



October 5, 2016

Mr. Michael Skates
City of Broken Arrow
220 S First Street
Broken Arrow, OK 74012

SENT VIA: Email
(mskates@brokenarrowok.gov)

RE: Walmart Neighborhood Market Store No. 4662-00
Broken Arrow, Oklahoma
Project No. 14-5835

Mr. Skates:

On behalf of Walmart, we are requesting a variance on Stormwater Ordinance Section 25-313 (6) for the Countyline Crossings Plat. The Ordinance states:

"The final plat of any development requiring a FEMA LOMR will not be accepted until such LOMR is approved in writing by FEMA. Building permits will not be issued on any lots in developments awaiting LOMR approval."

Walmart does not desire to start construction at this time. Rather, they are interested in recording the plat which will allow them to close on the property. It is understood that Walmart will be required to obtain the LOMR from FEMA as part of the planned construction on the site.

Normally, a LOMR-F is obtained after the fill is placed. The first step in the process would be to obtain a Flood Plain Development Permit and Earth Change Permit from the City of Broken Arrow. Then, the Contractor would perform the grading operations. Lastly, the fill would be surveyed and a LOMR-F be submitted to FEMA for approval. In this situation, construction on the project is not scheduled to begin until the fall of 2018, so we are requesting a variance that would allow the LOMR-F to be completed at a later date.

Thank you for your consideration in this matter.
Please contact me with any questions or comments.

Sincerely,

Elliott R. Reed
Cochran

ERR/jmh