



**DATE:** February 2, 2016  
**TO:** Ken Danner, Subdivision Development Manager  
**FROM:** Todd McLellan, Development Engineer  
**SUBJECT:** Destin Landing Master Storm Water Plan Comments

**GENERAL DESCRIPTION:**

The proposed project consists of approximately 762 acres in southeast Norman that will be developed into a multi-use area including various densities of single family homes, multifamily homes, patio homes, and mixed use commercial. Several open space areas are also planned. The Destin Landing project is almost entirely (with the exception of approximately 50 acres at the southwest corner) located within the Dave Blue Creek watershed which is also part of the overall Lake Thunderbird watershed.

**STAFF ANALYSIS:**

The Master Storm Water Plan (MSWP) is a document prepared by the developer's engineer that generally indicates how storm water runoff will be handled and the Lake Thunderbird watershed protected. However, it is not a detailed document that can be used for design or detailed staff review. It is staff's understanding that as each Preliminary and Final Plat is brought forward, a drainage report will also be provided as required by Norman's subdivision regulations in effect at the time of platting.

After careful review of the MSWP, staff's concerns are:

- According to the PUD narrative, several areas will exceed 65% impervious area causing an increase in storm water runoff. This will have a major impact on Lake Thunderbird. Runoff will need to be managed so there is not an increase in the peak flow or an increase in time during which the peak flow impacts the creeks and streams. Increased runoff can cause streams to down cut and widen as the streams adjust to the increased runoff from development. Increased flows may cause an increase in Total Suspended Solids, phosphorus, nitrogen, and sediment loading into Lake Thunderbird. All development will need to be in compliance with the Water Quality Protection Zone (WQPZ) Ordinance and the Total Maximum Daily Load (TMDL) Monitoring and Compliance Plan for Lake Thunderbird.
- Currently there are several areas along the creek and stream banks that are in the City of Norman regulatory floodplain. All development must meet floodplain ordinance requirements in effect at the time of platting
- The Oklahoma Water Resources Board (OWRB) has recently taken a more active approach in dam safety throughout the state including Norman. There are several dams located within the 762 acres and also just outside the 762 acres that

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are upstream of the proposed development (i.e. Cedar Lake Estates) that are currently not classified as high hazard dams. The developer needs to be aware that developing downstream of a dam may cause the OWRB to reclassify the dam as a high hazard dam which could trigger additional safety measures and costs to be incurred by the dam owner and/or adjacent property owners.

**RECOMMENDATION**

Because the developer is required to submit drainage reports in accordance with the subdivision regulations in effect at the time of platting, staff will have the opportunity for review and compliance with City requirements. Therefore Engineering staff recommends Planning Commission approval.