

	DATE	SECTION	COMMENT	RESPONSE	Uploaded Response
1	10/10/2022 10:00	General (1000)-1	Pipe depth or depth of cover is measured between the finished grade elevation and the top of pipe.	Yes, that is correct. This definition will be updated to state "Pipe depth or depth of cover shall mean the difference between the finished grade elevation and the top of the pipe."	12/5/2022
2	10/10/2022 10:02	General (1000)-2	1002.2 - 22"x34" is antiquated and the City has accepted 24"x36" hard copies and digital. Revise this comment to require 24"x36" standard sheets.	This reference will be updated to reflect 24"x36" standard sheets.	12/5/2022
3	10/10/2022 10:03	General (1000)-3	1002.17 - Define 'proposed elevations'.	Elevations means the elevations of the proposed site improvements and alterations after construction.	12/5/2022
4	10/10/2022 10:06	General (1000)-4	1002.19 B. - What is the purpose of the as-built Driveway grades? Driveway grades are not typically included in the as-built drawings submitted to the City and the City has not been requiring this information.	When driveways and/or curb returns are constructed with the development, they are required to be shown on the as-builts.	12/5/2022
5	10/10/2022 10:09	General (1000)-5	1004.2 D. - Flumes are allowed by the City to drain two (2) or more lots.	This statement clarifies that overland drainage is appropriate for no more than 3 lots or 1/2 acre (whichever is less). This approach ensures consistency even with varying lot sizes. (also see 5003.6)	12/5/2022
6	10/10/2022 10:11	General (1000)-6	1007.1 - The language in the 1st paragraph is a carry-over from the existing Standards. Please explain the condition "those supporting 1-foot of soil or more" with the 3-foot or more retaining wall requirement.	We propose to update this statement to read "those supporting 2-foot of soil or more, measured from top of footing to top of wall."	12/19/2022
7	10/10/2022 10:14	Water Lines (2000)-1	2002.4 - Last sentence "The additional costs for the upsizing shall be determined by the Utilities Engineer and may participate in a cost sharing of the construction." If the City requires the upsizing, then the City should participate in the additional costs to the developer. Replace "may" with "shall".	This statement clarifies the existing process for upsizing mains. The City is responsible for making any determination related to cost sharing arrangements. Because each situation is unique, the term "may" is appropriate.	12/5/2022
8	10/10/2022 10:16	Sanitary Sewer (3000)-1	3002.7 - The City has allowed depths to 18-feet. Consider changing the depth from "12-feet" to "18-feet".	Pipe installations at depths greater than 12 feet below ground surface may be allowed with approval of the Utilities Engineer.	12/5/2022
9	10/10/2022 10:20	Streets (4000)-1	4004.10 B. - The text in par. B should match the table shown in par. F. A 1 to 1 scale "without exaggeration" is not always achieved on 24"x26" P&P and X-Section detail sheets.	Paragraph B covers the information to be displayed on the sheets and paragraph F covers the intended scale. 1:1 (no exaggeration) sheets are standard in Oklahoma and fit on typical 22x34 or 24x36 sheets.	12/5/2022
10	10/10/2022 10:21	Streets (4000)-2	4010.4 - Link error in paragraph.	This link will be updated.	12/5/2022
11	10/10/2022 10:25	Streets (4000)-3	Streetlights are not typically determined at the Preliminary Plat stage for residential subdivisions. Showing streetlights require coordinating the light design/engineering with the franchised vendor and the lights locations are likely to change by the time a Section is Final Platted. The requirement to show the streetlights on the Preliminary Plat should be removed.	This statement will be amended. Streetlights are not required to be shown on Preliminary Plats.	12/5/2022
12	10/10/2022 10:27	Stormwater (5000 & 6000)-1	5003.6 - Flumes are allowed by the City to drain two (2) or more lots (same requirement in 1004.2 D).	This statement clarifies that overland drainage is appropriate for no more than 3 lots or 1/2 acre (whichever is less). This approach ensures consistency even with varying lot sizes. (also see 5003.6)	12/5/2022
13	10/11/2022 10:45	Water Lines (2000)-2	2002.8 Sand back fill is more than adequate for backfill. Adding rock requirement raises cost and provides zero benefit.	Current specifications require Type A Aggregate, flowable fill, or recycled concrete for installations under driving surfaces. There are no proposed changes to the current requirements.	12/5/2022
14	10/11/2022 10:46	Water Lines (2000)-3	2002.3 7.5' separation provides enough distance and should not be changed to 10'.	Subcommittee consensus was to define the requirement of installing water lines no closer than 10 feet from a structure. This was to clarify situations where the building roof or canopy overhangs the structure and may create an obstruction for maintenance equipment.	12/5/2022
15	10/11/2022 10:48	Stormwater (5000 & 6000)-2	6004.2 - L. What are the proposed inspection standards for stormwater in terms of frequency?	Following OKR10: "Routine facility inspections must be conducted at the following frequencies: • once every 14 calendar days; and • within 24 hours of the end of a storm event of 0.5 inches or greater; and • within 24 hours of a discharge generated by snow-melt."	12/5/2022
16	10/11/2022 10:49	Stormwater (5000 & 6000)-3	6004.2 - G. Need to define stabilization as above water level. Bottoms of sedimentation basins that are also ponds cannot be stabilized if they are wet.	This language will be clarified regarding stabilization zones for wet ponds.	12/5/2022

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17	10/31/2022 11:00	Stormwater (5000 & 6000)-4	500 year flood plain requirements needs to be reviewed before City Council approval for the updated EDC. We think that this new criteria will affect our design of our new development substantially. Also the following new requirements needs to be considered and reviewed prior to any City Council Approval: 1. Soil Conservation method to size detention ponds 2. Fee in Lieu of Detention 3. Requirements on specie of fish in pond 4. requirments of integrated pest management in pond	We will update the reference to the 500-year floodplain to state "100-year with 1 foot of freeboard unless more stringent OWRB dam safety requirements control, as outlined in title 785:25-3-3." 1. Section 5005.3 is referenced to use for design requirements of ponds stating use of the SCS method to size ponds 2. 5012.4 discusses fee in lieu of detention 3. The required fish species criteria are stated in section 7004.3; additionally, the City will accept the introduction of species as recommended by the OK Department of Wildlife Conservation. 4. Integrated pest management is discussed in 7010.2	12/5/2022
18	10/31/2022 11:04	General (1000)-7	"As Built Plans Required on Driveway slopes." This new requirement needs to be discussed prior to be added to the updated EDC.	When driveways and/or curb returns are constructed with the development, they are required to be shown on the as-builts.	12/5/2022
19	11/29/2022 13:25	Sustainable Development (7000)-1	Please consider the natural environment before introducing new methods for handling stormwater runoff. Mosquitos can breed in standing water so plans to mitigate that issue should be made when designing retaining ponds and wetlands.	Recommended designs include best practices for addressing mosquitoes and other potential adverse impacts of innovative stormwater controls.	12/19/2022
20	11/29/2022 13:27	Stormwater (5000 & 6000)-5	Please consider the natural environment before introducing new methods for handling stormwater runoff. Mosquitos can breed in standing water so plans to mitigate that issue should be made when designing retaining ponds and wetlands.	Recommended designs include best practices for addressing mosquitoes and other potential adverse impacts of innovative stormwater controls.	12/19/2022
21	11/30/2022 11:00	Stormwater (5000 & 6000)-6	NOT to allow new construction to put their water drain off pond to where it will drain towards other property owners. CON should NOT allowed a earth change when it comes to water. Water will runs its course naturally. Allowing the run off drain to be within FEET of existing properties will only flood them in time! I am that neighbor and I have been taking video and pictures so when that day does happen I will have proof to win in court. 😊. CON needs change & Not at cost of the property owners!	Detention ponds typically discharge at the historic discharge point or lowest point on the property. Staff work with developers and consultants to minimize impacts on adjacent properties.	1/26/2023
22	12/2/2022 19:59	General (1000)-8	Are the population projections from 2004 to 2025 happening in real time? Or is this a "if we build it they will come" plan. Either way all new construction home/office/industrial the developers should incur all expenses for water/sewer improvements, include small batch sewage plants & potable water & bridge improvements. satellite Fire/Police/EMT facilities. Is Lake Thunderbird filling up with sediment faster than predicted? How many years are left for the Lakes viability as our water source?	This project does not address population projections or long-range planning concepts. The EDC update will specifically address engineering design practices to implement adopted plans and policies.	12/19/2022
23	12/2/2022 20:06	Stormwater (5000 & 6000)-7	Is global climate change a reality or are we sticking our collective heads in the sand leaving our derrieres' in the air? With the increased storms world wide and the flooding that comes with it locally are we planning for the worst scenario?	This project is focused on updating the City's technical manuals that address the design and installation of public infrastructure. It represents the inclusion of current practices as well as proven innovation to improve consistency and maintain high-quality outcomes.	12/19/2022
24	12/2/2022 20:12	Streets (4000)-4	A new expressway along Santa Fe railway tracks to OU Campus is planned? No entry or exit for downtown? Explain where I /we get the payoff.	No new streets are proposed with this project. The focus is on the technical manuals that inform design and construction of infrastructure approved as an element of the City's capital improvement program or through the development review process.	12/19/2022
25	12/7/2022 13:41	Stormwater (5000 & 6000)-8	I'm encouraged by the inclusion of up-to date data and modeling techniques for both precipitation and topography. It's my opinion that models prescribed by current EDCs are inadequate in describing stormwater runoff, and have resulted in flooding of neighborhoods, including my own. I applaud this update.	Thank you for your feedback.	12/19/2022

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26	12/7/2022 13:47	Sustainable Development (7000)-2	I've read Section 7000 in some detail and applaud its inclusion in the document. As mentioned in the virtual open house meeting on 12/7, a challenge remains for the city to consider-- and agree-- on incentives supporting the various sustainable strategies and designs highlighted in the document.	Thank you for your feedback.	12/19/2022
27	12/12/2022 3:02	Streets (4000)-5	<p>If Norman doesn't take this opportunity to narrow our lane width standards, at least on urban local streets...we are really behind. Narrower is safer! 13 feet? That is highway width!</p> <p><a href="https://www.wri.org/insights/bigger-isnt-always-better-narrow-traffic-lanes-make-cities-">https://www.wri.org/insights/bigger-isnt-always-better-narrow-traffic-lanes-make-cities-</a></p> <p><a href="https://www.bloomberg.com/news/articles/2015-07-28/a-new-study-finds-that-10-foot-traffic-lanes-are-safer-and-still-move-plenty-of-cars">https://www.bloomberg.com/news/articles/2015-07-28/a-new-study-finds-that-10-foot-traffic-lanes-are-safer-and-still-move-plenty-of-cars</a></p> <p><a href="https://adleylawfirm.com/evidence-that-wider-lanes-make-city-streets-more-dangerous/">https://adleylawfirm.com/evidence-that-wider-lanes-make-city-streets-more-dangerous/</a></p>	Thank you for your feedback.	1/26/2023
28	12/24/2022 18:09	Stormwater (5000 & 6000)-09	<p>Charge same per sqft ground floor for both residential and commercial.</p> <p>Commercial without detention ponds pay same cost per sqft as do ground floor building. If have detention pond must prove works properly once per year.</p> <p>Provide public with exact sqft ground floor for all buildings and parking lot of commercial with no detention ponds. Provide total cost needed.</p>	The EDC does not address residential or commercial permit fees.	1/26/2023
29	12/24/2022 18:10	General (1000)-09	Charge developers 100% cost for city utilities.	The EDC language represents current practice.	1/26/2023
30	12/24/2022 18:13	General (1000)-10	<p>Developers pay 100% cost of city to provide utilities.</p> <p>Example. If sewer line needs to be upgraded anywhere from development to sewplant they pay all not just along city easements on the PUD.</p>	The EDC represents current practice.	1/26/2023
31	12/30/2022 15:46	Stormwater (5000 & 6000)-10	For stormwater management, the proposal uses data from 2013. This data is a decade old! Given that climate change is driving serious disruption to historic weather patterns, why are we not incorporating future forecasting so that our storm water systems are better positioned to perform in a changing environment?	This data is the latest provided by the National Oceanographic and Atmospheric Administration and is the industry standard.	1/26/2023