



**US Army Corps
of Engineers®**

JOINT PUBLIC NOTICE

**Tulsa District
Application No. SWT-2018-129**

Published: November 19, 2025
Expires: December 19, 2025

TO WHOM IT MAY CONCERN: The U.S. Army Corps of Engineers and Oklahoma Department of Environmental Quality (ODEQ) jointly announce that the District Engineer has received an application for a Department of the Army (DA) permit and Water Quality Certification pursuant to Sections 404 and 401 of the Clean Water Act. The ODEQ hereby incorporates this public notice and procedure as its own public notice and procedure by reference thereto. This public notice has been provided as a public service and may be reprinted at your discretion. However, any cost incurred as a result of reprinting or further distribution shall not be a basis for claim against the Government. The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Mr. Chris Challis
Sooner Investments DEV Co., LLC
2301 West I-44 Service Road, Suite 110
Oklahoma City, OK 73112

AGENT: Mr. Clint Porter
Blackbird Environmental, LLC
PO Box 720100
Norman, OK 73070

WATERWAY AND LOCATION: The project would affect waters of the United States associated with an emergent wetland adjacent to an unnamed tributary of Mustang Creek. The project/review area is located in Section 33, Township 12 North, Range 5 West; at Latitude 35.47543 and Longitude -97.73520; Canadian County, Oklahoma.

EXISTING CONDITIONS: The mapped intermittent unnamed tributary to Mustang Creek (R4SB-1) was delineated as two distinct segments (R4SB-1a and R4SB-1b) based on the width at the ordinary high water mark. Both segments were dominated by silt, clay and hardpan clay substrates. The stream was deeply cut in some areas and the riparian corridor was dominated by scattered trees and shrubs. A large beaver impoundment on R4SB-1 created consistently saturated soil conditions and promoted the extensive growth of cattails. This relatively large area of cattails was delineated as PEM1-1. The area immediately downstream of the beaver impoundment included significant growth of false indigo bush along with other hydrophytic forbs and grasses. This area was delineated as PSS1-1. The proposed project area is adjacent to residential and commercial development, with Interstate 40 bordering the property on the south side.

PROJECT PURPOSE:

Basic:

The applicant proposes to construct a commercial development.

Overall:

The applicant proposes to develop commercial lots with associated infrastructure on a 32 acre parcel in the vicinity of Yukon, Oklahoma.

PROPOSED WORK: The applicant requests authorization to construct a proposed 8-foot by 8-foot by 132-foot RCB culvert bridge that would result in the placement of fill (0.691 acre) into the emergent wetland denoted as PEM1-1.

Table 1: Summary of impacts to waters of the United States.

Original Proposal					
Number or Location	Impact Activity	Type of Water	Type of Fill Material	Qty of Material cys below OHWM	Footprint (ac and/or lf)
PEM1-1 (South Abutment)	RCB Culvert Bridge	Emergent Wetland	Concrete and onsite soil	4,655	0.691
			Total:	4,655	0.691
cubic yards (cys), ordinary high water mark (OHWM), acre (ac), linear feet (lf)					

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

The applicant considered avoidance and minimization measurements early development of the proposed action. The commercial development was generally designed around the aquatic resources. However, a road over the aquatic resources is necessary to provide the public and emergency vehicle access across the proposed commercial development. Multiple options were considered for the proposed road crossing. The proposed RCB culvert bridge construction is based on additional floodway study and functional analysis, would require less maintenance, be less susceptible to erosion with no abutments, provide wide shoulders for traffic safety, and would require 2 to four 4 months less construction time within the aquatic resource.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

The proposed mitigation plan proposes the purchase of credits from the Deep Form Mitigation Bank at a 2:1 ratio and a secondary service area 1.5 multiplier for 2.073 emergent wetland credits.

CULTURAL RESOURCES:

The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes, and other interested parties.

ENDANGERED SPECIES: The Corps has performed an initial review of the application utilizing the U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. The IPaC consultation number is **2025-0052135**. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

(Option 2) **Table 2:** ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Piping Plover	<i>Charadrius melodus</i>	Threatened
Whooping Crane	<i>Grus americana</i>	Endangered
Rufa Red Knot	<i>Calidris canutus rufa</i>	Threatened
Monarch Butterfly	<i>Danaus plexippus</i>	Proposed Threatened

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. §408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification will be required from ODEQ. Comments concerning water quality impacts will be forwarded to ODEQ for consideration in issuing a Section 401 Water Quality Certification for the proposed project. Work may **not** commence until decisions have been made on both Sections 401 and 404.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the Regulatory Program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof: conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownerships, and, in general, the needs and welfare of the people. A permit will be denied if the discharge does not comply with the Environmental Protection Agency's 404(b)(1) Guidelines. Subject to the 404(b)(1) Guidelines and any other applicable guidelines or criteria, a permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Tulsa District will receive written comments on this proposal until the expiration date of this public notice. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Mr. Rob Hoffmann at CESWT-RO@usace.army.mil. Please include the public notice number SWT-2018-00129 in the subject line of your email message. Alternatively, you may submit comments to mailing address Tulsa District Corps of Engineers, ATTN: Regulatory Office, 2488 East 81st Street, Tulsa, OK 74137. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Figure 1: General Location Map

SWT-2018-00129

Ten West Center Commercial Development

Unnamed tributary of Mustang Creek

Canadian County, Oklahoma

Enclosure 1 of 5

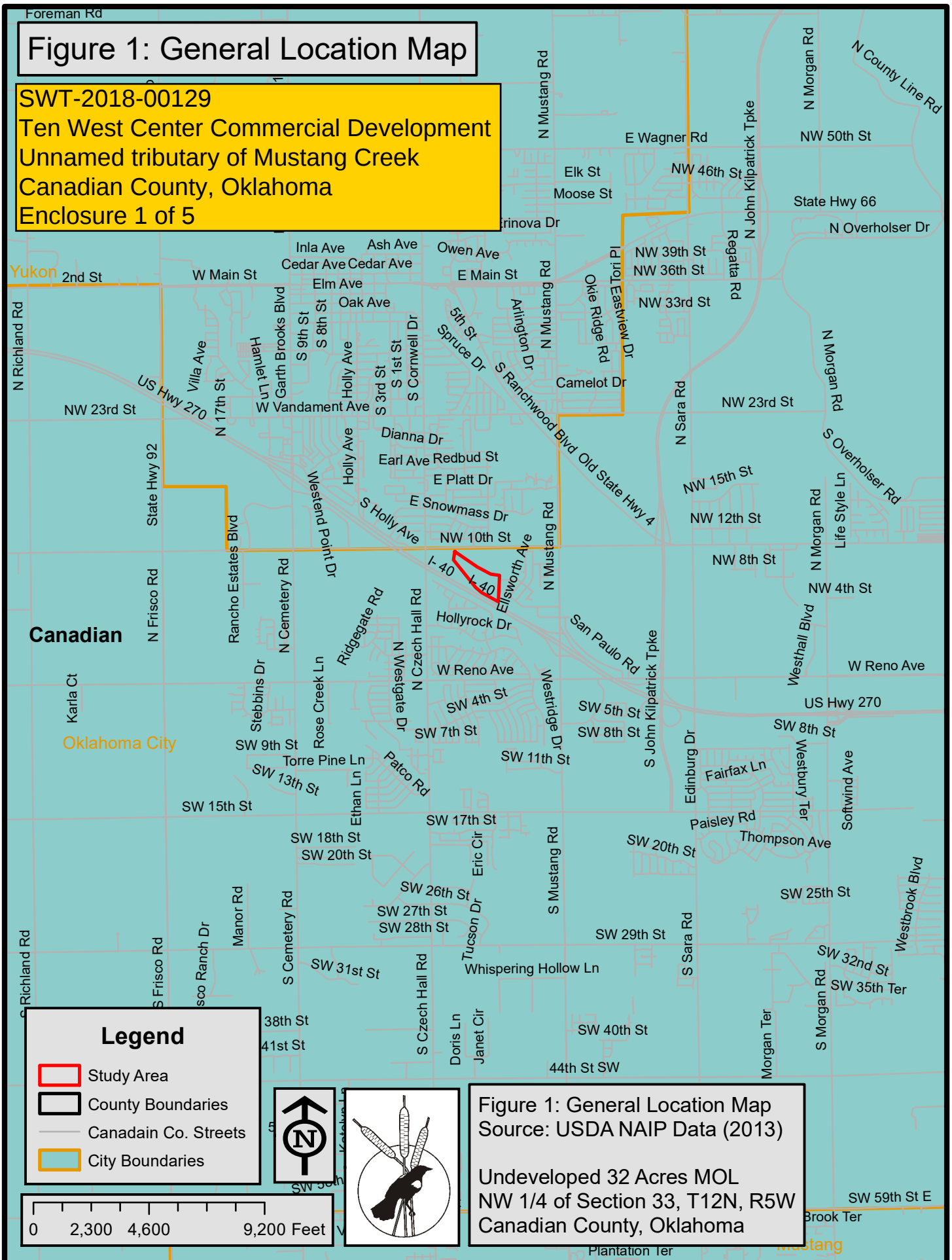


Figure 1: Preliminary Design Map

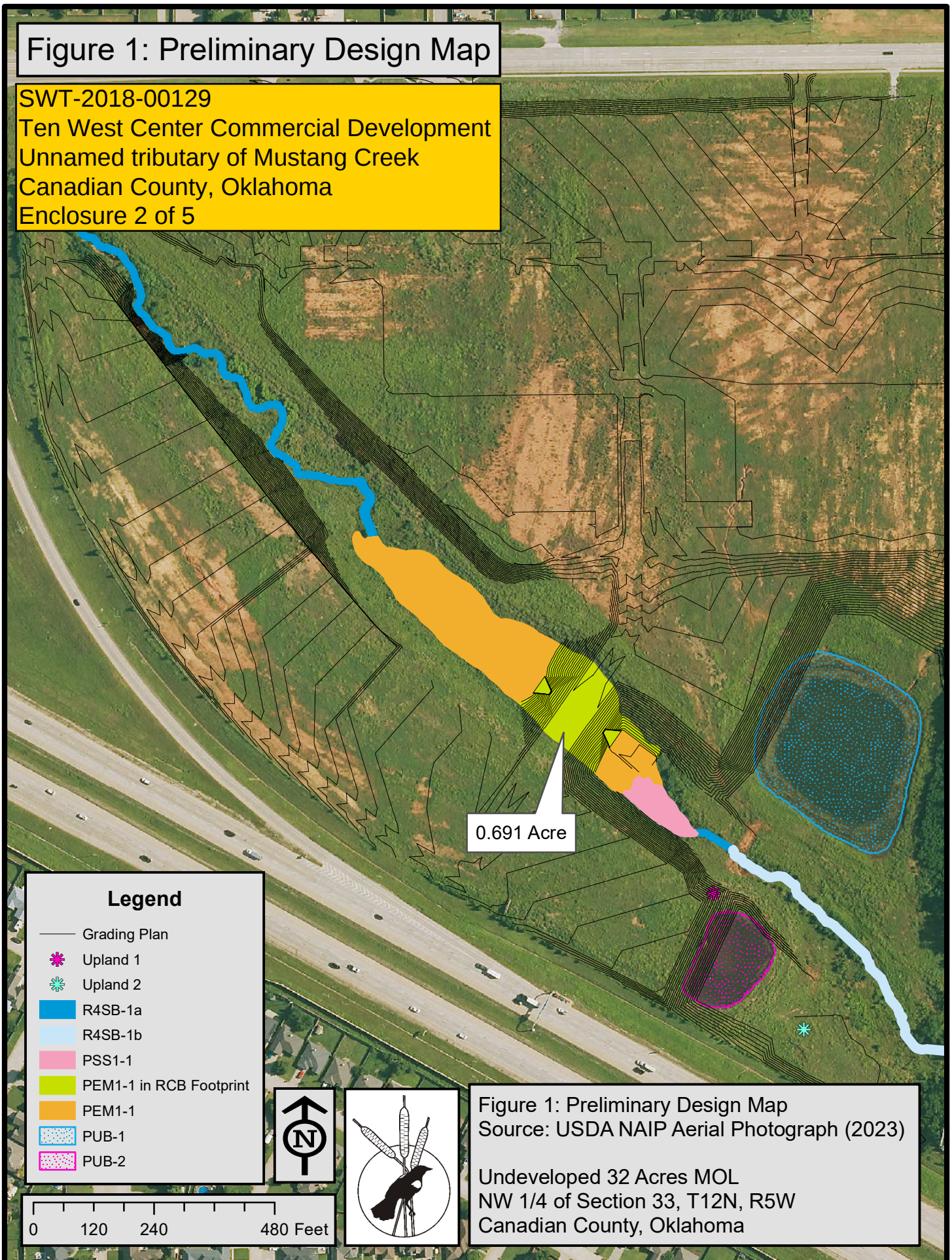
SWT-2018-00129

Ten West Center Commercial Development

Unnamed tributary of Mustang Creek

Canadian County, Oklahoma

Enclosure 2 of 5



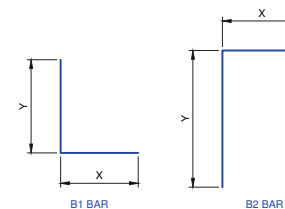
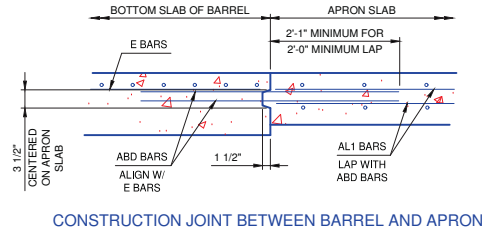
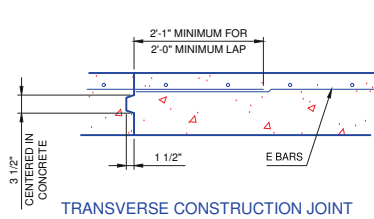
SWT-2018-00129

Ten West Center Commercial Development
Unnamed tributary of Mustang Creek
Canadian County, Oklahoma
Enclosure 3 of 5

QUANTITIES		SECTION DIMENSIONS					REINFORCING STEEL																					
PER FOOT OF BARREL							A1 BARS			B1 BARS				B2 BARS				E1 BARS AT 12" MAX.			E2 BARS AT 12" MAX.							
CONC. (CY.)	REINF. (LB.)	S	H	T	U	W	SIZE	SPA.	LENGTH	WEIGHT PER FT.	SIZE	SPA.	"X" (HORIZ.)	"Y" (VERT.)	LENGTH	WEIGHT PER FT.	SIZE	SPA.	"X" (HORIZ.)	"Y" (VERT.)	LENGTH	WEIGHT PER FT.	NO.	SIZE	WEIGHT PER FT.	NO.	SIZE	WEIGHT PER FT.
0.66	88.1	7'	3'	10"	11"	7"	#6	6"	7'-10"	47.1	#4	12"	9"	2'-3"	3'-0"	4.0	#4	12"	9"	3'-8"	4'-5"	5.9	26	#5	27.1	6	#4	4.0
0.70	90.8	7'	4'	10"	11"	7"	#6	6"	7'-10"	47.1	#4	12"	9"	2'-3"	3'-0"	4.0	#4	12"	9"	4'-8"	5'-5"	7.2	26	#5	27.1	8	#4	5.3
0.79	107.0	7'	5'	10"	11"	8"	#6	6"	8'-0"	48.1	#4	6"	9"	2'-3"	3'-0"	8.0	#4	6"	9"	5'-8"	6'-5"	17.1	26	#5	27.1	10	#4	6.7
0.88	112.0	7'	6'	10"	11"	9"	#6	6"	8'-2"	49.1	#4	6"	9"	2'-3"	3'-0"	8.0	#4	6"	9"	6'-8"	7'-5"	19.8	26	#5	27.1	12	#4	8.0
0.99	117.0	7'	7'	10"	11"	10"	#6	6"	8'-4"	50.1	#4	6"	9"	2'-3"	3'-0"	8.0	#4	6"	9"	7'-8"	8'-5"	22.5	26	#5	27.1	14	#4	9.4
0.78	96.4	8'	3'	11"	12"	7"	#6	6"	8'-10"	53.1	#4	12"	9"	2'-4"	3'-1"	4.1	#4	12"	9"	3'-9"	4'-6"	6.0	28	#5	29.2	6	#4	4.0
0.82	99.1	8'	4'	11"	12"	7"	#6	6"	8'-10"	53.1	#4	12"	9"	2'-4"	3'-1"	4.1	#4	12"	9"	4'-9"	5'-6"	7.3	28	#5	29.2	8	#4	5.3
0.91	115.6	8'	5'	11"	12"	8"	#6	6"	9'-0"	54.1	#4	6"	9"	2'-4"	3'-1"	8.2	#4	6"	9"	5'-9"	6'-6"	17.4	28	#5	29.2	10	#4	6.7
1.01	120.6	8'	6'	11"	12"	9"	#6	6"	9'-2"	55.1	#4	6"	9"	2'-4"	3'-1"	8.2	#4	6"	9"	6'-9"	7'-6"	20.0	28	#5	29.2	12	#4	8.0
1.12	125.6	8'	7'	11"	12"	10"	#6	6"	9'-4"	56.1	#4	6"	9"	2'-4"	3'-1"	8.2	#4	6"	9"	7'-9"	8'-6"	22.7	28	#5	29.2	14	#4	9.4
1.18	150.9	8'	8'	11"	12"	10"	#6	6"	9'-4"	56.1	#5	6"	10"	2'-9"	3'-7"	14.9	#5	6"	10"	8'-9"	9'-7"	40.0	28	#5	29.2	16	#4	10.7

NOTE:
A AND B BARS ARE CENTERED PER L.F. OF BARREL LENGTH.
FOR 0 SKEW END SECTIONS, ADJUST BAR QUANTITIES AS SHOWN
ON END SECTION DETAILS, SHEET 2 OF 2. NO ADJUSTMENT IS
REQUIRED FOR 30 DEGREE SKEW END SECTIONS.

BASIS OF PAYMENT		
CODE	DESCRIPTION	UNIT
404-00	STRUCTURAL CONCRETE	C.Y.
411-00	REINFORCING STEEL	LBS.
982	PIPE RAILING	L.F.



DESIGN DATA

CLASS AA CONCRETE $f_c = 4$ K.S.I.
REINFORCING STEEL $f_y = 60$ K.S.I.

LOADING -

HL-93 LOADING OR OKLAHOMA DEPARTMENT OF TRANSPORTATION OVERLOAD TRUCK
H-20 TRUCK
HS-20 TRUCK
TYPE 3-3 (SPECIAL HAULING VEHICLE)
EV3 (TANDEM REAR AXLE EMERGENCY VEHICLE)
SHV NRL (SPECIAL HAULING VEHICLE NOTIONAL RATING LOAD)
ALL LOAD VEHICLES LISTED, EXCEPT HL-93 AND OKLAHOMA DEPARTMENT OF TRANSPORTATION OVERLOAD TRUCK, WERE ANALYZED USING LOAD FACTOR DESIGN (LFD).

DESIGN -

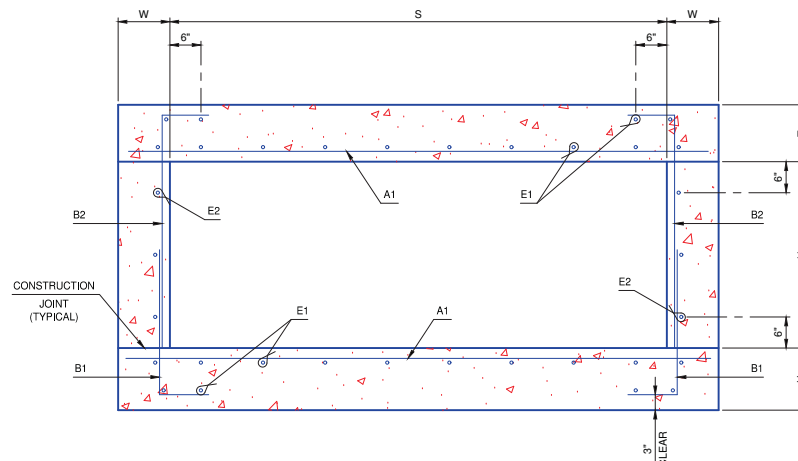
AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 9TH EDITION
AASHTO MANUAL FOR BRIDGE EVALUATION, 3RD EDITION, 2018, WITH 2019 INTERIM REVISIONS

R.C.B. GENERAL NOTES

COMPLY WITH THE REQUIREMENTS OF THE CURRENT CITY OF OKLAHOMA CITY STANDARD SPECIFICATIONS.
PROVIDE A 1 1/2" CHAMFER ON ALL EXPOSED CONCRETE EDGES. USE SIZED LUMBER FOR ALL CHAMFER STRIPS.
PROVIDE 2" MINIMUM CLEAR COVER FOR ALL REINFORCING STEEL UNLESS NOTED OTHERWISE.
PLACE TRANSVERSE CONSTRUCTION JOINTS IN ALL CULVERTS 100 FT. OR MORE IN LENGTH AT A MAXIMUM SPACING OF 60 FT. SUBMIT LOCATIONS TO THE CITY ENGINEER FOR APPROVAL. SEE TRANSVERSE CONSTRUCTION JOINT DETAIL ON THIS SHEET.
THE QUANTITY FOR REINFORCING STEEL OF E1 AND E2 BARS DOES NOT INCLUDE LAP SPLICES IN THE LENGTH OF THE BARREL OR AT TRANSVERSE CONSTRUCTION JOINTS WITHIN THE BARREL. COSTS FOR SPLICES WILL NOT BE MEASURED FOR PAYMENT AND WILL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR REINFORCING STEEL.
PIPE RAILING REQUIRED ON TOP OF HEADWALL AND WINGWALLS. SEE STD. RCB-015 PipeRailing.

PLACE WD AND ABD BARS FOR WINGWALLS AND APRON TIED TO BARREL REINFORCING BEFORE PLACING BARREL CONCRETE

REVISION NO.
DATE



TYPICAL BARREL SECTION

NOTE:
SEE SCHEDULE ON THIS SHEET FOR ACTUAL NUMBER AND SPACING OF E1 AND E2 BARS.

The City of
Oklahoma City
Public Works Department
Engineering Division



APPROVED BY: DATE: 6/22/2023
ERIC J. WENGER P.E.
CITY ENGINEER
THESE STANDARD DRAWINGS AND ASSOCIATED NOTES ARE THE PROPERTY OF THE CITY OF OKLAHOMA CITY. NO REUSE OR REPRODUCTION WITHOUT THE CITY OF OKLAHOMA CITY'S WRITTEN PERMISSION.

R.C.B. CULVERTS - BARREL DETAILS
7' AND 8' SPANS - SINGLE CELL
2' TO 10' FILL

Drawing Number
RCB-004

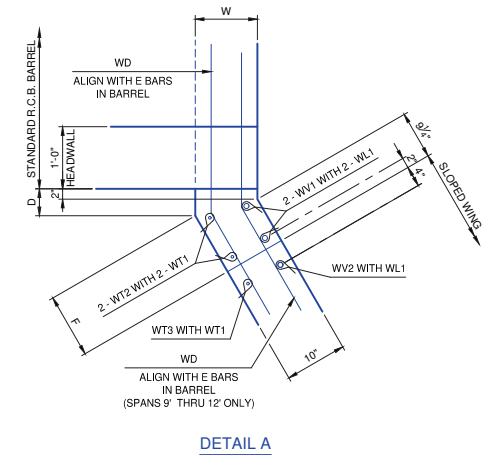
Ten West Center Commercial Development
 Unnamed tributary of Mustang Creek
 Canadian County, Oklahoma
 Enclosure 4 of 5

① 4 SETS OF 15 BARS

QUANTITIES						
ITEM	UNIT	6' SPAN	9' SPAN	10' SPAN	11' SPAN	12' SPAN
CLASS AA CONCRETE	C.Y.	38.4	39.7	40.8	41.9	42.9
REINFORCING STEEL	LB.	5,320	5,690	5,790	5,890	5,990
PPE RAILING	L.F.	71	72	73	74	75

SPAN	DIMENSIONS		NO. OF BARS	
	R	Q	K	N
8'	9'-8"	20'-2"	10	10
9'	10'-10"	20'-9"	13	11
10'	11'-10"	21'-3"	14	12
11'	12'-10"	21'-9"	15	13
12'	13'-10"	22'-3"	16	14

DIMENSIONS			
PAN	W	D	F
8'	10"	4 11/16"	11 15/16"
9'	11"	2 15/16"	1'-1 15/16"
10'	11"	2 15/16"	1'-1 15/16"
11'	11"	2 15/16"	1'-1 15/16"
12'	11"	2 15/16"	1'-1 15/16"



DATE: 6/22/2023

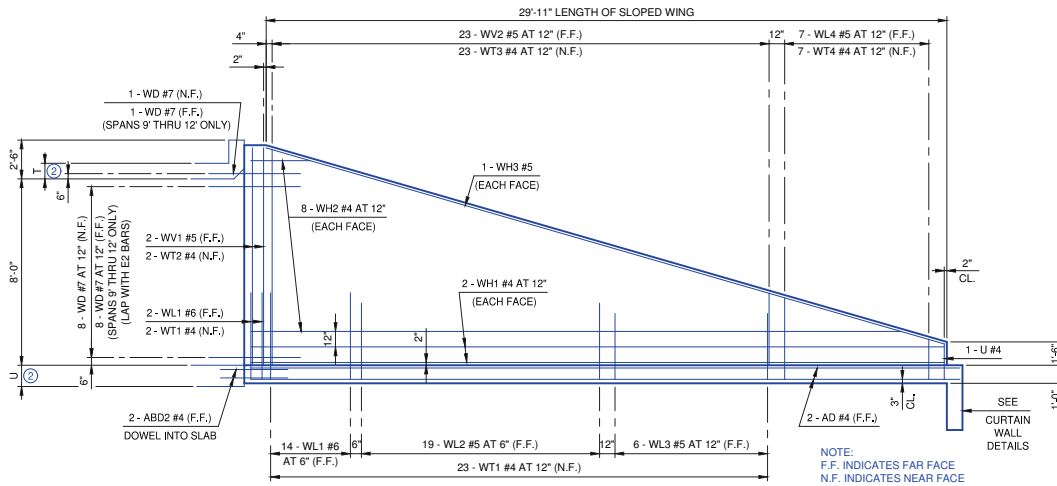
ERIC J. WENGER, P.E.
CITY ENGINEER

THESE STANDARD DRAWINGS, AND ASSOCIATED CALCULATIONS, HAVE BEEN PREPARED BY CEC CORPORATION UNDER CONTRACT WITH THE CITY OF OKLAHOMA CITY

R.C.B. CULVERTS - END SECTION DETAILS
SINGLE CELL - 8' HEIGHT - 0° SKEW
SHEET NO. 1 OF 2

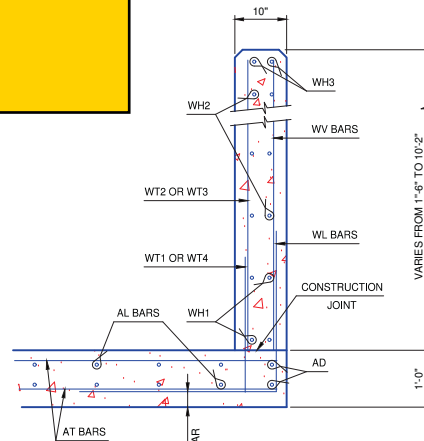
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RCB-026

SWT-2018-00129
Ten West Center Commercial Development
Unnamed tributary of Mustang Creek
Canadian County, Oklahoma
Enclosure 5 of 5

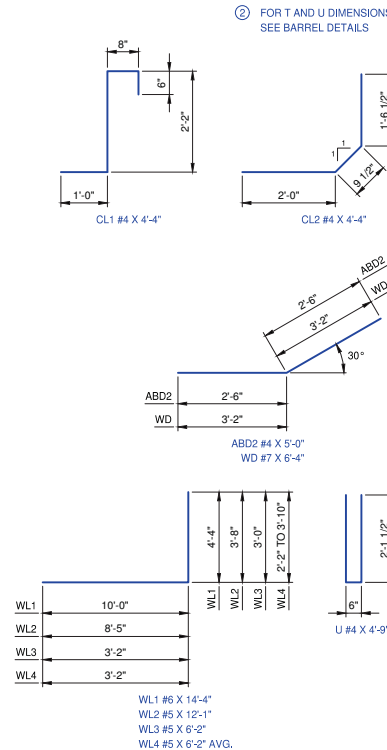


WINGWALL ELEVATION

SEE STD. RCB-015 PipeRailing
 FOR DETAILS OF RAIL REQUIRED
 ON TOP OF HEADWALL
 AND WINGS



TYPICAL SECTION THRU WING



ADJUSTMENT IN NUMBER OF BARREL BARS IN END SECTION

SPAN	BAR MARKS					
	A1	A2	B1	B2	C1	C2
8'						
9'					+2	+2
10'					+2	+2
11'					+2	+2
12'					+2	+2

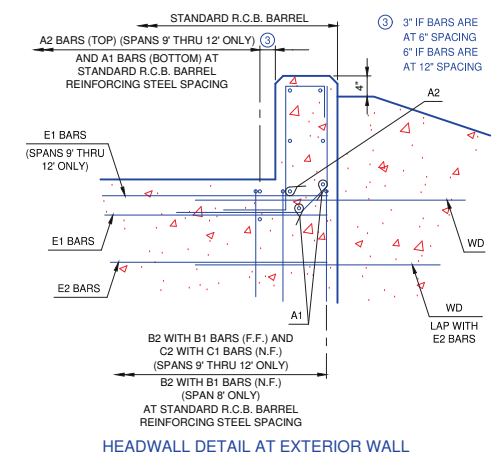
NOTE: TO CONSTRUCT ONE END SECTION AS SHOWN, THE NUMBER OF BARS SHOWN NEED TO BE ADDED TO OR SUBTRACTED FROM THE TOTAL WEIGHT OF REINFORCING FOR THE BARREL. THIS WEIGHT ADJUSTMENT IS INCLUDED IN THE END SECTION QUANTITY. SEE BARREL DETAILS FOR BAR LENGTHS, SIZES AND BENDS.

WINGWALL BAR LIST

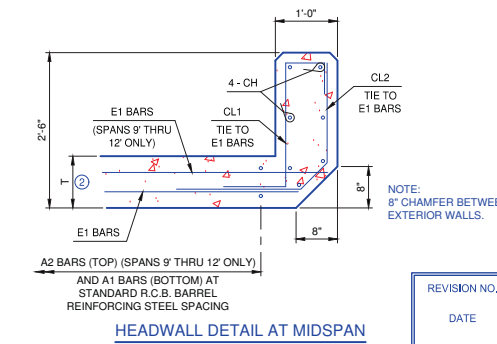
ONE WINGWALL SHOWN, TWO REQUIRED					
MARK	SIZE	NO.	FORM	LENGTH	LENGTH VARIATION
WD #7	9	BNT.	6'-4"		
WH1 #4	4	STR.	30'-6"		
WH2 #4	16	STR.	15'-7" AVG.	3'-6" TO 27'-8"	
WL1 #6	16	BNT.	14'-4"		
WL2 #5	19	BNT.	30'-11"		
WL3 #5	6	BNT.	6'-2"		
WL4 #5	7	BNT.	6'-2" AVG.	5'-4" TO 7'-0"	
WT1 #4	25	STR.	2'-5"		
WT2 #4	2	STR.	10'-0"		
WT3 #4	23	STR.	6'-8" AVG.	3'-6" TO 9'-10"	
WT4 #4	7	STR.	3'-0" AVG.	2'-2" TO 3'-10"	
WV1 #5	2	STR.	10'-0"		
WV2 #5	23	STR.	6'-8" AVG.	3'-6" TO 9'-10"	
U #4	1	BNT.	4'-9"		

ADDITIONAL BARS REQUIRED IN 9', 10', 11' AND 12' SPANS
 ONE WINGWALL SHOWN, TWO REQUIRED

WD #7	9	BNT.	6'-4"
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HEADWALL DETAIL AT EXTERIOR WALL



HEADWALL DETAIL AT MIDSPAN

REVISION NO.

DATE

The City of Oklahoma City
 Public Works Department
 Engineering Division

APPROVED BY: DATE: 5/22/2023
 ERIC J. WINGER P.E.
 CITY ENGINEER

THESE STANDARD DRAWINGS, AND ASSOCIATED SPECIFICATIONS, ARE THE PROPERTY OF THE CITY OF OKLAHOMA CITY. THEY ARE TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF OKLAHOMA CITY IS PROHIBITED.

R.C.B. CULVERTS - END SECTION DETAILS
SINGLE CELL - 8' HEIGHT - 0° SKEW
 SHEET NO. 2 OF 2

Drawing Number
 RCB-027