

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: _____