

CITY OF NORMAN, OK FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069 Monday, March 03, 2025 at 3:30 PM

AGENDA

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

ROLL CALL

MINUTES

1. Approval of Minutes from the January 21, 2025 meeting.

ACTION ITEMS

- 2. Floodplain Permit Application No. 708 This floodplain permit application is for the proposed installation of a private storm sewer outlet and two flumes at 2281 36th Avenue NW in the Brookhaven Creek floodplain.
- 3. Floodplain Permit Application No. 712 This floodplain permit application is for the proposed installation of an AC Mitigation cable along the Magellan Pipeline located in the Little River floodplain, north of Franklin Road between 48th Avenue NE and 60h Avenue NE.

MISCELLANEOUS COMMENTS

ADJOURNMENT

CITY OF NORMAN, OK FLOODPLAIN PERMIT COMMITTEE MEETING



Development Center, Conference Room B, 225 N. Webster Avenue, Norman, OK 73069
Tuesday, January 21, 2024 at 3:30 PM

MINUTES

The Floodplain Permit Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 21st day of January, 2025, at 3:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:31 p.m. Roll was taken. Committee members in attendance included Scott Sturtz, Floodplain Administrator; Sherri Stansel, Resident Member; Bill Scanlon, Resident Member; Jane Hudson, Director of Planning; Tim Miles, City Engineer; and Ken Danner, Subdivision Development Manager. Committee members absent included Lora Hoggatt, Public Services Manager. Also in attendance were Jason Murphy, Stormwater Program Manager; Roxsie Stephens, Staff, Jim Speck, Speck Engineering, and Tim Pollard, Pollard and Whited Surveying.

MINUTES

1. Approval of minutes from the January 6th, 2025 meeting

Mr. Sturtz asked for any comments on the minutes from the meeting of January 6, 2025. The motion for approval was made by Mr. Danner and seconded by Mr. Scanlon. The minutes were approved with a vote of 6-0.

ACTION ITEMS

2. Floodplain Permit No. 710

Mr. Sturtz said the Application for Permit 710 is for the proposed construction of a private road through the Prairie Creek floodplain for the purposed Ridgeline Estates Certificate of Survey. Mr. Murphy said the applicant is Tim Pollard and the Engineer is Jim Speck PE, PLS, CFedS.

Mr. Murphy presented the staff report and reviewed plans and aerial maps of the project location provided to members in their packets.

Mr. Murphy confirmed that due to the number of proposed lots, a secondary access at the south end of the development will be required. This secondary access was not included in the floodplain permit application.

Mr. Murphy stated that staff recommends Floodplain Permit Application No. 710 be approved with the following conditions:

Item 1.

- The permit would not be active until approval of the secondary access from Post Oak of some other area outside of the floodplain is granted.
- As-builts of Nico Drive and compensatory storage are provided before final acceptance.

Mr. Sturtz asked the committee if they had any questions. Committee members discussed concerns around the secondary access road and the need for it to be established prior to approval for permit #710.

Mr. Sturtz asked for any comments from the public. John Roberts, Tony Waggoner, and Stephen Cogdill had clarifying questions surrounding the number of acres for each plot, the secondary access road, and potential existence of a gas line.

Mr. Danner motioned to postpone Permit 710 indefinitely until secondary access has been resolved. Mr. Scanlon seconded the motion. The committee voted to approve the application 6-0.

3. 2024 Floodplain Committee Summary Report

Mr. Sturtz highlighted and discussed the summary report. Mr. Murphy discussed the FEMA grant funding that is expected to be awarded.

MISCELLANEOUS COMMENTS

ADJOURNMENT

Mr. Danner motioned to adjourn. Ms. Hudson meeting at 4:14 p.m.	seconded the motion. Mr. Sturtz adjourned the
Passed and approved this day of	, 2025
City of Norman Floodplain Administrator, Scott	Sturtz

Item 2.

<u>STAFF REPORT</u> 03/03/2025 <u>PERMIT NO. 708</u>

ITEM: This Floodplain Permit Application is for the proposed installation of a private storm sewer outlet and two flumes at 2281 36th Avenue NW in the Brookhaven Creek floodplain.

BACKGROUND:

APPLICANT: Fred Thomas

ENGINEER: Grubbs Consulting, LLC

The applicant is proposing to install a private storm sewer outlet and two flumes to drain the parking lot of a proposed development at 2281 36th Avenue NW. The proposed development is for an apartment complex located in the lot adjacent to Brookhaven Creek south of Rock Creek Road. The complex and associated parking lot is located out of the floodplain, but the outfall structure for the storm sewer and the two flumes, one on the north side and one on the south side of the lot would be located in the floodplain. Plans for the drainage structures indicate that structures will be installed at grade with 24" rip rap buried at a minimum of 18" depth with geotextile fabric to stabilize the structures and minimize erosion.

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 Brookhaven Creek Floodplain (Zone AE). At the proposed site, the BFE is 1165.45'.

Applicable (Ordinance Sections:	Subject Area:
36-533	(e)2(a)	Fill restrictions
	(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 – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant has indicated that all drainage structures will be installed at grade and will not require compensatory storage.

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

The project engineer has submitted a No Rise statement and floodplain analysis report indicating that this project will not cause a rise in the BFE at this location, meeting the ordinance requirements.

RECOMMENDATION: Staff recommends Floodplain Permit Application #708 be approved with the following condition:

1. All spoils from excavation to install the drainage structures shall be removed from the floodplain.

140m	2

ACTION TAKEN:



City of Norman

Floodplain Permit Application

Floodp	lain Permit No	708
Buildin	g Permit No	
Date	3/3/200	25

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: Fred Thomas	ADDRESS: 6475 36th Avenue NW Apartment 612
TELEPHONE:	SIGNATURE:
BUILDER:	ADDRESS:
	SIGNATURE:
ENGINEER: Grubbs Consulting, LLC	ADDRESS: 1800 S. Sara Road Yukon, OK 73099
TELEPHONE: 405-265-0641	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.				
2281 36th Avenue NW Norman Oklahoma				
DESCRIPTION OF WORK A. STRUCTURAL				
<u>ACTIVITY</u>	STRUCTURE TYPE			
☑ New Structure	☐ Residential (1-4 Family)			
☐ Addition	☑ Residential (More than 4 Family)			
☐ Alteration	☐ Non-Residential (Flood proofing? ☐ Yes)			
☐ Relocation	☐ Combined Use (Residential & Commercial)			
☐ Demolition	☐ Manufactured (Mobile) Home			
☐ Replacement	☐ In Manufactured Home Park? ☐ Yes			
ESTIMATED COST OF PRO requires detailed cost estimat	OJECT \$5,000,000 Work that involves substantial damage/substantial improvement es and an appraisal of the structure that is being improved.			
B. OTHER DEVEL	OPMENT 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 Ex	pansion) 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 applicati	on to be rejected by staff). Attach additional sheets if necessary.			
The project consist of building 3-apartment buildings with associated parking. All site grading and new constructed improvements will be installed west of the existing channel. Construction of 2 concrete flumes to drain the parking lot and 1-15' storm sewer pipe				
and slope wall will terminate in the channel. No grading improvements (cut or fill) will be made within the existing channel/floodplain. 12" diameter rip-rap is also being provided in the floodplain for erosion protection but is being installed below existing grade.				

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or

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.

	_	oposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above the location of the channel, floodway, and the regulatory flood-protection elevation.
В.	sid	typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each e of the channel, cross-sectional areas to be occupied by the proposed development, and high-water ormation.
	7	Not Applicable: No grading improvements are being made in the existing channel.
C.	acr	bdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 es, whichever is the lesser, the applicant <u>must</u> provide 100-year flood elevations if they are not erwise available).
	Ø	Not Applicable: The lot is already platted and subdivision is not being built.
D.	elev loca	ns (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage vations; size, location, and spatial arrangement of all proposed and existing structures on the site; ation and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses an estation upstream and downstream, soil types and other pertinent information. Not Applicable: See attached grading plan.
E.		profile showing the slope of the bottom of the channel or flow line of the stream.
	Ø	Not Applicable: Channel is not being modified.
F.		vation (in relation to mean sea level) of the lowest floor (including basement) of all new and stantially improved structures.
		Not Applicable: Finished Floor Elevation = 1171.75
G.		scription of the extent to which any watercourse or natural drainage will be altered or relocated as a ult of proposed development.

■ Not Applicable:

No grading improvements are being made in the existing channel.

- 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.
- 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.
- 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.: 0280), Dated: 1/15/202
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 //65.45 Ft. NGVD (MSL) ☐ Unavailable
See Section 4 for additional instructions.
SIGNED:DATE:DATE:

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

The a	applicant must also submit the documents checked beli	ow before the a	pplication can be processed.
	Flood proofing protection level (non-residential on structures applicant must attach certification from r		
	Certification from a registered engineer that the princrease in the height of the 100-year flood (Base supporting this finding must also be submitted.		
	Certification from a registered engineer that the proincrease of no more than 0.05 feet in the height of the and calculations supporting this finding must also be	he 100-year flo	
	All other applicable federal, state, and local permits	s have been obta	ained.
	Other:		
<u>S</u>	ECTION 5: PERMIT DETERMINATION (To be	completed by	<u>Floodplain Chairman.)</u>
	The proposed activity: (A) \square <u>Is</u> ; (B) \square <u>Is Not</u> in confection 429.1. The permit is issued subject to the cond		
S	IGNED:	DATE:	
<u>If</u>	FBOX A is checked, the Floodplain committee chairm	an may issue a	Floodplain Permit.
n	BOX B is checked, the Floodplain committee chairm ay revise and resubmit an application to the Floodplaid djustment.		
APPE	EALS: Appealed to Board of Adjustment: Hearing date:	□Yes	□No
	Board of Adjustment Decision - Approved:	☐ Yes	□ No
Cond	itions:		
-			
<i>17</i>			

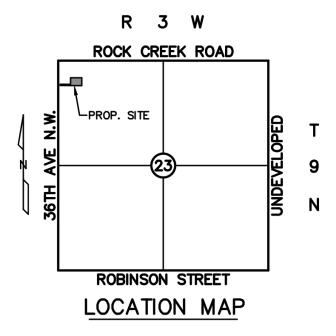
<u>SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)</u>

- 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.

2281 Hampton Homes

No-Rise Certification





2281 36th Avenue NW Norman, Oklahoma

January 13, 2025

RUBBS CONSULTING, LLC

CIVIL ENGINEERING & LAND PLANNING

1800 S. Sara Road Yukon, OK 73099 Phone: (405) 265-0641 Fax: (405) 265-0649

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REPC	ORT SUMMARY
	NO-RISE CERTIFICATION1
APPE	ENDIX
	SITE MAPS • FEMA FLOODWAY MAP • FEMA FLOODWAY TABLE • FEMA FLOODWAY PROFILE • GRADING PLAN



NO-RISE CERTIFICATION

I, Mark Grubbs, a licensed Professional Engineer in the State of Oklahoma, hereby certify that the work being performed at the location of 2281 36th Avenue NW, Norman, OK 73072, within the FEMA-designated 100-year floodplain, will not result in any adverse impacts or cause a rise of no greater than 0.05 feet in the base flood elevation (BFE).

The work being conducted in the floodplain is minimal in nature and consists of grading, the installation of a private storm sewer outlet structure, and the construction of 2 (two) proposed flumes to properly drain the parking lot. In addition, erosion protection will be installed around the outlet structure and flumes to prevent any erosion. All site grading and newly constructed improvements will be installed west of the existing channel with no grading improvements (cut or fill) being made existing channel/floodplain.

Interpolation was used to determine the base flood elevation (BFE) at the upstream property line. The finished floor elevation for the project is proposed to be 1171.75 feet, which is well above the interpolated 100-year BFE of 1165.45 feet. Based on the analysis of the minimal grading and drainage improvements, we conclude that the proposed work will not cause any increase in water surface elevation during a 100-year flood event.

This certification is based on the information available to us, and we affirm that no fill or other significant modifications are proposed that would alter the existing hydrology of the floodplain. The proposed drainage infrastructure, along with erosion protection measures, will ensure that no adverse impact occurs on floodplain conveyance or surrounding properties.

National Flood Hazard Layer FIRMette **FEMA** Legend Item 2. SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD **HAZARD AREAS** 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 T9N R3W S14 T9N R3W, S15 **Future Conditions 1% Annual** Chance Flood Hazard Zone X Area with Reduced Flood Risk due to STA. 1481 = Upstream Property Line Levee. See Notes. Zone X STA. 780 Area with Flood Risk due to Levee Zone D 100-YR BFE = 1165.45 1166:18 FEET NO SCREEN Area of Minimal Flood Hazard Zone X M -1163:14 FEET Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D 1165.63 FEET - - - Channel, Culvert, or Storm Sewer **GENERAL** STRUCTURES | IIIIII Levee, Dike, or Floodwall Project Site 20.2 Cross Sections with 1% Annual Chance AREA OF MINIMAL FLOOD HAZARD 17.5 Water Surface Elevation **Coastal Transect** STA, 1692 ₩ 513 W Base Flood Elevation Line (BFE) Limit of Study CITY OF NORMA. **Jurisdiction Boundary** Coastal Transect Baseline 400046 OTHER Profile Baseline **FEATURES** Hydrographic Feature Digital Data Available No Digital Data Available T9N R3W S23 T9N R3W S22 MAP PANELS FLOODWAY Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. 11619 FEET 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 12/3/2024 at 3:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or

Feet

2.000

250

500

1,000

1.500

1:6,000

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 ide FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used regulatory purposes.

FLOODING SO	FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)				
CROSS SECTION	DISTANCE ¹			REGULATORY (FEET NAVD 88)	WITHOUT FLOODWAY (FEET NAVD 88)	WITH FLOODWAY (FEET NAVD 88)	INCREASE	
Brookhaven Creek Tributary A								
A B C D	301 780 1,692 1,858	60 78 56 54	397 628 300 252	3.9 2.3 4.8 5.7	1,162.5 1,165.1 1,165.6 1,166.2	1,162.5 1,165.1 1,165.6 1,166.2	1,163.0 1,165.9 1,166.3 1,166.7	0.5 0.8 0.7 0.5
Brookhaven Creek Tributary B								
A B C	321 587 575	76 44 22	339 125 46	1.1 3.1 8.3	1,162.7 1,162.7 1,165.8	1,162.7 1,162.7 1,165.8	1,163.2 1,163.2 1,165.8	0.5 0.5 0.0

¹ Feet above confluence with Brookhaven Creek

TABLE 7

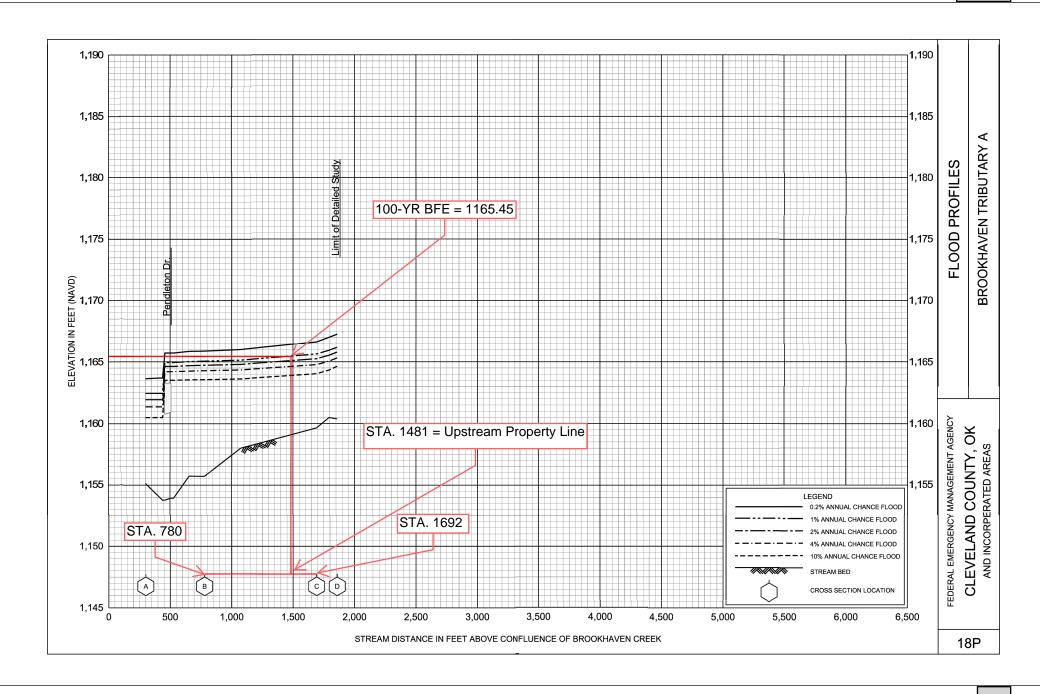
FEDERAL EMERGENCY MANAGEMENT AGENCY

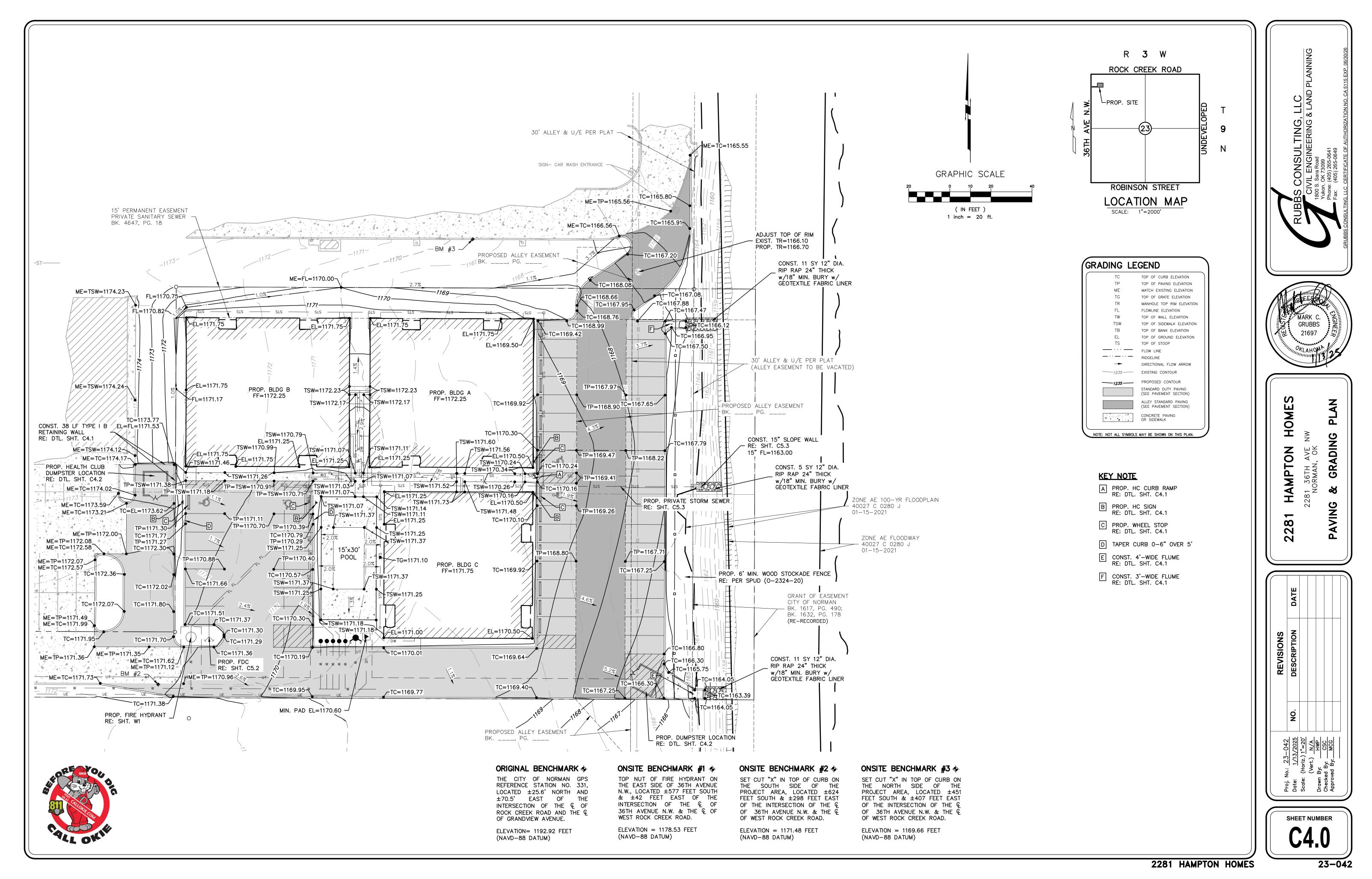
CLEVELAND COUNTY, OK

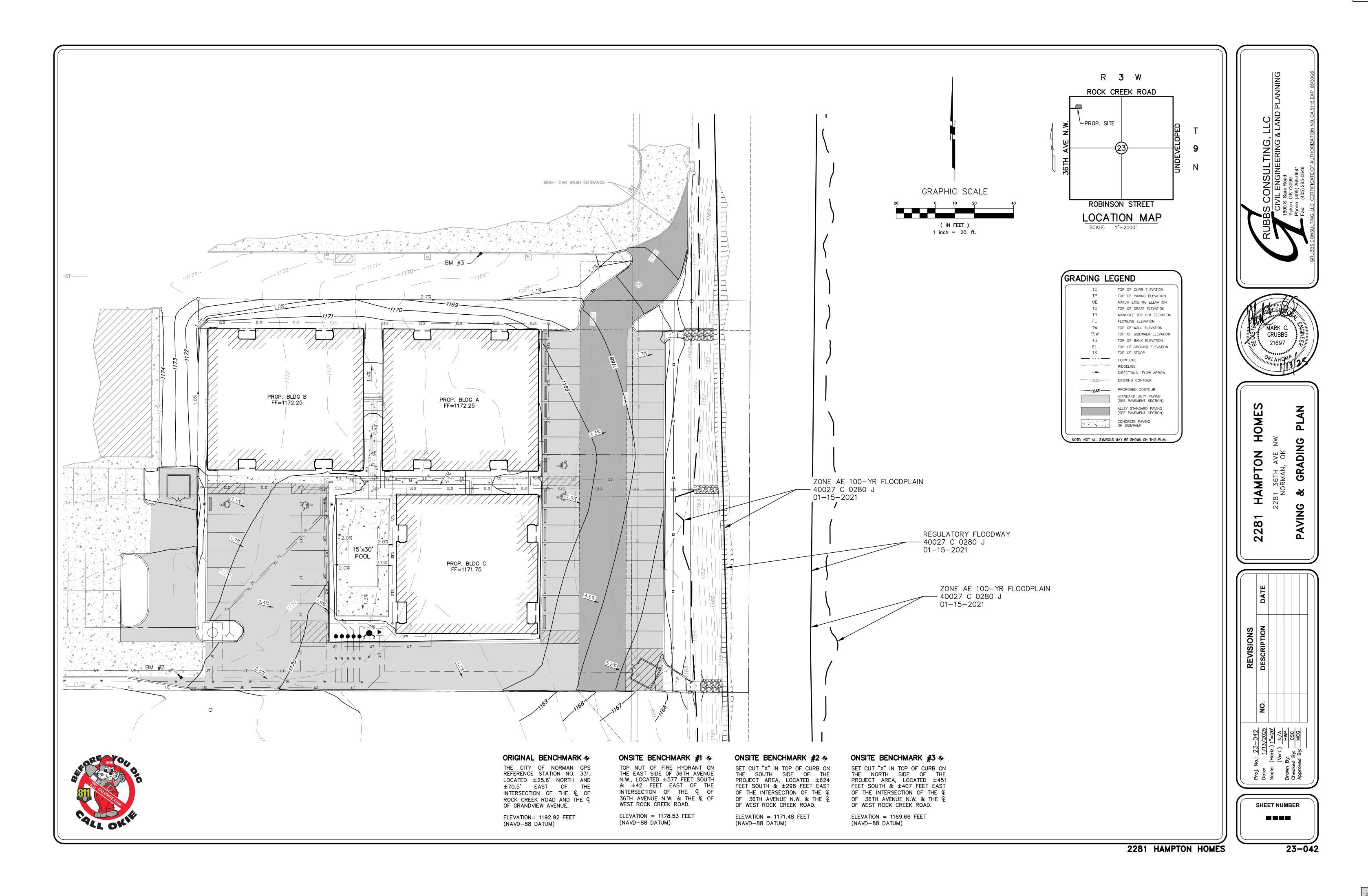
AND INCORPORATED AREAS

FLOODWAY DATA

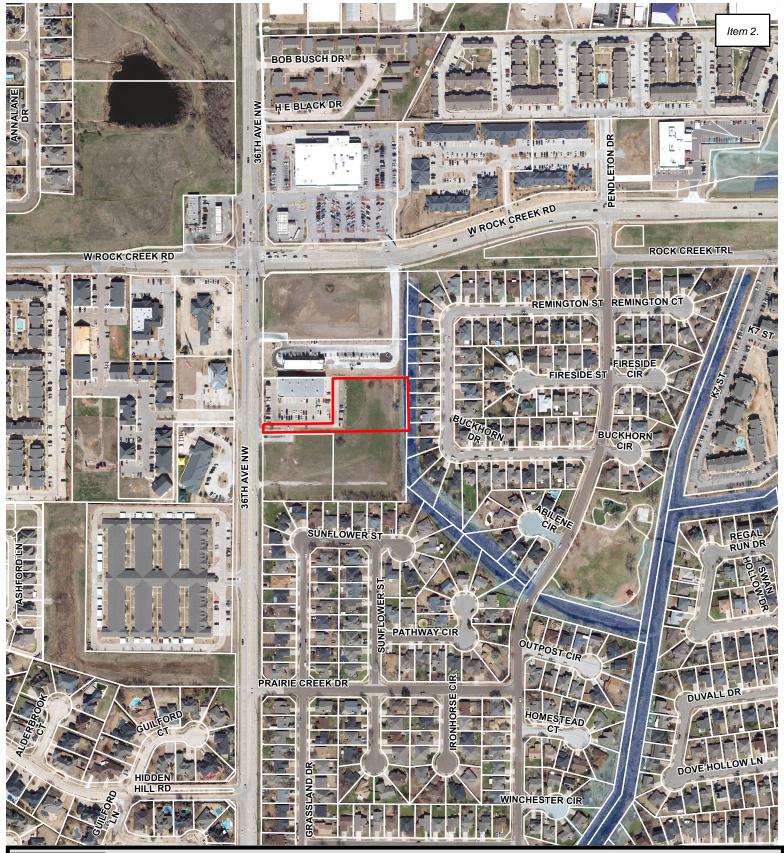
BROOKHAVEN CREEK TRIBUTARY A / BROOKHAVEN CREEK TRIBUTARY B







20





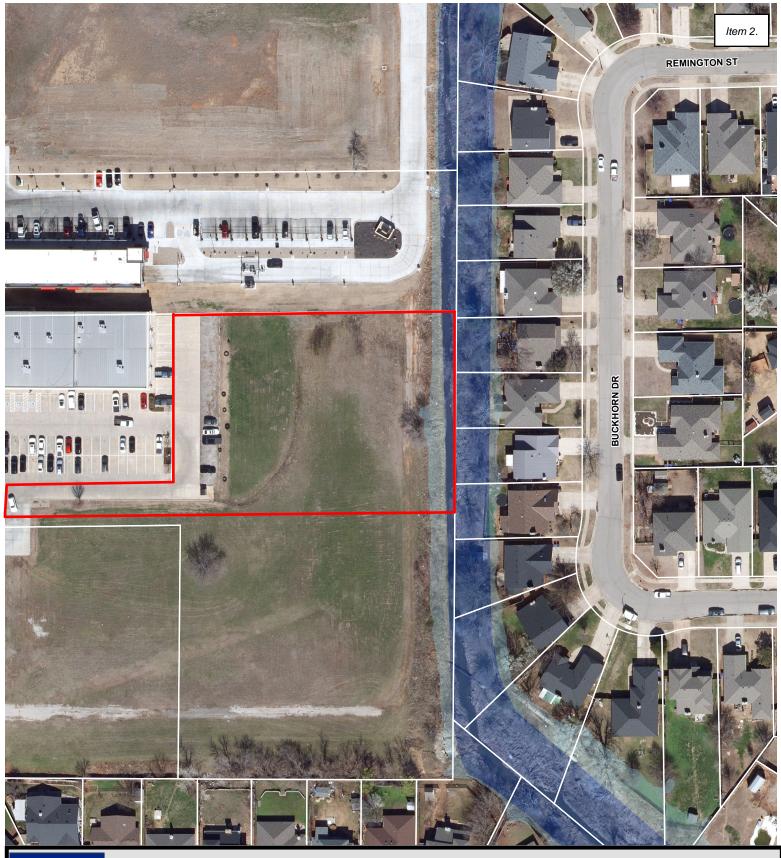
2281 36th Avenue NW

Legend

1% Chance Floodplain

Floodway

Parcel





2281 36th Avenue NW

Legend

1% Chance Floodplain

Floodway

Parcel

<u>STAFF REPORT</u> 03/03/2025 <u>PERMIT NO. 712</u>

ITEM: This Floodplain Permit Application is for the proposed installation of an AC Mitigation cable along on the Magellan Pipeline located in the Little River floodplain, north of Franklin Road between 48th Avenue NE and 60th Avenue NE.

BACKGROUND:

APPLICANT: OneOK (Raven Blunt)

ENGINEER: Kyle Kukuk PE

The applicant is proposing the installation of an AC mitigation cable, to prevent pipe corrosion, along the Magellan Pipeline located through the Little River floodplain, north of Franklin Road and between 48th Avenue NE and 60th Avenue NE. The proposed work consists of trenching approximately 3 feet deep and approximately 10 feet from the centerline of the existing pipeline and installing a cable, then returning the disturbed areas to their original grade. In addition, there will be a test station installed in the floodplain that consists of a PVC pipe and cap that will cover the test wires and piece of carbon steel pipe used to test electrical current. An image of the proposed test station is included with the application packet. The applicant has indicated that OneOK's best management practices will be used while working in the floodplain.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? Yes ✓ No____

According to the latest FIRM, the site of the proposed work is located in the Little River Floodplain (Zone A). The BFE for this location is not determined.

Applicable	Ordinance Sections:	Subject Area:
36-533	(e)2(a)	Fill restrictions
	(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 – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant has indicated that trenching will occur and the installation of an electrical cable will be installed approximately 3 feet below grade then the area will be returned to original grade. No fill will be brought in and no compensatory will be required. Additionally, the applicant has indicated that any spoils from excavation that may be created will be removed from the floodplain.

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

The project engineer has submitted a No Rise statement and floodplain analysis report indicating that this project will not cause a rise in the BFE at this location, meeting the ordinance requirements.

RECOMMENDATION:	Staff recommends Floodplain Permit Application #712 be approved.
ACTION TAKEN:	



City of Norman

Floodplain Permit Application

Flood	olain Permit No.	712
Buildi	ng Permit No.	
Date	3/3/202	5

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

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

APPLICANT: Raven Blunt	ADDRESS: 100 W Fifth Street, Tulsa, OK 74103
TELEPHONE: 918-588-7116	SIGNATURE: Lawlet
BUILDER:	ADDRESS:SIGNATURE:
ENGINEER: Kyle Kukuk TELEPHONE: 913-956-6223	ADDRESS: 16200 Foster, Overland Park, KS 66085 SIGNATURE:

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.			
Project is located within the following cross	s sections; 48th Ave NE & E Franklin RD and 60th Ave NE & E Indian Hill Rd		
¥			
DESCRIPTION OF WORK A. STRUCTURAL	(Check all applicable boxes): DEVELOPMENT		
<u>ACTIVITY</u>	STRUCTURE TYPE		
☐ New Structure	☐ Residential (1-4 Family)		
☐ Addition	☐ Residential (More than 4 Family)		
☐ Alteration	☐ Non-Residential (Flood proofing? ☐ Yes)		
☐ Relocation	☐ Combined Use (Residential & Commercial)		
☐ Demolition	☐ Manufactured (Mobile) Home		
☐ Replacement	☐ In Manufactured Home Park? ☐ Yes		
	OJECT \$ Work that involves substantial damage/substantial improvement ses and an appraisal of the structure that is being improved.		
B. OTHER DEVEL	OPMENT ACTIVITIES:		
☐ Fill ☐ Mining	☐ Drilling ☑ Grading		
☐ Excavation (Beyond the	e minimum for Structural Development)		
☐ Watercourse Alteration	(Including Dredging and Channel Modifications)		
☐ Drainage Improvements	s (Including Culvert Work) Road, Street or Bridge Construction		
☐ Subdivision (New or Ex	cpansion) Individual Water or Sewer System		
	. provide a complete and detailed description of proposed work (failure to provide this item		
will be cause for the applicat	ion to be rejected by staff). Attach additional sheets if necessary.		
AC Mitigation is the installation of wiring/cabling at a dep	th of approximately 3ft and approximately 10ft from the centerline of our existing pipeline. AC Mitigation is maintenance on the pipeline to mitigates corrosion from electrical current.		
Once the cable/wiring is placed underground th	e site will be immediately restored and returned to grade. The wiring will be connected to an existing test station in most cases. A test station is PVC pipe		
and cap that covers the test wires and a	piece of carbon steel pipe and used to test electrical current. The test station area of disturbance is no greater than a 5x5 area.		

C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:

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

- A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.
- B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information. ☑ Not Applicable: C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available). ☑ Not Applicable: D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information. ■ Not Applicable: E. A profile showing the slope of the bottom of the channel or flow line of the stream. ✓ Not Applicable: F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures. ■ Not Applicable: G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development. ☑ Not Applicable: No impact anticipated

- 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.)

believes. The obt ham better in the termination (to be completed by 1 crime State.)
The proposed development is located on FIRM Panel No.: 0215H, Dated: 912612008
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.
2 100-Year flood elevation at the site is Ft. NGVD (MSL)
See Section 4 for additional instructions.
SIGNED:

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

The ap	oplicant must also submit the documents checked belo	ow before the application can be processed.			
	Flood proofing protection level (non-residential on structures applicant must attach certification from r	ly) Ft. NGVD (MSL). For flood proofed registered engineer.			
7		roposed activity in a regulatory floodway will not result in Flood Elevation). A copy of all data and calculations	<u>any</u>		
	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 dat and calculations supporting this finding must also be submitted.				
	All other applicable federal, state, and local permits	s have been obtained.			
	Other:				
Th	ECTION 5: PERMIT DETERMINATION (To be the proposed activity: $(A) \square \underline{Is}$; $(B) \square \underline{Is} \cdot \underline{Not}$ in confiction 429.1. The permit is issued subject to the condition	ormance with provisions of Norman's City Code Chapter 2	2,		
SI	GNED:	DATE:			
<u>If]</u>	BOX A is checked, the Floodplain committee chairm	nan may issue a Floodplain Permit.			
ma		an will provide a written summary of deficiencies. Application committee or may request a hearing from the Board of	ant		
APPE	ALS: Appealed to Board of Adjustment: Hearing date:	□Yes □No			
	Board of Adjustment Decision - Approved:	□ Yes □ No			
Condit 	ions:				

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

- 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.



February 14, 2025

Mr. Jason Murphy, CFM Stormwater Program Manager City of Norman 225 N. Webster Norman, OK 73069

RE: No Rise Certification Magellan Pipeline Norman, OK

Dear Mr. Murphy:

Blackstone Environmental, Inc. (Blackstone) is submitting this letter confirming the proposed maintenance work on the Magellan Pipeline near 48th Street and E. Franklin Road in Norman, Oklahoma will not result in a rise within the flood hazard area of Little River. The maintenance work will consist of AC Mitigation which includes the installation of wiring/cabling at a depth of approximately 3-ft and approximately 10-ft from the centerline of our existing pipeline. AC Mitigation is maintenance on the pipeline which mitigates corrosion from electrical current. Once the cable/wiring is placed underground the site will be immediately restored and returned to grade. The wiring will be connected to an existing test station in most cases. A test station is PVC pipe and cap that covers the test wires and a piece of carbon steel pipe and used to test electrical current. The test station area of disturbance is no greater than a 5x5-ft area.

The maintenance work will include temporary excavation around the pipeline and all disturbed areas will be restored to pre-work conditions once the maintenance is complete. The maintenance work will not result in a rise in the flood hazard area around the pipeline. Should you have any questions regarding this report or require additional information, please feel free to contact Kyle Kukuk at 913-956-6223.

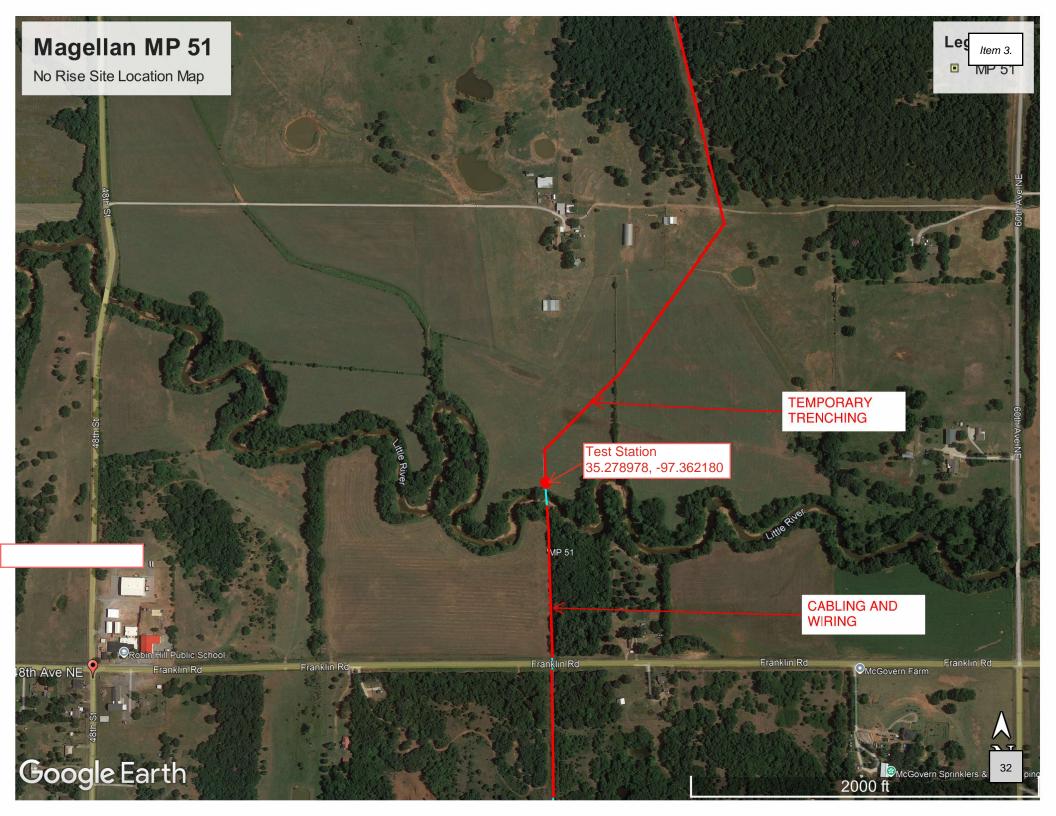
Respectfully,

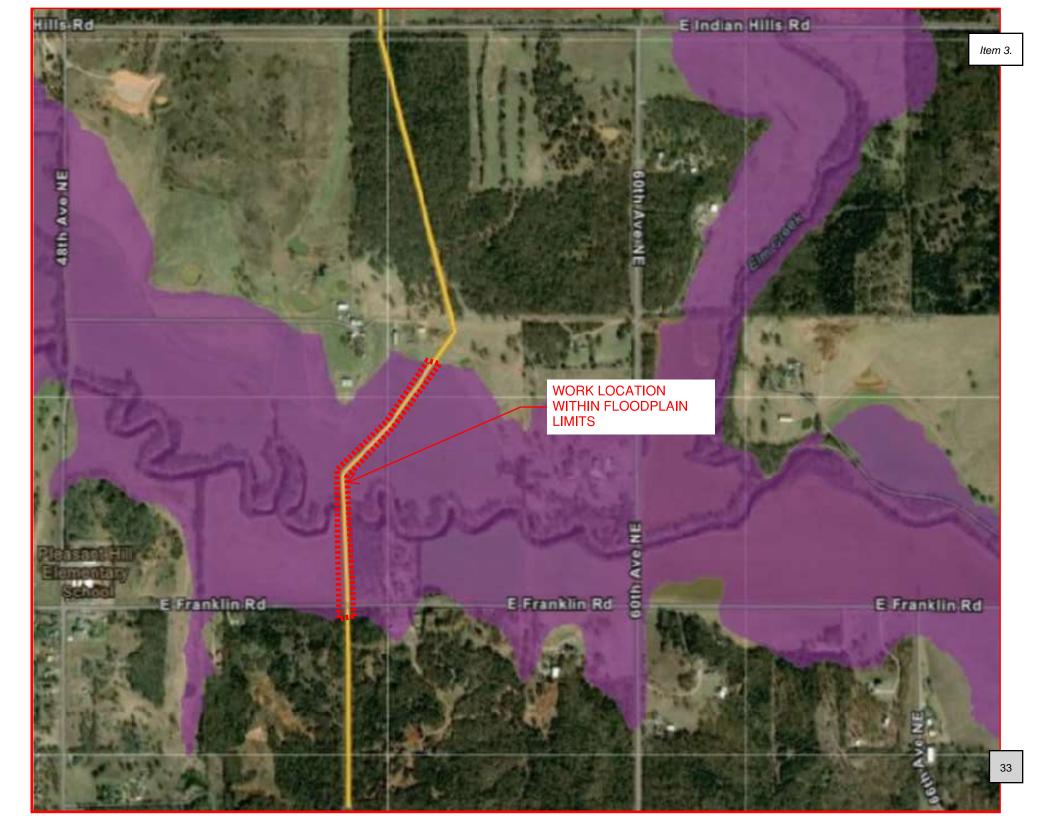
BLACKSTONE ENVIRONMENTAL, INC.

Kyle Kukuk, P.E. Senior Project Manager

na Year

CC: Ms. Raven Blunt – Magellan







National Flood Hazard Layer FIRMette

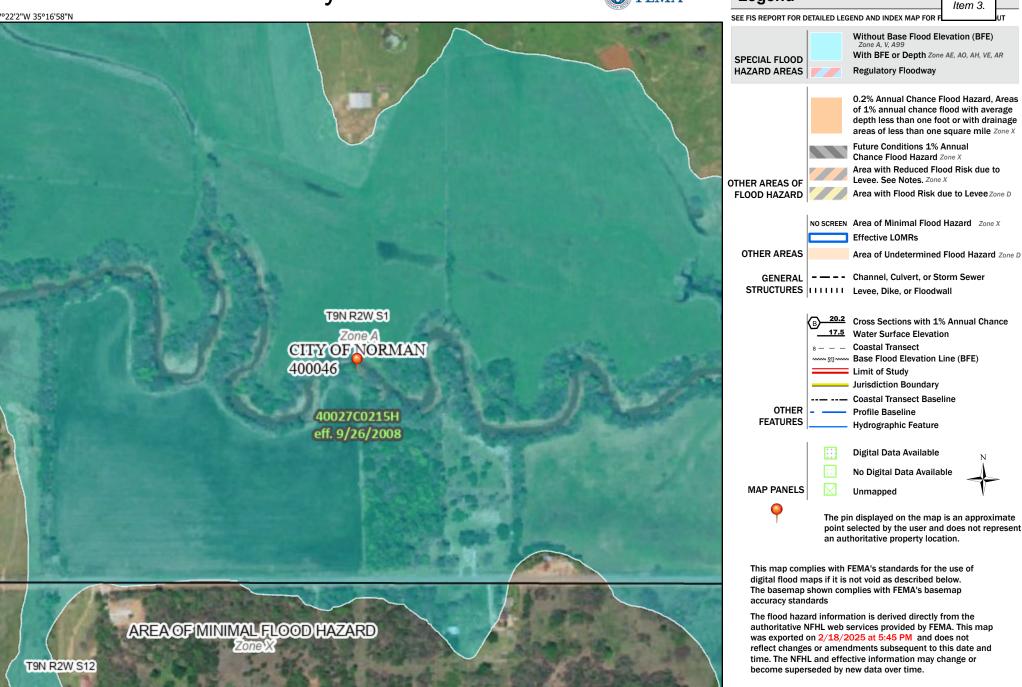
250

500

1,000

1,500





1:6,000

2,000

Legend

Without Base Flood Elevation (BFE)

of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Area with Reduced Flood Risk due to Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

- - Channel, Culvert, or Storm Sewer

20.2 Cross Sections with 1% Annual Chance

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

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and

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 idea FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used regulatory purposes.

97°21'25"W 35°16'29"N