STORMWATER DEVELOPMENT SITE REVIEW CHECKLIST

CITY OF LAWTON ▪ PUBLIC WORKS DEPARTMENT
STORMWATER MANAGEMENT
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Name of Development: Cedar Crest Manor Generator		
Address: 1700 NW Ft. Sill Blvd.		Floodplain: N
Legal Description: Lot 1&4, Block 81, Lawton Heights Addition		Size of Tract: 1.40 Ac.
Area to be disturbed: 0.01 Ac.	Date Review Completed: 12-9-21 MH	Approved: N

Plans Adequate:	Y	N
I. General Information		
1. Legal description on site plan		/
2. Location and dimension of all property lines		/
3. Plans drawn to scale	/	
4. Names of all surrounding streets	/	
5. Primary or secondary channel or floodway on site?	-	
6. Drainage off-site improvements required?	-	
7. Earth change permit required? (See earth change permit review checklist)	-	
8. Fill proposed within top of bank of blue-line stream (USACE 404 Permit)?	-	
9. Dam proposed? OWRB permit required? Meet jurisdictional size requirement?	-	
II. Stormwater Runoff		
1. Calculations for all areas provided?		/
2. All stormwater runoff discharge locations for the site identified for existing conditions		/
3. All stormwater runoff discharge locations for the site identified for proposed conditions		/
4. Drainage area for stormwater runoff at each discharge location of the site for existing conditions		/
5. Drainage area for stormwater runoff at each discharge location of the site for proposed conditions		/
6. Stormwater peak flow rate at each discharge location of the site for existing conditions		/
7. Stormwater peak flow rate at each discharge location of the site for proposed conditions		/
8. Stormwater velocity at each discharge location of the site for existing conditions		/
9. Stormwater velocity at each discharge location of the site for proposed conditions		/
10. Historical runoff conditions unchanged?		/
11. Size and location of existing or proposed drainage structures (stormwater storage facilities, culverts, channels, etc). If proposed, submit calculations used to size the system as well as cross-sections and construction details.	/	
III. Flow in Streets		
1. Calculations provided for all locations?	-	
2. Flow depth in streets: Arterial-4" for 100-year, Collector-5" for 25-year, Residential-6" for 10-year	-	
3. 1' freeboard to structures provided for 100-year	-	
4. Drainage area shall not exceed 20 acres	-	
IV. Bridges, Culverts and Enclosed Storm Sewers		
1. Calculations provided for all structures?	-	
2. Bridge opening or pipe size	-	
3. Materials	-	
V. Open Drainage Channels		
1. Calculations provided?	-	
2. Channel sizing	-	
3. Materials	-	

VI. Sump Position Flood Protection		
1. Adequate freeboard provided?	-	
VII. Development Grading		
1. Existing and proposed contours provided?	-	
2. Direction of storm water drainage on and around the site indicated with existing and proposed spot elevations, contours and arrows. Do not concentrate flow on adjacent properties. Proposed drainage shall not adversely affect adjacent ownership.	-	
3. Downstream scour protection provided and sized?	-	
4. Existing upstream runoff passing through site allowed to continue?	-	
VIII. Stormwater Storage		
1. Calculations provided?		/
2. O&M manual		/
3. Upstream runoff passing through detention structure or bypass?		/
IX. Erosion and Sedimentation Control		
1. Earth change permit submittal provided? (See earth change permit review checklist)	-	
X. Post-Construction		
1. Calculations provided?	-	
2. BMPs to treat WQv	-	
3. O&M manual	-	
XI. Floodplain Management		
1. Special flood hazard permit application provided?	-	
2. New construction or substantial improvement?	-	
3. 100 year flood elevation at location of development	-	
4. Finished floor elevation 2' above BFE	-	
5. Floodway and flood fringe delineation on plans	-	
6. Fill proposed in floodway? No-rise certification?	-	
7. Floodplain boundaries consistent with FIRM and field conditions?	-	
8. Physical floodway delineation on-site	-	
9. HEC-RAS models provided	-	
10. LOMC required?	-	
11. Provide dam breach inundation map to development along East Cache Creek	-	
12. Floodplain zoning restrictions?	-	
13. Critical Facility? If so, add to GIS layer	-	

CORRECTION OF ALL NOTED DEFICIENCIES IS REQUIRED PRIOR TO ISSUANCE OF AN EARTH CHANGE OR BUILDING PERMIT.

REVIEW COMMENTS:

1. Provide drainage calculations for site as required in City of Lawton Standard Drainage Policy. Show that historical runoff characteristics are unchanged as required in LCC 19A-1-2-123. A fee in lieu of stormwater detention may be paid in place of drainage calculations and detention for this project. If this option is used, please submit a request in writing as required in LCC 19A-1-2-124.
2. Provide Legal Description for property.
3. Show location and dimensions for all property lines.

PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY THE OWNER SHALL:

1. Complete construction of all required drainage facilities and erosion control as detailed on the approved site or development plan.
2. Provide "as built" plans both digital and hard copy based on field survey data of the public or private streets, storm sewers, detention facilities, and all other conveyances of stormwater; a revised set of drainage calculations that correspond with the "as-built"

plans; and a letter of certification stating that the "as-built" site complies with all governing ordinances and adopted drainage standards of the City of Lawton.

3. Submit an approved Operation and Maintenance (O&M) Manual applicable to the operation and maintenance of the detention facility and/or post-construction water quality best management practices (BMPs). The O&M Manual shall address inspection frequency and the fundamental requirements of safe operation and maintenance of the facility. A listing of improvements and structures and the required maintenance of each shall be included in the O&M Manual. Indicate in the manual to keep inspection records on file for a minimum of five years.
4. Provide final stabilization for the site. Provide an established uniform perennial vegetative cover (e.g., evenly distributed without large bare areas), which covers 70% or more of the density of coverage that was provided by vegetation prior to commencing earth-disturbing activities.