



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMODATION TO ATTEND AND/OR FULLY PARTICIPATE IN ANY MEETING MUST CONTACT BRANDON BUNDY VIA EMAIL AT BBUNDY@MIDWESTCITYOK.ORG OR PHONE AT 739-1220 AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE MEETING. DURING A PUBLIC MEETING, CALL 739-1388 FOR ASSISTANCE.

**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY**

**PLANNING COMMISSION
September 1, 2020 – 7:00 p.m.
City Council Chambers
City Hall
100 North Midwest Boulevard**

A. CALL TO ORDER

B. ANNOUNCEMENT

C. MINUTES

1. Discussion and consideration of the minutes of the July 7, 2020 Planning Commission meeting.

D. DISCUSSION

1. Election of a Chairman for the Planning Commission
2. (PC-2049) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the C-3, Community Commercial District for the property described as a part of the NE/4 of section 4 T-11-N, R-2-W, located at 207 S. Air Depot Boulevard.
3. (PC – 2050) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the R-6, Single Family Detached Residential District for the property described as a part of the SE/4 of section 31 T-12-N, R-1-W, located at 10713 E. Reno Avenue.
4. (PC – 2051) Discussion and consideration of approval of the proposed preliminary plat of The Curve, described as a part of the SW/4 of Section 8, T11N, R1W, located at 11004 SE 28th Street.
5. (PC-2052) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to O-2, General Office and a resolution to amend the Comprehensive Plan from COMM, Commercial to OR, Office Retail, for the property described as part of Leavitts SE 15th St. Acres, addressed as 1120 S. Post Road.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

Notice of regular Midwest City Planning Commission meetings in 2020 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2019 and copies of the agenda for this meeting were posted at City Hall at least 24 hours in advance of the meeting.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

July 7, 2020 - 7:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on July 7, 2020 at 7:00 p.m., with the following members present:

Commissioners present: Stan Greil
Dean Hinton
Russell Smith
Dee Collins
Jim Smith
Jim Campbell

Commissioners absent: Jess Huskey

Staff present: Billy Harless, Community Development Director
Kellie Gilles, Current Planning Manager
Brandon Bundy, City Engineer
Sarah Steward, Associate Current Planner

The meeting was called to order by Chairman Greil at 7:01 p.m.

A. CALL TO ORDER

B. ANNOUNCEMENT

1. Recognition of Stan Greil's service on the Midwest City Planning Commission.

C. MINUTES

1. A motion was made by Hinton, seconded by Campbell, to approve the minutes of the June 2, 2020 Planning Commission meeting as presented. Voting aye: Greil, Hinton, J. Smith and Campbell. Nay: none. Abstain: R. Smith and Collins. Motion carried.

D. NEW MATTERS

1. (PC-2045) Public hearing with discussion and consideration of ordinance to redistrict from R-6, Single Family Residential to R-HD, High Density Residential, for the property described as a part of the SW/4 of Section 12, T-11-N, R-2-W, located at 2500 South Douglas Blvd.

Staff presented a brief overview of this item. The applicant's representative, Jon Doyle of 11912 N. Penn, OKC, OK, was present. There was general discussion about the item. Nancy Curtis of 2443 Fruitful Dr., Midwest City, addressed the Commission. A motion was made by R. Smith,

seconded by Campbell, to recommend approval of this item subject to staff comments. Voting aye: J. Smith, Collins, R. Smith, Greil, Hinton and Campbell. Voting nay: none. Motion carried.

2. (PC-2046) Public hearing with discussion and consideration of an ordinance redistricting from Planned Unit Development (PUD) to Amended Planned Unit Development (PUD), for the property described as a part of the Lots 7-10 of the Thomas Acres Addition addressed as 9070 NE 13th Street.

Staff presented a brief overview of this item. The applicant, Adam Stephens of 9501 Southlake Dr, OKC, OK, was present. There was general discussion about the item. The applicant stated he also plans to gate the development. Alice Thomas of Lots 3, 5 and 6 of the Thomas Acres Addition, Midwest City, OK, addressed the Commission. A motion was made by Hinton, seconded by Collins, to recommend approval of this item subject to staff comments. Voting aye: J. Smith, Collins, R. Smith, Greil, Hinton and Campbell. Voting nay: none. Motion carried.

3. (PC-2047) Discussion and consideration of approval of the proposed preliminary plat of Freedom Villas, described as a part of the SE/4 of Section 35, T12N, R2W, located at 8712 E. Main Street.

Staff presented a brief overview of this item. The applicant's representative, Mark Grubbs of 1800 S. Sara Rd., Yukon, OK, was present. There was general discussion about the item. Glen Goldschlager of 1409 Evergreen Circle, Midwest City, addressed the Commission. A motion was made by Campbell, seconded by J. Smith, to recommend approval of this item subject to staff comments. Voting aye: Campbell, Hinton, Greil, Collins, J. Smith. Nay: none. Abstain: R. Smith. Motion carried.

4. (PC-2048) Discussion and consideration of an ordinance amending Appendix A, Zoning Regulations, of the Midwest City Code; by amending Section 4.5.2, Light Industrial: Restricted; Section 4.9.2, Use Chart and providing for repealer and severability and setting an effective date.

Staff presented a brief overview of this item. A motion was made by R. Smith, seconded by Collins to recommend approval of this item. Voting aye: R. Smith, Collins, J. Smith, Campbell, Hinton and Greil. Nay: none. Motion carried.

D. COMMISSION DISCUSSION: General Discussion.

E. PUBLIC DISCUSSION: None.

F. FURTHER INFORMATION: None.

Planning Commission Minutes
July 7, 2020
Page 3

There being no further matters before the Commission, Chairman Greil adjourned the meeting at 7:53 p.m.

(KG)



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION
Patrick Menefee, City Engineer
CURRENT PLANNING DIVISION
COMPREHENSIVE PLANNING
BUILDING INSPECTION DIVISION
Charles Belk, Building Official
GIS DIVISION
Kathy Spivey, GIS Coordinator

Billy Harless, Community Development Director

To: Planning Commissioners
From: Billy Harless, Community Development Director
Date: September 1, 2020
Subject: Election of a Planning Commission Chairperson and Vice-Chairperson, if necessary.

Due to the resignation of Stan Greil in August 2020, it is necessary to elect a new Chairperson for the Planning Commission.

The current Vice-Chairperson is Russell Smith. If Mr. R. Smith is elected Chairperson, a new Vice-Chairperson will also need to be elected by the Commissioners.



Billy Harless, AICP
Community Development Director

KG



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
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Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: September 1, 2020

Subject: (PC – 2049) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services: towers/antennas in the C-3, Community Commercial District for the property described as a part of the NE/4 of section 4 T-11-N, R-2-W, located at 207 S. Air Depot Boulevard.

Executive Summary: This is a request for a Special Use Permit to allow for the placement of a 125' monopole cell tower for AT&T. Included within the agenda packet is a "Determination of No Hazard to Air Navigation" from the FAA as well as a letter from Tinker Air Force Base stating that they "do not anticipate the development or the construction process will significantly or adversely affect" their mission. Tinker has also requested that, if this SUP is approved, obstruction lights be installed at the top of the tower. If approved, the base of the tower should be locked to the public. As of this writing, staff has received one call from a surrounding property owner regarding this application but no formal protest. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – September 1, 2020
City Council – September 22, 2020

Owner: Ron and Jackie Davis

Applicant: AT&T

Representative: Troy Williams

Proposed Use: site for the placement of a 125' cell tower and associated equipment buildings

Size:

The pad site for the proposed cell tower is 50 X 50 with an access easement from S. Air Depot to the pad site.

Development Proposed by Comprehensive Plan:

Area of Request – OR, Office/Retail

North and East – OR, Office/Retail

South – OR, Office/Retail

West – LDR, Low Density Residential



Zoning Districts:

Area of Request – C-3, Community Commercial District
North and East – C-3, Community Commercial District
South – C-1, Restricted Commercial District
West – O-2, General Office District

Land Use:

Area of Request – Tiki Auto Glass
North – Cash American Pawn
East – Red Carpet Car Wash
South – Nails for You
West – Fresenius Medical Care

Municipal Code Citation:

2.20.1. C-3, Community Commercial District

This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods.

Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Limited outdoor storage, as defined below, and limited open display, as defined below, shall be permitted.

Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

7.6 Special Use Permit

7.6.1 General Description and Authorization

The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

A. Consideration for compatibility

With consideration given to setting, physical features, compatibility with surrounding land uses, traffic and aesthetics, certain uses may locate in an area where they will be compatible with existing or planned land uses.

B. Review and approval

The Planning Commission shall review each case on its own merit, apply the criteria established herein and recommended either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.

C. Use identified by individual zoning district

If a special use permit is granted it shall be for all the uses permitted in the specified districted plus the special use permit requested.

History:

1. This area was zoned C-3 prior to the adoption of the 2010 Zoning Ordinance and Map.

Staff Comments:

Engineering Comments:

Note: No engineering improvements are required with this application.

Section 1. Water Supply and Distribution

A twelve (12) inch public water main is located on the east side of Air Depot Boulevard. The existing building on that parcel is currently on City water, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Section 2. Sanitary Sewerage Collection and Disposal

An eight (8) inch public sanitary sewer exists on the north east corner of the parcel. The existing building on that parcel is currently is connected to the city sewer main, sewer line improvements are not required as outlined in Municipal Code 43-109.

Section 3. Streets and Sidewalks

Access to the area of request is available off Air Depot Boulevard which is classified as a secondary arterial in the 2008 Comprehensive Plan.

Section 4. Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is developed with commercial businesses bordering residential to the southwest.

The area of request is shown to be in an “Area of Minimal Flood Hazard” meaning no floodplain on Flood Insurance Rate map (FIRM) number 40109C0310H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application.

Section 5. Easements and Right-of-Way

No further easements or right of way would be required with this application.

Plan Comments:

The criteria for special use permit approval is outlined in Section 7.6.3. of the Midwest City Zoning Ordinance and listed below.

7.6.3 Criteria for Special Use Permit Approval

A. Special use permit criteria

The Planning Commission and City Council shall use the following criteria to evaluate a special use permit:

- (1) Whether the proposed use shall be in harmony with the policies of the Comprehensive Plan.
- (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.

B. Specific conditions

The City Council may impose specific conditions regarding location, design, operation and screening to assure safety, to prevent a nuisance and to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

Regarding the Comprehensive Plan, the only reference to telecommunications and broadcasting towers is in Chapter 1, Baseline Analysis. This section indicates that telecommunications and broadcasting towers are commercial uses.

With regard to the Zoning Ordinance, the use of Communication Services: Tower/Antennas require a Special Use Permit in all zoning districts within Midwest City.

There are currently cell towers in a variety of zoning districts within Midwest City including commercial and residential.

As mentioned in the Executive Summary, staff received one call from a surrounding property owner regarding this application. As of this writing, no formal protest has been submitted to staff. Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the resolution for a Special Use Permit to allow the use of Communication Services: Towers/Antennas for the property noted in this report and subject to staff's comments as found in the September 1, 2020, agenda packet, and as noted in PC – 2049 file.



Billy Harless, AICP
Community Development Director
KG

1 **PC-2049**

2 **RESOLUTION NO. _____**

3 **A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW THE USE OF**
4 **COMMUNICATION SERVICES: TOWERS/ANTENNAS IN THE C-3, COMMUNITY**
5 **COMMERCIAL DISTRICT AND DIRECTING AMENDMENT OF THE OFFICIAL**
6 **ZONING DISTRICT MAP TO REFLECT THE RECLASSIFICATION OF THE**
7 **PROPERTY'S ZONING DISTRICT; AND PROVIDING FOR REPEALER AND**
8 **SEVERABILITY**

9 **WHEREAS**, the Zoning Map of Midwest City, Oklahoma, 2010, shows the following described
10 property with a classification of **C-3, Community Commercial**:

11 A tract of land lying in and being a part of Lot 8, Block 1, East Highland Acres Addition
12 to Midwest City according to the Plat recorded in Plat Book 25, Page 5, Plat Records of
13 Oklahoma County, Oklahoma and being more particularly described in Book 12624,
14 Page 724, Deed Recodes of Oklahoma County, Oklahoma; Said tract being more
15 particularly described as follows:

16 Commencing at a 3/8" Iron Rod found for the Southwest corner of said Lot 8: Thence N
17 89°35'42" E on the South line of said Lot 8, a distance of 18.02 feet to a point; Thence N
18 00°24'18" W perpendicular to said South line, a distance of 24.91 feet to a 1/2" Iron Rod
19 with cap set for Southwest corner, said corner being the point of beginning; Thence N
20 00°24'10" W a distance of 50.00 feet to a 1/2" Iron Rod with cap set for the Northwest
21 corner; Thence N 89°35'50" E a distance of 50.00 feet to a 1/2" Iron Rod with cap set for
22 the Northeast corner; Thence S 00°24'10" E a distance of 50.00 feet to a 1/2" Iron Rod
23 with cap set for the Southeast corner; Thence S 89°35'50" W a distance of 50.00 feet to
24 the point of beginning, containing 2,500.00 square feet or 0.057 acres, more or less.

25 **WHEREAS**, it is the desire of the Midwest City Council to grant a Special Use
26 Permit for said property.

27 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF**
28 **MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA:**

29 That the above described property located in Midwest City, Oklahoma be and is
hereby granted a Special Use Permit to allow the use of **Communication Services:**
Towers/Antennas.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City,
Oklahoma, on the _____ day of _____, 2020.

THE CITY OF MIDWEST CITY,
OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2020.

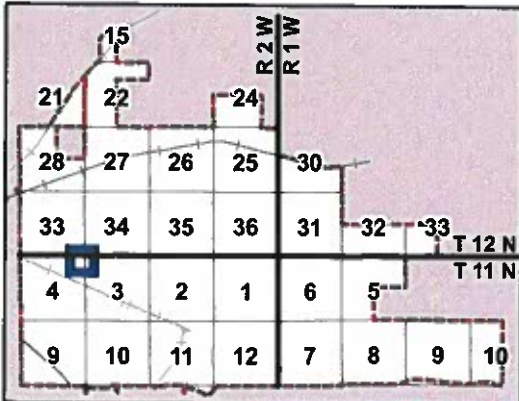
HEATHER POOLE, City Attorney

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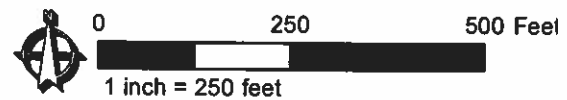


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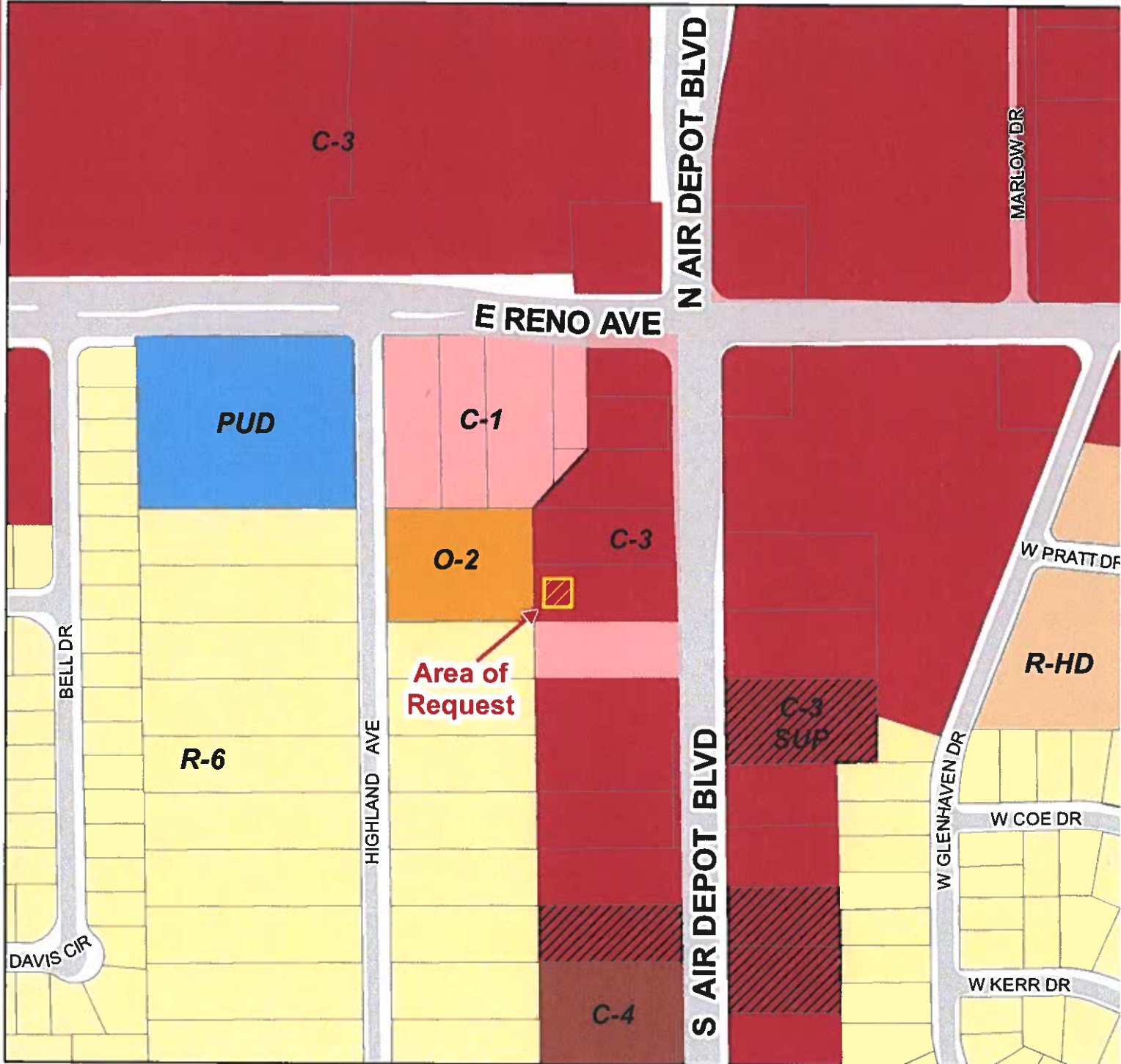
Locator Map



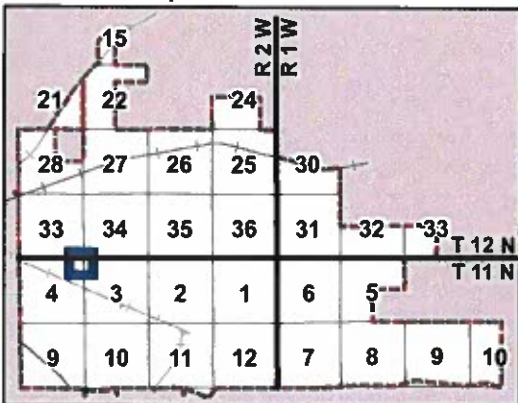
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2049
(NE/4, Sec. 4, T11N, R2W)**



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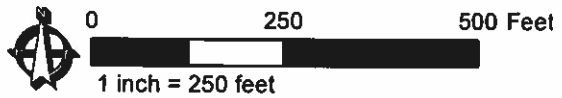
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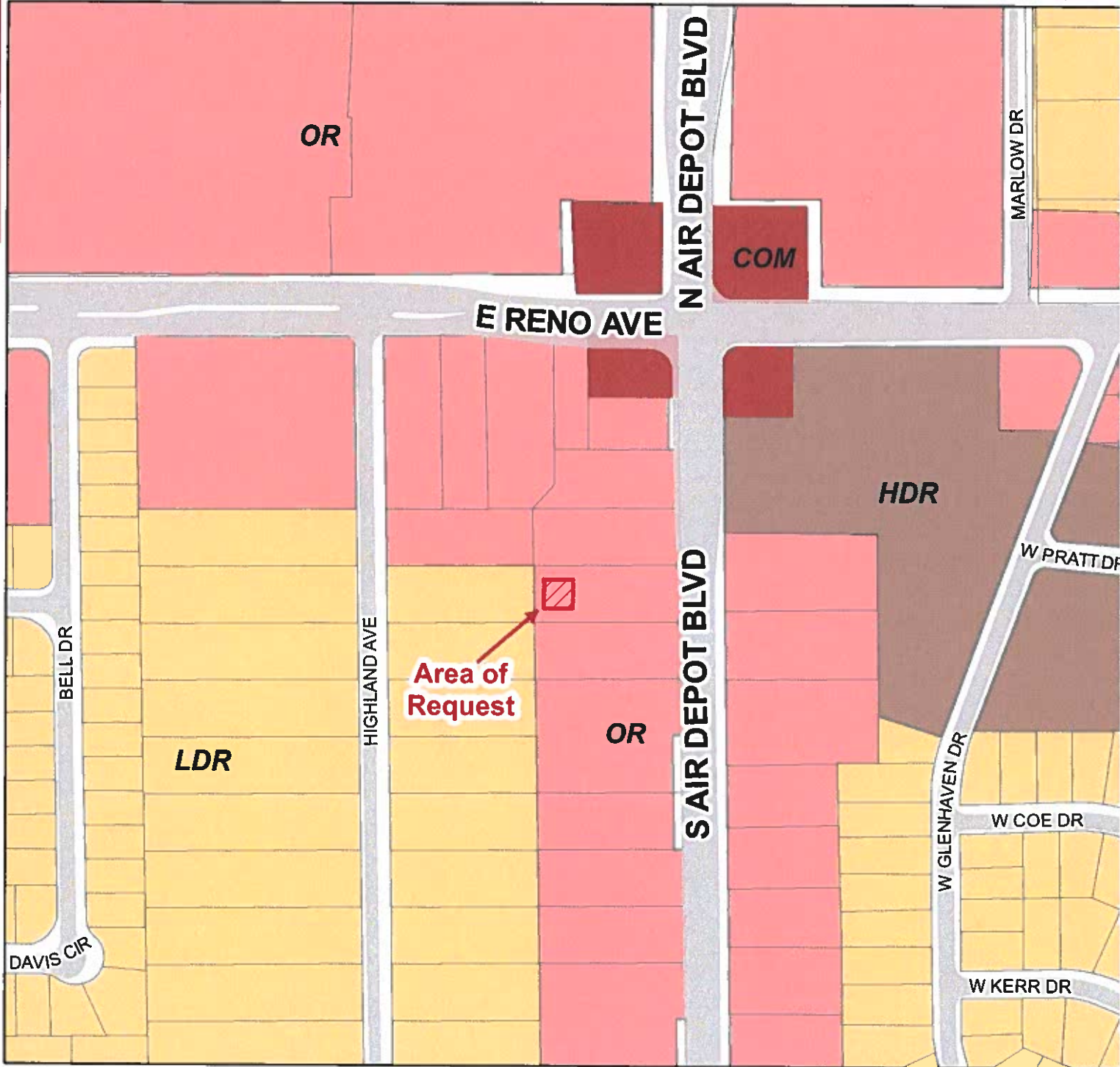
Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

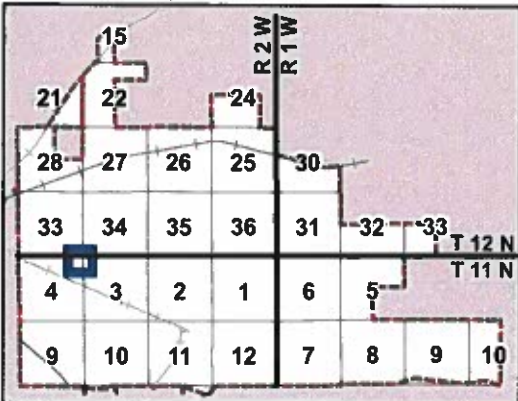
**ZONING MAP FOR
PC-2049
(NE/4, Sec. 4, T11N, R2W)**



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Locator Map

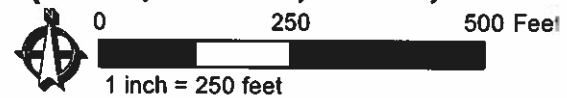


Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2049**

(NE/4, Sec. 4, T11N, R2W)



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DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 72D AIR BASE WING (AFMC)
TINKER AIR FORCE BASE OKLAHOMA

Colonel Paul G. Filcek, USAF
Commander
72d Air Base Wing
4385 S Air Depot Blvd, Suite 111
Tinker AFB OK 73145

Ms. Kellie Gilles, AICP
Planning Manager
100 N Midwest Blvd
Midwest City OK 73110

Dear Ms. Gilles

In response to the City of Midwest City request, members of the Tinker Air Force Base Airfield Operations Board, in coordination with Airfield Management, Flight Safety, Spectrum Management, and AFMC Terminal Instrument Procedures office, has evaluated the proposed 135-foot monopole tower to be constructed at latitude 35-27-45.90N and longitude 97-24-25.49W in Midwest City. Based on the information provided, we do not anticipate the development or the construction process will significantly or adversely affect our mission. If possible, please install obstruction lights on the new monopole to assist with flight operations.

If you have any additional questions or concerns, please contact Mr. Steve Rhodes or Ms. Heartsong Turnbull at (405) 734-2074 or via email at steven.rhodes.15@us.af.mil or heartsong.turnbull@us.af.mil.

Sincerely

FILCEK.PAUL. Digitally signed by
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PAUL G. FILCEK, Colonel, USAF
Commander



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2019-ASW-16302-OE

Issued Date: 11/21/2019

Jeanette Oliver
 AT&T (JO)
 208 S Akard St.
 Dallas, TX 75202

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole RIDGECREST (289090)
 Location: MIDWEST CITY, OK
 Latitude: 35-27-45.90N NAD 83
 Longitude: 97-24-25.49W
 Heights: 1239 feet site elevation (SE)
 135 feet above ground level (AGL)
 1374 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 05/21/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5928, or chris.smith@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-ASW-16302-OE.

Signature Control No: 421844251-423498840

(DNE)

Chris Smith
Specialist

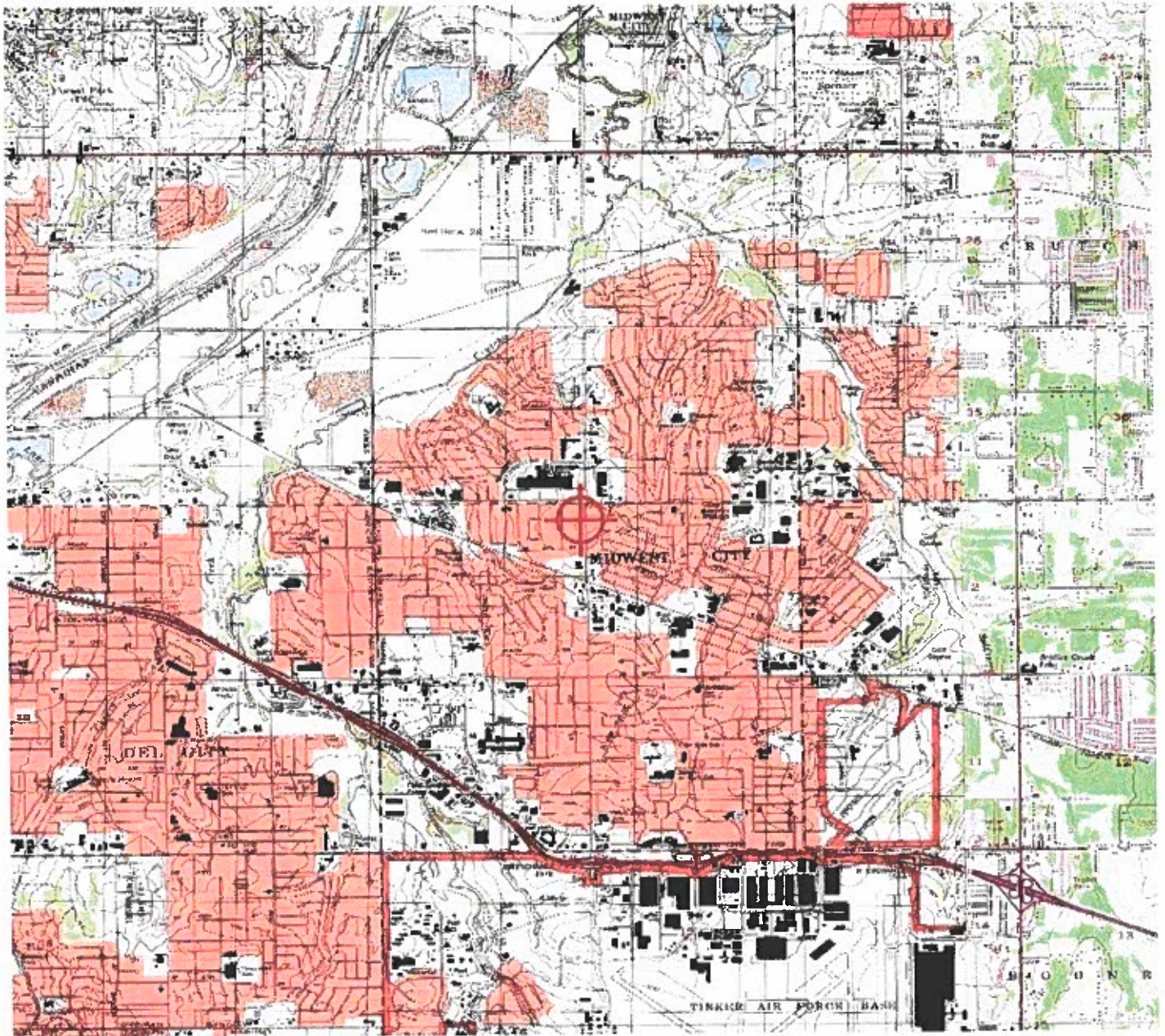
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2019-ASW-16302-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2019-ASW-16302-OE



Sectional Map for ASN 2019-ASW-16302-OE

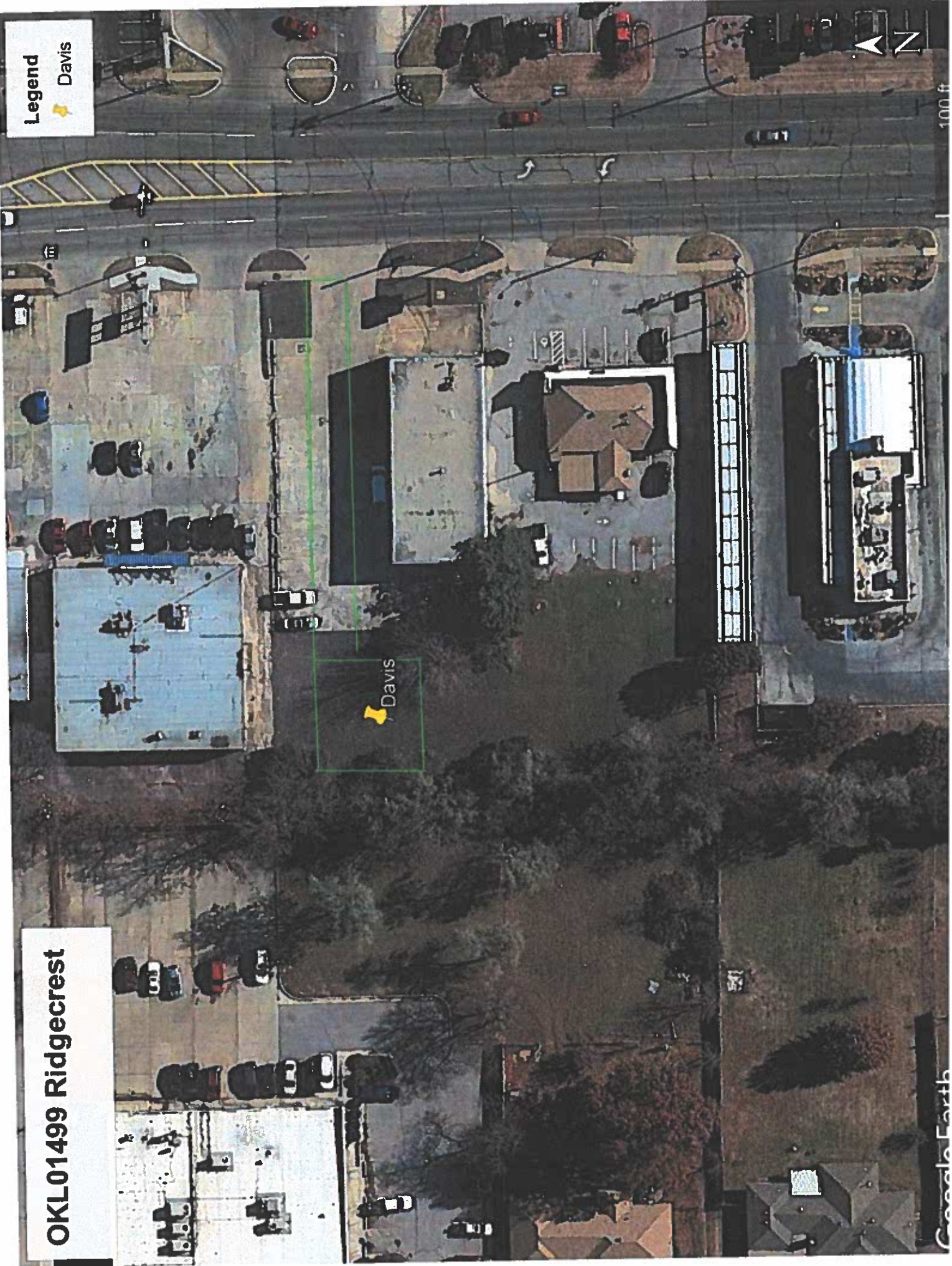


OKL01499 Ridgecrest

Legend

 **Davis**

 **Davis**





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: September 1, 2020

Subject: (PC – 2050) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the R-6, Single Family Detached Residential District for the property described as a part of the SE/4 of section 31 T-12-N, R-1-W, located at 10713 E. Reno Avenue.

Executive Summary: This is a request for a Special Use Permit to allow for the placement of a 150' monopole cell tower for AT&T. Included within the agenda packet is a "Determination of No Hazard to Air Navigation" from the FAA. Staff received an email from Tinker Planning Staff on August 26, 2020 stating that this location is not in approach departure paths and would not interfere with their operations. If approved, the base of the tower should be locked to the public. As of this writing, staff has received two calls and two letters of protest from surrounding property owners regarding this application protest. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – September 1, 2020
City Council – September 22, 2020

Owner: Lucky Partners LLC

Applicant: AT&T

Representative: Carl Dugan

Proposed Use: site for the placement of a 150' cell tower and associated equipment buildings

Size:

The pad site for the proposed cell tower is 50 X 50 with an access easement from E. Reno Ave. to the pad site.

Development Proposed by Comprehensive Plan:

Area of Request – LDR, Low Density Residential
North and East – LDR, Low Density Residential
South and West – LDR, Low Density Residential

Zoning Districts:

Area of Request – R-6, Single Family Detached Residential

North – R-6, Single Family Detached Residential

East – R-6, Single Family Detached Residential and SPUD, Simplified Planned Unit Development

South – R-6, Single Family Detached Residential

West – R-6, Single Family Detached Residential



Land Use:

Area of Request – Newey Ranch

North – Single Family Residence

East – Single Family Residences

South – Single Family Residences

West – Single Family Residences

Municipal Code Citation:

2.7.1. R-6, Single Family Detached Residential District

The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA).

Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.

7.6 Special Use Permit

7.6.1 General Description and Authorization

The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

A. Consideration for compatibility

With consideration given to setting, physical features, compatibility with surrounding land uses, traffic and aesthetics, certain uses may locate in an area where they will be compatible with existing or planned land uses.

B. Review and approval

The Planning Commission shall review each case on its own merit, apply the criteria established herein and recommended either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.

C. Use identified by individual zoning district

If a special use permit is granted it shall be for all the uses permitted in the specified districted plus the special use permit requested.

History:

1. This area has been zoned R-6, Single Family Residential since the adoption of the 2010 Zoning Ordinance.

Staff Comments:

Engineering Comments:

Note: No engineering improvements are required with this application.

Section 1. Water Supply and Distribution

A twelve (12) inch public water main is located on the north side of Reno Avenue, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Section 2. Sanitary Sewerage Collection and Disposal

An eight (8) inch public sanitary sewer is located along the north side of Reno Avenue, therefore sewer line improvements are not required as outlined in Municipal Code 43-109.

Section 3. Streets and Sidewalks

Access to the area of request is available off Reno Avenue which is classified as a secondary arterial in the 2008 Comprehensive Plan.

Section 4. Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is developed with commercial businesses bordering residential to the southwest.

The area of request is shown to be in an “Area of Minimal Flood Hazard” meaning no floodplain on Flood Insurance Rate map (FIRM) number 40109C0330H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application.

Section 5. Easements and Right-of-Way

No further easements or right of way would be required with this application.

Plan Comments:

The criteria for special use permit approval is outlined in Section 7.6.3. of the Midwest City Zoning Ordinance and listed below.

7.6.3 Criteria for Special Use Permit Approval

A. Special use permit criteria

The Planning Commission and City Council shall use the following criteria to evaluate a special use permit:

- (1) Whether the proposed use shall be in harmony with the policies of the Comprehensive Plan.
- (2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- (3) Whether the proposed use shall not adversely affect the use of neighboring properties.
- (4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- (5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.

B. Specific conditions

The City Council may impose specific conditions regarding location, design, operation and screening to assure safety, to prevent a nuisance and to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

Regarding the Comprehensive Plan, the only reference to telecommunications and broadcasting towers is in Chapter 1, Baseline Analysis. This section indicates that telecommunications and broadcasting towers are commercial uses.

With regard to the Zoning Ordinance, the use of Communication Services: Tower/Antennas require a Special Use Permit in all zoning districts within Midwest City.

There are currently cell towers in a variety of zoning districts within Midwest City including commercial and residential.

As mentioned in the Executive Summary, staff received two calls from surrounding property owners regarding this application. As of this writing, two letters of protest have been received and are included within this agenda packet. Action is at the discretion of the Planning Commission and City Council.

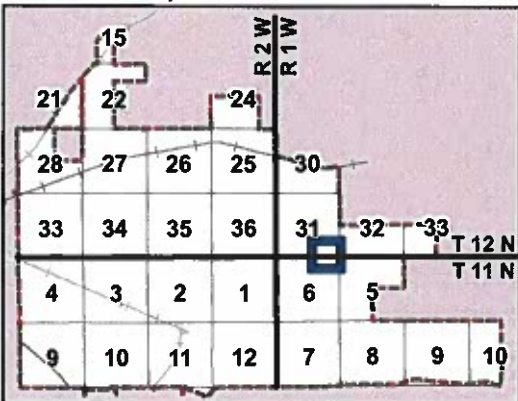
Action Required: Approve or reject the resolution for a Special Use Permit to allow the use of a cell tower for the property noted in this report and subject to staff's comments as found in the September 1, 2020, agenda packet, and as noted in PC – 2050 file.



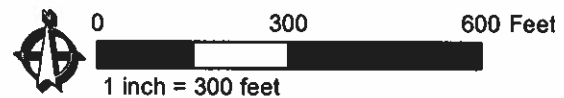
Billy Harless, AICP
Community Development Director
KG



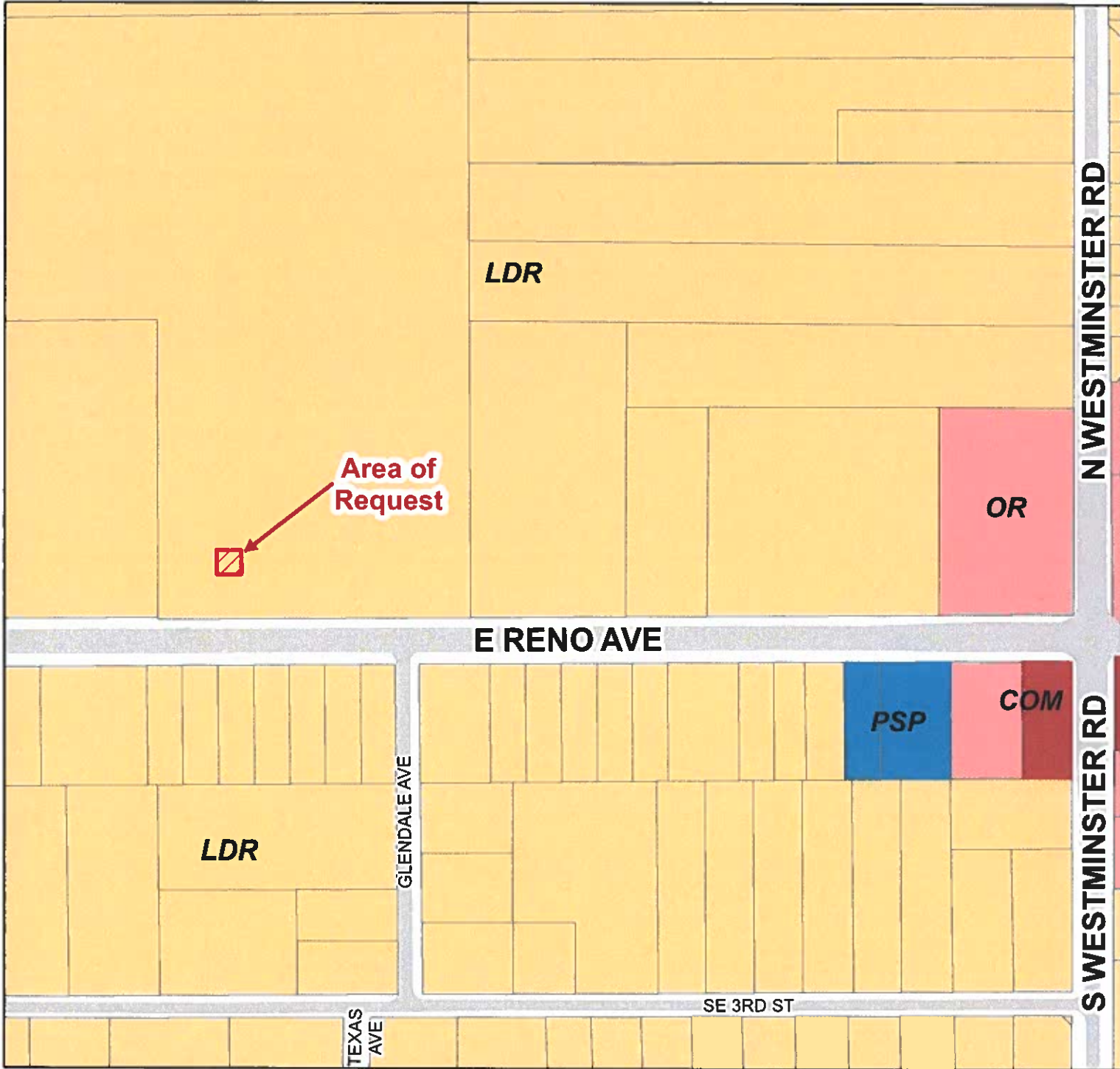
Locator Map



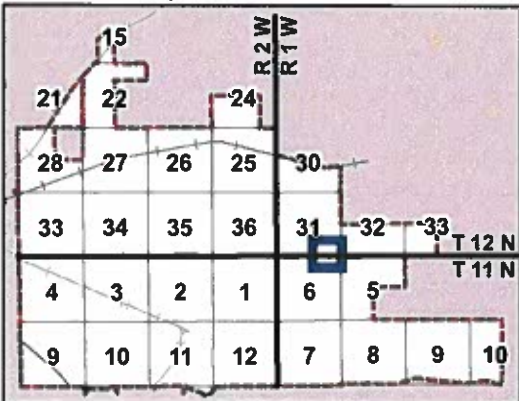
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2050
(SE/4, Sec. 31, T12N, R1W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Locator Map

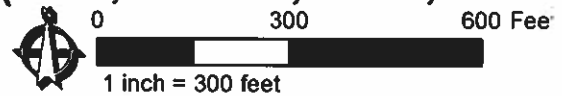


Future Land Use Legend

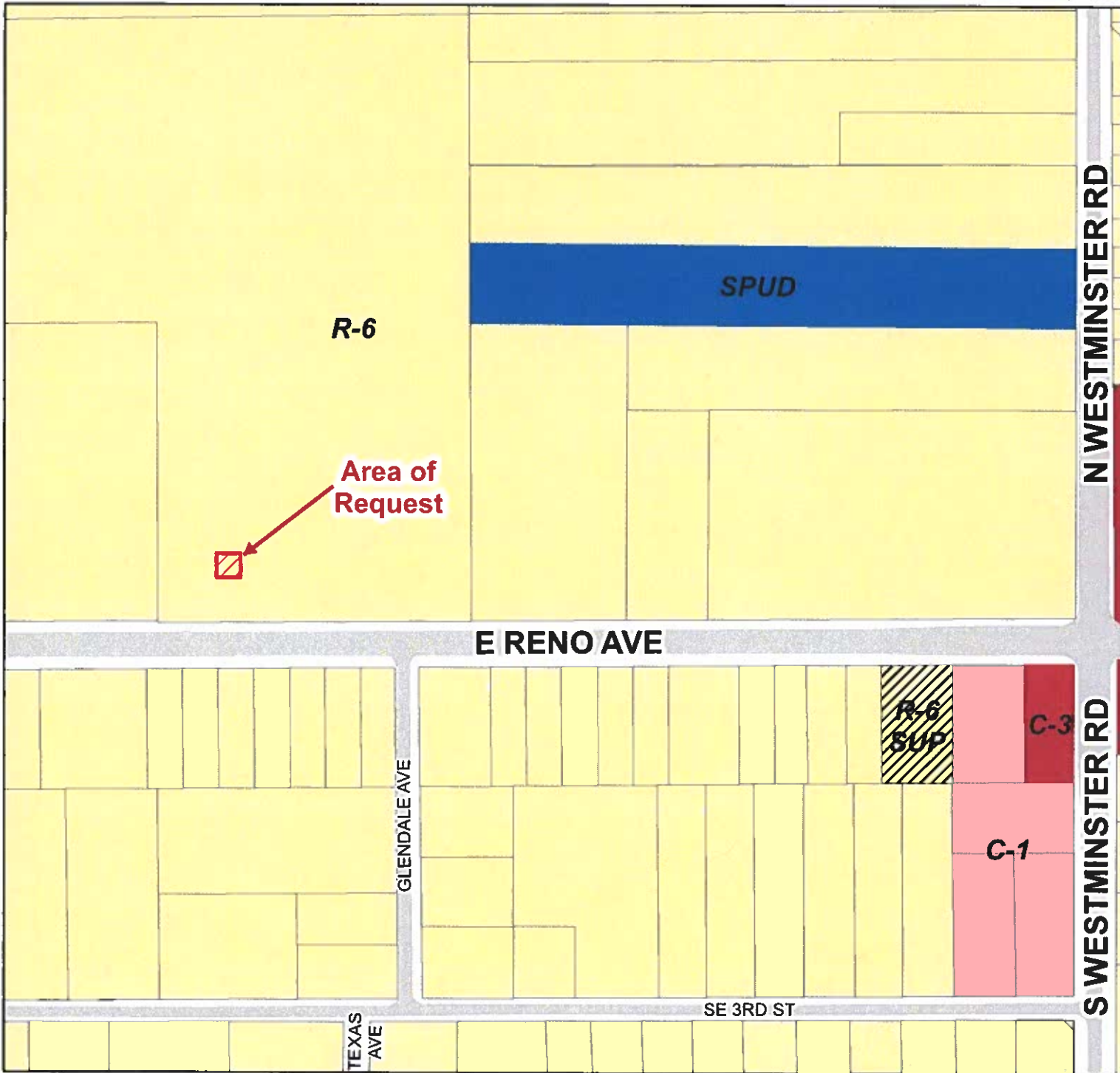
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2050**

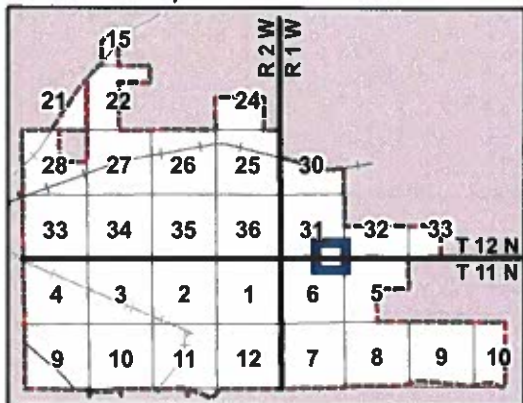
(SE/4, Sec. 31, T12N, R1W)



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Locator Map



Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

**ZONING MAP FOR
PC-2050
(SE/4, Sec. 31, T12N, R1W)**



0 300 600 Feet

1 inch = 300 feet

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1 **PC-2050**

2 **RESOLUTION NO. _____**

3 **A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW THE USE OF**
4 **COMMUNICATION SERVICES: TOWERS/ANTENNAS IN THE R-6 SINGLE**
5 **FAMILY DETACHED RESIDENTIAL DISTRICT AND DIRECTING AMENDMENT**
6 **OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE**
7 **RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT; AND PROVIDING**
8 **FOR REPEALER AND SEVERABILITY**

9 **WHEREAS**, the Zoning Map of Midwest City, Oklahoma, 2010, shows the following described
10 property with a classification of **R-6, Single Family Detached Residential**:

11 A tract of land lying in and being a part of the SE/4 of Section 31, Township 12 North,
12 Range 1 West, Indian Base and Meridian and being further described in Book 9387, Page
13 505, Deed Records of Oklahoma County, Oklahoma; Said tract of land being more
14 particularly described as follows:

15 Commencing at a PK Nail found for the Southwest corner of said SE/4; Thence N
16 89°32'56" E on the South line of said SE/4, a distance of 749.83 feet to a point; Thence N
17 00°27'04" W perpendicular to said South line, a distance of 141.00 feet to a ½' Iron Rod
18 with cap set for the Southwest corner, said corner being the point of beginning; Thence
19 continuing N 00°27'04" W a distance of 50.00 feet to a ½" Iron Rod with cap set for the
20 Northwest corner; Thence N 89°32'56" E parallel to said South line, a distance of 50.00
21 feet to a ½" Iron Rod with cap set for the Northeast corner; Thence S 00°27'04" E
22 perpendicular to said South line, a distance of 50.00 feet to a 1/2" Iron Rod with cap set
23 for the Southeast corner; Thence S 89°32'56" W parallel to said South line, a distance of
24 50.00 feet to the Point of Beginning, containing 2,500.00 square feet or 0.057 acres, more
25 or less.

26 **WHEREAS**, it is the desire of the Midwest City Council to grant a Special Use
27 Permit for said property.

28 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF**
29 **MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA:**

That the above described property located in Midwest City, Oklahoma be and is
hereby granted a Special Use Permit to allow the use of **Communication Services:**
Towers/Antennas.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City,
Oklahoma, on the _____ day of _____, 2020.

THE CITY OF MIDWEST CITY,
OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney

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Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-ASW-1889-OE

Issued Date: 03/30/2020

Jeanette Oliver
 AT&T (JO)
 208 S Akard St.
 Dallas, TX 75202

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole Reno & Westminster (295039)
 Location: Midwest City, OK
 Latitude: 35-27-52.23N NAD 83
 Longitude: 97-20-30.88W
 Heights: 1203 feet site elevation (SE)
 160 feet above ground level (AGL)
 1363 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 09/30/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6337, or nick.goodly@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASW-1889-OE.

Signature Control No: 430130081-434931983

(DNE)

Nick Goodly
Technician

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC



August 24, 2020

To Whom It May Concern:

I own the property at 10624 E Reno and have received the notice of public hearing in the mail for the special use permit allowing communication services/towers/antennas across the street from my property.

I will not be able to attend the meeting but I would be against a tower being right across the street to look at everyday.

Feel free to reach me by phone if you have any questions.

Thank you,



Shelly Moore

405-641-1553

August 24, 2020

To Whom It May Concern:

I own the property at 10628 E Reno and have received the notice of public hearing in the mail for the special use permit allowing communication services/towers/antennas across the street from my property.

I will not be able to attend the meeting but I would be against a tower being right across the street to look at everyday.

Feel free to reach me by phone if you have any questions.

Thank you,



Shelly Moore

405-641-1553



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: September 1, 2020

Subject: (PC – 2051) Discussion and consideration of approval of the proposed preliminary plat of The Curve, described as a part of the SW/4 of Section 8, T11N, R1W, located at 11004 SE 28th Street.

Executive Summary: This item is a request to subdivide a single parcel into twenty (20) individual parcels for single and two family residential development. The property is currently zoned R-2F, Two Family Attached Residential. This zoning does allow for the development of duplexes and single family homes. The applicant is proposing water, sewer and street extensions to serve all of the lots. No variances to any of the requirements of the Zoning Ordinance for development in the R-2F district will be allowed within this development. The Park Land Review Committee recommended approval of dedication of park land to be owned and maintained by the Homeowners Association. Tree preservation is required and a tree preservation plan has been submitted. The Trails Master Plan does identify a future trail across SE 28th. The



preliminary plat does not comply with the required trail. A preliminary plat for this area was approved in September of 2016, however, that plat expired in September of 2018 as construction plans and a final plat had not been submitted or approved. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – September 1, 2020
City Council – September 22, 2020

Council Ward: Ward 6, Rick Favors

Applicant/Engineer: Brad Reid, Crafton Tull

Owner: 643 Investments, LLC

Proposed Use: Nineteen (19) two-family residential lots and one (1) single family residential lot.

Date of Application: July 30,2020

60 Day Planning Commission Action Date: September 27, 2020

Size:

The area of request has a frontage along SE 28th Street of approximately 658 ft. and contains an area of approximately 7.47 acres.

Zoning Districts:

Area of Request – R-2F, Two-Family Residential

North – PUD and R-6, Single Family Detached Residential

East – R-6, Single Family Detached Residential

West – I-2, Moderate Industrial

South – Oklahoma City

Land Use:

Area of Request –vacant

North – single family residence

South and East– vacant land

West – paving company

Municipal Code Citation:

2.8. R-2F, Two Family Attached Residential District

2.8.1 General Description

This district allows two family attached dwellings. The principal use of land is for two family attached dwellings with provisions for accommodating the sale of individual attached units.

Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship and arrangement of each element.

38-18.1. Purpose

The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of the Subdivision Ordinance

History:

1. This area was zoned R-MH-1 with the adoption of the 1985 and the 2010 Zoning Ordinances.
2. The area was rezoned from R-MH-1 to R-2F in May of 2016 (PC-1870)

3. A preliminary plat for the area of request was approved in September of 2016 (PC-1881) however, due to lack of progress, that approved preliminary plat expired.

Engineer's Comments:

Note: This application is for a preliminary plat of The Curve located at 11004 SE 28th Street.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application.

Water Improvements

There is a twelve (12) inch public water main running along the north side of SE 28th Street and a twenty-four (24) inch public water main runs along the west side of Westminster Road.

The applicant has proposed connecting to the existing waterline running along SE 28th Street and running along the road, Josie Circle, back to SE 28th Street; looping the system. The proposed extension will be a six (6) inch public waterline. The new six (6) inch public water main would then extend to all additional proposed lots as required in Municipal Code 43-32. The lines will be within the proposed right of way of the proposed streets.

Improvement plans for the water line extension shall be prepared by a registered professional engineer and be submitted to the City for review and approval and permitted by the Oklahoma Department of Environmental Quality. The extension will be constructed and accepted by the City prior to any application for final plat.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

Sanitary Sewerage Collection and Disposal

The proposed development does not have ready access to any Sanitary Sewer. The closest part of the system is to the northwest along Westminster Road. That line is an eight (8) inch line running north.

The applicant has proposed constructing a public sewer main extension from the nearest manhole and providing service to all of the proposed lots by extension of the eight (8) inch line running along proposed streets and behind the lots in block 2.

Improvement plans for the sanitary sewer extension shall be prepared by a registered professional engineer and be submitted to the City for review and permitted by the Oklahoma Department of Environmental Quality. The extension will be constructed and accepted by the City prior to any application for final plat.

Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109 for all lots.

Streets and Sidewalks

SE 28th Street is listed as a local road in the 2008 Comprehensive Plan. A right-of-way of 50 feet is required, 25 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

SE 28th Street is currently a two (2) lane, 20-foot-wide, uncurbed, asphalt roadway. This roadway does not meet current design standards for a local street. Municipal Code Chapter 38-45 required the developer bring SE 28th to current standards which includes appropriate width and surface, sidewalk, and curbing. This office will require that the widening is done with asphalt and a typical curb and gutter is used. It is suggested that the lane is overlaid with a 2" layer of asphalt to seal the longitudinal seam.

Westminster Road is listed as a secondary divided arterial in the 2008 Comprehensive Plan. A right-of-way of 100 feet is required, 50 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

Westminster Road is currently a two (2) lane, 24-foot-wide, uncurbed, asphalt roadway. This roadway does not meet current design standards for a secondary divided arterial but there are no provisions in the subdivision which require improvements.



Looking east on SE 28th Street. No curb and gutter or sidewalk. Note the poor condition of the roadway surface.



Looking west on SE 28th Street. No curb and gutter or sidewalk. Note the poor condition of roadway surface.



Looking south at corner of SE 28th Street and Westminster Road. No curb and gutter or sidewalk. Note the poor condition of roadway surface.



Existing east entrance onto SE 28th Street.

The applicant proposes to one public street in a horseshoe configuration, Josie Circle. All the lots in the proposed development will front onto Josie Circle with limits of no access to those lots bordering Westminster Road. Additionally, the applicant proposed to make half street improvements along SE 28th Street the length of the proposed development.

All improvements will include sidewalks. This sidewalk will be required to be built prior to the final plat application as per Section 38-47.2 or bonded to be completed later. Any work to the existing drives or sidewalk will be required to meet current Midwest City standard.

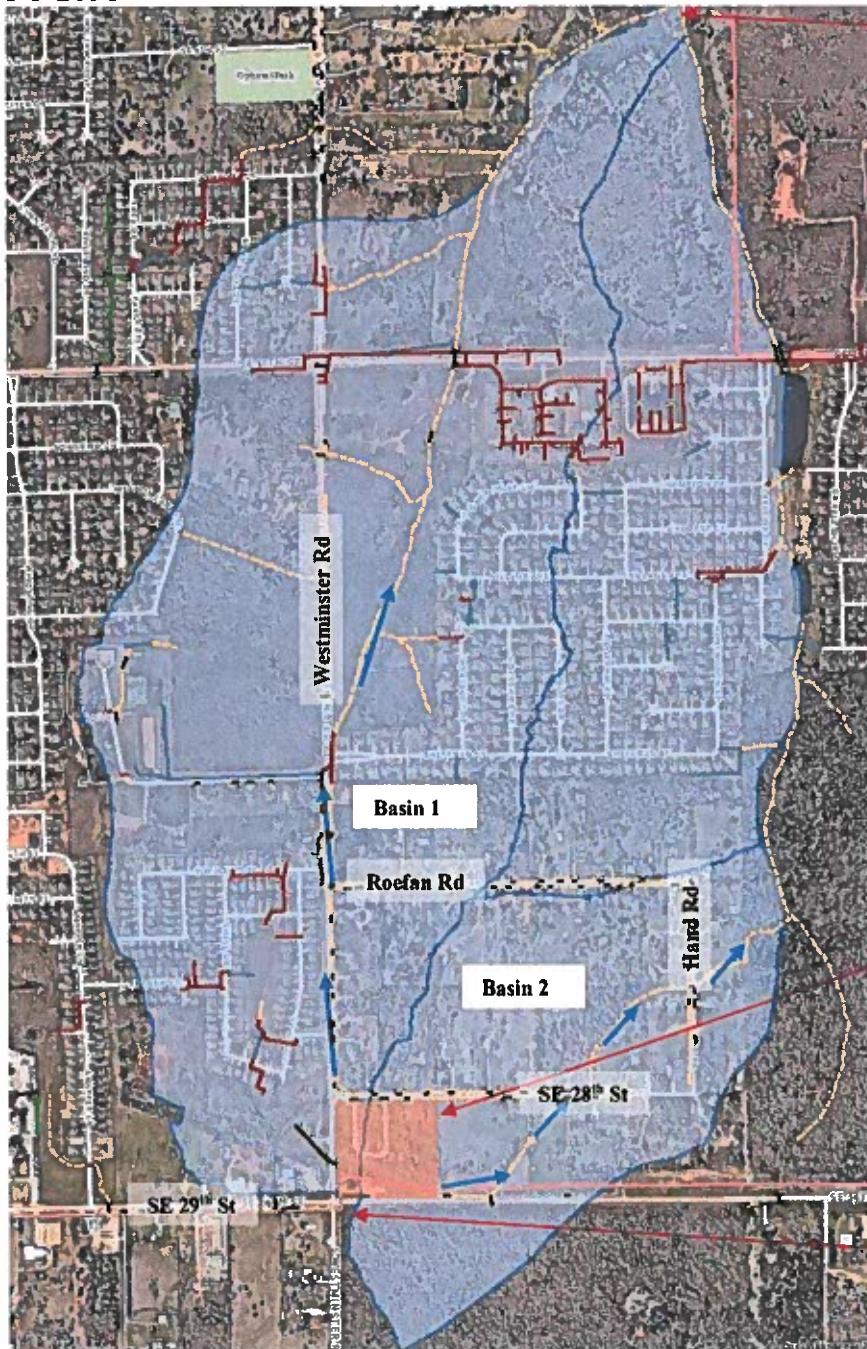
Improvement plans for the street and sidewalks must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

The comprehensive plan dictates the connection of internal streets within the square mile sections that are designated as future collector roads. The thoroughfare plan does not designate this area to contain a future collector road. The applicant proposes to construct Josie Circle so there are two points of access.

Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development bisects a ridge running south southwest. Two separate drainage subbasins exist on the property; the west side (BASIN 1) and the east side (BASIN 2). Both subbasins eventually flow into a tributary of Choctaw Creek.

September 1, 2020



Point where basins join

Proposed Development

Break line separating the basins

Basin 1 flows onto Westminster and thence north along the RIGHT OF WAY to an existing ditch flowing north northeast. It then crosses SE 15th Street and flows approximately 1/2 mile further north to where it intersects with another drainage (from Basin 2) and thence to the tributary.

Basin 2 flows largely through an existing pond on the property and then east via sheet flow across private property for ~500 feet to a natural drainage ditch. The ditch runs north northeast crossing under SE 28th Street and Hand Road before flowing into the drainage system retention ponds of Oakwood East. Those ponds outfall into a crossing at SE 15th Street and flows approximately 1/2 mile further north to where it intersects with the Basin 1 outfall.

Currently, the proposed development is undeveloped with no improvements other than a pond in the southeast corner.



Crossdrain downstream where water flows under SE 28th Street to the north northeast

The applicant has proposed two separate detention ponds to handle each drainage basin and a few areas where drainage would bypass the common system. The applicant has proposed the following improvements:

- A detention pond in the southwest portion serving Basin 1 would accept 1.71 acres (25% of the 6.77 total drainage acreage). The detention pond will outflow via a piped weir to the southwest corner of the property and onto Westminster Road right of way, just upstream of an existing cross drain. In construction plans we would ask that the development consider tying the systems together at a junction box.
- A detention pond in the southeast portion serving Basin 2 would accept 2.98 acres (44% of the 6.77 total drainage acreage). The detention pond will outflow via a piped weir to the southeast corner of the property and onto private property
- Bypass areas (31% of drainage acreage)
 - 0.45 acres are proposed to sheet flow directly onto Westminster Road right of way and into the city's existing ditch.
 - 1.64 acres are proposed to sheet flow directly to the neighboring property to the east.
 - The back yards of 4 Lots will be flowing directly to the east. Sheet flow will be required.
 - The back yards of 4 Lots on the south side are shown as bypass but via flowing across lots. This will not be allowed unless an improved (i.e. concrete) channel is provided for the lots to flow water across the lots. The end of improvement will need to have energy dissipation and allow for water to become distributed into more of a sheet flow.

The area of request has no identified flood zones or floodway as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0340H, dated December 18th, 2009.

The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access August 11th, 2020 has the pond identified as a Freshwater Pond classified PUBHx. The applicant will be required to obtain the necessary permits or documentation from the Army Corps of Engineers in relation to the disturbance of the pond.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way

The required easements and existing right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final plat is filed. All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.

This includes a requirement for a future trail as identified in the Trail Master Plan per Municipal Code 38-52.8. **This requirement is for 30' of clear space behind the back of curb. Staff has brought this issue to the engineer on multiple occasions but the preliminary plat as presented does not comply. Therefore, this application does not comply with our subdivision regulations. This requirement allows to preserve future trail corridors as adopted by the plan. Failure to recognize this requirement will require City resources in the future when a trail is developed.**

Fire Marshal's Comments:

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire flow requirements and hydrant locations will be reviewed at a later date during the design and construction phase.
- All other requirements will be reviewed once design/construction plans have been submitted.

Planning Comments:

As mentioned in the executive summary, a preliminary plat for this area was approved in September 2016. Section 38-18.8 of the Subdivision Regulations states "The approval of a Preliminary Plat shall remain in effect for a period of two (2) years following the date of approval, during which period the applicant shall submit and receive approval for Construction Plans and a Final Plat for the land area shown on the Preliminary Plat." Following approval of the preliminary plat in 2016 construction plans were never approved and a final plat was never applied for meaning that plat approval has expired and a new application is required to move forward.

The purpose of this preliminary plat is to create nineteen (19) two-family residential lots and one (1) single family residential lot. The area of request is zoned R-2F, Two Family Attached Residential which does allow for the use of duplexes and single family homes. If this proposed subdivision is approved, all development will be required to meet the regulations for the R-HD district as stated in the Zoning Ordinance. These regulations include:

- The exterior of each home must be constructed of a minimum of 85% masonry materials, 100% facing the street
- 25' front setback, 20' rear setback, 7' side setbacks
- 50% maximum building coverage

- Minimum 5:12 roof pitch
- Two trees planted in front of the front building line for each lot

According to the calculations provided in the 2012 Subdivision Regulations, the applicant is required to provide .19 acres of parks and open space. The applicant is proposing two areas of park and open space containing a total of .42 acres of private park and open space to be maintained by the Homeowners Association. The HOA covenants must be provided to staff with the Final Plat application and provisions for care and maintenance of the park land/open space must be included. Lighting will be required within the park land area.

A portion of the proposed park land will also serve as detention for the development and must therefore meet the requirements of Section 38-49.4(D) of the Subdivision Regulations.

This section requires that the park land must adhere to the following considerations:

- Be located between a building and street or completely bound by streets
- Be viewable from public space
- Any slope of the pond area may not exceed 33%
- Accessible by patrons
- Contain a seating area, public area or fountain
- One tree or planter at least 16 square feet for every 200 square feet of open space and be located within or adjacent to the open space.

As required under section 38-53.4 of the 2012 Midwest City Subdivision Regulations, the applicant has prepared and submitted a Tree Canopy Management Plan. The applicant has chosen to pursue Option A which means that trees will be removed from areas dedicated for infrastructure such as utilities, drainage and the road. All other trees must remain throughout the platting process.

As the area of request has frontage on an arterial street, S. Westminster, Thoroughfare Screening is required by Section 38-46 of the Subdivision Regulations. The landscape plan shows a proposed 6' masonry wall along the back of the lots backing onto Westminster as well as landscaping of 13 Chinese Pistache trees.

Common area & drainage easement B identified on the preliminary plat is a flag-shaped lot which is prohibited in the Subdivision Regulations, however, this area was designed as such to meet engineering requirements for a secondary drainage easement as there are two drainage basins affecting the area of request. All of the lots intended for residential structures do meet the requirements for regular lot shapes.

As mentioned in the easements and right-of-way section above, there is a requirement for a future trail as identified in the Trail Master Plan per Municipal Code 38-52.8. **This requirement is for 30' of clear space behind the back of curb. Staff has brought this issue to the engineer on multiple occasions but the preliminary plat as presented does not comply. Therefore, this application does not comply with our subdivision regulations. This requirement allows to preserve future trail corridors as adopted by the plan. Failure to recognize this requirement will require City resources in the future when a trail is developed.**

September 1, 2020

Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the preliminary plat of The Curve located on the property as noted herein, subject to the staff comments and found in the September 1, 2020 agenda packet and made a part of PC- 2051 file.



Billy Harless, AICP
Community Development Director

KG

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Current Planning Manager

From: Brandon Bundy, City Engineer

Date: August 21st, 2020

Subject: Engineering staff comments for pc-2051 preliminary plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2051:

Note: This application is for a preliminary plat of The Curve located at 11004 SE 28th Street.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application.

Water Improvements

There is a twelve (12) inch public water main running along the north side of SE 28th Street and a twenty four (24) inch public water main runs along the west side of Westminster Road.

The applicant has proposed connecting to the existing waterline running along SE 28th Street and running along the road, Josie Circle, back to SE 28th Street; looping the system. The proposed extension will be a six (6) inch public waterline. The new six (6) inch public water main would then extend to all additional proposed lots as required in Municipal Code 43-32. The lines will be within the proposed right of way of the proposed streets.

Improvement plans for the water line extension shall be prepared by a registered professional engineer and be submitted to the City for review and approval and permitted by the Oklahoma Department of Environmental Quality. The extension will be constructed and accepted by the City prior to any application for final plat.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

Sanitary Sewerage Collection and Disposal

The proposed development does not have ready access to any Sanitary Sewer. The closest part of the system is to the northwest along Westminster Road. That line is an eight (8) inch line running north.

The applicant has proposed constructing a public sewer main extension from the nearest manhole and providing service to all of the proposed lots by extension of the eight (8) inch line running along proposed streets and behind the lots in block 2.

Improvement plans for the sanitary sewer extension shall be prepared by a registered professional engineer and be submitted to the City for review and permitted by the Oklahoma Department of Environmental Quality. The extension will be constructed and accepted by the City prior to any application for final plat.

Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109 for all lots.

Streets and Sidewalks

SE 28th Street is listed as a local road in the 2008 Comprehensive Plan. A right-of-way of 50 feet is required, 25 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

SE 28th Street is currently a two (2) lane, 20-foot-wide, uncurbed, asphalt roadway. This roadway does not meet current design standards for a local street. Municipal Code Chapter 38-45 required the developer bring SE 28th to current standards which includes appropriate width and surface, sidewalk, and curbing. This office will require that the widening is done with asphalt and a typical curb and gutter is used. It is suggested that the lane is overlaid with a 2" layer of asphalt to seal the longitudinal seam.

Westminster Road is listed as a secondary divided arterial in the 2008 Comprehensive Plan. A right-of-way of 100 feet is required, 50 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

Westminster Road is currently a two (2) lane, 24-foot-wide, uncurbed, asphalt roadway. This roadway does not meet current design standards for a secondary divided arterial but there are no provisions in the subdivision which require improvements.



Looking east on SE 28th Street. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.



Looking west on SE 28th Street. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220 X FAX (405)739-1399

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Looking south at corner of SE 28th Street and Westminster Road. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.



Existing east entrance onto SE 28th Street.

The applicant proposes to one public street in a horseshoe configuration, Josie Circle. All the lots in the proposed development will front onto Josie Circle with limits of no access to those lots bordering Westminster Road. Additionally, the applicant proposed to make half street improvements along SE 28th Street the length of the proposed development.

All improvements will include sidewalks. This sidewalk will be required to be built prior to the final plat application as per Section 38-47.2 or bonded to be completed later. Any work to the existing drives or sidewalk will be required to meet current Midwest City standard.

Improvement plans for the street and sidewalks must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

The comprehensive plan dictates the connection of internal streets within the square mile sections that are designated as future collector roads. The thoroughfare plan does not designate this area to contain a future collector road. The applicant proposes to construct Josie Circle so there are two points of access.

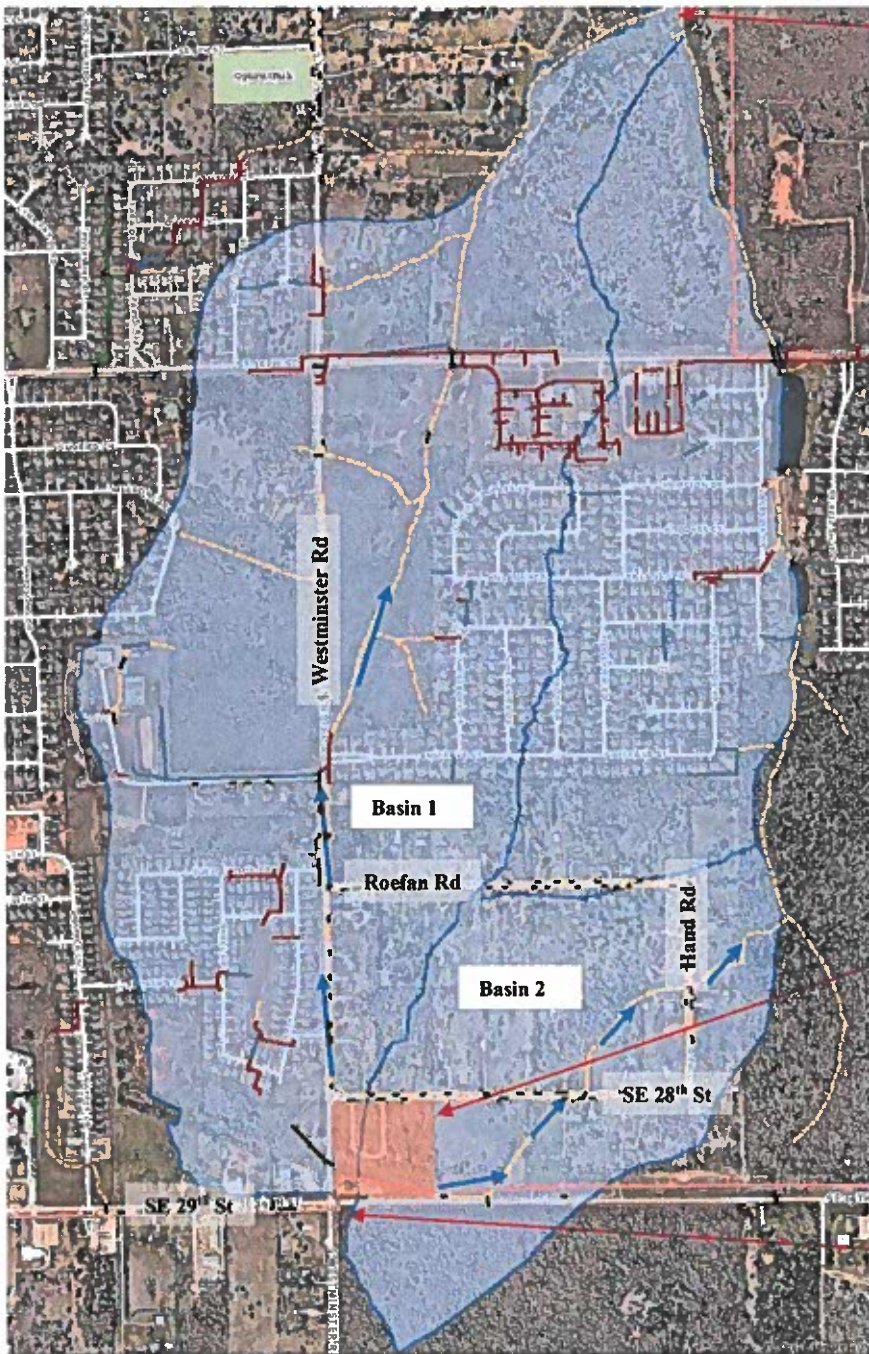
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Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110
aduncan@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



Re: PC - 2051

Date: 18 AUGUST 2020

PC-2051 is a request for plat on SE 29th and S. Westminster. Subdividing the already residential zoned area for duplexes.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire flow requirements and hydrant locations will be reviewed at a later date during the design and construction phase.
- All other requirements will be reviewed once design / construction plans have been submitted.

Respectfully,

A handwritten signature in cursive script that reads "Ashley N. Duncan".

Ashley Duncan
Fire Prevention Officer, FPE
Midwest City Fire Department

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Applicant: Brad Reid
 Phone Number: 787-6270

Preliminary Plat Requirements/Checklist – Planning

- Lot to be subdivided is less than 5 acres
 Lot to be subdivided has an area of more than 10,000 square feet

38-48.2	Zoning Compliance	
38-48.2	All lots shall conform to zoning district compliance.	KG
38-48.4	Lot Shape	
38-48.4 (A) (B)	Lots shall generally be rectangular in shape. Flag lots are prohibited. Irregular lots shall meet all width, frontage and setback requirements as required by the zoning ordinance.	Lots intended for residential structures do meet requirements. Common area & Drainage lot B is a flag lot but required for drainage purposes
38-48.5	Lot Lines	
38-48.5 (A) (1)	Side lot lines shall be at ninety degree angles or radial to street Right-of-Way lines to the greatest extent possible.	KG
38-48.5 (B) (1)	All lot lines shall align along County, school district and other jurisdictional boundary lines.	KG
38-48.6	Lot Orientation Restrictions	
38-48.6 (A)	No single-family, two-family or townhome lot shall front onto or have a driveway onto any Arterial Street.	KG
38-48.6 (B)	Lots are prohibited from backing to local streets.	KG
38-48.7	Limits-of-No-Access – shown on preliminary plat	
38-48.7 (A)(1)	Low Density lots shall not derive access from an Arterial Street.	KG
38-48.7 (A)(2)	Lots facing Collector Streets should be minimized to the fullest extent.	NA
38-48.8	Lot Frontages	
38-48.8 (A)(1)	Each lot shall have adequate access to a street by having frontage on a street that is not less than 35' at the street Right-of-Way line. This also applies to lots fronting onto an eyebrow or bulb portion of a cul-de-sac.	KG
38-48.8(B)(1)(a)	For single-family, two-family and townhomes, double frontage lots are prohibited from backing or having the side facing onto an Arterial Street without appropriate screening.	Thoroughfare Screening Required



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38-48.8(B)(1)(b)	Where lots back or side onto an Arterial Street, no driveway access is allowed onto the Arterial Street.	LNA Provided
38-48.8(B)(2)	For multifamily and nonresidential lots, if lots have frontage on more than one street, a front building line must be established for each street.	NA
38-48.8(B)(3)	Residential lots should face the front of a similar lot, park or open space.	KG
38-48.10	Lot and Block Numbering	
38-48.10(A)	All lots within each phase of a development are to be numbered consecutively within each block. Each block shall have alpha or numeric designations.	KG
38-48.11	Building Lines	
	Building lines along all streets shall be shown on the Preliminary Plats and shall conform with the minimum setbacks for front, side and rear yards as required by the zoning district.	KG
38-48.12	Block Requirements	
38-48.12(B)(1)	Blocks for residential uses shall not be longer than 1,800 feet measured along the center line of the block.	KG
38-48.12(B)(2)	When a block exceeds 600 feet in length, the Planning Commission may require a dedicated easement not less than 15 feet wide and a paved crosswalk not less than 4 feet wide to provide pedestrian access across the block.	NA
38-48.12(C)(1)	Blocks used for residential purposes should be of sufficient width to allow for two tiers of lots of appropriate depth.	KG
38-48.12(C)(2)	Exceptions to the prescribed block width shall be permitted for blocks adjacent to major streets, railroads or waterways.	NA
38-48.12(C)(3)	Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.	NA
38-48.14	Subdivision Name Requirement	
38-48.14(A)(1)	New subdivisions shall be named so as to prevent conflict or "sound-alike" confusion with names of other subdivisions.	KG
38-48.14(A)(2)	Subdivisions with similar names shall be located in proximity to each other.	KG
38-49.3	Subdivision Amenities – Where amenities are proposed in conjunction with a development, such amenities shall be reviewed and approved in accordance with the following:	
38-49.3(A)	Preliminary plans and illustrations, along with a written statement of such concepts, shall be submitted for review and approval with the Preliminary Plat.	Detention to serve as parkland – shown on plat Thoroughfare screening plan provided
38-49.3(B)	Plans for amenities shall then be incorporated into the screening plan and/or landscape plan for submittal as part of the construction plans.	Tree Pres. plan submitted
38-49.3(C)	Lighting plans for all outdoor amenities	Lighting required in common area



The City of
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 COMMUNITY DEVELOPMENT DEPARTMENT
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38-49.3(D)	Plans for structural elements shall be sealed by a licensed Professional Engineer and shall be considered for approval by the City.	NA
38-49.4	Design of Amenities	
38-49.4(A)(1)(a)	Entry features shall be constructed entirely on privately owned property and shall not suspend over a public Right-of-Way.	NA- no entry Feature prop.
38-49.4(A)(1)(b)	Minor elements of an entry feature may be placed within an entry street median upon Plat approval, provided that such street median is platted as a non-buildable lot and dedicated to a HOA for private ownership and maintenance.	NA
38-49.4(A)(1)(c)	An entry feature having a water pond, fountain or other water feature shall only be allowed if approved by the Planning Commission and City Council during the plat review process.	NA
38-49.4(A)(1)(d)	No entry feature, other than screening walls or extensions of screening walls, may be constructed on any portion of a single-family, two-family or townhome	NA
38-49.4(A)(1)(e)	All such features shall be constructed on lots that are platted as "non-buildable" lots and dedicated to a HOA for private ownership and maintenance.	NA
38-49.4(A)(2)	Entry features shall not encroach into the visibility triangle or otherwise impair pedestrian or vehicular visibility.	NA
38-49.4(A)(3)	The maximum height for entry features and structures shall be the maximum height of the governing zoning district as measured from the nearest street or sidewalk grade.	NA
38-49.4(B)	If private recreation facilities are provided, they shall be centrally located within the overall development to the greatest extent possible.	Private park land is centrally located
38-49.4(C)	All outdoor amenities shall provide appropriate lighting.	Lighting required in park land/detention
38-49.4(D)	A detention or retention pond shall be considered an amenity if it meets the following design considerations:	KG
38-49.4(D)(1)	Located between the building and street or completely bounded by streets	KG
38-49.4(D)(2)	Viewable from public space	KG
38-49.4(D)(4)	Accessible by patrons	KG
38-49.4(D)(5)	Seating area, public art or fountain	Will be required
38-49.4(D)(6)	One tree or planter at least 16 square feet for every 200 square feet of open space, and be located within or adjacent to the open space.	Will be required
38-50.2	Homeowners' Association (HOA) Applicability	
38-50.2(A)	Any one or more of the following elements created as part of a development shall require formation of a HOA prior to recordation of a final plat in order to maintain the amenity or facility:	KG
38-50.2(A)(1)	Amenity	KG



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 COMMUNITY DEVELOPMENT DEPARTMENT
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38-50.2(A)(2)	100-year Floodplain	NA															
38-50.2(A)(3)	Private streets	NA															
38-50.2(A)(4)	Thoroughfare screening	KG															
38-50.2(A)(5)	Detention or retention ponds	KG															
38-50.2(A)(6)	Private park	KG															
38-51.2	Applicability of Parks and Open Space Dedication																
This shall apply to all residential subdivision plats having a dwelling unit density of greater than one unit per net acre																	
38-51.5(A)	The acreage to be contributed concurrent with the final approval by the City Council of any residential subdivision plat shall be determined by the following formula: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Two acres</td> <td style="width: 15%;">X (multiplied by)</td> <td style="width: 30%;">Each 1,000 persons projected to occupy the fully developed subdivision</td> <td style="width: 5%;">=</td> <td style="width: 35%;">Amount of land to be contributed</td> </tr> <tr> <td colspan="5" style="text-align: center;">Which is</td> </tr> <tr> <td>.002 acres</td> <td>X (multiplied by)</td> <td>Number of person per dwelling unit</td> <td>X (multiplied by)</td> <td># of dwelling units projected for subdivision = Amount of land to be contributed</td> </tr> </table>	Two acres	X (multiplied by)	Each 1,000 persons projected to occupy the fully developed subdivision	=	Amount of land to be contributed	Which is					.002 acres	X (multiplied by)	Number of person per dwelling unit	X (multiplied by)	# of dwelling units projected for subdivision = Amount of land to be contributed	.19 acres required
Two acres	X (multiplied by)	Each 1,000 persons projected to occupy the fully developed subdivision	=	Amount of land to be contributed													
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.002 acres	X (multiplied by)	Number of person per dwelling unit	X (multiplied by)	# of dwelling units projected for subdivision = Amount of land to be contributed													
38-51.6	Suitability of land																
38-51.6(A)(1)	The dedicated land should form a single parcel or tract of land at least 3 acres in size unless the Parkland Review Committee determines that a smaller tract would be in the public interest.	NA – entire subdivision is only 7.47 acres															
38-52.3	Design requirements for parks and open space																
38-52.3(A)	Parks and open spaces shall be bounded by a street or by other public uses.	KG															
38-52.3(B)(1)	Single-family and two-family residential lots shall be oriented such that they front or side onto parks and open spaces but do not back to them.	KG															
38-52.3(B)(2)	Residential lots shall only be allowed to back onto a park or open space when:	NA															
38-52.3(B)(2)(a)	A trail is provided within the related park or open space.	NA															
38-52.3(B)(2)(b)	The sites physical character does not reasonably accommodate an alternative design or the layout of the subdivision complements the use of the use of park or open space (e.g., lots backing to a golf course.)	NA															
38-52.3(C)(1)	A proposed development adjacent to a park of open space shall not be designed to restrict public visibility or reasonable access from other area developments.	NA															
38-52.3(C)(2)	Street connections to existing or future adjoining subdivisions shall be required to provide reasonable access to parks and open space areas.	NA															
38-52.3(D)(1)	Where a non-residential use must directly abut a park or open space area, the use shall be oriented such that it sides, and does not back onto the park or open space area if at all possible	NA															
38-52.3(D)(2)	Nonresidential uses shall be separated from the park or open space by a minimum 6 foot tall decorative metal fence with an irrigated living screen.	NA															



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38-52.3(E)	Alleys should not be designed to encourage their use as a means of vehicular, bike or pedestrian travel to the park.	NA
38-52.3(F)(1)	Public access into parks and open spaces shall not be less than 50' in width at the public Right-of-Way line, at the street curb, and at any other public access point.	KG – private park dedicated to HOA
38-52.3(F)(2)	Such access shall not be part of a residential lot or other private property.	KG
38-52.8	Hike-and-Bike Trail Requirements	
38-52.8(B)	Hike-and-Bike trails, especially those providing access too and along 100-year Floodplains and other open spaces, shall be in accordance with the following design criteria:	
38-52.8(B)(1)	A minimum 30' wide level ground surface shall be provided for a 10' wide public hike-and-bike trail. The 30' wide level ground surface (compliant with ADA) may be provided within and/or outside of the 100-year floodplain.	DOES NOT COMPLY
38-52.8(B)(2)	The Right-of-Way of a public street may count towards the 30' wide, ADA compliant level ground surface upon approval from the Director of Community Services.	30' ROW provided but will not serve as adequate trail
38-52.8(B)(4)	The hike-and-bike trail shall be designed to minimize visibility blind spots from public streets for public safety purposes.	KG
38-52.8(C)(1)	The Director of Community Services shall have the authority to determine the placement of a public hike-and-bike trail at the time of the preliminary plat review and approval.	Placement is identified in Trails Master Plan
38-52.8(C)(2)	The location of such trails shall be safe and economical.	KG
38-52.8(C)(3)	No development shall interrupt future trail routes or otherwise hinder efficient public access to or from an existing or future planned trail.	KG
38-52.8(D)(1)	The location of trails within developments adjacent to or within a 100-year Floodplain recognized on the Trails Master Plan shall be coordinated with the Director of Community Services and shall be staked in the field by the developer and approved by the Director of Community Services prior to the submittal of a preliminary plat.	NA – no floodplain
38-52.8(D)(2)	The location of the trail shall be specified on the preliminary plat as the approved location for the hike-and-bike trail, and an easement for such shall be shown on the preliminary plat and final plat for any portions of the trail that traverse private property.	Trail is not specified on Prelim Plat
38-52.8(E)	When development is adjacent to an undeveloped property, a pedestrian access stub-out in conjunction with a street connection to the edge of the development shall be required to allow for future access between developments as indicated on the Trails Master Plan.	Stub-out would be required
38-53.4	Tree Canopy Management Plan	
38-53.4	A Tree Canopy Management Plan shall be required as part of the preliminary plat. This only applies to sites five acres or larger.	KG



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38-53.5(B)(1)	The applicant shall prepare a Tree Canopy Management Plan and shall submit the plan as part of the preliminary plat application.	KG
38-53.5(B)(2)	Within the Tree Canopy Management Plan, the applicant shall provide the following information:	KG
38-53.5(B)(2)(a)	Pre-development tree canopy coverage (as determined by the City)	KG
38-53.5(B)(2)(b)	Post-development tree canopy coverage (as determined by the applicant)	KG
38-53.5(B)(2)(c)	Visual identification of tree canopy to be removed.	KG
38-53.5(C)(1)	Tree Canopy Management Plan shall be reviewed by the Director of Community Development for compliance with all standards.	KG
38-53.5(C)(2)	After reviewing the Tree Canopy Management Plan, the Director of Community Development shall make a recommendation to the Planning Commission and City Council. The Director must act within 30 days of the official filing date of the preliminary plat application.	KG – management plan meets code
38-53.6	Tree Preservation Requirements	
38-53.6(A)	Option A (Standard Option) – Only trees in the following areas may be removed:	KG
38-53.6(A)(1)	The Tree Canopy or any tree located within any street Right-of-Way may be removed.	KG
38-53.6(A)(2)	The Tree Canopy or any tree located within any area dedicated for water, wastewater, drainage and other similar infrastructure needs may be removed.	KG
38-53.6(A)(3)	The Tree Canopy or any tree located within any area required by the subdivision ordinance for a site feature, such as a screening wall, may be removed.	KG
38-53.6(B)	Option B (Alternative Compliance)	NA
38-53.6(B)(1)	The applicant may elect to develop a site using the Residential Cluster Development option.	NA
38-53.6(B)(2)	In the design of the Tree Canopy Management Plan, if a Residential Cluster Development Option is used, only the Tree Canopy or trees within the designated open space areas shall be preserved.	NA
38-53.7	Tree Mitigation Plan – Required if trees are removed prior to approval of a Tree Canopy Management Plan	NA
38-53.7(B)(2)	Tree Mitigation Requirements:	NA
38-53.7(B)(2)(a)	The applicant shall calculate the area of Tree Canopy that should have been preserved under Option A or Option B.	NA
38-53.7(B)(2)(b)	The resulting calculation shall be the amount of Tree Canopy that shall be restored.	NA
38-53.7(B)(2)(c)	Replacement trees shall be required to cover an area equal to the calculated restoration area.	NA
38-53.7(B)(2)(d)	The applicant shall calculate the number of replacement trees needed to cover the calculated restoration area.	NA



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38-53.7(B)(2)(e)	In calculating the area for replacement trees, the mature size of replacement trees shall be used.	NA
38-53.7(B)(2)(f)	In calculating the area for replacement trees, only large trees shall be used.	NA
38-53.7(B)(2)(g)	Tree Canopy coverage at maturity is to be obtained through the planting of 2.5 inch caliper trees at spacing that will meet the calculated restoration area.	NA
38-53.7(B)(2)(h)	Replacement trees shall be a minimum 2.5 inch caliper trees.	NA
38-53.7(B)(2)(i)	Replacement trees shall be planted at spacing that will meet the calculated restoration area.	NA
38-53.7(B)(2)(j)	The Tree Canopy Management Plan shall show graphically the location of each replacement tree.	NA
38-53.7(B)(2)(k)	The number of replacement trees shall be shown in a tabular format and indicated the tree species and area of coverage assumptions for each tree species at maturity.	NA
38-53.7(B)(2)(l)	Replacement trees shall be planted prior to the approval of a final plat.	NA
38-53.7(B)(3)	Alternative Tree Mitigation Requirements	NA
	Administrative	
	One digital copy of the preliminary plat	KG
	Three 24x36 copies of the preliminary plat to scale	KG
	Name of subdivision centered at the top of the preliminary plat.	KG
	Name of city, county, state, section, township and range centered and printed at the top of the preliminary plat.	KG
	Name and address of the owner of record, the subdivider, the owners engineer and the registered surveyor preparing the plat.	KG
	Legal description of the property to be subdivided, including the acreage and number of proposed lots in the subdivision.	KG
	Key map showing the location of the property to be subdivided referenced to existing or proposed arterial streets or highways.	KG

Preliminary Plat Requirements/Checklist - Zoning

5.14.1	Lot Variety Required (required for areas 5 acres or larger)	NA
5.14.1(A)	Applicability – This section only applies to single-family residential developments of 5 acres or larger.	NA
5.14.1(B)(1)	15% of lots within a development shall be larger than the minimum lot size. Lots shall be increased at least 20% of the minimum lot size.	NA



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5.14.1(B)(2)	15% of lots within a development may be smaller than the minimum lot size. Lot sizes shall not be reduced greater than 20% of the minimum lot size.	NA
5.14.1(C)	Single-family lots shall not be smaller than 6,000 square feet.	KG
5.14.1(D)	Lots of various sizes shall be evenly distributed throughout a development.	NA

Additional Notes:



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

Applicant: Crafton Tull
 Phone Number: _____
 Address: 11044 SE 28th Street

Preliminary Plat Requirements/Checklist - Engineering

The preliminary plat shall be accompanied by a statement signed by the registered engineer preparing the plat that he has, to the best of his ability, designed the subdivision in accordance with the latest subdivision regulations and in accordance with the ordinances and regulations governing the subdivision of land.

38-18	Preliminary Plat:	BB
Administrative	North arrow, scale, date, and site location map	BB
Administrative	The total number of lots	BB
Administrative	The total area of development	BB
Administrative	The location of proposed lots, areas in Acres and Square Feet, and dimensions.	BB
Administrative 38-42.3(b)(3)	The location of property lines, existing easements, buildings, fences, cemeteries or burial grounds, and other existing features within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.	BB
Administrative 38-42.3(b)(3)	The location of any natural features such as water courses, water bodies, flood hazard areas, tree masses, steep slopes, or rock outcroppings within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.	None
Administrative 38-42.3(b)(3)	The location, width, and name of all existing or platted streets or other public ways (i.e. railroad and state-owned) within or immediately adjacent to the tract.	BB
Administrative	The location of all existing or abandoned oil or gas wells, oil or gas pipelines and other appurtenances associated with the extraction, production and distribution of petroleum products and all related easements on the site or on immediately adjacent property.	BB
13-18.2(c)	The applicant shall furnish with the application to the city a current title commitment issued by a title insurance company authorized to do business in Oklahoma, a title opinion letter from an attorney licensed to practice in Oklahoma, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the preliminary plat.	BB
Administrative	The legal metes and bounds of the property being developed.	BB
13-69.7(1)	The area of the preliminary drainage plan in acres shown at points where storm water enters and leaves the proposed subdivision, and where drainage channels intersect roadways and at junction points.	BB
13-69.7(3)	The location, size, and type of existing and proposed storm water control facilities including storm sewers, inlets, culverts, swales, channels and retention or detention ponds and areas. The approximate area in acres served by said facilities shall be shown.	BB
13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	BB

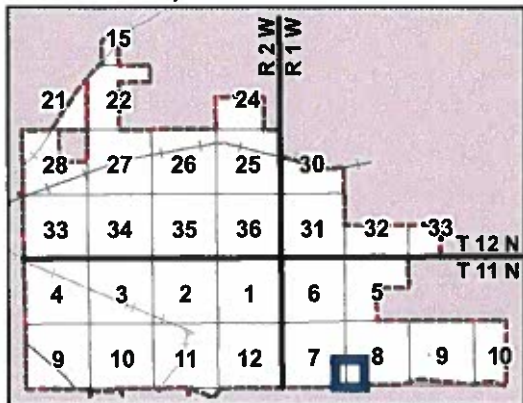
Administrative	Location of Floodplain if adjacent or within development	None
Administrative	Location of Wetlands if adjacent or within development. If so, the developer is required to notify the Army Corp of Engineers.	Engineer sent letter to corp
Administrative 38-43.3(a)(1)	Show the location and size of water mains.	BB
Administrative 38-43.3(a)(1)	Show the location and size of wastewater mains.	BB
Administrative 38-43.3(a)(2)	Show the location and specifications for fire hydrant systems.	BB
Administrative	Finish floor elevations for all pad sites	BB
Administrative 13-69.7(2)	Drainage arrows on all lots showing the final grading and where the water will drain	BB
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	Apparent issue is around lot 7, blk 2
Administrative	Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.	BB
Administrative	Show the proposed street layout and right of ways.	BB
38-45.4(c)	All existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.	BB
38-45.4(d)	All access points to existing roadways and be of the required number.	BB
38-45.4(e)	The development shall have two (2) connections to adjacent properties.	Under 50 lots
38-45.4(n)	The names of all new proposed streets.	BB
38-45.4(o)	The development shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	None
38-47	The location and size of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	BB
38-18.2(a)(1) 38-44.3(a)(2)	Preliminary stormwater management plan (SWMP)	BB
38-44.3(e)(1)	A digital copy of the preliminary SWMP shall be submitted along with the preliminary plat.	BB
38-44.3(e)(2)	The preliminary SWMP shall be labeled as "Preliminary"	BB
38-44.3(e)(3)	The preliminary SWMP shall be signed, sealed, and dated by the professional engineer (P.E.) or shall contain a statement showing the professional engineer's name and license number and affirming the preliminary SWMP was prepared under the direction of the engineer and that the plan is preliminary	BB
38-44.3(b)(3)	If no preliminary drainage plan is required [only upon city engineer's approval, see 38-44.44 (b)(3)]: show existing drainage patterns, runoff coefficients, and the proposed changes to these items (before and after development)	BB
38-44.3(c)	The preliminary SWMP must comply with the Engineering Standards Manual and construction details and the Midwest City Code of Ordinances (e.g. chapters 13 and 43), including control/sediment plans	BB
38-18.2(a)(2) 38-44.4(a)(2)	Preliminary drainage plan	BB

13-69.7(1)	The area of the preliminary drainage plan in acres shown at points where storm water enters and leaves the proposed subdivision, and where drainage channels intersect roadways and at junction points.	BB
13-69.7(3)	The location, size, and type of existing and proposed storm water control facilities including storm sewers, inlets, culverts, swales, channels and retention or detention ponds and areas. The approximate area in acres served by said facilities shall be shown.	BB
13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	BB
38-44.4(c)(1)	The preliminary drainage plan shall show the watershed affecting the development and how the runoff from the fully-developed watershed will be conveyed to, through, and from the development.	BB
38-44.4(c)(2)	The preliminary drainage plan must comply with the Engineering Standards Manual and construction details and the Midwest City Code of Ordinances (e.g. chapters 13 and 43)	BB
38-44.4(d)(1)	Three (3) paper copies of the preliminary drainage plan	Electronic
38-44.4(d)(2)	The preliminary drainage plan shall be labeled as "Preliminary"	BB
38-44.4(d)(3)	The preliminary drainage plan shall be stamped by and dated by the engineer, professional	BB
38-44.5	If the development proposed is adjacent to or within the 100-year floodplain the following are required:	No floodplain
38-44.6(a)	No Development within a floodway.	No floodplain
38-44.6(b)(1)	All 100-year floodplains shall be maintained in an open natural condition	No floodplain
38-44.6(b)(2)(a)	The 100-year floodplain shall be dedicated on the final plat to the city as a single lot or may be owned and maintained by an HOA	No floodplain
38-44.6(b)(3)(b)	No portion of a single-family or two-family residential lot shall exist within the 100-year floodplain	No floodplain
38-44.5(b)(3)(c)	A fifteen-foot wide maintenance easement adjacent to the floodway	No floodplain
38-44.5(b)(3)(e)	All streets adjacent to a 100-year floodplain shall have a minimum ROW width of fifty (50) feet.	No floodplain
38-44.5(b)(3)(f)(2)	All streets adjacent to a 100-year floodplain shall have a minimum sixty (60) percent of the linear frontage	No floodplain
38-44.5(b)(3)(f)(3)(a)	Not more than one (1) cul-de-sac in a row adjacent to 100-year floodplain	No floodplain
38-44.5(b)(3)(f)(2)(b)(1)	A minimum fifty (50) percent of an adjacent cul-de-sac bulb shall be open to the 100-year floodplain and no residential lot shall encroach within the area between this line and the major creek.	No floodplain
38-44.5(b)(3)(f)(2)(b)(2)	An entry monument(s) or feature(s) as well as landscaping shall be provided at the end of the cul-de-sac and a pathway of a minimum twelve (12) feet in width shall be provided to the major creek	No floodplain
38-18.2(a)(3) 38-43.3	Preliminary utility plan (for this case shown on Site Development)	BB
Administrative	The preliminary utility plan shall show the location and width of all adjacent utility easements	BB
38-38.43.2(2)	Width of all proposed utility easements	BB
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of water mains.	BB
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of wastewater mains.	BB

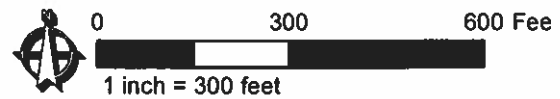
38-43.3(a)(2)	The preliminary utility plan shall include plans and specifications for fire hydrant systems.	BB
38-43.4(b)	All water and wastewater utilities including connections within the ROW or easements shall be vested to the city.	BB
38-43.4(d)	No utility or service lines shall cross another lot.	BB
38-43.4(e)	Any utility adjacent to non-city government roads shall be constructed outside that ROW and in a separate easement unless agreed upon by non-city owner and Midwest City	BB
38-18.2(a)(5)	Preliminary site development plan	BB
Administrative	Finish floor elevations for all pad sites	BB
Administrative 13-69.7(2)	Drainage arrows on all lots showing the final grading and where the water will drain (not to drain over more than adjacent lot)	BB
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	Apparent issue is around lot 7, blk 2
Administrative	Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.	BB
38-18.2(a)(6)	Street layout plan (for this case shown on Site Development)	BB
Administrative	The classification of every street within or adjacent to the development.	BB
38-45.4(b)	The streets within the development shall conform to the city's comprehensive plan.	BB
38-45.4(c)	The proposed street system shall extend all existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.	BB
38-45.4(d)	The street layout plan shall show all access points to existing roadways and be of the required number.	BB
38-45.4(e)	The street layout plan shall have two (2) connections to adjacent properties.	BB
38-45.4(n)	The street layout plan will have the names of all new proposed streets.	BB
38-45.4(o)	The street layout plan shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	None
38-47	The location, size, and easements of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	DOES NOT COMPLY
38-18.2 (a) (7)	Street signage and striping plan (for this case shown on Site Development)	BB
Administrative	Proposed signage of development	BB
Administrative	Proposed striping if required	None
38-18.2 (a) (9)	Other plans	
Administrative	If fee in lieu of improvements: include quantities and cost estimates	
Engineering Comments and Recommendations:		
Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:		



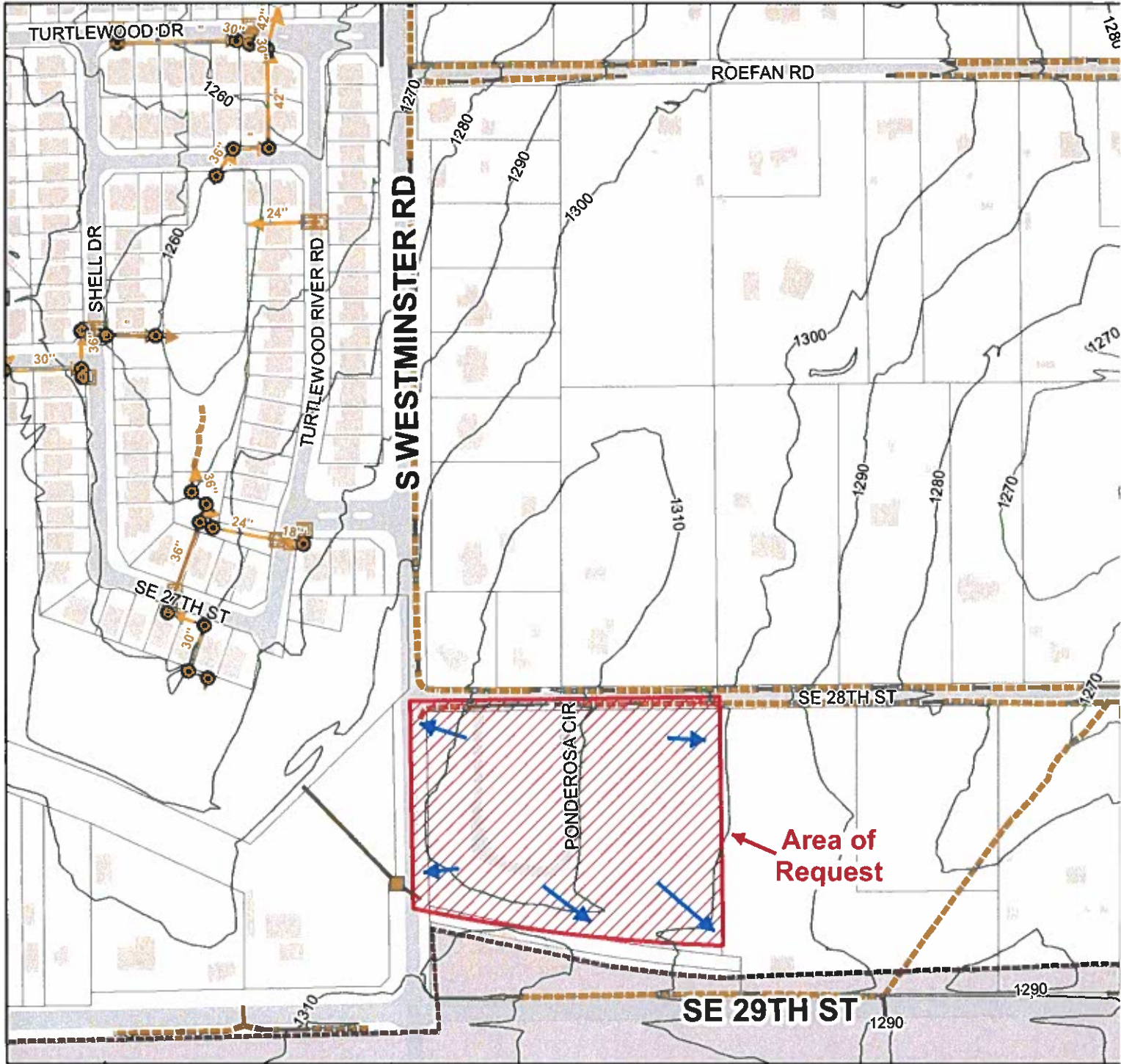
Locator Map



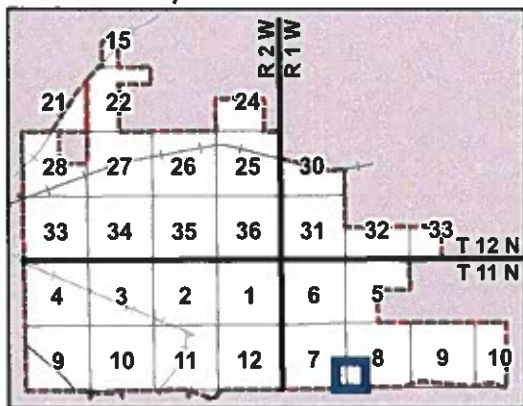
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2051
(SW/4, Sec. 8, T11N, R1W)**



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Locator Map

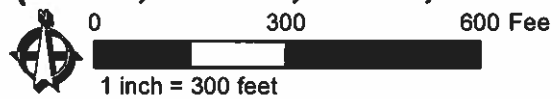


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

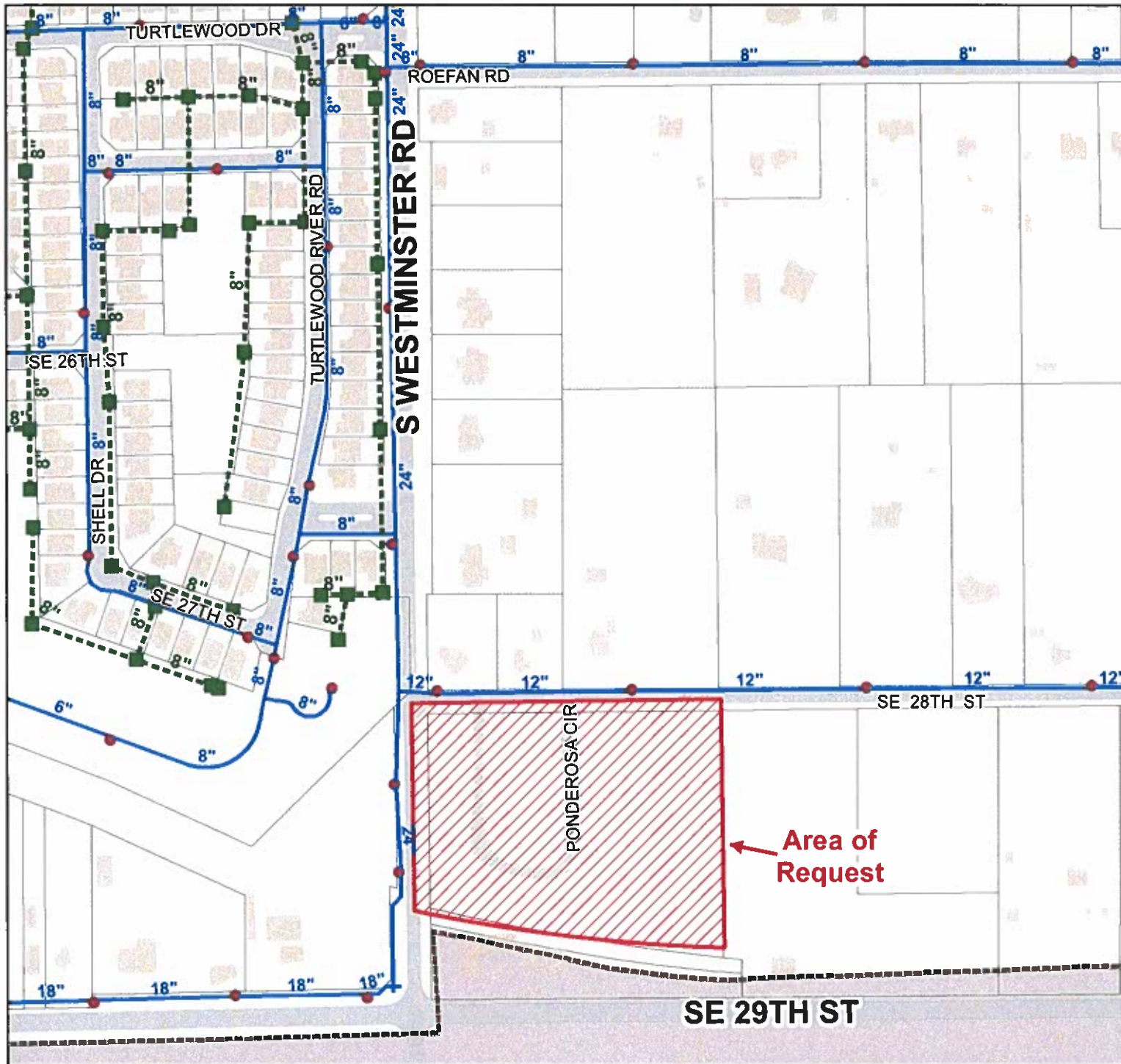
2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway
- FLOODWAY

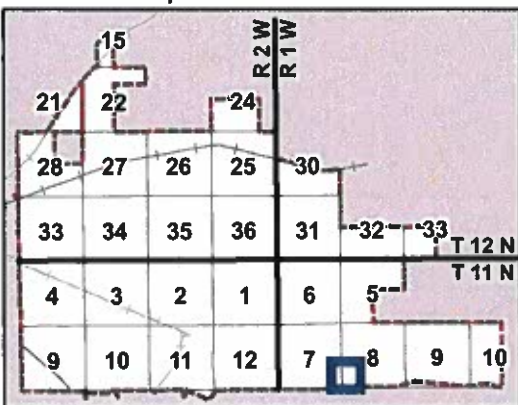
DRAINAGE LOCATION MAP FOR PC-2051 (SW/4, Sec. 8, T11N, R1W)



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Locator Map

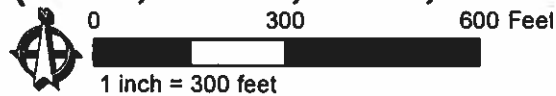


Water/Sewer Legend

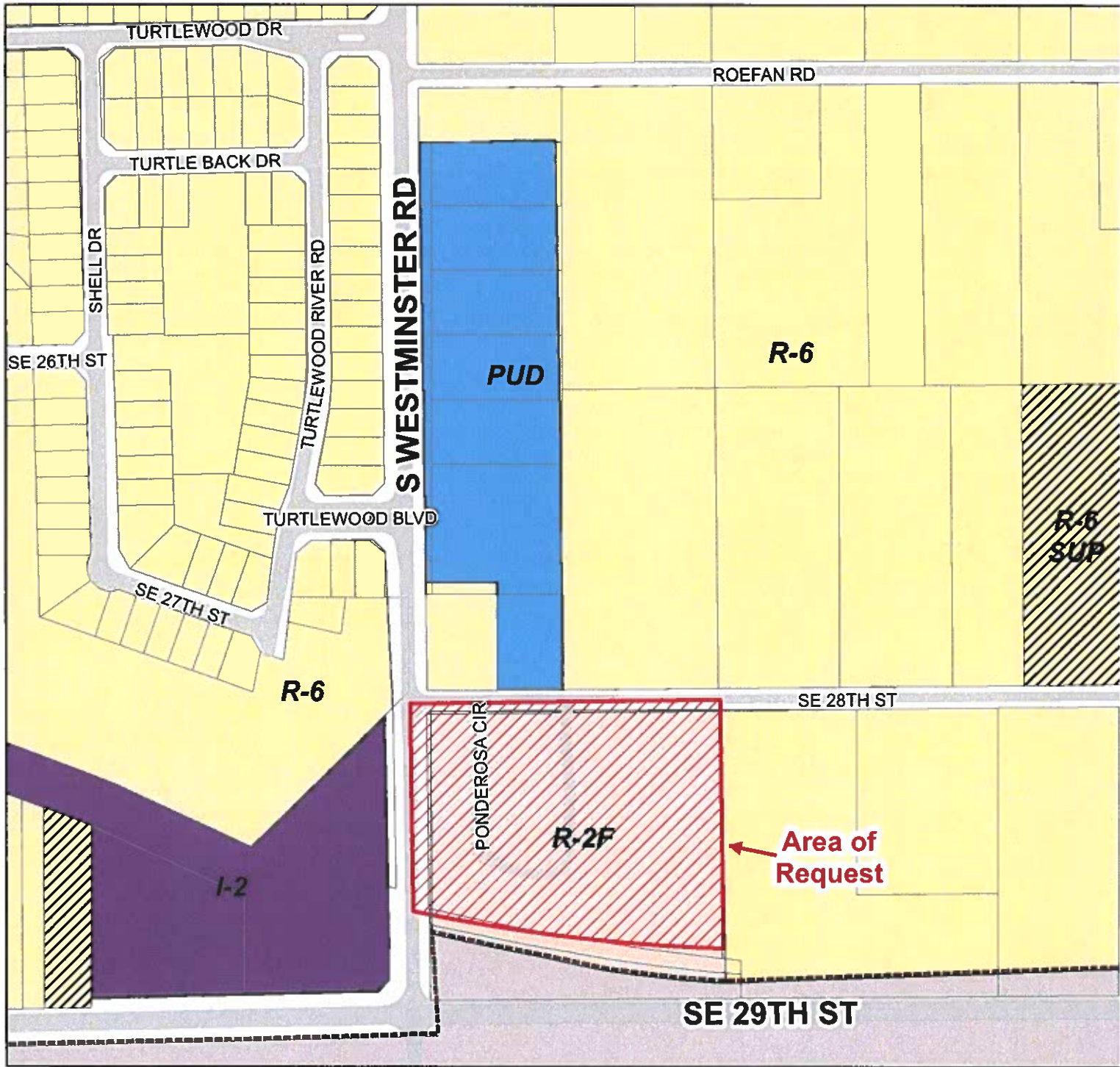
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2051**

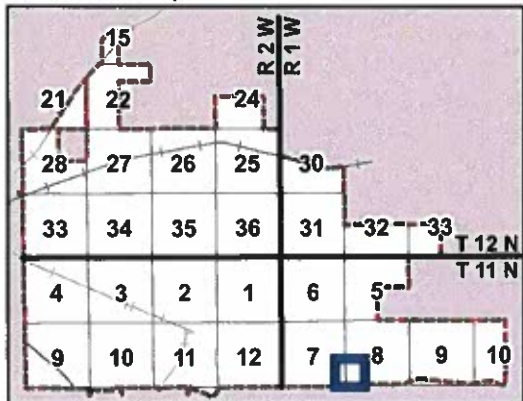
(SW/4, Sec. 8, T11N, R1W)



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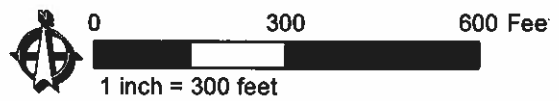
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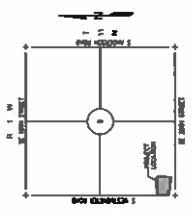
Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-2 SUP	O-2 SUP	R-HD SUP
C-3	R-6	R-MH-1
C-3 SUP	R-6 SUP	R-MH-2
C-4	R-8	PUD
C-4 SUP	R-10	SPUD
I-1	R-22	HOS
I-2		HOS SUP

**ZONING MAP FOR
PC-2051
(SW/4, Sec. 8, T11N, R1W)**



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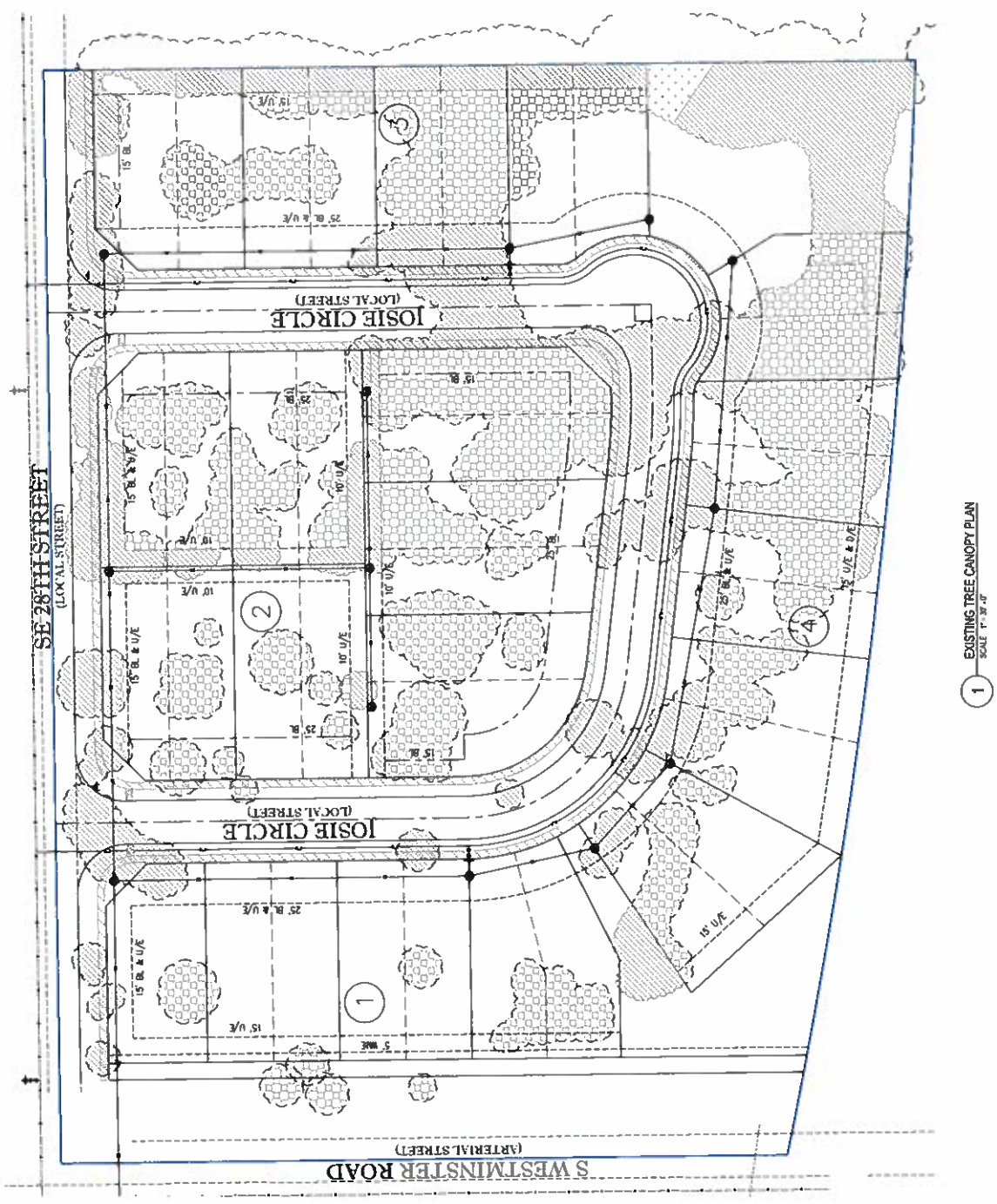


TREE CANOPY LEGEND

- CANOPY IN REMOVAL AREA TO BE REMAIN
- CANOPY IN OPEN SPACE TO BE REMOVED REQUIRING MITIGATION
- CANOPY REMOVED BUT IS WITHIN PERMITTED ROOT-CANOPY UTILITIES AND DRAINAGE AREAS NOT REQUIRING MITIGATION

TREE CANOPY CALCULATIONS

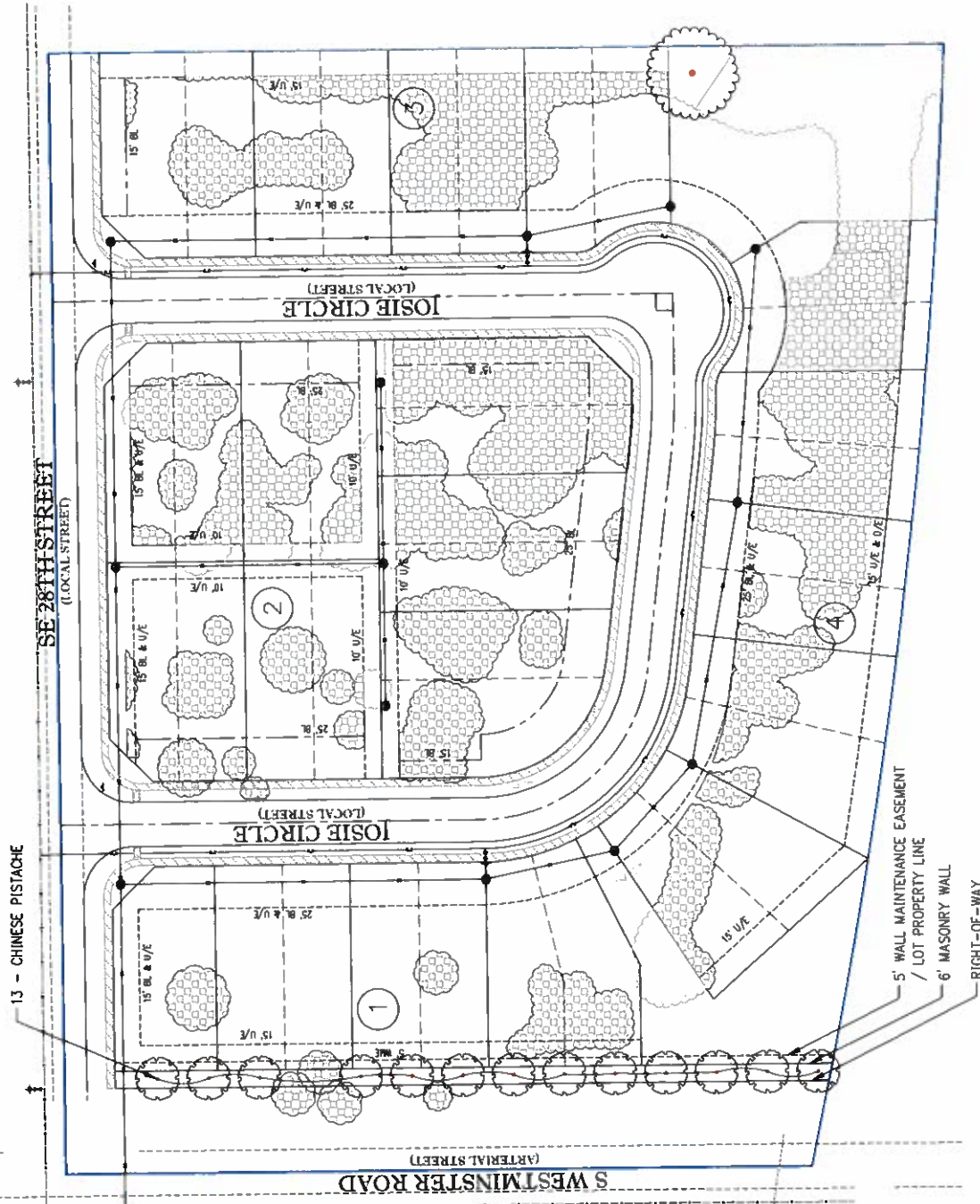
EXISTING TREE CANOPY IN REMOVAL AREA	78,671 SF
EXISTING TREE CANOPY IN OPEN SPACE	1,128 SF
EXISTING TREE CANOPY IN PERMITTED ROOT-CANOPY UTILITIES AND DRAINAGE AREAS	5,960 SF
TOTAL PRE-DEVELOPMENT TREE CANOPY COVERAGE	85,759 SF
TREE CANOPY TO REMAIN	78,671 SF
TREE CANOPY TO BE REMOVED REQUIRING MITIGATION	1,128 SF
TREE CANOPY TO BE REMOVED NOT REQUIRING MITIGATION	57,960 SF



1 EXISTING TREE CANOPY PLAN
SCALE: 1" = 30'

PRELIMINARY PLAN
FINAL REVIEW
TREE CANOPY MANAGEMENT PLAN
PRE-DEVELOPMENT
L-101
SHEET NO. 1 OF 3
DATE: 08/21/20
PROJECT NO. 20607900

Crafton Tull
A PROJECTS ENGINEERING CORPORATION
10000 S. 100th Street, Suite 100
Kent, WA 98048-3100
TEL: 206.835.4400 FAX: 206.835.4401
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TREE SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	DIA.	QTY	SIZE
	2	QUERCUS SHAMMORI / SHAWANO RED OAK	0.4.0	2.5' DIA.	10'-12' HT.
	2	PRUNUS CAGAYANA / CHINESE PISTACHE	0.4.0	2.5' DIA.	8'-10' HT.

TREE CANOPY LEGEND



CANOPY IN HATCHED AREA TO BE REMAIN

TREE CANOPY CALCULATIONS

CALCULATED RESTORATION AREA REQUIRED FOR MITIGATION	1,128 SF
CALCULATED RESTORATION AREA PROVIDED FOR MITIGATION	2,202 SF
MATURE SPREAD	55 FT
AREA OF SPREAD	55 FT x 27.5 FT = 1,512.5 SQ. FT.
TOTAL DEVELOPMENT TREE CANOPY COVERAGE	70,803 SF

TREE CANOPY TO REMAIN	78,871 SF
TREE CANOPY PROVIDED FOR MITIGATION	2,202 SF
TOTAL DEVELOPMENT TREE CANOPY COVERAGE	70,803 SF

1 PROPOSED TREE CANOPY PLAN / THOROUGHFARE SCREENING
SCALE: 1" = 30' - 0"

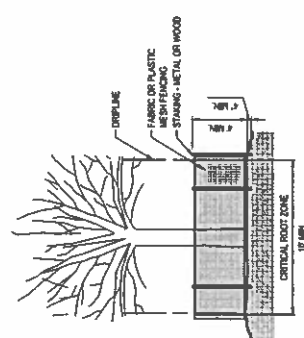
PRELIMINARY PLAN
SHEET NO. 2 OF 3
DATE: 08/21/20
PROJECT NO. 20607900

Crafton Tull
CONSULTANTS
10000 15th Avenue SW
Burien, WA 98148
TEL: 206.835.1100
WWW.CRAFTONTULL.COM

TREE CANOPY MANAGEMENT PLAN
POST-DEVELOPMENT
L-102

PLANTING NOTES

- THE QUANTITIES ON THE PLANT SCHEDULE ARE FOR CONFORMANCE ONLY AND THE GRAVING REPRESENTATIONS ON THE DRAWINGS ARE PRELIMINARY. VERIFY INDICATED QUANTITIES AND SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF WORK TO INSTALLATION.
- NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNER'S REPRESENTATIVE AND THE PROJECT LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY CONSTITUTE A PLAN RE-APPROVAL.
- PLANTS SHALL BE SUPPLIED AT THE SIZES SPECIFIED ON THE DRAWINGS. THE SIZES SHOWN ARE THE MINIMUM REQUIRED FOR EACH CATEGORY (MEDIUM, SPREAD, CALIPER, SPREAD, CALIPER, SPREAD, CALIPER). PLANTS SHALL BE SUPPLIED WITH A MINIMUM OF 2" CALIPER AND 1/2" SPREAD. PLANTS SHALL BE SUPPLIED WITH A MINIMUM OF 2" CALIPER AND 1/2" SPREAD. PLANTS SHALL BE SUPPLIED WITH A MINIMUM OF 2" CALIPER AND 1/2" SPREAD.
- ALL PLANTS MUST BE NURSERY GROWN. ALL TREES SHALL COMPLY WITH ANSI Z-601, 2004 EDITION AND THE URBAN TREE FOUNDATION GUIDELINE FOR MATURE TREE SPECIFICATIONS. ALL PLANTS SHALL BE HIGHEST QUALITY, FIRST CLASS REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS, COLLS, OR PAPER GRAFT MATERIAL WILL BE ACCEPTED.
- CALIPER SIZE IS NOT TO BE REDUCED. CALIPER MEASUREMENTS SHALL BE TAKEN IN ACCORDANCE WITH ANSI STANDARDS.
- ALL TREES MUST BE STRAIGHT TRUNKED, HAVE A STRONG CENTRAL LEADER, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH "Y" SHAPE ARE NOT ACCEPTABLE UNLESS THAT SHAPE IS NATURAL TO THE CROWN HABIT OF THE SPECIES. TREES THAT HAVE BEEN PRESENTLY PRUNED TO MEET THESE SPECIFICATIONS SHALL BE REJECTED.
- THE PLANTS' VEGETATIVE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE OF LARGE HOLES OR FLAT SURFACE AREAS.
- ALL STREET AND SHADE TREES SHALL HAVE A MINIMUM OF 8" CLEAR TRUNK UNLESS OTHERWISE NOTED ON PLANS OR PLANT LISTS.
- TREES AND SHRUBS PLANTED DURING PERIODS OF HIGH TRANSPIRATION SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO MOVING, APPLY AND REMOVE ANTI-DESICCANTS IMMEDIATELY AFTER PLANTING.
- TREES SHALL BE STAKED AND COTED AS DETAILED. STAKE AND COTED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE SUBCONTRACTOR SIX (6) MONTHS AFTER FINAL ACCEPTANCE.
- ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE. REJECTED PLANTS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AND THE OWNER. CALL OR CALL NUMBER ONE-CALL SYSTEM AT 1-800-367-6347.
- 1-800-367-6347 SHALL BE THOROUGHLY BODY-TOLLED TO A MINIMUM OF TWELVE INCHES (12") PRIOR TO PLANT PLACEMENT. AMENDMENTS, IF REQUIRED, BASED ON SITE-SPECIFIC SOIL TEST RESULTS, SHALL BE THOROUGHLY TILLED INTO THE SOIL ACCORDING TO THE TEST RESULT RECOMMENDATIONS. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE UNLESS OTHERWISE NOTED NECESSARY TO BEING IN NEW TOPSOIL. ALL URBAN AREAS CAUSED BY CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION. ANY AREAS DAMAGED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL PLANTS SHALL BE PLANTED WITH THE BEST FACE FORWARD, TOWARDS THE STREET WHENEVER POSSIBLE.
- ALL PLANTS SHOULD BE PRUNED OF BROKEN AND DEAD WOOD AS NECESSARY PRIOR TO INSTALLATION. REMOVE NO MORE THAN 1/3 OF THE BRANCHING. DO NOT PLANT IN PRE-EXISTENT HERICERIES, TREELINE, ETC. UNLESS APPROVED EQUAL. SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO UNLOADING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
- APPLY ORGANIC ROOT STIMULATOR, CONTAINING UNIFORMITY, TO ALL PLANTS PRIOR TO BACKFILLING. APPLY AT MANUFACTURER'S RATES AND RECOMMENDATIONS.
- INCLUDE THE MANUFACTURER'S RECOMMENDATIONS FOR PLANTING AND CARE OF SPECIES. PROVIDE SPECIFIC CARE INSTRUCTIONS AS NECESSARY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE IN A HEALTHY AND VIGOROUS CONDITION ACCORDING TO THE NATURAL GROWTH HABITS OF THE INDIVIDUAL SPECIES AT THE TIME OF THE TURNOVER TO THE OWNER. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR AFTER FINAL ACCEPTANCE.
- 500 AREA SHALL BE PLANTED WITH U-3 BERBERIS SOB OR EQUIVALENT AS APPROVED BY OWNER'S REPRESENTATIVE.



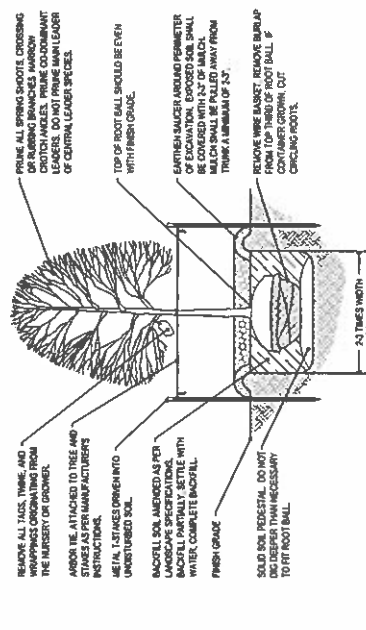
NOTE: 1. TREE PROTECTION FENCING TO BE PLACED AROUND ALL PRESERVED TREES

FENCING STAKES 8" O.C.

PLAN MESHES INCLUDING:

NOTE: TREE PROTECTION FENCING SHOWING OUTSIDE TREE PRESERVATION CANOPY FOR GRAPHICAL PURPOSES. THE TREE PROTECTION FENCING SHALL BE RUN UNDER THE DUMP LINE OF THE PRESERVED CANOPY.

1 TREE PROTECTION FENCING DETAIL
NO SCALE



2 TREE PLANTING DETAIL
NO SCALE

TREE PRESERVATION NOTES

- ALL TREES AND MATERIAL SHALL BE SHOWN ON THESE PLANS TO BE PRESERVED. PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION WITH TEMPORARY FENCING.
- HIGHEST CITY TREE PRESERVATION ORDINANCE AND GUIDELINES SHALL SUPERSEDE WHEN APPLICABLE TO THESE NOTES. THIS PLAN, HIGHEST CITY RESTRICTIONS ARE MORE STRINGENT THAN ANY OTHER CITY STANDARDS AND BEST PRACTICES SHALL BE BY EFFECT.
- PROTECTIVE FENCES SHALL BE ERECTED PRIOR TO THE START OF ANY CONSTRUCTION TO PROTECT TO STANDARDS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION. PROTECTIVE FENCES SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A BUILD-UP WITHIN TREE DRUPLINES.
- PROTECTIVE FENCES SHALL BE LOCATED AT THE PERIMETER OF THE PROTECTIVE FENCING SHALL FOLLOW THE LIMIT OF PROTECTIVE FENCING LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTATION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
 - CHANGES GREATER THAN 1% OR REDUCING NOT REVIEWED BY CITY ARBORIST.

- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPROVEMENTS SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- WHERE FERTILIZER PAVING IS TO BE INSTALLED WITHIN A TREE'S DRUPLINE, DIRECT FERTILIZER APPLICATION SHALL BE PERMITTED IN THE FERTILIZER PAVING AREA IN THE SEPARATELY PRIOR TO PAVING INSTALLATION.
- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPROVEMENTS SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE PERIPHERY OF ANY TREE.
- PRUNING TO PROMOTE CLEARANCE FOR CONSTRUCTION SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL CROWNED PRUNING MUST BE DONE ACCORDING TO RECOMMENDED APPROVED STANDARDS OF THE INDUSTRY REFERENCED THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS. ALL PRUNING SHALL BE REQUESTED FROM THE CITY ARBORIST.
- DEVIATIONS FROM THE ABOVE NOTES MAY BE REQUESTED BY THE LANDSCAPE CONTRACTOR. SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

PRELIMINARY PLAN
TREE CANOPY MANAGEMENT PLAN
NOTES AND DETAILS
SHEET NO. 1 OF 3
DATE: 07/24/20
PROJECT NO. 20607900

Crafton Tull
ARCHITECTS

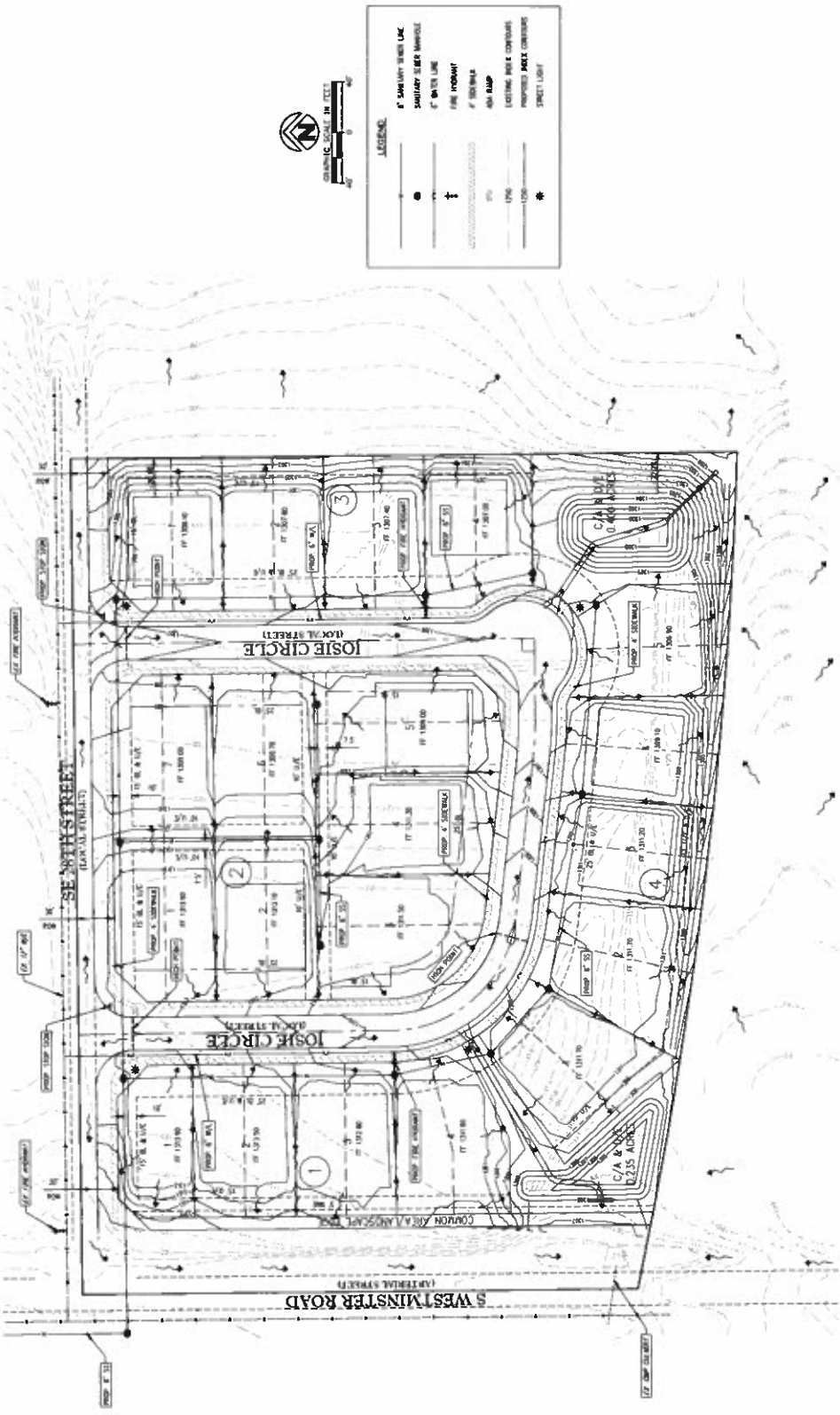


THE CURVE
 HERVEY CITY, OH IOHANA

PRELIMINARY
 PLANS

SEE DEVELOPMENT PLAN

C-101



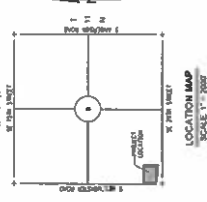
LEGEND

- 4" SANITARY TRUNK LINE
- SATISFACTORY STREET MANHOLE
- 8" WATER LINE
- 12" FIRE MAIN
- 6" SEWER
- 8" GAS
- 12" EXISTING WATER CONDUIT
- 12" EXISTING POWER CONDUIT
- 12" EXISTING STREET LIGHT



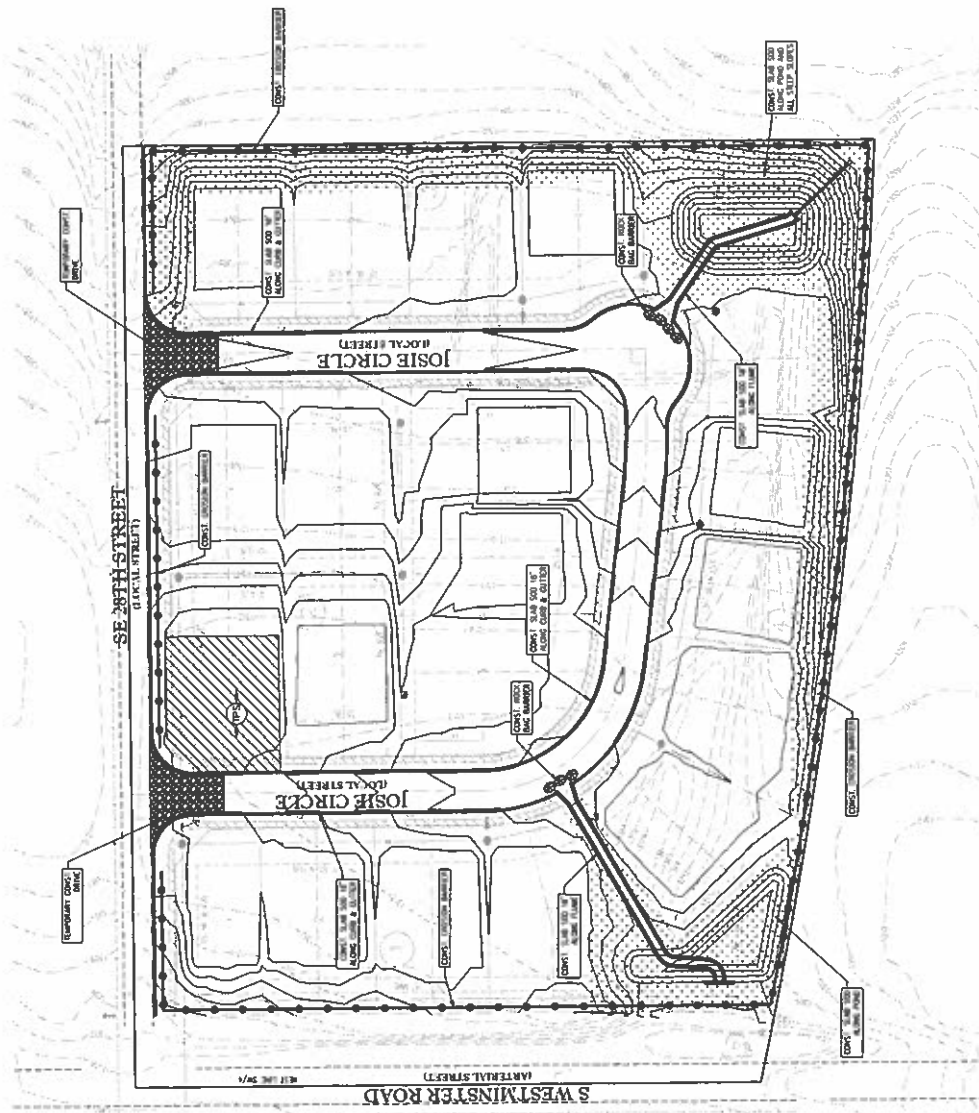
TYPICAL STREET SECTIONS (ASPHALT)
 LOCAL RESIDENTIAL AND COMMERCIAL STREET

NOTE:
 The proposed thickness of each Asphalt Lift may vary between 1.5 inches



NOTE: EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL VEGETATION IS ESTABLISHED.

- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO APPLICABLE SECTIONS OF THE CODE OF ORDINANCES OF THE CITY OF OKLAHOMA.
 2. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL INSTALL THE Silt Scheduling, AS SHOWN ON ANY OTHER EROSION & SCHEDULING MEASURES NECESSARY TO STOP ANY SEDIMENT PRODUCED DURING THE CONSTRUCTION ACTIVITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES.
 4. FOLLOWING THE COMPLETION OF THE CONSTRUCTION ALL OBTAINED SOIL SHALL BE RETURNED TO ITS ORIGINAL STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF ALL CONSTRUCTION ACTIVITIES.
 5. THE CONTRACTOR SHALL CONTRACT CONSTRUCTION CONTRACTS AT LOCATION SHOWN.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL EROSION CONTROL DEVICES DAMAGED DUE TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, FEDERAL AND/OR FEDERAL REGULATIONS PERTAINING TO EROSION CONTROL AND SCHEDULING MEASURES, AS THEY APPLY TO THE PROJECT AND DRAINAGE PROJECT.
 8. A COPY OF THE EROSION CONTROL PLAN SHALL BE ON THE SITE AT ALL TIMES AND AVAILABLE TO THE INSPECTOR UPON REQUEST.
 9. 10" S&B ALONG ALL CURB & GUTTER.



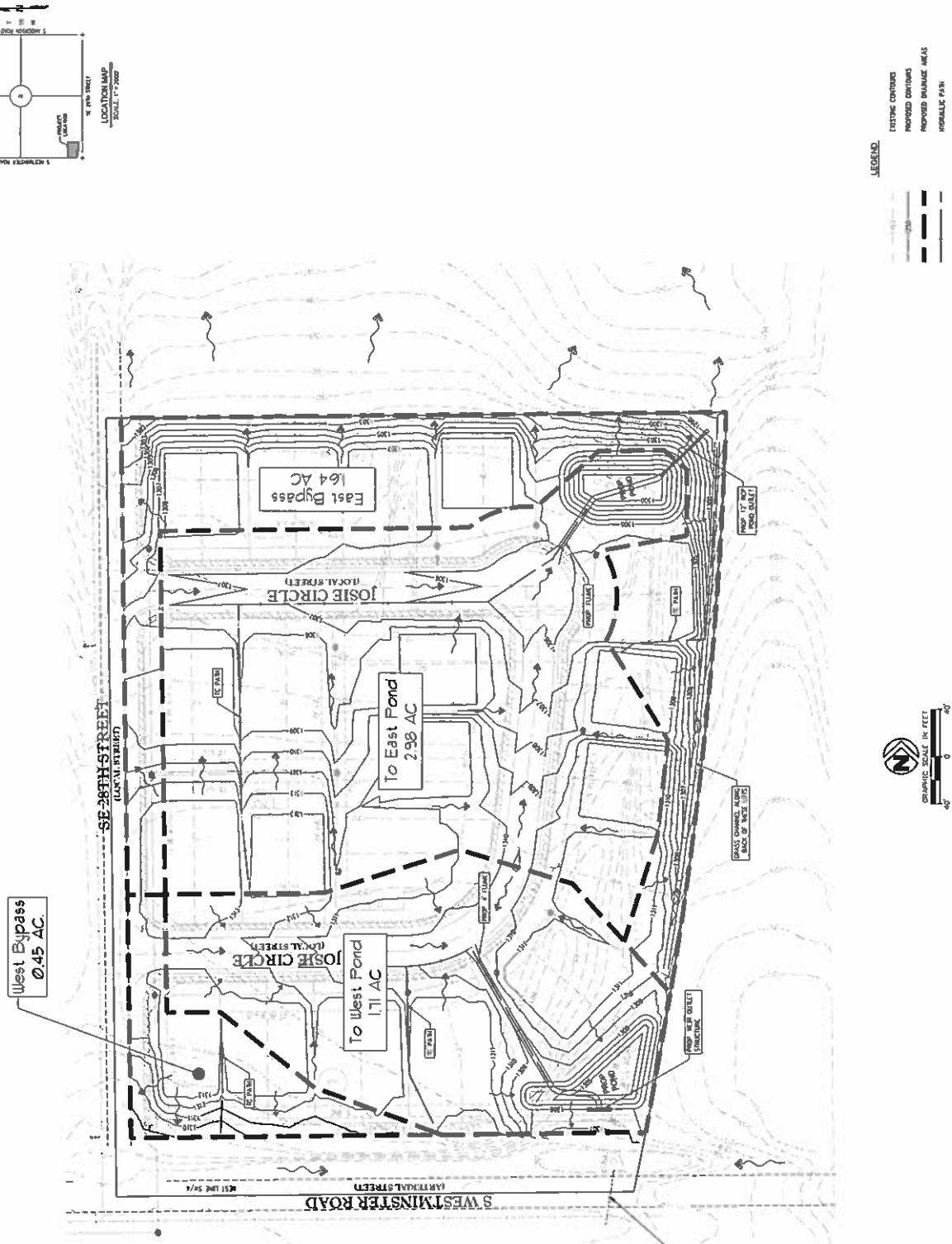
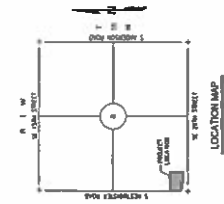


NO.	REVISIONS
1	ISSUED FOR CONSTRUCTION
2	REVISED TO REFLECT FIELD CHANGES

The information on this drawing is based on all information furnished by the owner and is not to be construed as a warranty of accuracy or completeness. The engineer and his staff do not accept responsibility for the accuracy or completeness of the information furnished by the owner or for the results of the information furnished by the owner or for the results of the information furnished by the owner.

PRELIMINARY PLANS

PRELIMINARY DRAINAGE PLAN



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED DRAINAGE AREAS
 - HYDRAULIC PATH



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August 20, 2020

Preliminary Drainage Report

Prepared for:

The Curve

Submitted to:

City of Midwest City
Engineering Division
100 N. Midwest Boulevard
Midwest City, OK 73110



CT JOB NO. 206079-00



Crafton Tull

Prepared by:  **Crafton Tull**

300 Pointe Parkway Boulevard | Yukon, OK 73099 | 405-787-6270 | www.craftontull.com



INDEX

Written Report

Detention Calculation Worksheet

HydroCAD Results

- West Pond
- East pond

Attachments:

- Drainage Maps

PROJECT NAME: The Curve

PROJECT DESCRIPTION & LOCATION:

The following is the Preliminary Drainage Report for the proposed residential development of The Curve. The project is located in a part of the Southwest Quarter (SW/4) of Section Eight (08), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Midwest City, Oklahoma; South of NE 28th, west of Westminster Road.

SITE DRAINAGE:

The runoff for this site generally flow in two basins, West and East. The west basin is smaller than the east basin. A proposed detention pond will be constructed for each basin; one in the southwest corner and one in the southeast corner of the property in order to ensure that the developed site releases runoff at or less than the historic conditions of the site. Drainage shall meet all of the City of Midwest City drainage ordinances in place at the time of development. There are no USGS blue line streams on the property. There is also no FEMA 100 year floodplain on the site.

STORM DRAINAGE DESIGN:

Historically, this site has approximately 1.51 acres draining to the west and 5.26 acres draining to the east. The proposed drainage for this site will be split into an east and west basin similar to the historic conditions. Approximately 1.71 acres of runoff will drain to the proposed west pond while 0.45 acres from the back of the lots along the west side of the site will be counted as west bypass. The proposed east pond will receive 2.98 acres of runoff while 1.64 acres from the back of the lots along the south and east sides of the site will be counted as east bypass.

Preliminary detention calculations were conducted to assure that the proposed ponds have adequate storage required for detention. Preliminary calculations are included in this report. For more information on the preliminary detention calculations, see the drainage calculation worksheet and HydroCAD Results sections of this report.

The current plan is to have a detention pond in the southwest and southeast corners of the property, located within common areas. The ponds, as shown on the preliminary plat, are large enough to handle the detention needs for the site but are subject to change with final design.

CONCLUSION:

Design calculations for the proposed project are included in this report. All drainage design and computations were performed in accordance with the City of Midwest City ordinance requirements.

Should you have any questions or require any additional information, please feel free to contact us at your convenience.

DATE: August 20, 2020

PREPARED BY: Danny Williamson, P.E.

Detention Calculation Worksheets

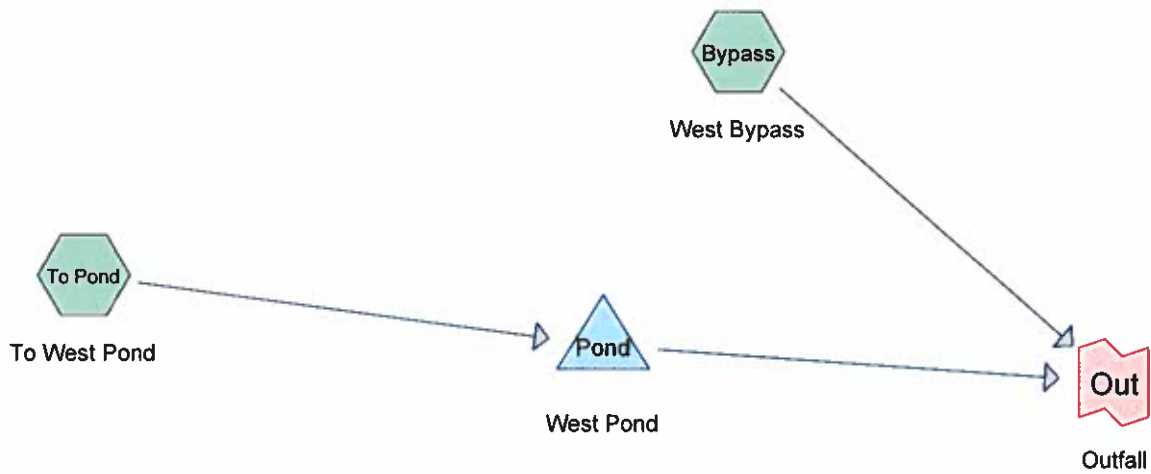
Job Description: The Curve
CTA Job Number: 20607900
Date: August 20, 2020
Created By: Danny Williamson, P.E.

TIME OF CONCENTRATION CALCULATIONS

DRAINAGE AREA DESIGNATION	DRAINAGE AREA (acres)	OVERLAND FLOW					CHANNEL FLOW					TOTAL TIME OF CONC. (min)	INTENSITY (in/hr)							RUNOFF (cfs)			
		LENGTH (ft)	RISE (ft)	SLOPE (ft/ft)	RETARDANCE FACTOR (N)	OVERLAND T _c (min)	LENGTH (ft)	RISE (ft)	SLOPE (ft/ft)	RETARDANCE FACTOR (k)	CHANNEL T _c (min)		t ₂	t ₅	t ₁₀	t ₁₅	t ₂₀	t ₃₀	t ₄₅		t ₆₀		
																						Q ₂	Q ₅
Historic West	1.51	160.0	4.00	0.0250	1.000	13.675	0.0	0.00	0.0000	0.0000	0.000	4.14	4.91	5.60	6.48	7.37	8.19	3.12	3.71	4.22	4.89	5.56	6.18
Historic East	5.26	450.0	11.50	0.0256	1.000	19.961	0.0	0.00	0.0000	0.0000	0.000	3.45	4.19	4.77	5.53	6.29	6.99	9.08	11.03	12.56	14.55	16.54	18.39
To West Pond	1.71	140.0	2.00	0.0143	1.000	14.558	190.0	2.00	0.0105	0.0035	1.149	3.89	4.65	5.30	6.14	6.88	7.75	4.65	5.57	6.34	7.35	8.35	9.28
West Bypass	0.45	100.0	4.00	0.0400	1.000	10.461	0.0	0.00	0.0000	0.0000	0.000	4.82	5.40	6.15	7.13	8.10	9.00	1.46	1.70	1.94	2.25	2.55	2.84
TO EAST POND	2.96	235.0	6.00	0.0255	1.000	15.699	330.0	2.00	0.0061	0.0035	2.173	3.65	4.40	5.02	5.81	6.61	7.34	7.62	9.19	10.46	12.12	13.78	15.31
East Bypass	1.64	75.0	5.50	0.0733	1.000	8.331	190.0	6.50	0.0342	0.0060	1.668	4.70	5.48	6.24	7.23	8.22	9.14	5.40	6.29	7.17	8.30	9.44	10.49

NOTE: TIME OF CONCENTRATION, T_c = $K(L^{0.37} / S^{0.20}) + k(L^{0.77} / S^{0.385})$

HydroCAD Results



Routing Diagram for west POND
 Prepared by (enter your company name here), Printed 8/20/2020
 HydroCAD® 10.10-3a s/n 07460 © 2020 HydroCAD Software Solutions LLC

west POND

OK-OKC 2-Year Duration=36 min, Inten=2.59 in/hr

Prepared by {enter your company name here}

Printed 8/20/2020

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Page 2

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: West Bypass Runoff Area=0.450 ac 0.00% Impervious Runoff Depth=1.09"
Tc=10.5 min C=0.70 Runoff=0.82 cfs 0.041 af

SubcatchmentTo Pond: To West Pond Runoff Area=1.710 ac 0.00% Impervious Runoff Depth=1.09"
Tc=15.7 min C=0.70 Runoff=3.12 cfs 0.155 af

Pond Pond: West Pond Peak Elev=1,306.80' Storage=4,094 cf Inflow=3.12 cfs 0.155 af
Outflow=2.06 cfs 0.136 af

Link Out: Outfall Inflow=2.70 cfs 0.177 af
Primary=2.70 cfs 0.177 af

Total Runoff Area = 2.160 ac Runoff Volume = 0.195 af Average Runoff Depth = 1.09"
100.00% Pervious = 2.160 ac 0.00% Impervious = 0.000 ac

west POND

OK-OKC 5-Year Duration=36 min, Inten=3.06 in/hr

Prepared by {enter your company name here}

Printed 8/20/2020

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: West Bypass Runoff Area=0.450 ac 0.00% Impervious Runoff Depth=1.28"
Tc=10.5 min C=0.70 Runoff=0.97 cfs 0.048 af

SubcatchmentTo Pond: To West Pond Runoff Area=1.710 ac 0.00% Impervious Runoff Depth=1.28"
Tc=15.7 min C=0.70 Runoff=3.69 cfs 0.183 af

Pond Pond: West Pond Peak Elev=1,306.98' Storage=4,605 cf Inflow=3.69 cfs 0.183 af
Outflow=2.60 cfs 0.164 af

Link Out: Outfall Inflow=3.39 cfs 0.212 af
Primary=3.39 cfs 0.212 af

Total Runoff Area = 2.160 ac Runoff Volume = 0.231 af Average Runoff Depth = 1.28"
100.00% Pervious = 2.160 ac 0.00% Impervious = 0.000 ac

west POND

OK-OKC 10-Year Duration=36 min, Inten=3.57 in/hr

Prepared by {enter your company name here}

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Page 4

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: West Bypass

Runoff Area=0.450 ac 0.00% Impervious Runoff Depth=1.50"
Tc=10.5 min C=0.70 Runoff=1.13 cfs 0.056 af

SubcatchmentTo Pond: To West Pond

Runoff Area=1.710 ac 0.00% Impervious Runoff Depth=1.50"
Tc=15.7 min C=0.70 Runoff=4.31 cfs 0.214 af

Pond Pond: West Pond

Peak Elev=1,307.12' Storage=5,162 cf Inflow=4.31 cfs 0.214 af
Outflow=3.10 cfs 0.195 af

Link Out: Outfall

Inflow=4.08 cfs 0.251 af
Primary=4.08 cfs 0.251 af

Total Runoff Area = 2.160 ac Runoff Volume = 0.270 af Average Runoff Depth = 1.50"
100.00% Pervious = 2.160 ac 0.00% Impervious = 0.000 ac

west POND

OK-OKC 25-Year Duration=36 min, Inten=4.09 in/hr

Prepared by {enter your company name here}

Printed 8/20/2020

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: West Bypass Runoff Area=0.450 ac 0.00% Impervious Runoff Depth=1.72"
Tc=10.5 min C=0.70 Runoff=1.30 cfs 0.064 af

SubcatchmentTo Pond: To West Pond Runoff Area=1.710 ac 0.00% Impervious Runoff Depth=1.72"
Tc=15.7 min C=0.70 Runoff=4.93 cfs 0.245 af

Pond Pond: West Pond Peak Elev=1,307.25' Storage=5,714 cf Inflow=4.93 cfs 0.245 af
Outflow=3.61 cfs 0.225 af

Link Out: Outfall Inflow=4.74 cfs 0.289 af
Primary=4.74 cfs 0.289 af

Total Runoff Area = 2.160 ac Runoff Volume = 0.309 af Average Runoff Depth = 1.72"
100.00% Pervious = 2.160 ac 0.00% Impervious = 0.000 ac

west POND

OK-OKC 50-Year Duration=36 min, Inten=4.55 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: West Bypass Runoff Area=0.450 ac 0.00% Impervious Runoff Depth=1.91"
Tc=10.5 min C=0.70 Runoff=1.44 cfs 0.072 af

SubcatchmentTo Pond: To West Pond Runoff Area=1.710 ac 0.00% Impervious Runoff Depth=1.91"
Tc=15.7 min C=0.70 Runoff=5.49 cfs 0.272 af

Pond Pond: West Pond Peak Elev=1,307.37' Storage=6,198 cf Inflow=5.49 cfs 0.272 af
Outflow=4.10 cfs 0.252 af

Link Out: Outfall Inflow=5.36 cfs 0.324 af
Primary=5.36 cfs 0.324 af

Total Runoff Area = 2.160 ac Runoff Volume = 0.344 af Average Runoff Depth = 1.91"
100.00% Pervious = 2.160 ac 0.00% Impervious = 0.000 ac

west POND

OK-OKC 100-Year Duration=36 min, Inten=5.11 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: West Bypass Runoff Area=0.450 ac 0.00% Impervious Runoff Depth=2.15"
Tc=10.5 min C=0.70 Runoff=1.62 cfs 0.081 af

SubcatchmentTo Pond: To West Pond Runoff Area=1.710 ac 0.00% Impervious Runoff Depth=2.15"
Tc=15.7 min C=0.70 Runoff=6.17 cfs 0.306 af

Pond Pond: West Pond Peak Elev=1,307.51' Storage=6,767 cf Inflow=6.17 cfs 0.306 af
Outflow=4.73 cfs 0.286 af

Link Out: Outfall Inflow=6.16 cfs 0.366 af
Primary=6.16 cfs 0.366 af

Total Runoff Area = 2.160 ac Runoff Volume = 0.386 af Average Runoff Depth = 2.15"
100.00% Pervious = 2.160 ac 0.00% Impervious = 0.000 ac

west POND

OK-OKC 100-Year Duration=36 min, Inten=5.11 in/hr

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Summary for Subcatchment Bypass: West Bypass

Runoff = 1.62 cfs @ 0.18 hrs, Volume= 0.081 af, Depth= 2.15"

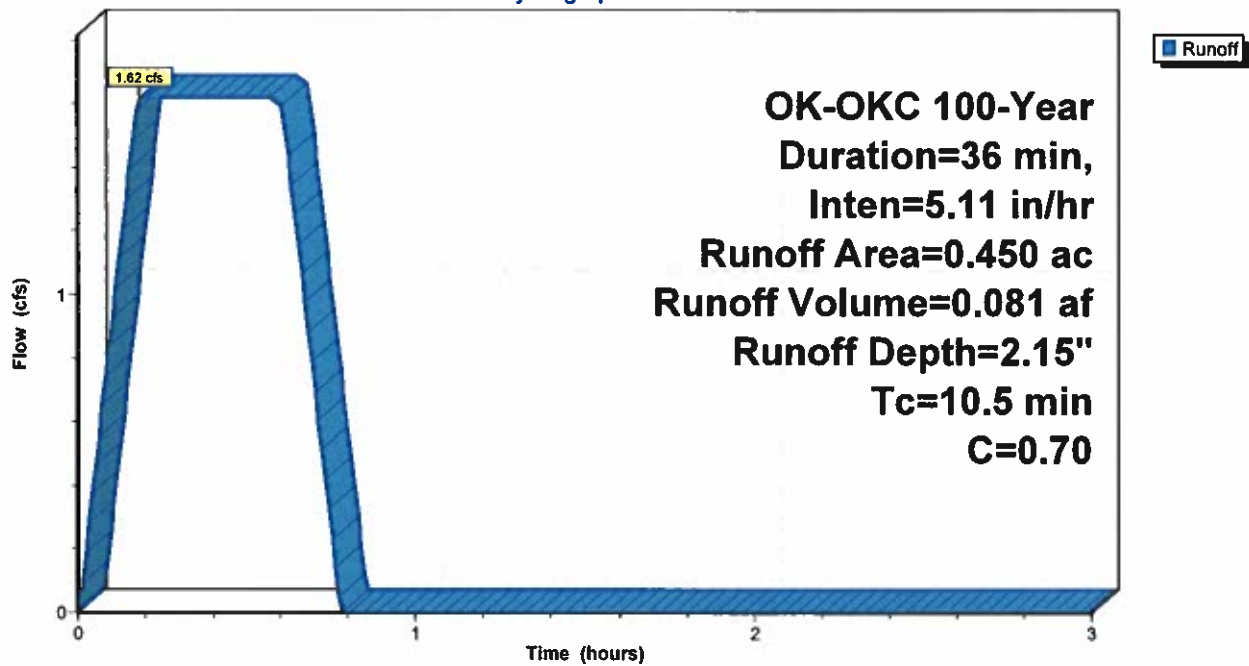
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
OK-OKC 100-Year Duration=36 min, Inten=5.11 in/hr

Area (ac)	C	Description
0.450	0.70	
0.450		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5					Direct Entry,

Subcatchment Bypass: West Bypass

Hydrograph



west POND

OK-OKC 100-Year Duration=36 min, Inten=5.11 in/hr

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Summary for Subcatchment To Pond: To West Pond

Runoff = 6.17 cfs @ 0.27 hrs, Volume= 0.306 af, Depth= 2.15"

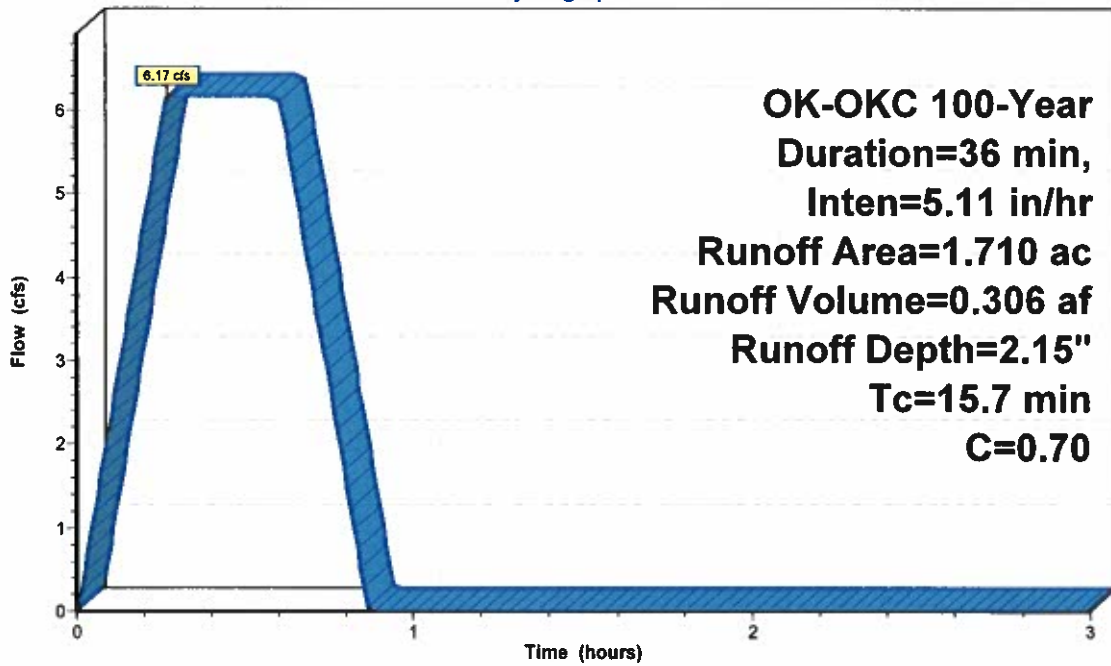
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
OK-OKC 100-Year Duration=36 min, Inten=5.11 in/hr

Area (ac)	C	Description
1.710	0.70	
1.710		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.7					Direct Entry,

Subcatchment To Pond: To West Pond

Hydrograph



west POND

OK-OKC 100-Year Duration=36 min, Inten=5.11 in/hr

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Summary for Pond Pond: West Pond

Inflow Area = 1.710 ac, 0.00% Impervious, Inflow Depth = 2.15" for 100-Year event
 Inflow = 6.17 cfs @ 0.27 hrs, Volume= 0.306 af
 Outflow = 4.73 cfs @ 0.66 hrs, Volume= 0.286 af, Atten= 23%, Lag= 23.5 min
 Primary = 4.73 cfs @ 0.66 hrs, Volume= 0.286 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,307.51' @ 0.66 hrs Surf.Area= 4,122 sf Storage= 6,767 cf

Plug-Flow detention time= 27.0 min calculated for 0.285 af (93% of inflow)
 Center-of-Mass det. time= 26.0 min (51.8 - 25.9)

Volume	Invert	Avail.Storage	Storage Description
#1	1,305.00'	8,785 cf	Custom Stage Data (Prismatic) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,305.00	1,263	0	0
1,306.00	2,306	1,785	1,785
1,307.00	3,475	2,891	4,675
1,308.00	4,745	4,110	8,785

Device	Routing	Invert	Outlet Devices
#1	Primary	1,305.00'	20.0 deg Sharp-Crested Vee/Trap Weir Cv= 2.69 (C= 3.36)

Primary OutFlow Max=4.73 cfs @ 0.66 hrs HW=1,307.51' (Free Discharge)
 ↳ 1=Sharp-Crested Vee/Trap Weir (Weir Controls 4.73 cfs @ 4.26 fps)

west POND

OK-OKC 100-Year Duration=36 min, Inten=5.11 in/hr

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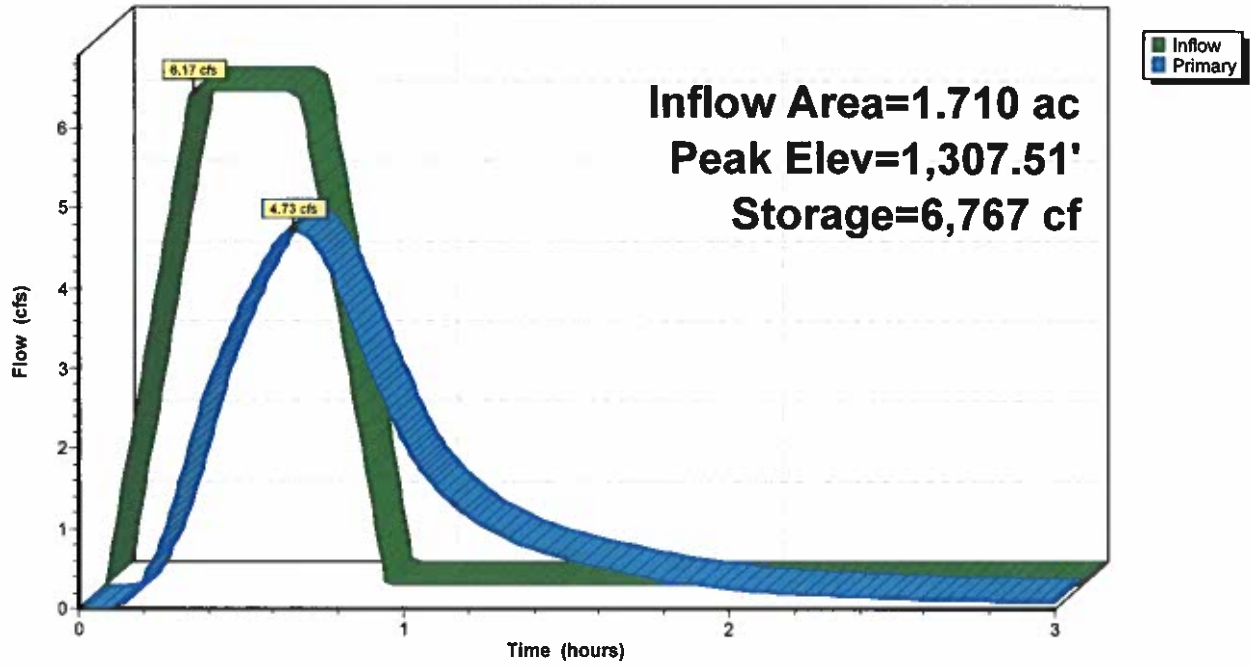
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Pond Pond: West Pond

Hydrograph



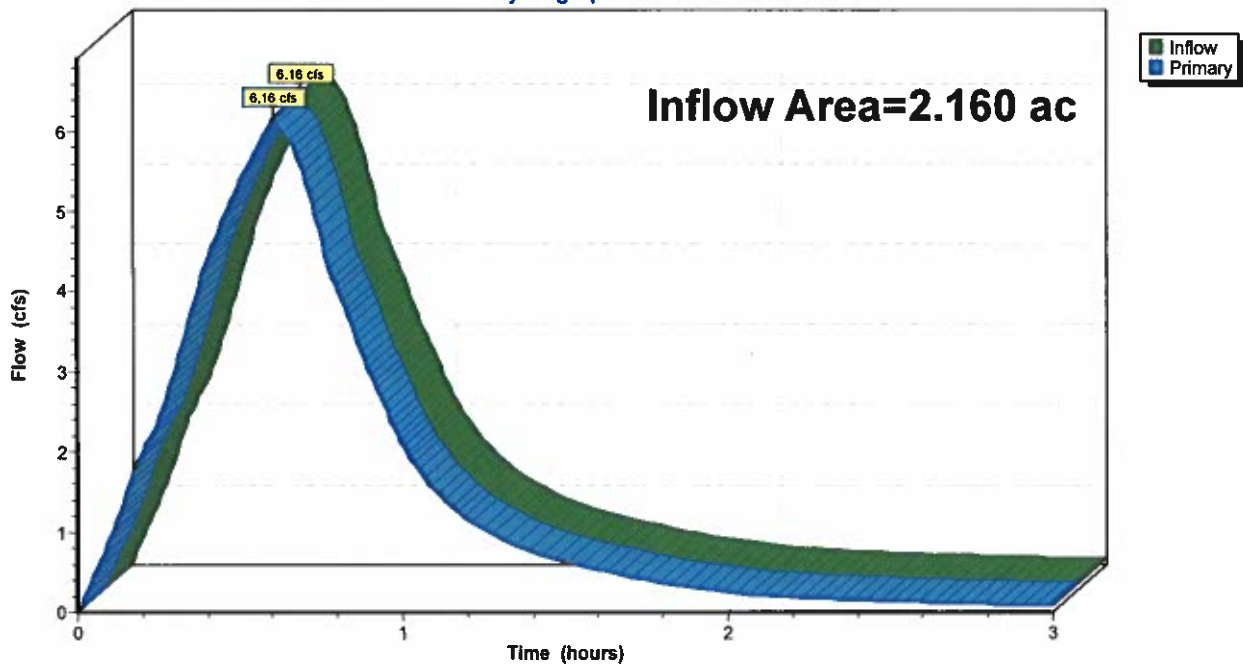
Summary for Link Out: Outfall

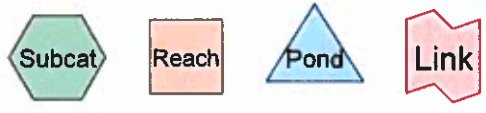
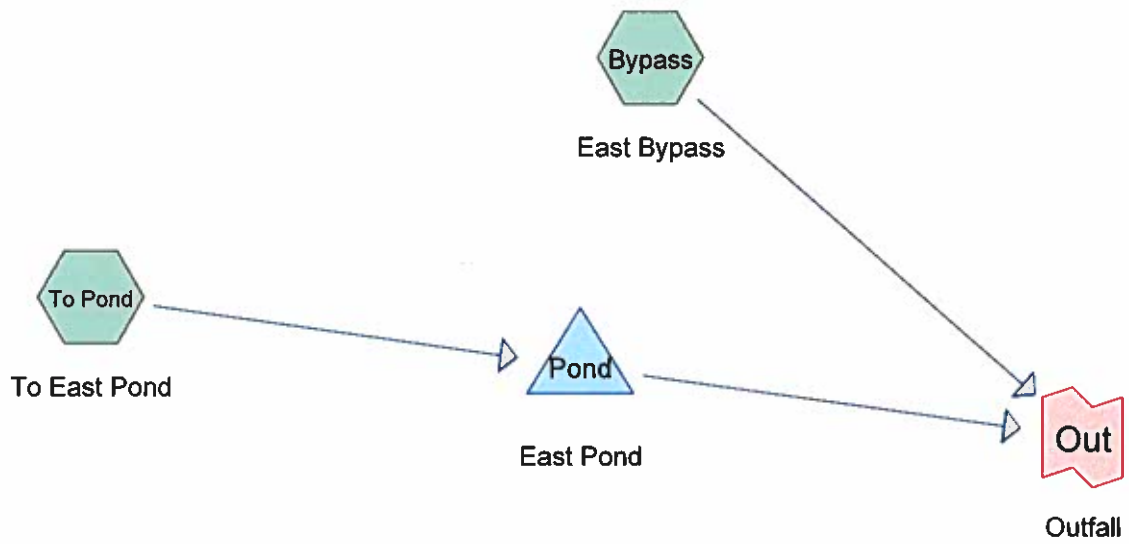
Inflow Area = 2.160 ac, 0.00% Impervious, Inflow Depth > 2.04" for 100-Year event
Inflow = 6.16 cfs @ 0.60 hrs, Volume= 0.366 af
Primary = 6.16 cfs @ 0.60 hrs, Volume= 0.366 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link Out: Outfall

Hydrograph





Routing Diagram for east POND
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east POND

OK-OKC 2-Year Duration=12 min, Inten=4.51 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: East Bypass

Runoff Area=1.640 ac 0.00% Impervious Runoff Depth=0.63"

Tc=10.0 min C=0.70 Runoff=5.22 cfs 0.086 af

SubcatchmentTo Pond: To East Pond

Runoff Area=2.980 ac 0.00% Impervious Runoff Depth=0.42"

Tc=17.9 min C=0.70 Runoff=6.36 cfs 0.105 af

Pond Pond: East Pond

Peak Elev=1,300.51' Storage=1,634 cf Inflow=6.36 cfs 0.105 af

12.0" Round Culvert n=0.012 L=50.0' S=0.0300 '/ Outflow=3.81 cfs 0.105 af

Link Out: Outfall

Inflow=8.57 cfs 0.191 af

Primary=8.57 cfs 0.191 af

Total Runoff Area = 4.620 ac Runoff Volume = 0.191 af Average Runoff Depth = 0.50"
100.00% Pervious = 4.620 ac 0.00% Impervious = 0.000 ac

east POND

OK-OKC 5-Year Duration=12 min, Inten=5.19 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: East Bypass

Runoff Area=1.640 ac 0.00% Impervious Runoff Depth=0.73"

Tc=10.0 min C=0.70 Runoff=6.01 cfs 0.099 af

SubcatchmentTo Pond: To East Pond

Runoff Area=2.980 ac 0.00% Impervious Runoff Depth=0.49"

Tc=17.9 min C=0.70 Runoff=7.32 cfs 0.121 af

Pond Pond: East Pond

Peak Elev=1,300.71' Storage=1,996 cf Inflow=7.32 cfs 0.121 af

12.0" Round Culvert n=0.012 L=50.0' S=0.0300 '/ Outflow=4.17 cfs 0.121 af

Link Out: Outfall

Inflow=9.62 cfs 0.220 af

Primary=9.62 cfs 0.220 af

Total Runoff Area = 4.620 ac Runoff Volume = 0.220 af Average Runoff Depth = 0.57"
100.00% Pervious = 4.620 ac 0.00% Impervious = 0.000 ac

east POND

OK-OKC 10-Year Duration=12 min, Inten=5.91 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: East Bypass

Runoff Area=1.640 ac 0.00% Impervious Runoff Depth=0.83"
Tc=10.0 min C=0.70 Runoff=6.84 cfs 0.113 af

SubcatchmentTo Pond: To East Pond

Runoff Area=2.980 ac 0.00% Impervious Runoff Depth=0.55"
Tc=17.9 min C=0.70 Runoff=8.33 cfs 0.138 af

Pond Pond: East Pond

Peak Elev=1,300.94' Storage=2,393 cf Inflow=8.33 cfs 0.138 af
12.0" Round Culvert n=0.012 L=50.0' S=0.0300 '/' Outflow=4.53 cfs 0.138 af

Link Out: Outfall

Inflow=10.72 cfs 0.251 af
Primary=10.72 cfs 0.251 af

Total Runoff Area = 4.620 ac Runoff Volume = 0.251 af Average Runoff Depth = 0.65"
100.00% Pervious = 4.620 ac 0.00% Impervious = 0.000 ac

east POND

OK-OKC 25-Year Duration=12 min, Inten=6.68 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: East Bypass

Runoff Area=1.640 ac 0.00% Impervious Runoff Depth=0.93"
Tc=10.0 min C=0.70 Runoff=7.73 cfs 0.128 af

SubcatchmentTo Pond: To East Pond

Runoff Area=2.980 ac 0.00% Impervious Runoff Depth=0.63"
Tc=17.9 min C=0.70 Runoff=9.42 cfs 0.156 af

Pond Pond: East Pond

Peak Elev=1,301.13' Storage=2,849 cf Inflow=9.42 cfs 0.156 af
12.0" Round Culvert n=0.012 L=50.0' S=0.0300 '/' Outflow=4.83 cfs 0.156 af

Link Out: Outfall

Inflow=11.88 cfs 0.283 af
Primary=11.88 cfs 0.283 af

Total Runoff Area = 4.620 ac Runoff Volume = 0.283 af Average Runoff Depth = 0.74"
100.00% Pervious = 4.620 ac 0.00% Impervious = 0.000 ac

east POND

OK-OKC 50-Year Duration=12 min, Inten=7.38 in/hr

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Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: East Bypass

Runoff Area=1.640 ac 0.00% Impervious Runoff Depth=1.03"
Tc=10.0 min C=0.70 Runoff=8.55 cfs 0.141 af

SubcatchmentTo Pond: To East Pond

Runoff Area=2.980 ac 0.00% Impervious Runoff Depth=0.69"
Tc=17.9 min C=0.70 Runoff=10.41 cfs 0.172 af

Pond Pond: East Pond

Peak Elev=1,301.30' Storage=3,295 cf Inflow=10.41 cfs 0.172 af
12.0" Round Culvert n=0.012 L=50.0' S=0.0300 '/ Outflow=5.08 cfs 0.172 af

Link Out: Outfall

Inflow=12.94 cfs 0.313 af
Primary=12.94 cfs 0.313 af

Total Runoff Area = 4.620 ac Runoff Volume = 0,313 af Average Runoff Depth = 0.81"
100.00% Pervious = 4.620 ac 0.00% Impervious = 0.000 ac

east POND

OK-OKC 100-Year Duration=12 min, Inten=8.20 in/hr

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Page 1

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentBypass: East Bypass

Runoff Area=1.640 ac 0.00% Impervious Runoff Depth=1.15"

Tc=10.0 min C=0.70 Runoff=9.49 cfs 0.157 af

SubcatchmentTo Pond: To East Pond

Runoff Area=2.980 ac 0.00% Impervious Runoff Depth=0.77"

Tc=17.9 min C=0.70 Runoff=11.56 cfs 0.191 af

Pond Pond: East Pond

Peak Elev=1,301.51' Storage=3,828 cf Inflow=11.56 cfs 0.191 af

12.0" Round Culvert n=0.012 L=50.0' S=0.0300 '/' Outflow=5.36 cfs 0.191 af

Link Out: Outfall

Inflow=14.15 cfs 0.348 af

Primary=14.15 cfs 0.348 af

Total Runoff Area = 4.620 ac Runoff Volume = 0.348 af Average Runoff Depth = 0.90"
100.00% Pervious = 4.620 ac 0.00% Impervious = 0.000 ac

east POND

OK-OKC 100-Year Duration=12 min, Inten=8.20 in/hr

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Summary for Subcatchment Bypass: East Bypass

Runoff = 9.49 cfs @ 0.17 hrs, Volume= 0.157 af, Depth= 1.15"

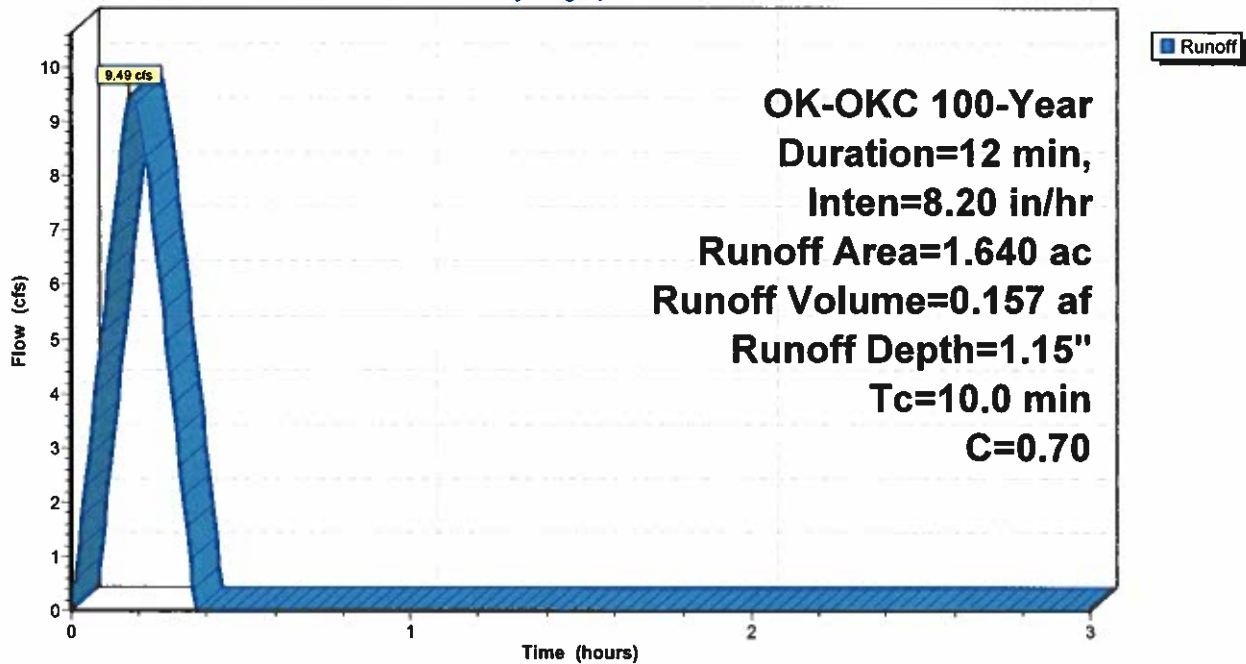
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 OK-OKC 100-Year Duration=12 min, Inten=8.20 in/hr

Area (ac)	C	Description
1.640	0.70	
1.640		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Bypass: East Bypass

Hydrograph



east POND

OK-OKC 100-Year Duration=12 min, Inten=8.20 in/hr

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Summary for Subcatchment To Pond: To East Pond

Runoff = 11.56 cfs @ 0.20 hrs, Volume= 0.191 af, Depth= 0.77"

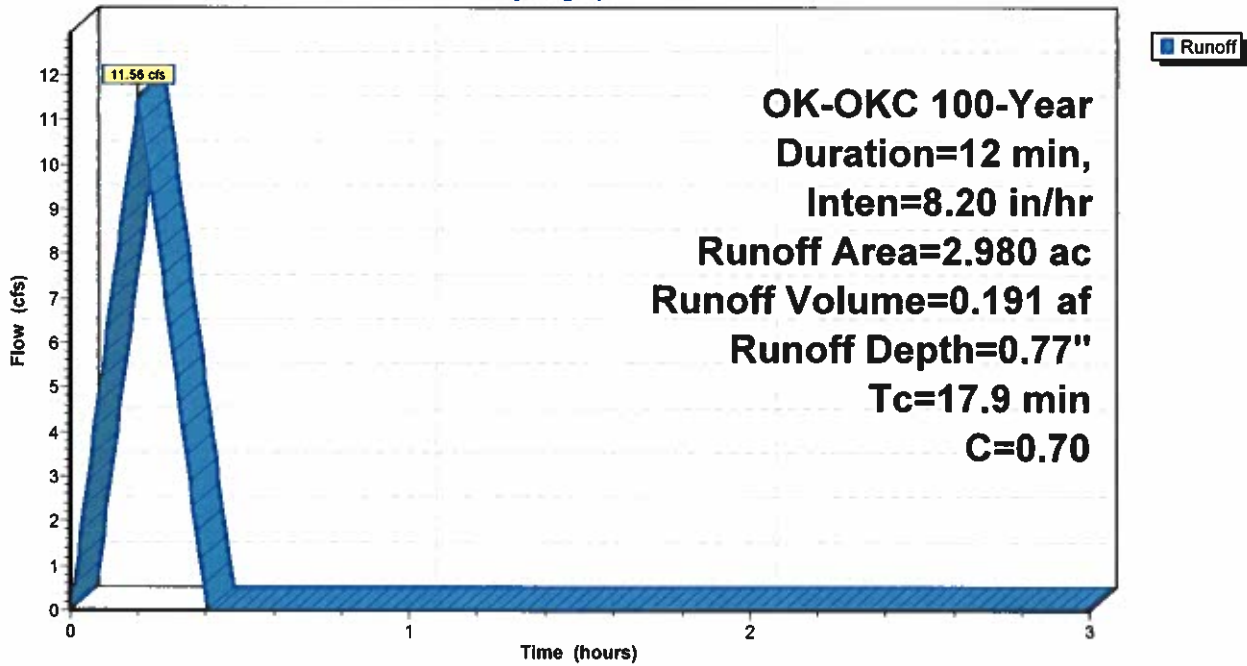
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 OK-OKC 100-Year Duration=12 min, Inten=8.20 in/hr

Area (ac)	C	Description
2.980	0.70	
2.980		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.9					Direct Entry,

Subcatchment To Pond: To East Pond

Hydrograph



east POND

OK-OKC 100-Year Duration=12 min, Inten=8.20 in/hr

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Summary for Pond Pond: East Pond

Inflow Area = 2.980 ac, 0.00% Impervious, Inflow Depth = 0.77" for 100-Year event
 Inflow = 11.56 cfs @ 0.20 hrs, Volume= 0.191 af
 Outflow = 5.36 cfs @ 0.31 hrs, Volume= 0.191 af, Atten= 54%, Lag= 6.4 min
 Primary = 5.36 cfs @ 0.31 hrs, Volume= 0.191 af

Routing by Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
 Peak Elev= 1,301.51' @ 0.31 hrs Surf.Area= 2,595 sf Storage= 3,828 cf

Plug-Flow detention time= 9.3 min calculated for 0.191 af (100% of inflow)
 Center-of-Mass det. time= 9.2 min (21.2 - 12.0)

Volume	Invert	Avail.Storage	Storage Description
#1	1,299.00'	18,598 cf	Custom Stage Data (Prismatic) Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,299.00	0	0	0
1,300.00	1,426	713	713
1,301.00	2,166	1,796	2,509
1,302.00	3,006	2,586	5,095
1,303.00	3,947	3,477	8,572
1,304.00	4,988	4,468	13,039
1,305.00	6,130	5,559	18,598

Device	Routing	Invert	Outlet Devices
#1	Primary	1,299.00'	12.0" Round RCP_Round 12" L= 50.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,299.00' / 1,297.50' S= 0.0300 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.79 sf

Primary OutFlow Max=5.36 cfs @ 0.31 hrs HW=1,301.51' (Free Discharge)
 ↳1=RCP_Round 12" (Inlet Controls 5.36 cfs @ 6.83 fps)

east POND

OK-OKC 100-Year Duration=12 min, Inten=8.20 in/hr

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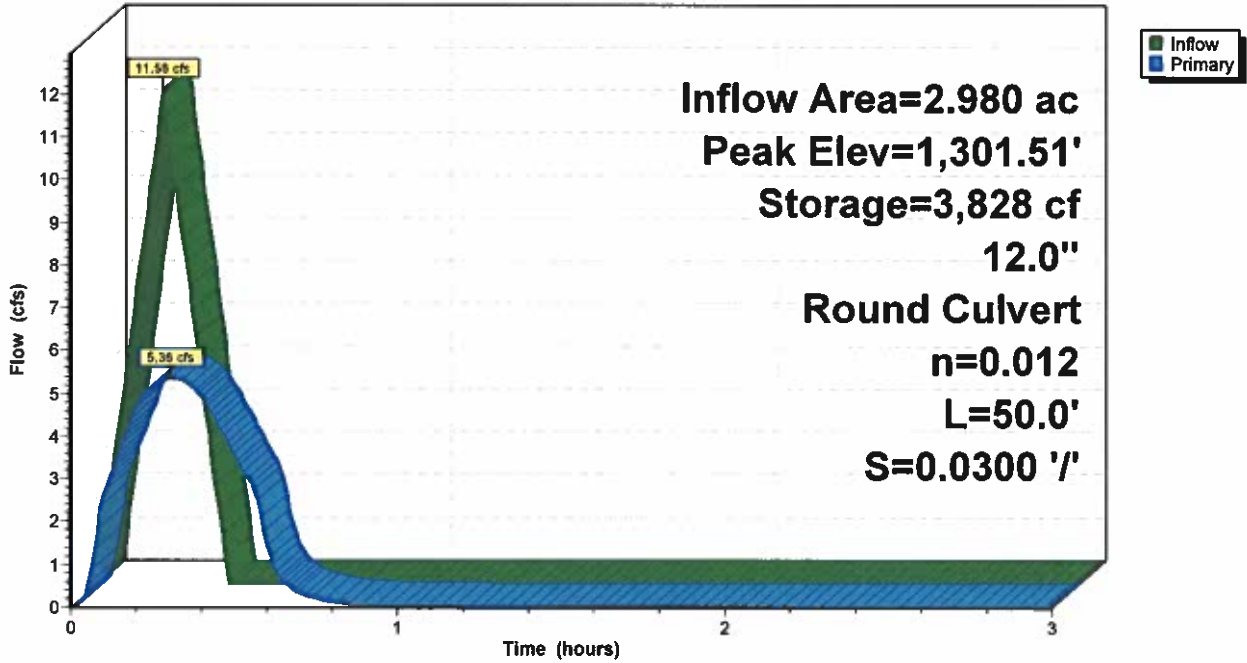
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Pond Pond: East Pond

Hydrograph



east POND

OK-OKC 100-Year Duration=12 min, Inten=8.20 in/hr

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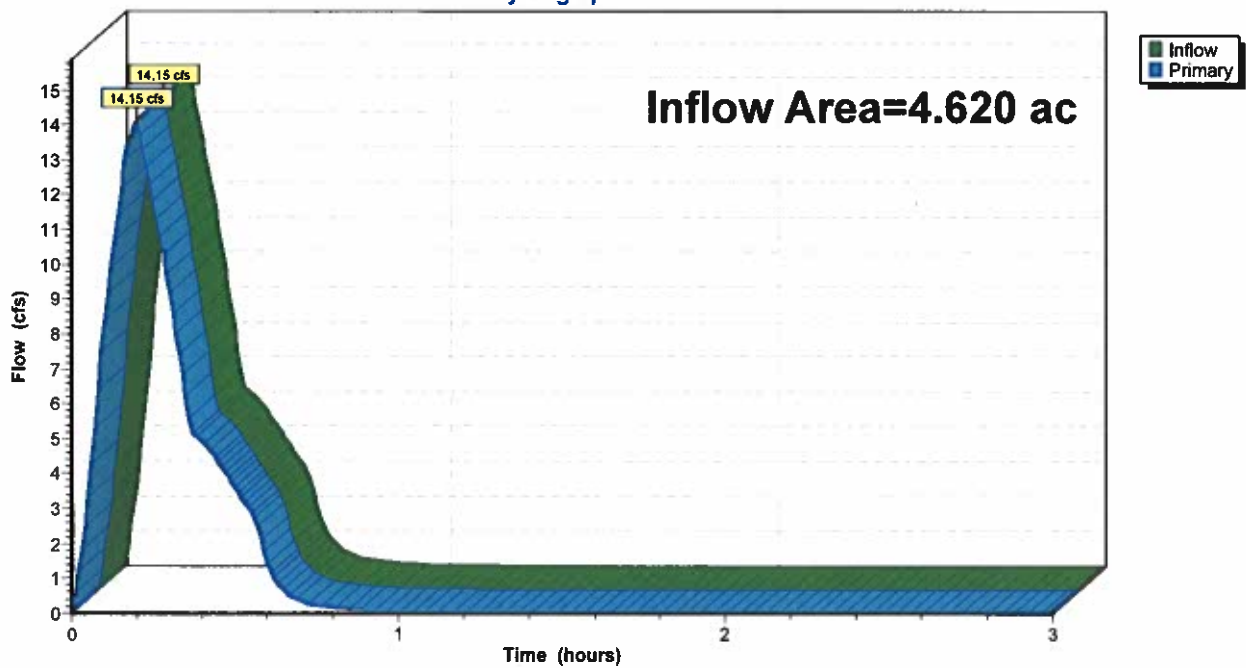
Summary for Link Out: Outfall

Inflow Area = 4.620 ac, 0.00% Impervious, Inflow Depth > 0.90" for 100-Year event
Inflow = 14.15 cfs @ 0.20 hrs, Volume= 0.348 af
Primary = 14.15 cfs @ 0.20 hrs, Volume= 0.348 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

Link Out: Outfall

Hydrograph



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WWW.CRAFTONTULL.COM



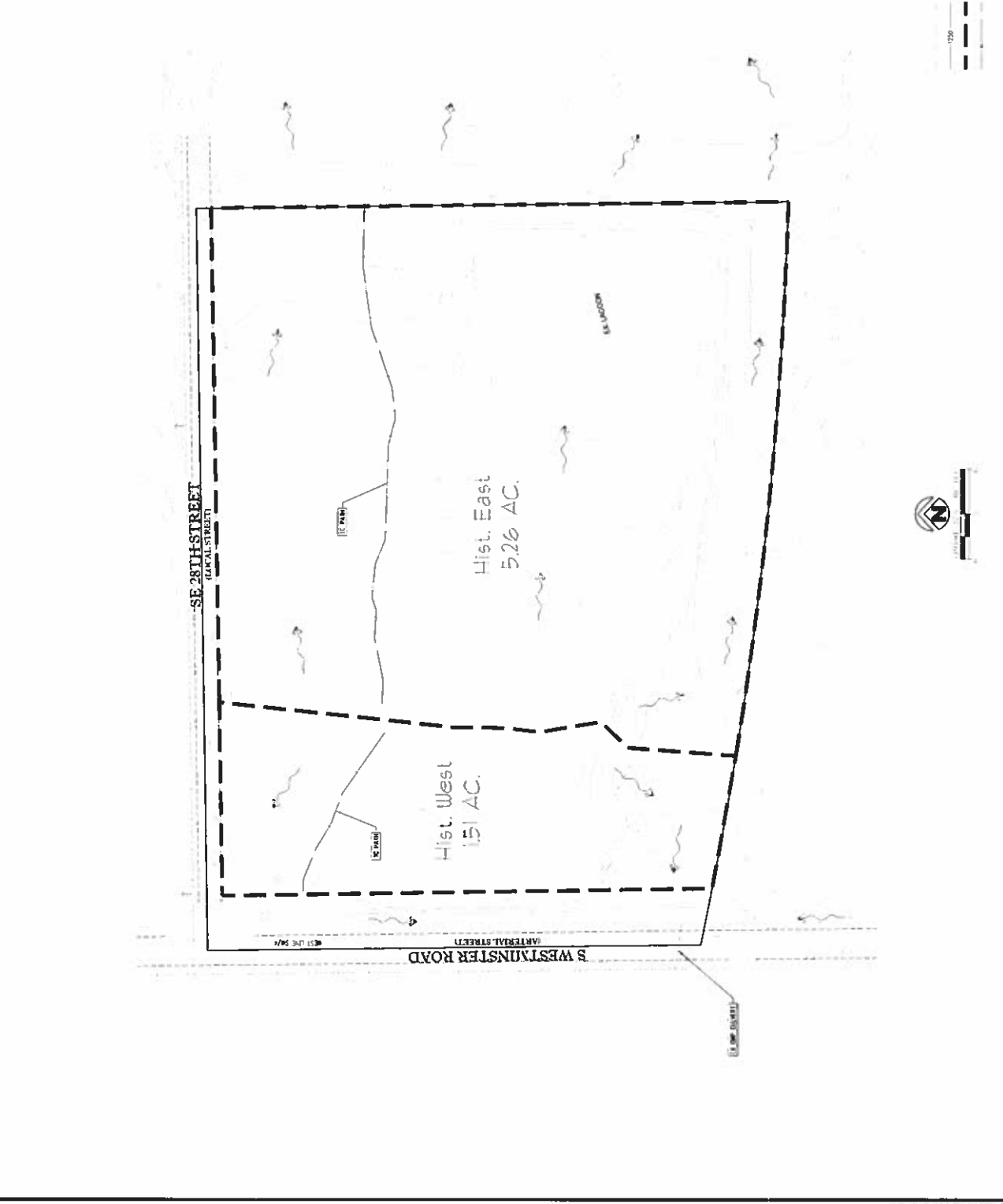
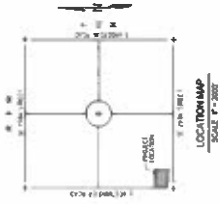
THE CURVE
NORWEST CITY, OKLAHOMA

PLAN NO. _____
DATE _____
PROJECT _____
SHEET NO. _____

PRELIMINARY
PLANS

HISTORIC DRAINAGE MAP

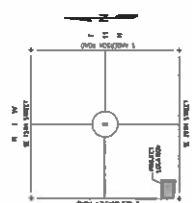
C-101





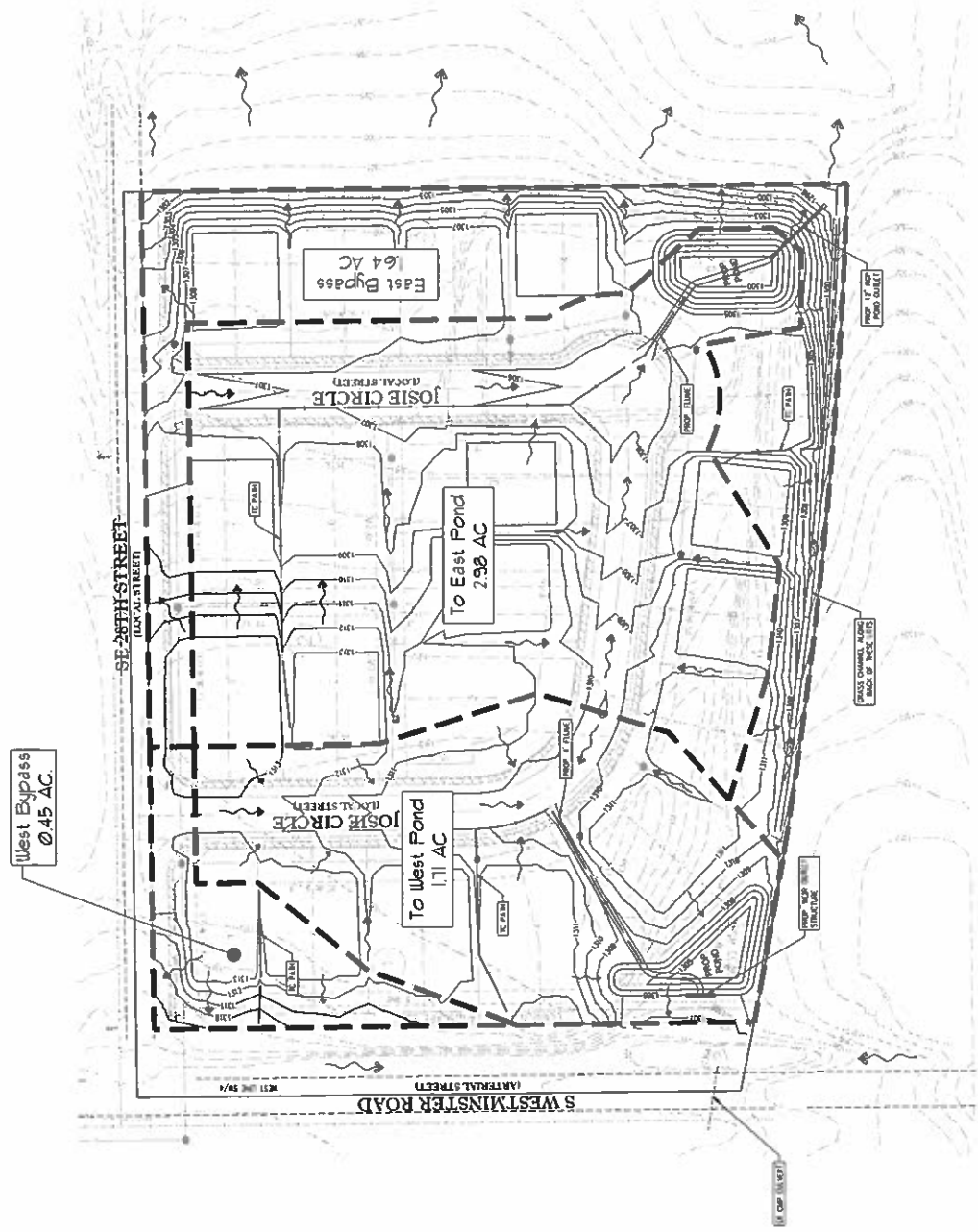
THE CURVE
 ADDRESS CITY OKLAHOMA

PRELIMINARY PLANS
 PRELIMINARY DRAINAGE PLAN
 C-102



LEGEND

- ELECTRIC CONTIGRS
- PROPOSED CONTIGRS
- PROPOSED DRAINAGE AREAS
- HYDRAULIC PATH



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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Current Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

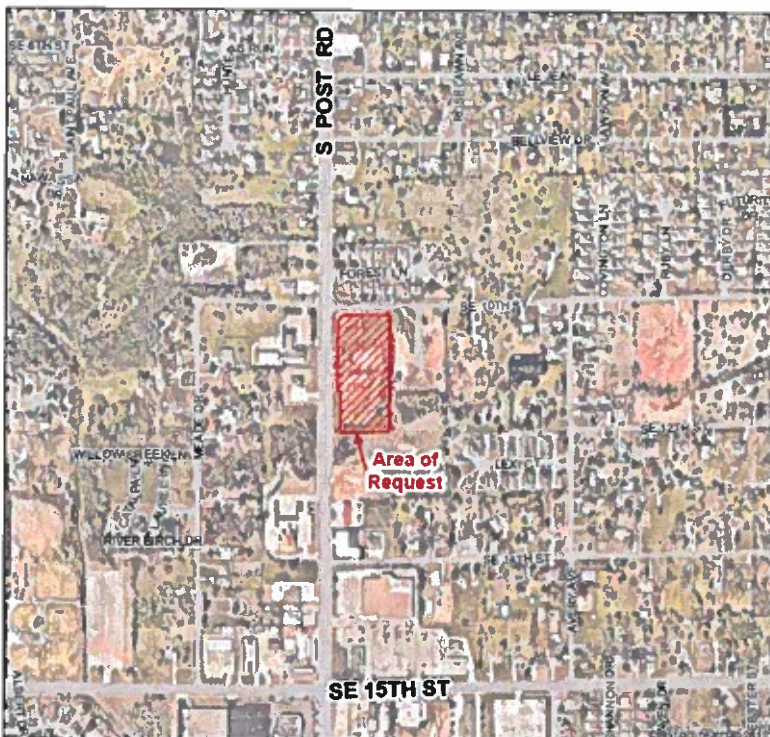
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: September 1, 2020

Subject: (PC-2052) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to O-2, General Office and a resolution to amend the Comprehensive Plan from COMM, Commercial to OR, Office Retail, for the property described as part of Leavitts SE 15th St. Acres, addressed as 1120 S. Post Road.

Executive Summary: This is a request to rezone the property from R-6, Single Family Detached Residential to the O-2, General Office District. The area of request was rezoned to a PUD in 2011, however, due to lack of substantial progress, that PUD expired three (3) years after approval. If this request is approved, the applicant plans to subdivide the parcel into individual lots for office development. No variances are being requested. All future construction would be required to meet the minimum requirements of the Zoning Ordinance including parking, landscaping, screening, exterior materials, coverage, setbacks, minimum lot size, etc. If the parcel is subdivided into separate lots, staff would encourage limiting the driveways and providing for cross-access between lots. Chapter 4 of the Comprehensive Plan states that shared driveways and cross-access should be



promoted along arterial and collector roadways. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing:
Planning Commission –
September 1, 2020
City Council – September
22, 2020

Owner: Jeff Moore

Applicant: Jeff Moore

Proposed Use: Office use

Size:

The area of request has a frontage of approximately 600' along S. Post Rd. and a depth of approximately 268' along S.E. 10th St. containing an area of approximately 161,117 square feet or 3.86 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request – Commercial (COMM)

North and East – Low Density Residential (LDR)

South – Office Retail (OR)

West – Office Retail (OR) and Public/Semi-Public (PSP)

Zoning Districts:

Area of Request – R-6, Single Family Detached Residential

North – R-6, Single Family Detached Residential

East – R-6, Single Family Detached Residential and PUD, Planned Unit Development

South – PUD, Planned Unit Development

West – R-6, Single Family Detached Residential and C-3, Community Commercial

Land Use:

Area of Request – Vacant

North – Residential Homes

East and South – Vacant

West – Gregg S. Govett Medical Office and Liberty Christian Center Church

Municipal Code Citation:

2.17. O-2, General Office

2.21.1 General Description

This commercial district is intended to provide a location for offices at a higher density than that allowed in the restricted office district.

This district places an emphasis on building location and design in conjunction with landscaping.

This district should be located and designed so that it can be used as a buffer between residential areas and more intense land use activities.

History:

1. This area was platted as a part of the Leavitt's SE 15th Street Acres, approved in Feb. of 1949.
2. July 5, 2011 – (PC-1743) A PUD was approved allowing for R-6, Single Family Detached Residential and C-3, Community Commercial
3. August 23, 2011 – (PC-1746) A preliminary plat including the area of request was approved.
4. January 10, 2012 – (PC-1757) A final plat including the area of request was approved.
5. January 10, 2013 – The approved final plat approval became void as the plat was not filed within one (1) year of approval as required by the Subdivision Regulations.

6. July 2014 (PC-1743) The governing PUD expired due to inaction within the three year required timeline in accordance with 7.3.2 (b) (3) of the 2010 Zoning Ordinance.

Staff Comments:

Engineer's report:

Note: This application is for rezoning of 1120 S Post Road from Single Family Residential (R-6) to General Office (O-2).

Water Improvements

There are two public waterlines bordering this parcel. A six (6) inch public water main runs along the south side of SE 10th Street. A thirty-six (36) inch public water main running along the east side of Post Road. Of note is that the thirty-six (36) inch line is largely under the pavement of Post Road which would require additional work if tapping for commercial purposes.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

Sanitary Sewerage Collection and Disposal

There are two public sanitary sewer lines bordering this parcel. An eight (8) inch line runs along the north side of SE 10th Street. An eight (8) inch line runs along the east side of Post Road.

Connection to the public sanitary sewer system for domestic service is a building permit requirement per Municipal Code Chapter 43-109.

Streets and Sidewalks

Access to the area of request is available off SE 10th Street which is classified as an existing collector in the 2008 Comprehensive Plan. A collector street requires a total right of way of 60 feet, 30 feet on each side of the centerline. Post Road is classified as a Secondary Arterial in the 2008 Comprehensive Plan. A secondary street requires a total right of way of 100 feet, 50 feet on each side of the centerline.

SE 10th Street is a two lane, 20-foot-wide, uncurbed, asphalt roadway. If the applicant plats this property in the future; half street improvements along SE 10th Street will be required per 38-45.

Post Road has been constructed as a divided secondary arterial with appropriate lane widths and curbing. No median cuts will be allowed for future development unless for a public thoroughfare.

Sidewalks do not exist on the east side of Post Road or along either side of SE 10th Street. Sidewalk improvements along SE 10th Street and Post Road will be required with a building permit submittal as outlined in Municipal Code 37-67.

A signalized pedestrian crossing exists immediately to the northwest at SE 10th Street and Post Road. At the crossing, a sidewalk runs from the south along the west side of Post Road; the sidewalk crosses and then runs along the east side of Post Road to the north. The portion of the east side of Post Road from SE 10th Street to SE 15th Street has been identified by the Sidewalk Committee as a priority area.



Corner of SE 10th Street and Post Road



NW Corner of SE 10th Street and Post



Looking west on SE 10th Street. No curb and Gutter or Sidewalk. Note the poor condition of the roadway surface.



Looking west on SE 10th Street.

Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development falls to the south and southeast to a tributary flowing west under Post Road. A developed storm system runs along Post Road and there is a 24 inch cross drain crossing SE 10th at the northeast corner of the property.



North side of SE 10th Street, inlet catching water and Taking it via 24" pipe to east side of property in question.



East side of property. Water flows from the 24" cross drain across this property to the south to intersect with the drainage along the south



South side of SE 10th Street, outflow of 24" cross drain opposite inlet.

All the drainage eventually flows into Soldier Creek. Currently, the proposed development tract is undeveloped with no improvements or structures. Detention will be required upon building permit.

The area of request does not have regulated floodway or flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access August 11th 2020, shows that the blue line tributary on the south boundary is a Freshwater Forested/Shrub Wetland, PF01A. Any development of the parcel will need appropriate permitting and/or documentation from the Army Corps of Engineers.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way

As outlined in Municipal Code 38-45, SE 10th Street is a collector road and shall have a total right-of-way of sixty (60) feet, thirty (30) feet each side of center line. The area of request currently shows to have fifty-five (55) feet which is less than required per subdivision regulations. If future platting, the additional right of way will be required. Post Road is a secondary divided arterial and shall have a total right-of-way of one hundred (100) feet, fifty (50) feet each side of center line.

Fire Marshal's report:

PC-2052 is a request to re-zone the parcel located at 1120 S. Post, from R-6, single family residential to O-2, general office.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- All other requirements will be reviewed once design / construction plans have been submitted.

Plan Review Comments:

This is an application to rezone the parcel located at 1120 S. Post from R-6, Single Family Detached Residential to O-2, General Office. As mentioned above, a preliminary plat and PUD application were previously approved for the area of request, however, both have expired due to lack of substantial progress and/or filing.

In July of 2011, a single PUD (PC-1743) was approved for this area of request as well adjacent lot to the east. This PUD allowed for a mixture of residential and commercial uses. The PUD was approved under the 2010 Zoning Ordinance. Following the PUD approval, a preliminary plat for the same area was approved in August of 2011 (PC-1746) and the final plat was approved in January 2011 (PC-1757). The preliminary and final plats were approved under the 1985 Subdivision Regulations. The final plat was never filed and is therefore void of all approvals. See the code references below relating to expiration of PUDs and final plats.

2010 Zoning Ordinance

7.3.2 Planned Unit Development Review Procedures

7.3.2 (B) Application for rezoning and PUD Master Plan

7.3.2(B)(3) Expiration of PUD master plan

If, after three (3) years from the date of approval of a PUD master plan, no substantial development progress has been made within the PUD, then the PUD master plan shall expire. If a PUD master plan expires, a new PUD master plan must be submitted and approved according to the procedures within this 7.3 PUD Application and Review.

- a. An extension to the three (3) year expiration shall be granted if a development application for the PUD has been submitted and is undergoing the development review process or if the Community Development Director determines that development progress is occurring.*

1985 Subdivision Regulations

Division 6 – Final Plat

Sec. 38-89

All final plats shall be filed within one (1) year of the date of acceptance by the city council, and no lots shall be sold from any plat until recorded. Failure to record the plat within one (1) year of the date of city council acceptance, shall void all approvals thereto.

As the PUD was approved in 2011 and no substantial development progress has been made in the nine (9) years since, that PUD master plan has expired and the area of request has reverted back to its original zoning designation of R-6, Single Family Detached Residential.

As the final plat was approved in 2010 and was not filed within one (1) year of approval, it has become void.

If this request is approved, the following requirements of the Zoning Ordinance must be met:

- The building must be constructed of 80% masonry materials. The City does not accept EIFS as a masonry product.
- Parking of 1 space per 250 sq. ft. GLA for the first 12,000 sq. ft. of GLA. From 12,001 sq. ft – 48,000 sq. ft. GLA = 1 space per 300 sq. ft. of GLA.
- Minimum aisle width of 26’.
- Minimum parking space size of 9’x18’6”.
- 25’ front building line along S. Post

- South side setback of 5'
- Base landscaping of six (6) trees and twelve (12) shrubs plus two (2) trees and two (2) shrubs for every ten (10) parking spaces installed. Landscaping must be in place prior to issuance of a Certificate of Occupancy.
- Maximum lot coverage of 90%
- Signage must meet the requirements of the Sign Ordinance
- Dumpster must be enclosed on three (3) sides by a minimum of 8' tall masonry walls.

As noted in the Executive Summary, the Comprehensive Plan does encourage shared driveways and cross-access. If the applicant decides to subdivide this parcel in the future, it should be noted that shared driveways and cross-access should be utilized in accordance with the Comprehensive Plan.

Staff sent notices out to all property owners within 300 feet of the area of request. As of this writing, staff has received no calls or letters of protest.

Staff recommends approval of this request.

Action Required:

Approve or reject the ordinance to redistrict to O-2, General Office and a resolution to amend the Comprehensive Plan from COMM, Commercial to OR, Office Retail, for the property as noted herein, subject to staff comments as found in the September 1, 2020 agenda packet and made a part of PC-2052 file.



Billy Harless,
Community Development Director

KG:SS

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: August 14th, 2020

Subject: Engineering staff comments for pc-2052 rezoning application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2052:

Note: This application is for rezoning of 1120 S Post Road from Single Family Residential (R-6) to General Office (O-2).

Water Improvements

There are two public waterlines bordering this parcel. A six (6) inch public water main runs along the south side of SE 10th Street. A thirty six (36) inch public water main running along the east side of Post Road. Of note is that the thirty six (36) inch line is largely under the pavement of Post Road which would require additional work if tapping for commercial purposes.

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Corner of SE 10th Street and Post Road



NW Corner of NE 10th Street and Post Road



Looking west on SE 10th Street. No Curb and Gutter or sidewalk. Note the poor condition of roadway surface.



Looking west on SE 10th Street.

Drainage and Flood Control, Wetlands, and Sediment Control

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North side of SE 10th Street, inlet catching water and taking it via 24" pipe to east side of property in question.



East side of property. Water flows from the 24" cross drain across this property to the south to intersect with the drainage along the south.



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Detention will be required upon building permit.

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The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access August 11th 2020, shows that the blue line tributary on the south boundary is a Freshwater Forested/Shrub Wetland, PF01A. Any development of the parcel will need appropriate permitting and/or documentation from the Army Corps of Engineers.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220 X FAX (405)739-1399

An Equal Opportunity Employer

Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

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Midwest City Fire Marshal's Office

8201 E Reno Avenue, Midwest City, OK 73110
aduncan@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



Re: PC - 2052

Date: 18 AUGUST 2020

PC-2052 is a request to re-zone the parcel located at 1120 S. Post, from R-6, single family residential to O-2, general office.

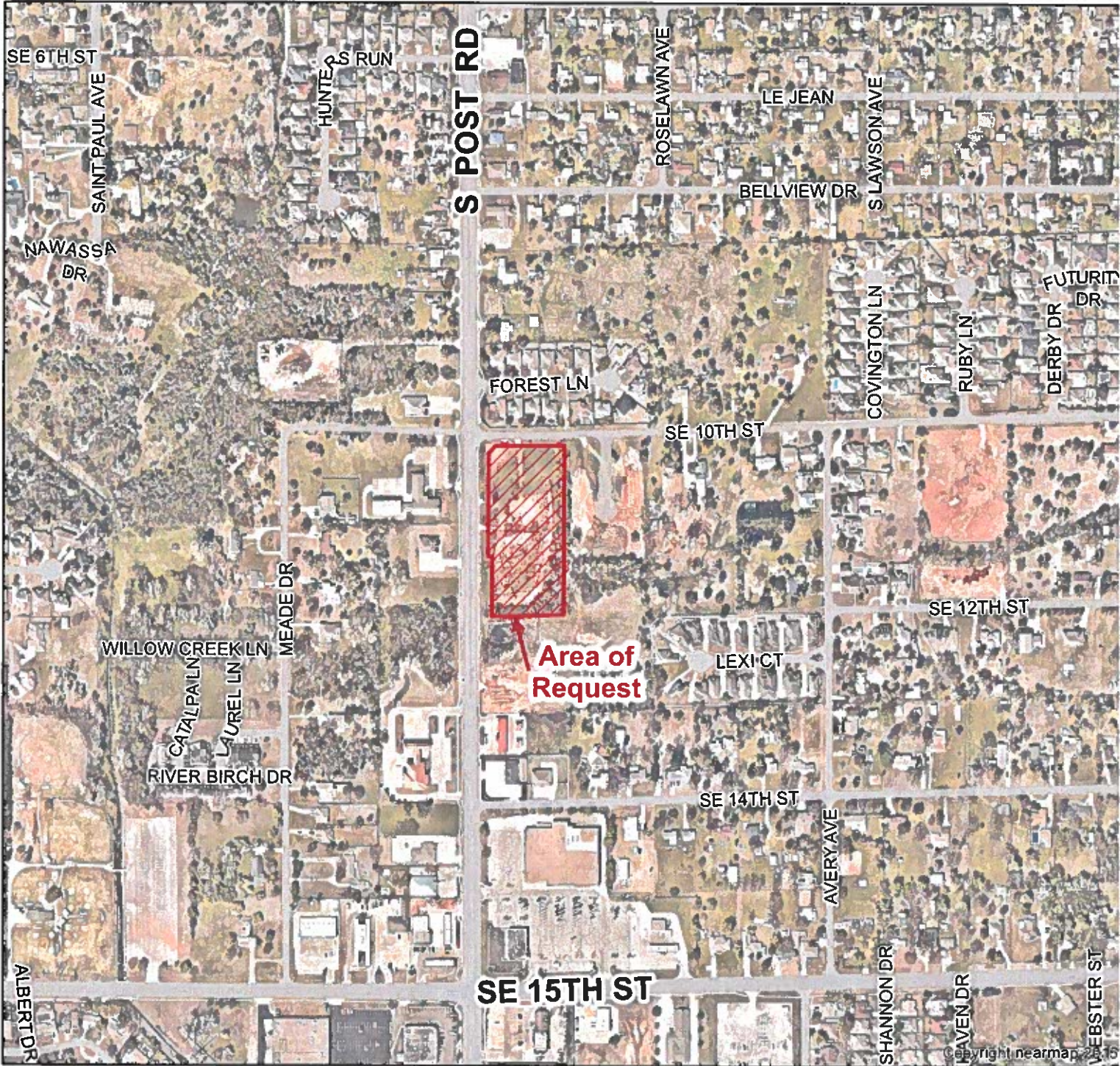
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- All other requirements will be reviewed once design / construction plans have been submitted.

Respectfully,

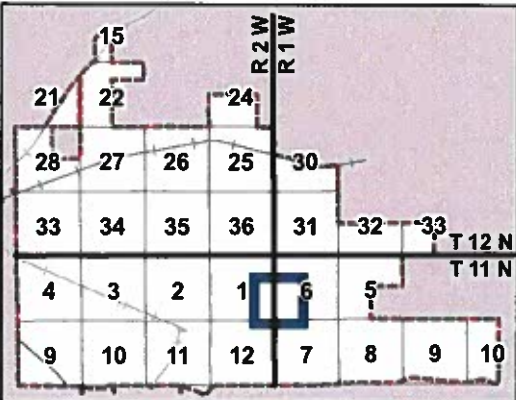
A handwritten signature in black ink that reads "Ashley W. Duncan".

Ashley Duncan
Fire Prevention Officer, FPE
Midwest City Fire Department

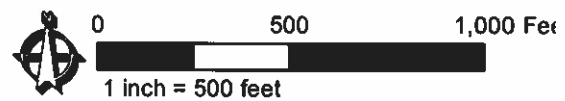
The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



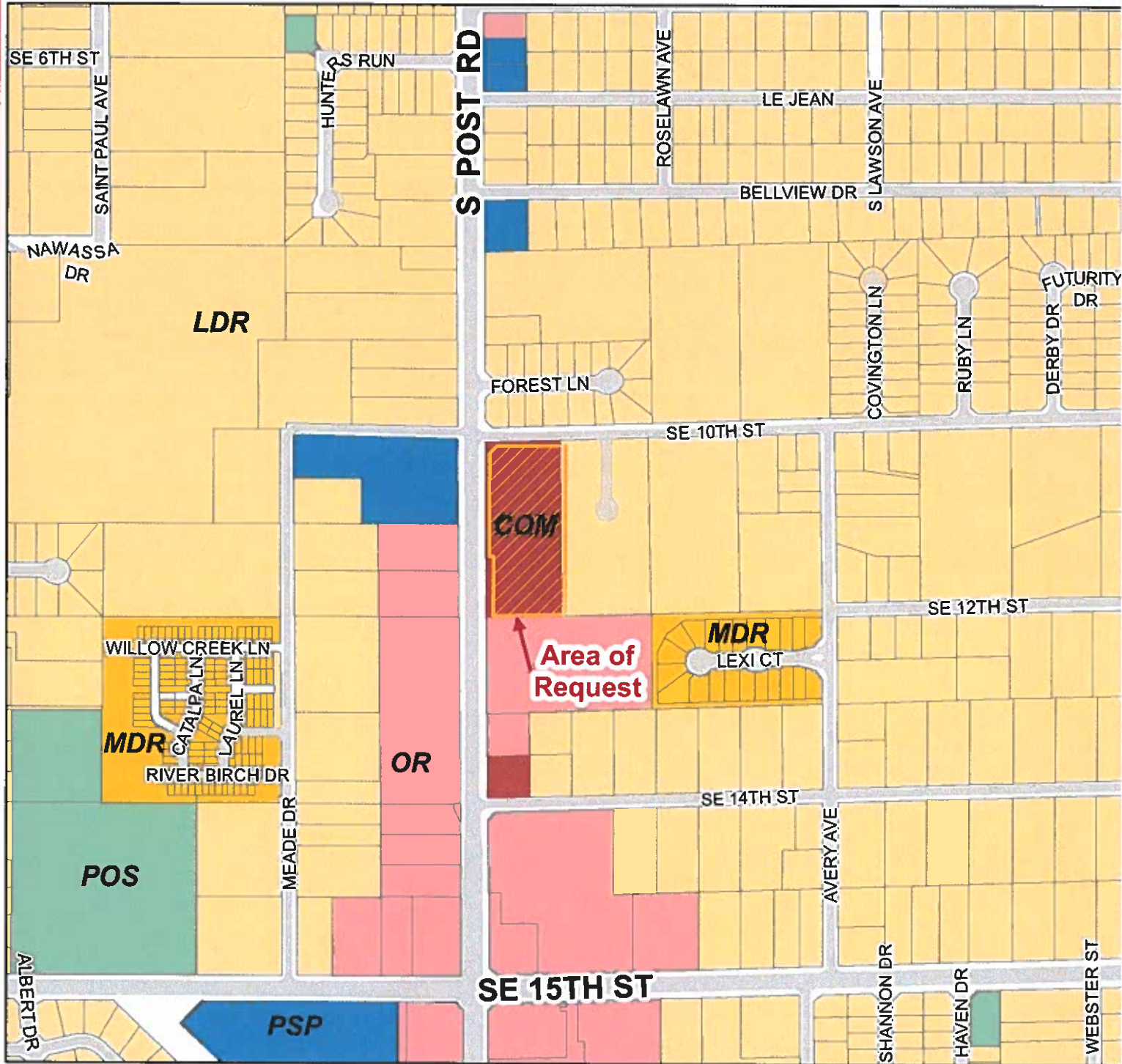
Locator Map



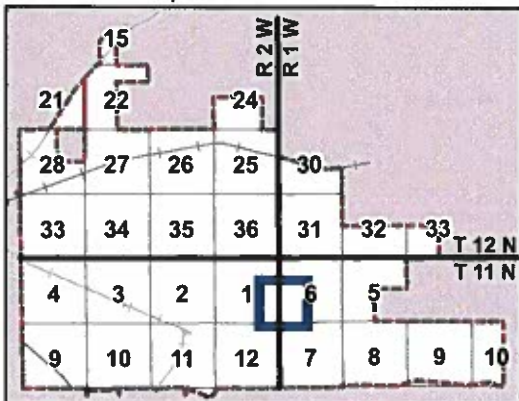
**3/2020 NEARMAP AERIAL VIEW FOI
PC-2052
(SW/4, Sec. 6, T11N, R2W)**



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Locator Map



Future Land Use Legend

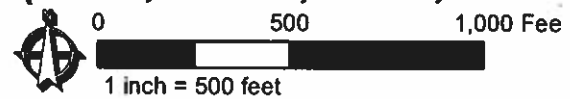
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

FUTURE LAND USE

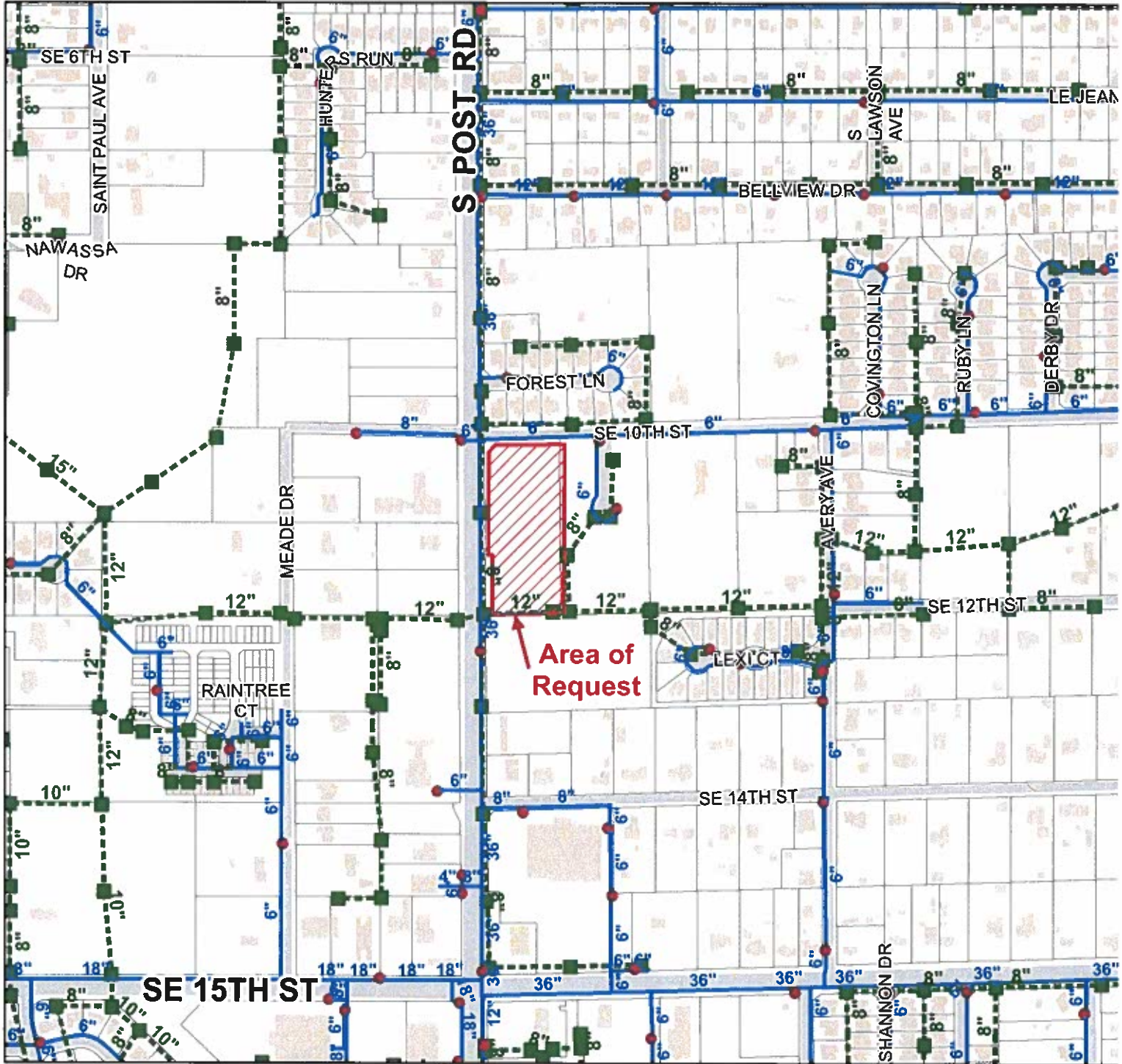
MAP FOR

PC-2052

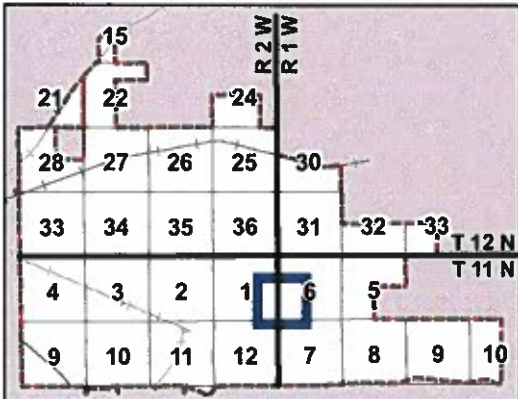
(SW/4, Sec. 6, T11N, R2W)



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Locator Map



Water/Sewer Legend

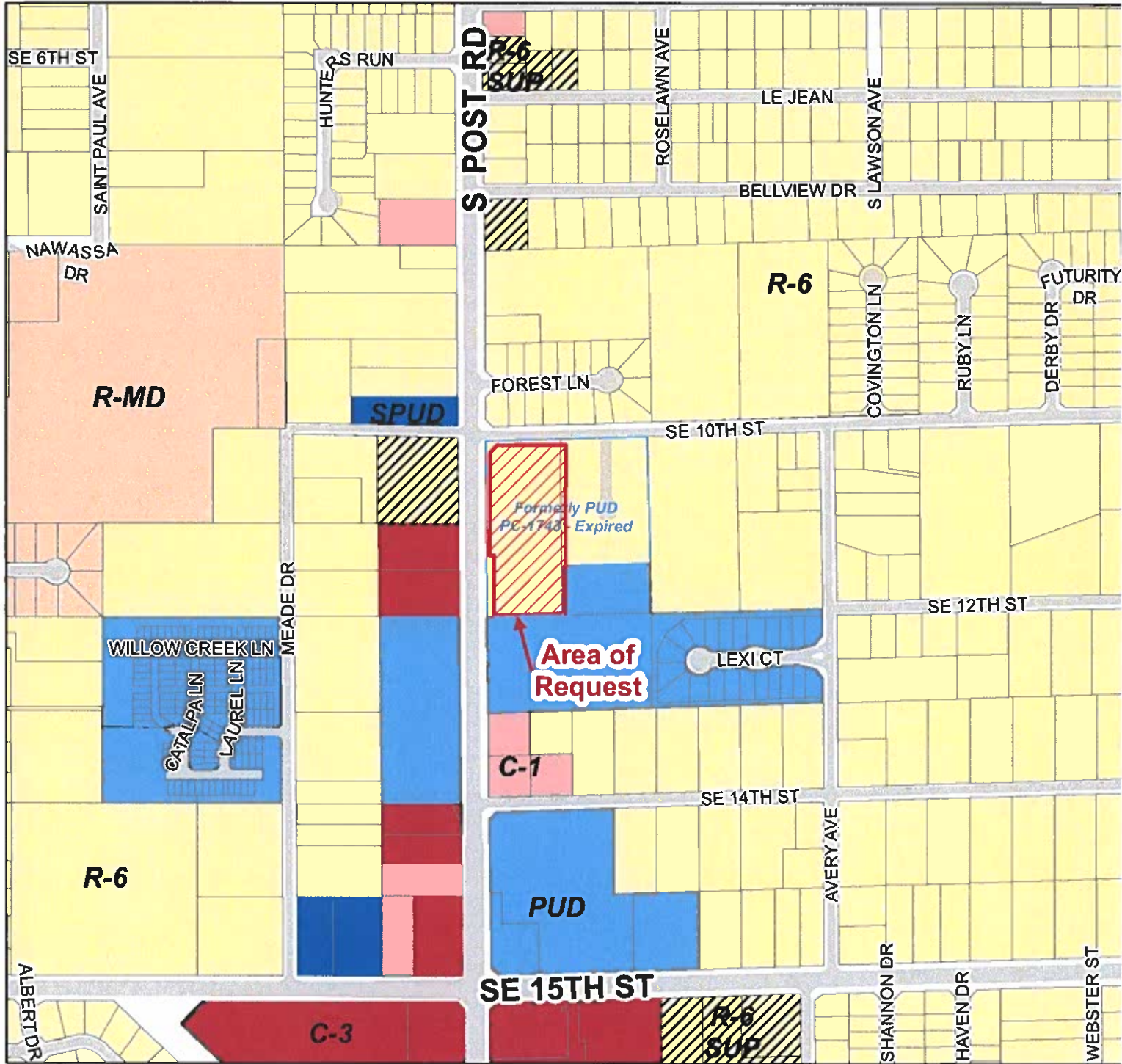
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2052
(SW/4, Sec. 6, T11N, R2W)**

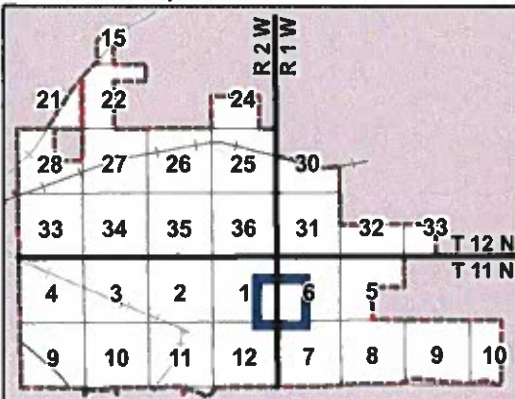
0 500 1,000 Feet

1 inch = 500 feet

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Locator Map



Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

ZONING MAP FOR
PC-2052
(SW/4, Sec. 6, T11N, R2W)



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PC-2019

RESOLUTION NO. 2019-_____

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICATION FROM COMM, COMMERCIAL, TO OR, OFFICE RETAIL FOR THE PROPERTY DESCRIBED IN THIS RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the Comprehensive Plan Map of Midwest City, Oklahoma shows the following described property identified as COMM, Commercial:

Leavitts SE 15th Street Acres 000 000 Blk 60 plus ½ vacated street adj on S., also described as beginning 50ft. E and 1950.95ft. N and 55ft. S of SW/C of the SW/4 of Section 6, T11N, R1W, Thence NE35.90ft., E35.90ft., E243.51ft., S597.58ft., W252.73ft., N212.07ft., W15ft., N363.85ft., to beginning.

WHEREAS, it is the desire of the Midwest City Council to amend the classification of the referenced property to Office Retail;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

That the classification of above described property located in Midwest City, Oklahoma is hereby changed to Commercial on the Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, this _____ day of _____, 2020.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney

1 **PC-2052**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO O-2 GENERAL OFFICE, AND DIRECTING**
5 **AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE**
6 **RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT; AND PROVIDING**
7 **FOR REPEALER AND SEVERABILITY**

8 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:**

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to O-2, General Office, subject to the conditions contained in the PC-2052 file, and that the
official Zoning District Map shall be amended to reflect the reclassification of the property's
zoning district as specified in this ordinance:

12 Leavitts SE 15th Street Acres 000 000 Blk 60 plus ½ vacated street adj on S., also
13 described as beginning 50ft. E and 1950.95ft. N and 55ft. S of SW/C of the SW/4 of
14 Section 6, T11N, R1W, Thence NE35.90ft., E35.90ft., E243.51ft., S597.58ft.,
W252.73ft., N212.07ft., W15ft., N363.85ft., to beginning.

15 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are
16 hereby repealed.

17 **SECTION 3. SEVERABILITY.** If any section, sentence, clause or portion of this ordinance is
18 for any reason held to be invalid, such decision shall not affect the validity of the remaining
portions of the ordinance.

19 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Oklahoma,
20 on the _____ day of _____, 2020.

21 **THE CITY OF MIDWEST CITY,**
22 **OKLAHOMA**

23 _____
24 **MATTHEW D. DUKES II, Mayor**

25 **ATTEST:**

26 _____
27 **SARA HANCOCK, City Clerk**

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APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney