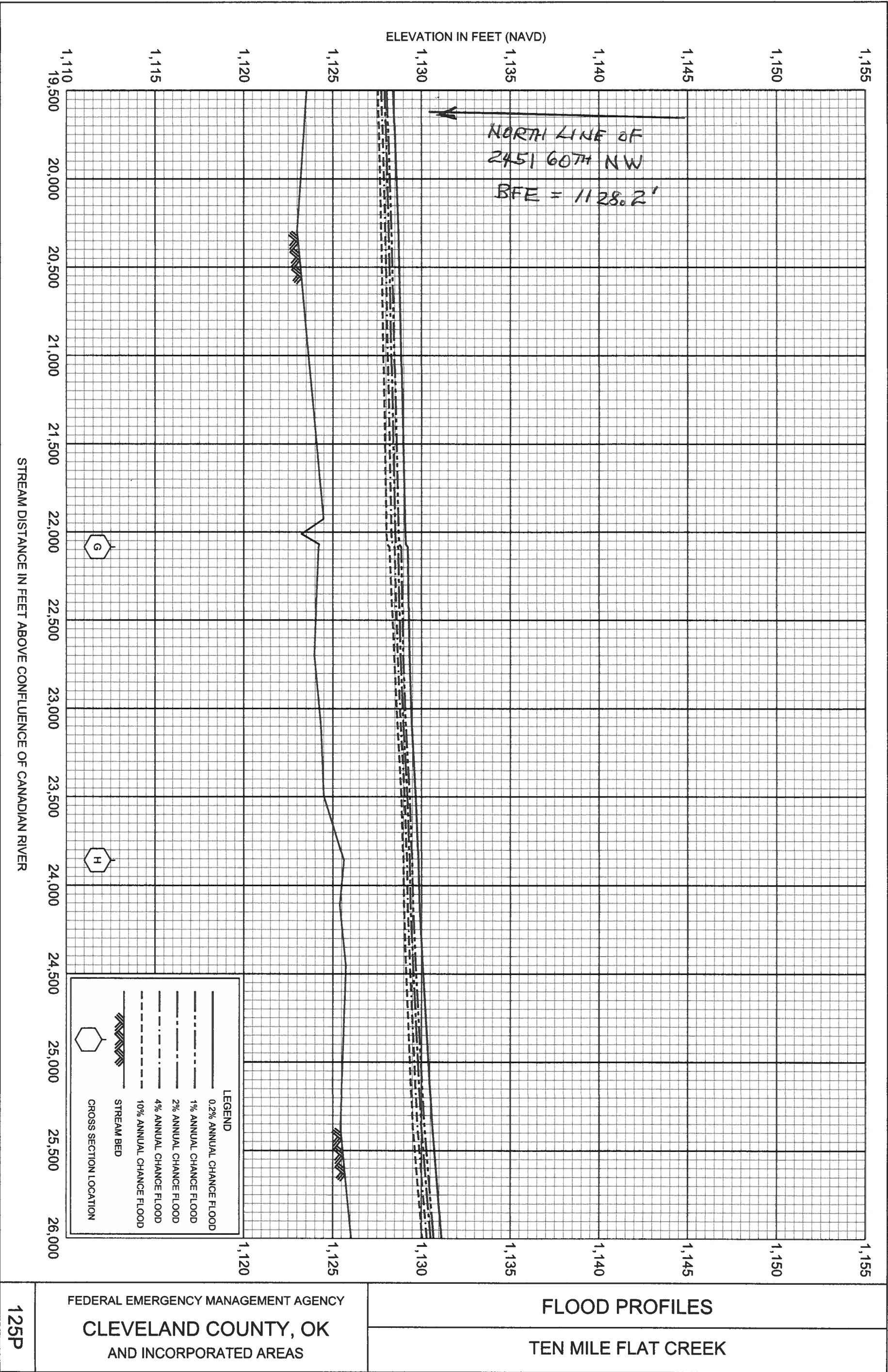
FEDERAL EMERGENCY MANAGEMENT AGENCY

CLEVELAND COUNTY, OK

AND INCORPORATED AREAS

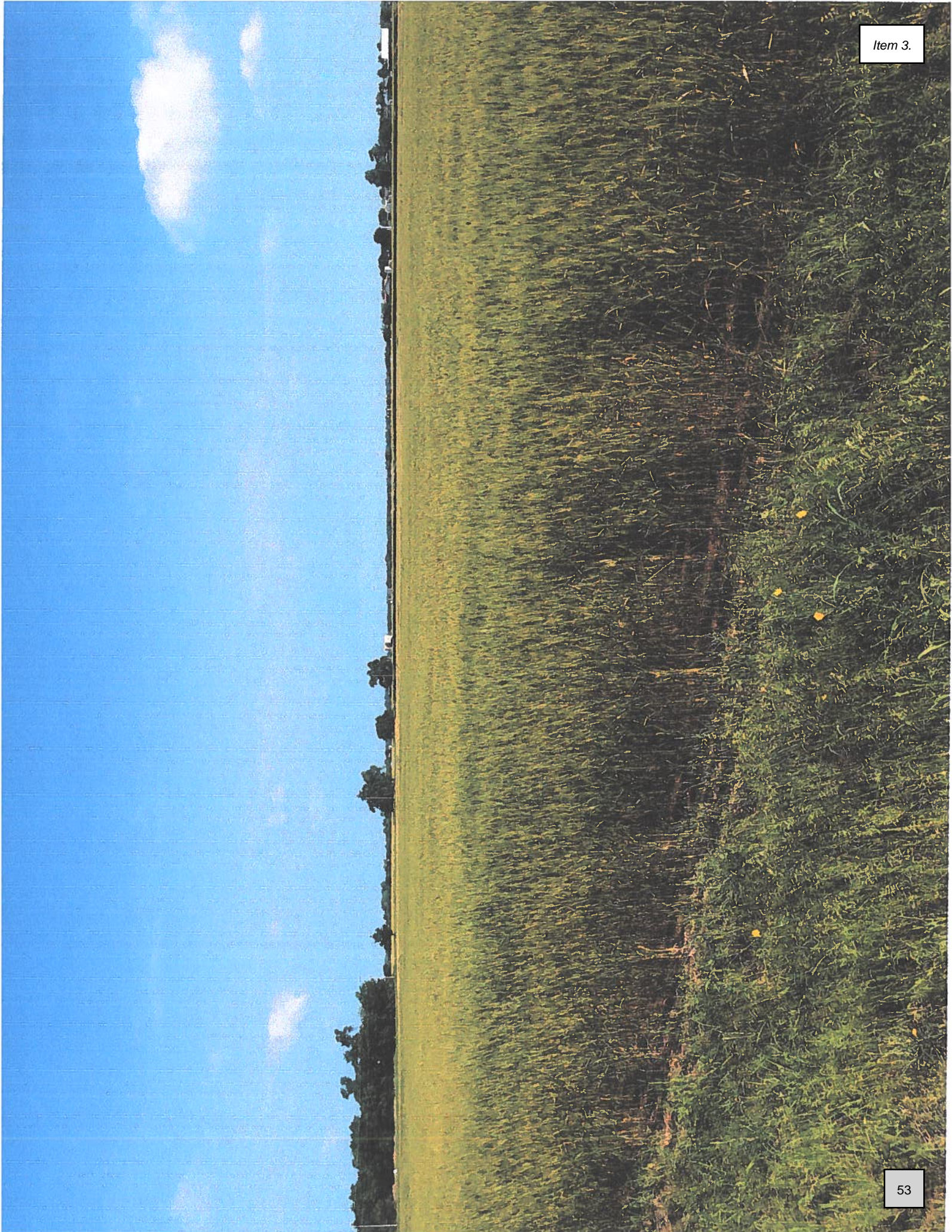
FLOOD PROFILES

TEN MILE FLAT CREEK

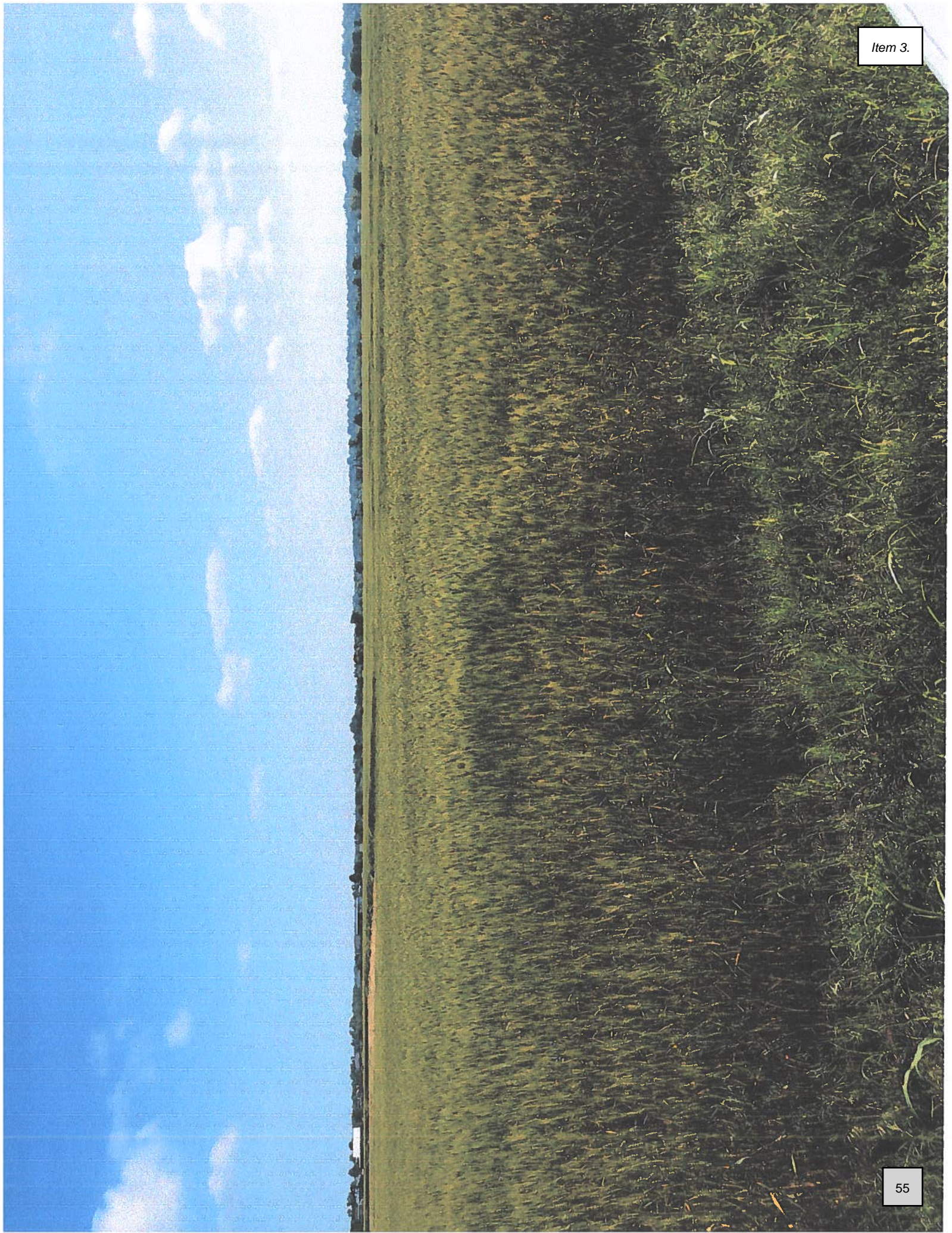














STAFF REPORT

06/05/2023

PERMIT NO. 674

ITEM: This Floodplain Permit Application is for installation of a residential swimming pool and fine grading of residential yard at 5400 West Franklin Road in the Ten-Mile Flat Creek Floodplain.

BACKGROUND:

APPLICANT: Robby and Holly Frantz

BUILDER: Spartan Pool and Patio

ENGINEER: Earl Gary Keen, P.E.

The property is located on the south side of Franklin Road, approximately ½ mile east of 60th Ave. NW. This property was granted Floodplain Permit #609 in August of 2019 for construction of a residence and barn. These structures were constructed in accordance with the permit. According the engineering report, the land ownership has changed, and the new owner is requesting a permit to install a below ground pool south of the existing residence. When the residence and barn were constructed, fill material was placed to elevate pads for both. According the engineering report, it appears that a pond was constructed near the north-east corner of the property and that the material excavated was used to construct the pads for the barn and house. The engineer did not locate any available contours that were generated after this barn and house were constructed. Therefore, arrangements were made for a surveyor to make a topo survey of this property and generate contours for use in th performing a careful analysis of the proposed project. These contours were utilized to determine the boundary of the 100-year floodplain on the portion of the property being utilized for this project. The existing ground in the area to be covered by the pool and accessories is located almost entirely above the BFE (elevation 1137.0').

Soil removed for the construction of the pool will be transported off the site for disposal. The engineer estimates that constructing the pool will require placing approximately 16 cubic yards of material with the existing floodplain. Soil excavated for the remainder of the pool may be used for this purpose. However, it will be necessary to remove 16 cubic yards of soil from the floodplain. The engineer recommends removing this volume from the north edge of the existing pond that was created for the previous permit.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? yes__ no✓

According to the latest FIRM, the site of the proposed work is located in the Ten-Mile Flat Creek floodplain (Zone AE). At the proposed site, the BFE is 1137.0 ft.

Applicable Ordinance Sections:**Subject Area:**

429.1	4(b)(1)(i).....	Fill restrictions in the floodplain
	4(b)(5)	Compensatory storage
	5(a)(1)(viii)	No rise considerations

4(b)(1)(i) and 4(b)(5) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

According the engineer, approximately 16 cubic yards of fill will be brought in for the construction of the pool. 16 cubic yards of additional storage will be created on the north side of the pond created for compensatory storage for floodplain permit #609.

5(a)(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 is required. For proposed development

within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has provided a hydraulic analysis and determined that the proposed swimming pool will not cause a rise in the BFE, which meets the ordinance requirement.

RECOMMENDATION: Staff recommends Floodplain Permit Application #674 be approved.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 674

Building Permit No. _____

Date _____

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

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

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

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

APPLICANT: Robby & Holly Frantz ADDRESS: 5400 W Franklin Road Norman 73072
 TELEPHONE: 405.883.4481 SIGNATURE: [Signature] il Frantz

BUILDER: Spartan Pool and Patio ADDRESS: 1400 24th Ave SW Norman OK 73072
 TELEPHONE: 405.384.1912 SIGNATURE: [Signature]

ENGINEER: EARLGARY KEEN ADDRESS: P.O. BOX 891200, OKC 73189
 TELEPHONE: 405.823.8240 SIGNATURE: Earl Gary Keen

gary.keen@ATT.NET

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.

5400 W FRANKLIN RD. LOCATION MAP PROVIDED.
 LOCATED ON SOUTH SIDE OF FRANKLIN RD, APPROX
 1/2 MILE EAST OF 60TH AVE, NW. LEGAL DES-
 cription shown CO. PROP INFO, PROVIDED.

DESCRIPTION OF WORK (Check all applicable boxes):**A. STRUCTURAL DEVELOPMENT****ACTIVITY****STRUCTURE TYPE**☒ New Structure☐ Addition☐ Alteration☐ Relocation☐ Demolition☐ Replacement☒ Residential (1-4 Family)☐ Residential (More than 4 Family)☐ Non-Residential (Flood proofing? ☐ Yes)☐ Combined Use (Residential & Commercial)☐ Manufactured (Mobile) Home☐ In Manufactured Home Park? ☐ Yes

NEW SWIMMING POOL
 BEING ADDED

ESTIMATED COST OF PROJECT \$ 200,000. Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

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

FINE GRADE BACK YARD.

EXCAVATE FOR POOL,
 HAUL OFF SOIL.

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.

ENG'D. REPORT PROVIDED.

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.

SITE PLAN W/ CURRENT TOPO PROVIDED.

- 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:

GIS MAP PROVIDED - SEE ENGR REPORT

- 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:

SITE PLAN AND PHOTOS ARE PROVIDED.
ELEVATIONS PROVIDED.

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

☐ Not Applicable:

STREAM PROFILE FROM FIS PROVIDED.

- 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:

DRAINAGE WAYS WILL NOT BE IMPACTED

- 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.

PROVIDED IN EXHIBITS

- 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.

PROVIDED

- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

OWNER WILL OBTAIN

ALL REQUIRED NORMAL BUILDING PERMITS.

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.: 1701, 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 1137.0' Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED:

DATE:

5/22/2023

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:
 Hearing date: _____

☐ Yes ☐ No

Board of Adjustment Decision - Approved:

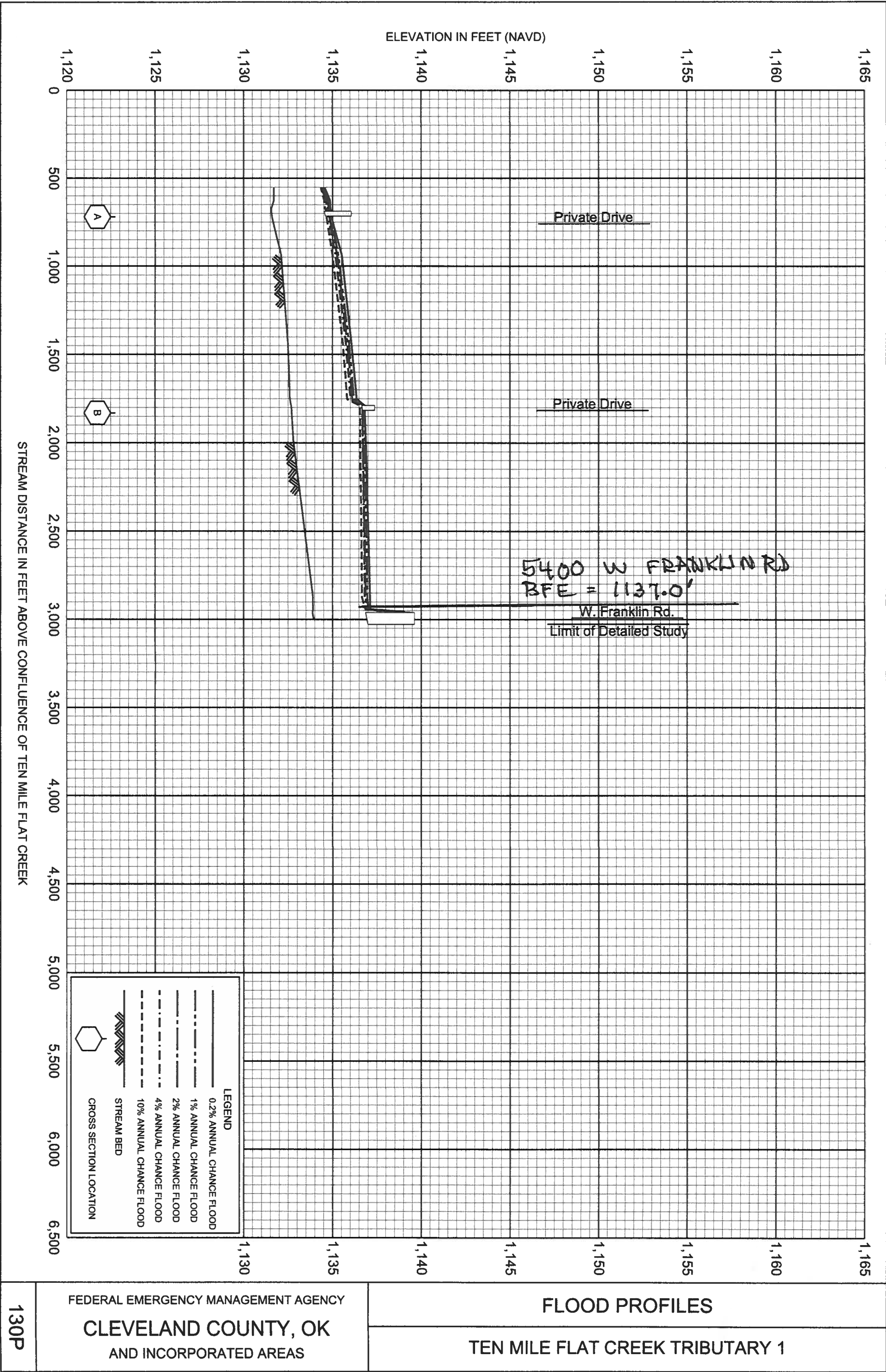
☐ Yes ☐ No

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.



FEDERAL EMERGENCY MANAGEMENT AGENCY
CLEVELAND COUNTY, OK
AND INCORPORATED AREAS

FLOOD PROFILES

TEN MILE FLAT CREEK TRIBUTARY 1

Earl "Gary" Keen, PE
P O Box 891200
Oklahoma City, OK 73189
(405) 823-8240
garykeen47@att.net

ENGINEERING REPORT
5400 WEST FRANKLIN ROAD

This report covers a floodplain permit application covers a project to add a swimming pool at a residence located at 5400 West Franklin Road, Norman, OK. This residence and barn were permitted under a previous Floodplain Permit (No. 609, circa August 2019) and the structures were built in accordance with the permit. Later the ownership of this property changed, and the current owner desires to construct an in-the-ground swimming pool, which will be located immediately south of the existing residence.

In addition, the back yard of this property seems to have never been fine graded because there are many small, shallow depressions that trap rainwater to a depth of one or two inches. The water trapped in these depressions cause the ground to be wet and soggy and somewhat unsuitable for ordinary residential yard use. This proposal to fine grade the yard does not include adding any soil or fill in the floodplain. Part of this back yard is below the BFE by a depth of zero to one and one-half feet. If fine grading generates any surplus material of any kind then this material will be disposed of offsite in a location that is not in a floodplain, as approved by the City's staff. The fine grading will be located south of the existing pool and this area is identified on the site plan.

When the residence and barn were constructed, fill material was placed to elevate pads for both the house and the barn. The permit called for obtaining the fill material onsite. It appears that a pond was constructed near the north-east corner of the property and that the material excavated was used to construct the pads for the barn and house. This engineer did not located any available contours that were generated after this barn and house were constructed; therefore arrangements were made for a surveyor to make a topo survey of this property and generate contours for use in performing a careful analysis of the proposed project. These contours are shown on the site plan submitted with this permit application. And, these contours were utilized to determine the boundary of the 100-year floodplain on the portion of the property being utilized for this project. The existing ground in the area to be covered by the pool and accessories is located almost entirely above the BFE (elevation 1137.0'). Incidentally, the existing floors of the house and barn were verified to be slightly above the required elevation of 1139.0'.

Soil removed for construction of the pool will be transported off the site for disposal and the owner is advised to check with the City staff in regard to determining a suitable disposal site. This engineer estimates that constructing the pool will require placing approximately 16 cubic yards of material within the existing floodplain. Soil excavated for the remainder of the pool may be used for this purpose. However, it will be necessary to remove 16 cubic yards of soil from the floodplain (from below the BFE) at another place on the site. This engineer recommends removing this volume of soil from the north edge of the existing pond that was used for borrow before. Again, the volume of soil that counts is the volume removed from below the elevation of 1137.0'.

Engineer's Certification
5400 West Franklin Road

No net fill material will be placed in the floodplain as a result of the pool construction as fill soil will be removed from a borrow area located onsite. The small reduction in the floodplain area is less than 500 square feet, and this area is minuscule in comparison to the wide floodplain located offsite and nearby. Also, this property is located in the fringe area of the floodplain where the floodwater velocities will be very low.

The fine grading of the back yard (with a box blade) will result in small quantities of soil being removed from the high spots and deposited in low spots and will not result in any net fill being placed in the floodplain.

This property is not located in a regulatory floodway.

If constructed according to the proposed plans, the increase in the BFE at this property or any other properties will minuscule and certainly will be less than 0.05 feet.

Signature

Seal and Date

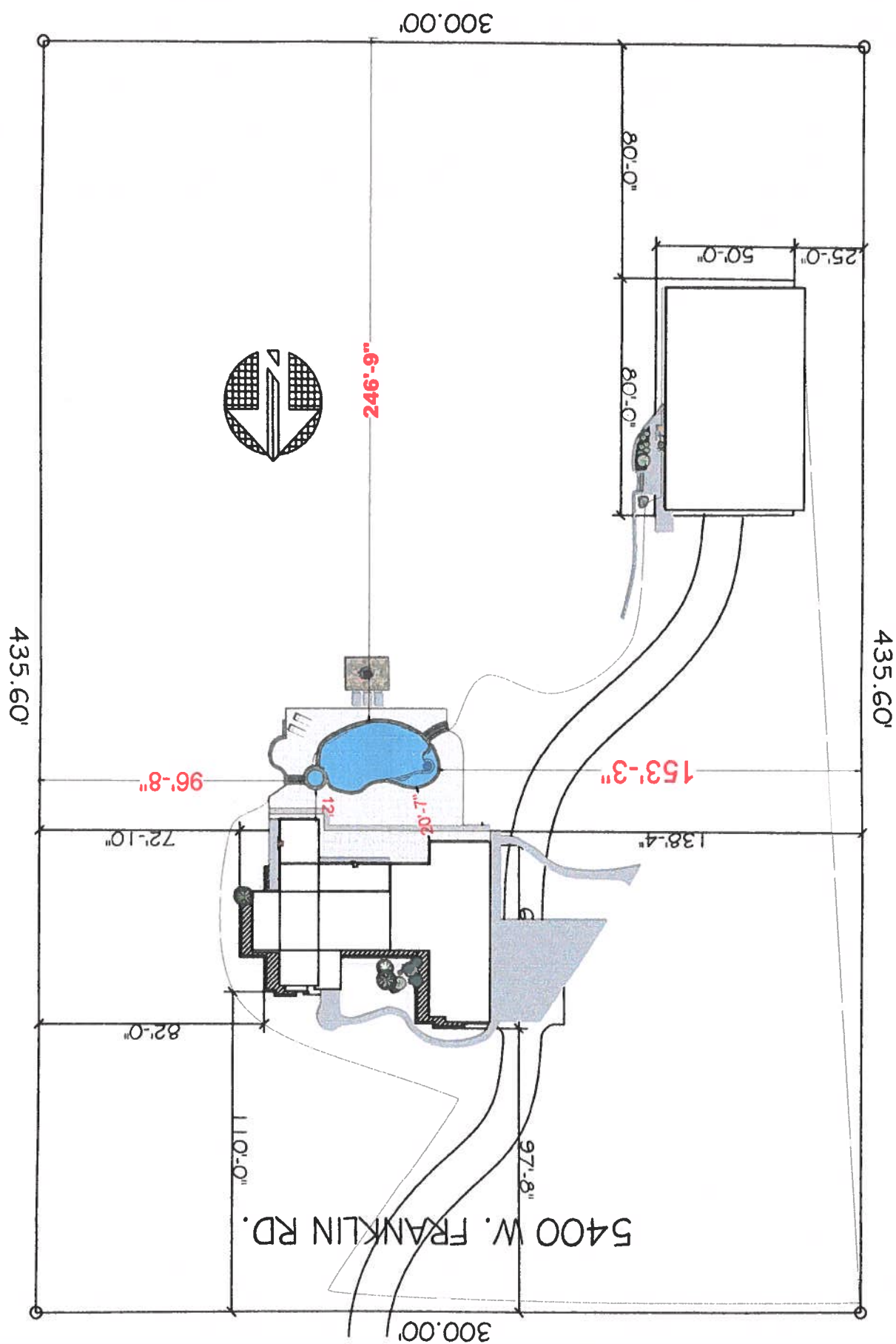
05/17/2023

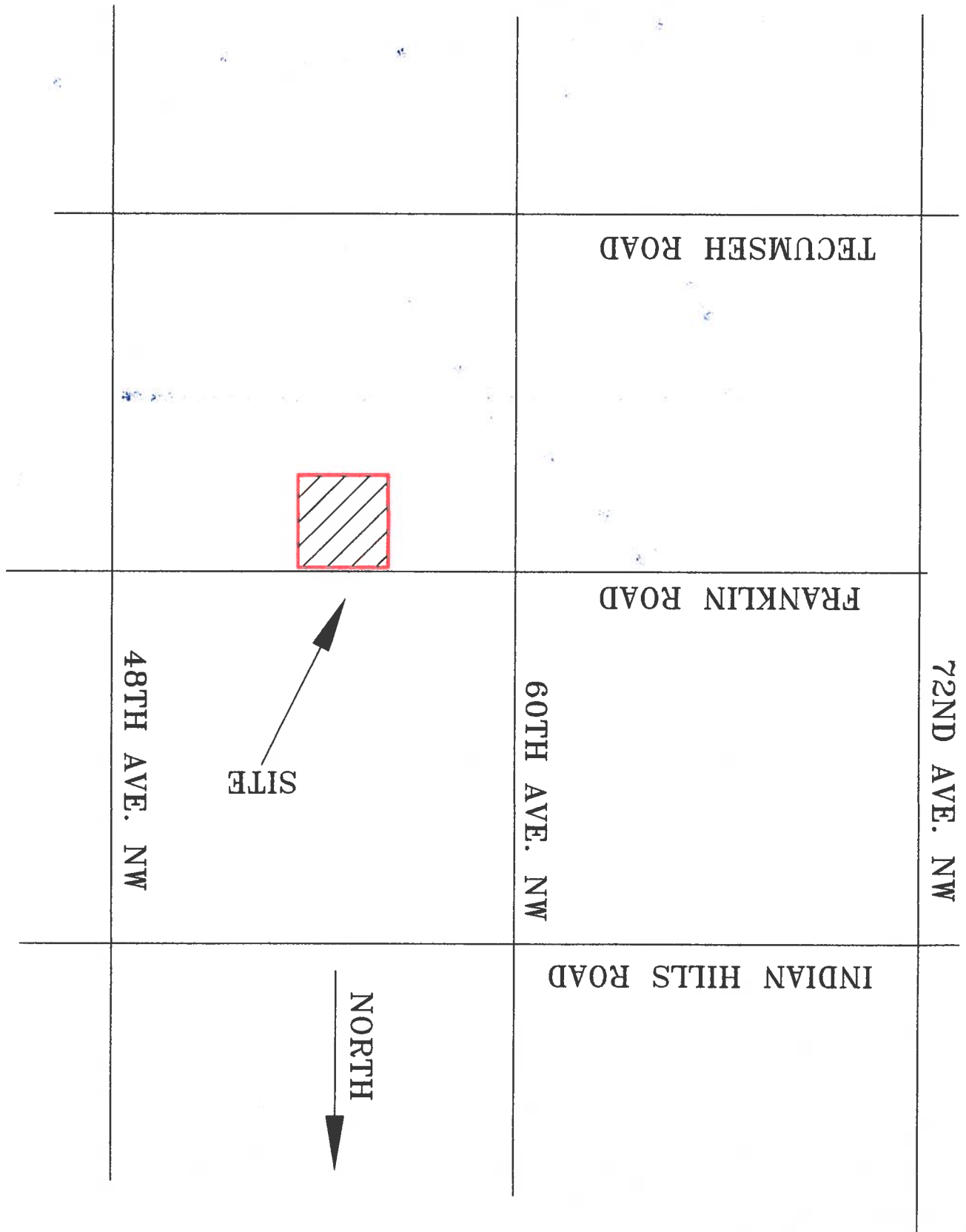


Google Maps 5400 W Franklin Rd

LOCATION MAP







LOCATION MAP
5400 WEST FRANKLIN ROAD





City of Norman WebMap

- 4/28/2023, 8:40:11 PM
- Flood Hazard Zone

100

OU

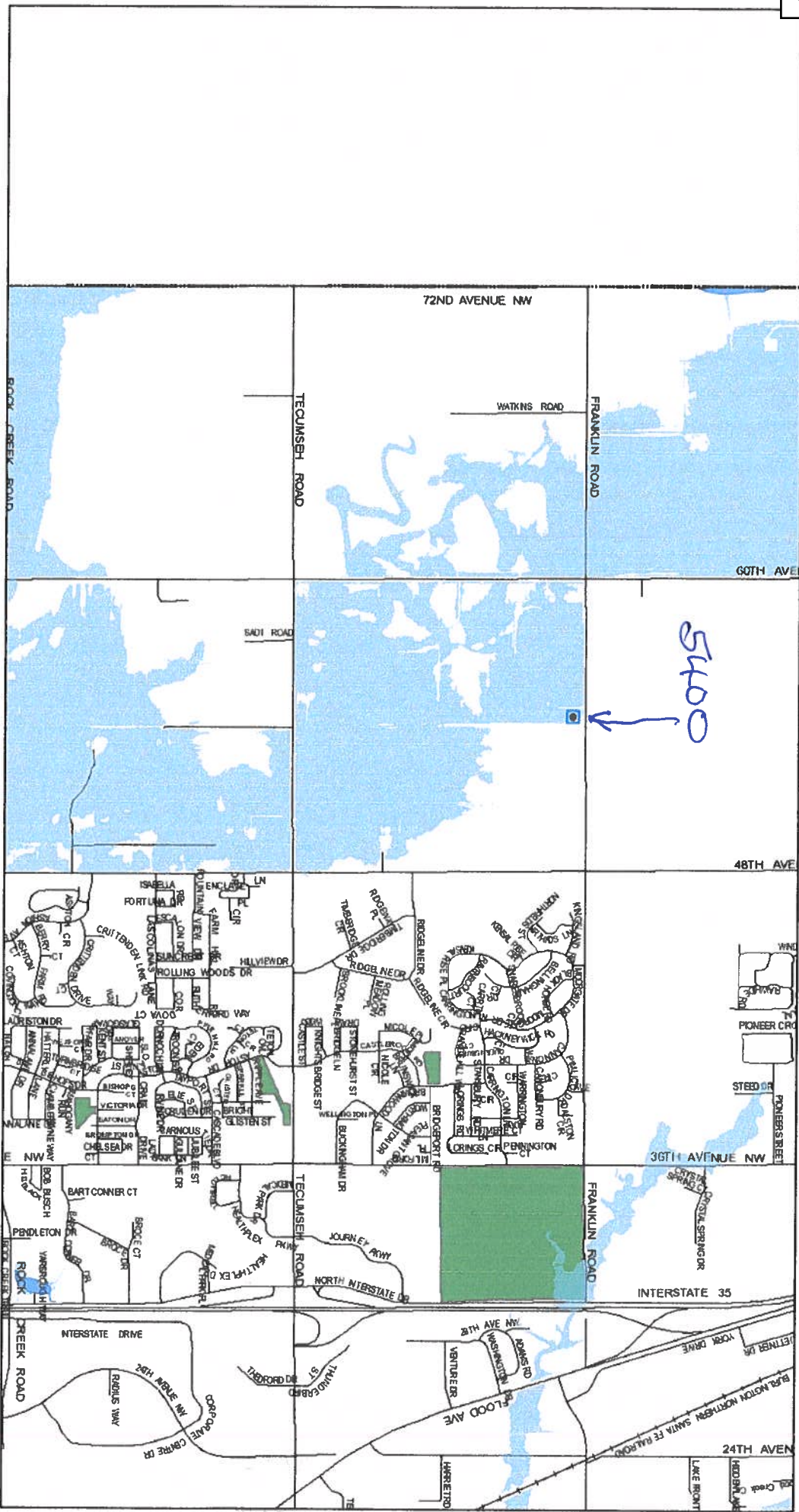
Park

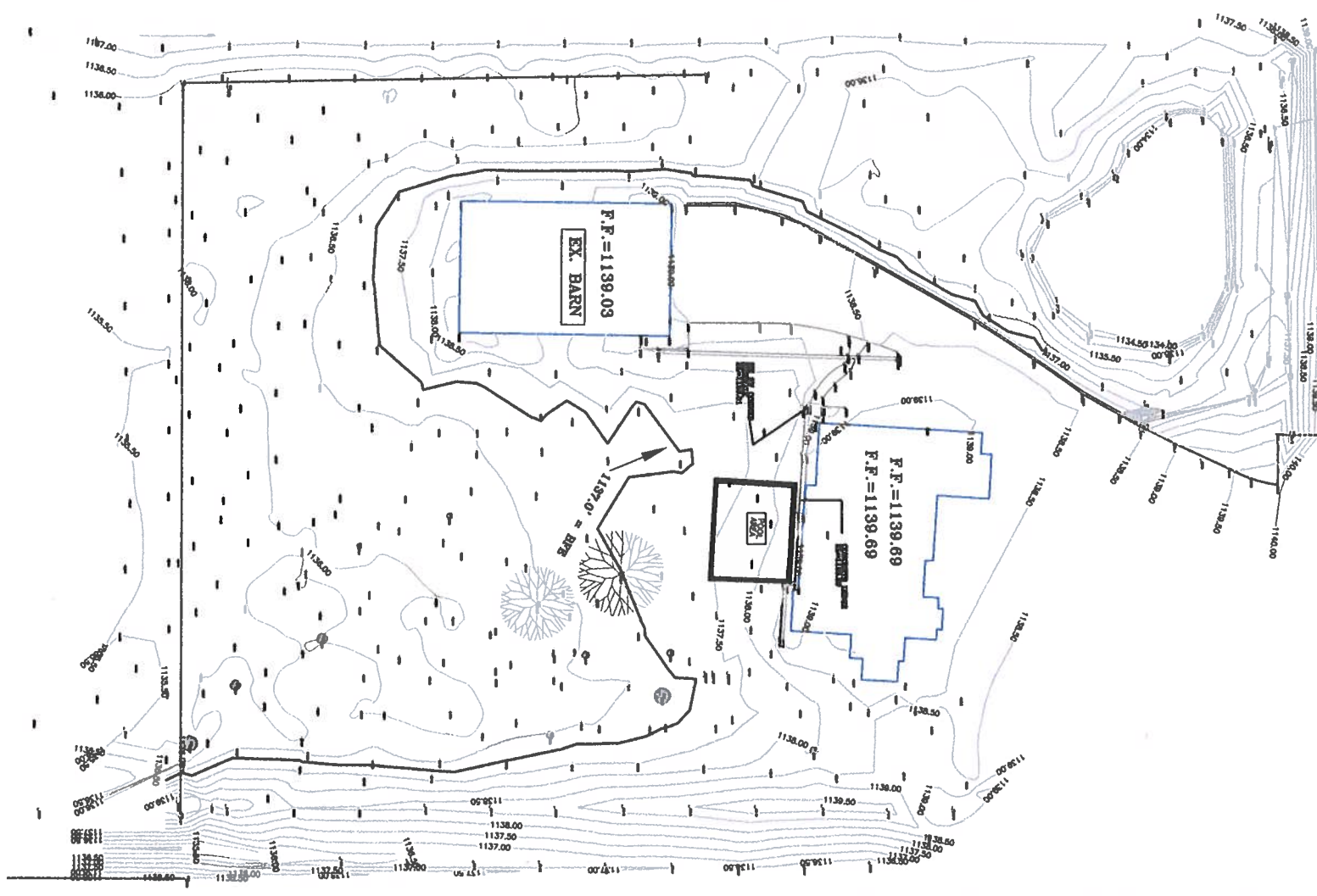
City Boundary

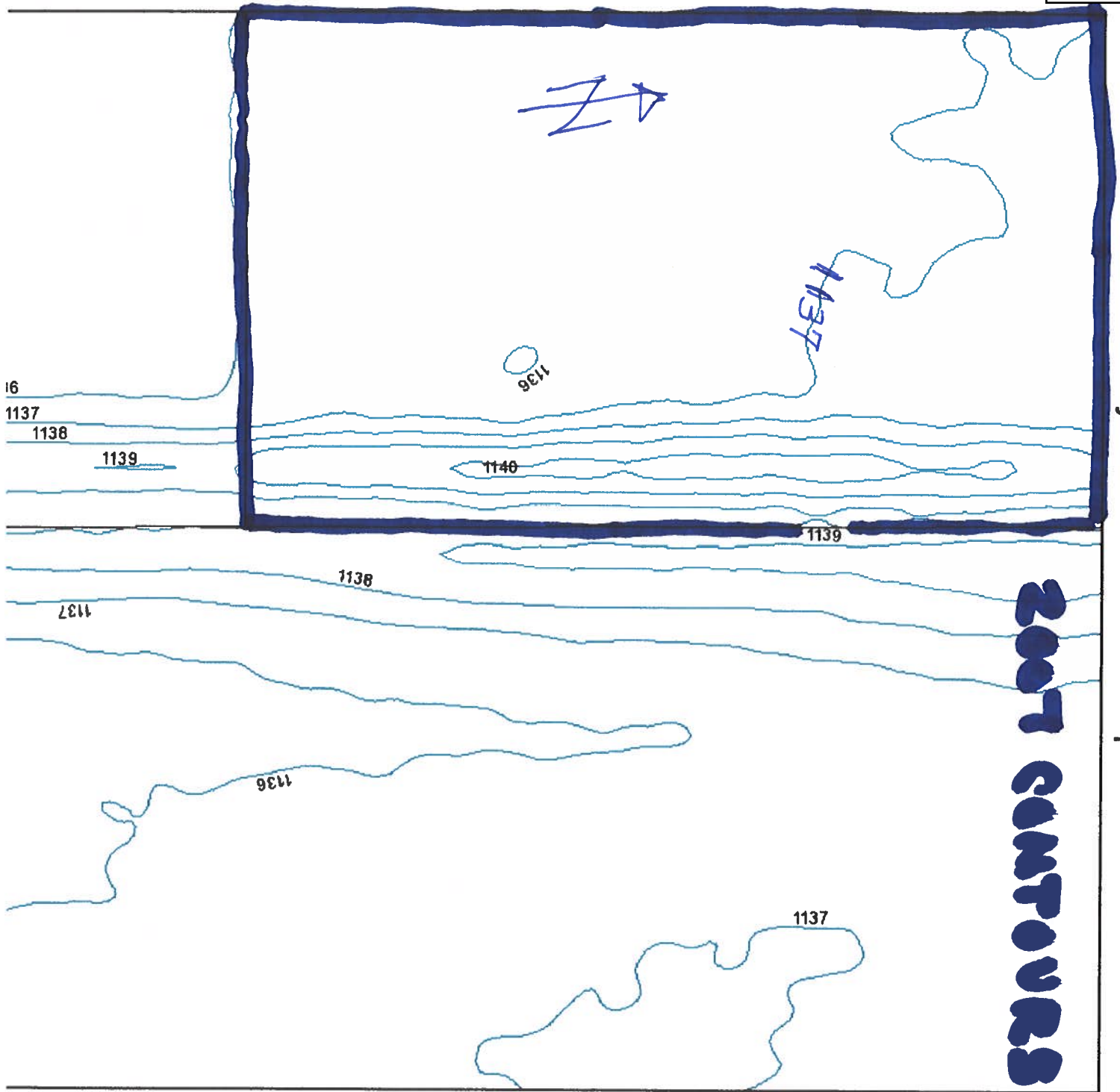
Lake Thunderbird

Railroad

Streets







PERSONAL PROPERTY

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
LAND				
07/30/1993 \$6,000	2535	971	SELLER	BUYER
06/14/2004 \$0	3869	986	HEITZ, PHILIP LYLE	HEITZ, MARCIE LYNN-UND 2/3
06/14/2004 \$0	3869	985	HEITZ, PHILIP LYLE	HEITZ, PHILIP LYLE
06/14/2004 \$0	3869	984	HAWKINS, RANDALL	HEITZ, PHILIP LYLE
06/10/2010 \$0	4766	966	HEITZ, MARCIE LYNN-UND 2/3 INT	HEITZ, PHILIP MARC UND 2/3 INT
03/16/2011 \$100,000	4852	34	MARC UND 2/3	HEITZ, PHILIP LYLE
06/12/2019 \$160,000	5934	1013	HOBSON, MICHAEL JAMES & AMY NICOLE	HEITZ, PHILIP LYLE
11/18/2022 \$1,100,000	6497	212	JENNINGS, BRANDON & MELISSA	FRANTZ, ROBERT R JR-REV TRT-GRANTEE
SALE DATE	PRICE	BOOK	PAGE	DEED
DEED	DEED	DEED	PAGE	DEED

SALES

Type	0008	Description	2 Story
Quality	Very Good Minus	Stories	2.0
Condition		Year Built	2021
Interior		Exterior Walls	Frame Masonry Veneer
Full Baths	1	Additional Full Bath	2
Half Baths	1	Three Quarter Baths	2
Total Bathrooms	-	Roof Type	Gable
Bedrooms	5	Roof Cover	Comp Shingle
Foundation	Concrete Slab	Floor Cover	Allowance
Cooling	Central H/A	Total Finished Area	3,717

RESIDENTIAL BUILDING (1)

RESIDENTIAL

2023	Land Size	3.0000	Land Units	AC	School District	NORMAN CITY 29	Section	9	Range	3W	Legal Description	9-3W 3 AC PRT NW/4 BEG NE/4 NW/4 S435.6' W300' N435.6' E300.2' POB	Mailing Address	FRANTZ, ROBERT R JR-REV TRT-TRTEE, 5400 W Franklin RD, Norman, 73072-1208, 73072-1208
ASSESSMENT DETAILS														
Market Value	\$610,330	Taxable Value	\$586,153	Land Value	\$54,614	Gross Assessed Value	\$70,238	Adjustments	\$0	Net Assessed Value	\$70,238	View Taxes for 80023369		

KEY INFORMATION



Norman OK 73072-1208



5400 W FRANKLIN RD



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth *Zone AE, AO, AH, VE, AR*
Regulatory Floodway

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

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard **Zone X**

Area of Minimal Flood Hazard *Zone X*

Channel, Culvert, or Storm Sewer
Levees, Dike, or Floodwall

8 20.2 **Cross Sections with 1% Annual Chance**
17.5 **Water Surface Elevation**

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

--- --- Coastal Transect Baseline

- **Profile Baseline**

Hydrographic Feature

Profile Baseline

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 **5/8/2023 at 11:20 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: basement imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unnumbered areas cannot be used for regulatory purposes.



LOOK SE FROM DRIVEWAY



LOOK SOUTH
ALONG DRIVEWAY



LOOK NORTH AT BACK PORCH



NE CORNER OF YARD



LOOK EAST ALONG FRANKLIN



POND AT NE CORNER



AREA NOT DRAINING WELL



— APPROX
AREA OF
POOL



LOOK NW FROM CENTER
OF BACK YARD

9



LOOKING SOUTH

10



LOOKING NW

11



LOOKING NORTH

12