



**CITY OF NORMAN, OK**  
**FLOODPLAIN PERMIT COMMITTEE MEETING**  
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069  
Monday, May 06, 2024 at 3:30 PM

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## **AGENDA**

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### **ROLL CALL**

### **MINUTES**

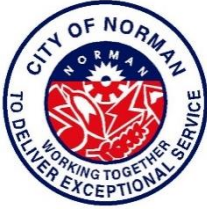
1. Approval of minutes from the February 5, 2024 meeting.

### **ACTION ITEMS**

2. **Floodplain Permit Application No. 689** - This permit application is for the renovation of a residential structure and installation of concrete driveway at 626 E. Comanche St. in the Bishop Creek Floodplain.

### **MISCELLANEOUS COMMENTS**

### **ADJOURNMENT**



## CITY OF NORMAN, OK

### FLOODPLAIN PERMIT COMMITTEE MEETING

Municipal Building, Executive Conference Room, 201 W Gray, Norman, OK 73069

Monday, February 05, 2024 at 3:30 PM

## MINUTES

### ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:30 p.m. Roll was called and all members were present. Others in attendance included, Derek Harris, Applicant; Paul D'Andrea, Capital Projects Engineer; Sean Fairbairn, Cowan Group Engineering; Lollie Lenker, Resident; L. Tommie Rosson, Resident.

### MINUTES

1. Approval of minutes from the January 16, 2024 meeting

Mr. Sturtz asked for any comments or questions from the committee. Hearing none, Mr. Sturtz called for a motion to approve the minutes from the meeting of January 16, 2024. The motion was made by Mr. Danner and seconded by Mr. Scanlon. The minutes were approved 7-0.

### ACTION ITEMS

2. Floodplain Permit No. 687

Mr. Sturtz said the Application for Permit 687 is for proposed construction of a driveway at 3005 Golden Valley Road across the Ten-Mile Flat Creek floodplain. Mr. Sturtz said the Applicant is Derek Harris and the Engineer is Jason Emmett, P.E. Mr. Sturtz asked Mr. Murphy to present the staff report. Mr. Murphy said this is an application for 3005 Golden Valley Road it is tract 4 of the Golden Valley Ranch Subdivision located north of W. Rock Creek Road between 48th and 60th avenues. The proposed project includes a 400 linear feet, 14' wide driveway connecting Golden Valley Road to a dwelling located out of the floodplain. The project includes two 18" culverts installed on the east and west side of Golden Valley Road to allow drainage from north to south along that road. In addition, there are ten proposed 12" culverts to be installed under the drive to allow for drainage through the flood zone from north to south following the natural drainage pattern. The applicant has indicated that they wish to excavate from the existing waterway (flood zone area) in order to create the fill necessary to build up the road as well as create the necessary compensatory storage. The site plan shows 517 cubic yards of cut and 408 cubic yards of fill for a net gain of 109 cubic yards of storage in the floodplain. The engineering report also indicates that during a 100-year flood event, 276 linear feet of the 400 linear foot driveway will be exposed. The applicant indicates that 46" reflectors will be installed along the 124 linear feet of driveway that will be submerged. The max depth of flooding in the 100-year storm event is approximately 3.60" over the submerged portions of the driveway.

Mr. Murphy reviewed aerial maps of the project location provided to members in their packets.

Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 687 be approved.

Mr. Sturtz asked for comments or questions from the Applicant. Hearing none, Mr. Sturtz asked for comments or questions from the committee. Mr. Scanlon asked for the direction of water flow in a 100 year flood over the driveway. Mr. Murphy said the Engineer indicated north to south, although in the Ten-Mile Flat he suspects this may be more of a backwater area in general. Mr. Scanlon said 3 plus inches over the driveway flowing swiftly is a problem. Ms. Stansel asked if 10 12" inch culverts were sufficient to allow water flow through the area. Derrick Harris, Applicant, confirmed 10 12" inch culverts works, anything bigger you run into cover issues building up too high. Mr. Sturtz asked if he calculated what storm event starts to overtop the driveway. Mr. Harris said he ran it for the 50 or the 25 and it works, but the 100 year overtops. Mr. Harris said the calculations are included in the report. Mr. Sturtz asked for questions or comments from the public. Mr. Sturtz confirmed if the driveway is below the BFE, if they want to bring more gravel or regrade it in the future, they are required to get another floodplain permit. Mr. Murphy agreed. Mr. Sturtz asked if the committee wanted to have a final as built survey of the driveway and the work done to prove compensatory storage and the elevation of the roadway.

Mr. Sturtz asked for any additional comments or a motion. Mr. Scanlon made a motion to approve Permit 687 with the revision as stated by Mr. Sturtz. Mr. Sturtz said with as built survey provided of the driveway in the floodplain and the drainage way to show compensatory storage volumes. Mr. Danner seconded the motion.

The committee voted to approve the application 7-0.

### 3. Floodplain Permit No. 688

Mr. Sturtz said the Application is for the widening of James Garner Ave. and Imhoff Creek floodplain. Mr. Sturtz said the Applicant for Permit 688 is the City of Norman and the Engineer is Sean Fairbairn, P.E. (Cowan Engineering Group). Mr. Sturtz asked Mr. Murphy to present the staff report. The proposed project is located in the floodplain/floodway of Imhoff Creek on James Garner Ave. approximately 115 feet north of its intersection with Daws Street. The project consists of widening James Garner Ave. and extending the sidewalk along the west side of James Garner Ave. This widening will require the extension of the existing 10'x8' RCB 13-foot southwest along Imhoff Creek. A retaining wall will be constructed along the western side of James Garner Ave. in order to accomplish the extension and minimize fill in the floodplain.

Mr. Murphy reviewed aerial maps of the project location provided to members in their packets.

Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 688 be approved.

Mr. Sturtz asked Paul D'Andrea, Capital Projects Engineer, if he had anything to add and Mr. D'Andrea responded this was a 2019 Bond Project voted for by the people of Norman. Mr. Sturtz asked for comments or questions from the committee. Hearing none, Mr. Sturtz asked for questions or comments from the public. Ms. Hudson asked for the timeline on the project. Mr. Sturtz said this project would go out to bid as soon as the utility relocation project on the south side of Main is complete. Mr. Sturtz asked for questions, comments or a motion. Mr. Scanlon made a motion to approve Permit 688. Ms. Hoggatt seconded the motion.

The committee voted to approve the application 7-0.

**MISCELLANEOUS COMMENTS**

Mr. Murphy confirmed there are no applications for the next meeting on February 19, 2024.

**ADJOURNMENT**

Mr. Sturtz called for a motion to adjourn. Mr. Scanlon motioned to adjourn and was seconded by Mr. Danner. The meeting adjourned at 3:47 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

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City of Norman Floodplain Administrator, Scott Sturtz

**ITEM:** Floodplain Permit application for proposed renovations of a residential structure in the Bishop Creek Watershed.

**BACKGROUND:**

APPLICANT: Prosperous Properties, LLC  
BUILDER: Total Homes Construction, LLC  
ENGINEER: Earl “Gary” Keen, P.E.

The applicant proposes to conduct remodeling work on the interior of the residence located at 626 E. Comanche St. in the Bishop Creek floodplain. According to County records the residence was constructed in 1930. The Engineer’s Report for this application indicates that the BFE for this location is 1169.0’ and that the elevation of the finished floor is 1171.15’ NGVD. In addition to interior remodel, the applicant requests to replace the existing gravel driveway with a concrete driveway. No other work outside of the residence is indicated in the application.

**STAFF ANALYSIS:**

Site located in Little River Basin or Tributaries?                    yes\_\_ no✓

According to the latest DFIRM, a significant portion of the property is located within the Bishop Creek floodplain/floodway (Zone AE). The residence is not located in the floodway.

Applicable Ordinance Sections:	Subject Area:
36-533 (c) .....	Substantial Improvement
(e)(2)(a).....	Fill restrictions in the floodplain
(e)(2)(e).....	Compensatory storage
(f)(3)(8) .....	No rise considerations

(c) Substantial Improvement – Any reconstruction, rehabilitation, addition, or other improvement of the structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement, must meet the current floodplain ordinance requirements. The cost used in the substantial improvement determination shall be the cumulative costs of all previous improvements for a specific building or structure during the immediate past 10-year period.

County records show the total value of the property at 626 E. Comanche St. to be \$100,643 with the land being valued at \$34,914. This indicates the estimated value of the residential structure being improved is \$65,729. The applicant provided a Renovation Budget sheet that estimates the cost of internal improvements to be \$32,500 for materials, labor and contingency. This is 49.4% of the value of the structure, therefore the 50% threshold for substantial improvement has not been met. The percent cost of improvement will be recorded and will apply to any additional improvement or repair costs for the next 10 year interval. The cost of the driveway improvements do not apply to the structure or the Substantial Improvement section of the ordinance. If the substantial improvement threshold was met, the major requirements would include ensuring adequate venting of the crawl space and ensuring that the finished floor elevation and utilities such as electrical and A/C components were elevated to two feet above the BFE.

(e)(2)(a) and (e)(2)(e) Fill Restrictions in the Floodplain and Compensatory Storage – The use of fill is restricted in the floodplain.

The applicant has indicated that the proposed driveway will be constructed at existing grade, therefore no compensatory storage is required. All other improvements are internal to the residential structure and do not require compensatory storage.

(f)(3)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has provided a signed no rise statement and indicates that since the residential improvements are to the interior of a structure and the proposed driveway will be constructed at existing grade, no increase to the BFE will occur.

**RECOMMENDATION:** Staff recommends Floodplain Permit Application #689 be approved with the condition that any mechanical and electrical equipment be elevated to an elevation of at least 1171' and that an elevation certificate be provided for the structure and the equipment.

**ACTION TAKEN:** \_\_\_\_\_



# City of Norman Floodplain Permit Application

Floodplain Permit No. 689  
Building Permit No. \_\_\_\_\_  
Date 5/6/2024

## FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

### SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
  - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
  - (b) The construction of a pond with a water surface area of 5 acres or more.
  - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.

10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

### SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT: PROSPEROUS PROPERTIES LLC ADDRESS: PO BOX 75341, OKLAHOMA CITY, OK 73147  
 TELEPHONE: 510-575-8428 SIGNATURE: *Dwight Tarric* dotloop verified  
OKLAHOMA STATE  
NEM-01M-010-001

BUILDER: Total Home Construction, LLC ADDRESS: P.O. Box 30765 Midwest City, OK 73140  
 TELEPHONE: 405-229-3963 SIGNATURE: *Scott Anderson* dotloop verified  
OKLAHOMA STATE  
NEM-01M-010-001

ENGINEER: EARL GARY KEEN, PE ADDRESS: PO BOX 891200, OKLAHOMA CITY, OK 73189  
 TELEPHONE: 4058238240 SIGNATURE: *Earl Gary Keen*

PROJECT LOCATION

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, subdivision addition, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well known landmark. A sketch attached to this application showing the project location would be helpful.

PROJECT LOCATION IS 626 E COMANCHE ST. LEGAL DESCRIPTION IS NORMAN OT ADDITION, N100' LOT 14 AND ALL LOT 13 BLK 49.

A LOCATION MAP IS PROVIDED, AS IS A ROUTE MAP

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

- | <u>ACTIVITY</u>                                | <u>STRUCTURE TYPE</u>   |
|--|---|
| <input type="checkbox"/> New Structure         | <input checked="" type="checkbox"/> Residential (1-4 Family)                            |
| <input type="checkbox"/> Addition              | <input type="checkbox"/> Residential (More than 4 Family)                               |
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Non-Residential (Flood proofing? <input type="checkbox"/> Yes) |
| <input type="checkbox"/> Relocation            | <input type="checkbox"/> Combined Use (Residential & Commercial)                        |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Manufactured (Mobile) Home                                     |
| <input type="checkbox"/> Replacement           | <input type="checkbox"/> In Manufactured Home Park? <input type="checkbox"/> Yes        |

ESTIMATED COST OF PROJECT \$ 32,500.00 Work that involves substantial damage/substantial improvement requires detailed cost estimates and an appraisal of the structure that is being improved.

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill     Mining     Drilling     Grading
- Excavation (Beyond the minimum for Structural Development)
- Watercourse Alteration (Including Dredging and Channel Modifications)
- Drainage Improvements (Including Culvert Work)     Road, Street or Bridge Construction
- Subdivision (New or Expansion)                                     Individual Water or Sewer System

In addition to items A. and B. provide a complete and detailed description of proposed work (failure to provide this item will be cause for the application to be rejected by staff). Attach additional sheets if necessary.

THIS PROJECT IS A REMODEL OF A HOME CONSTRUCTED IN 1930. ALL OF THE REMODEL WORK WILL BE INSIDE THE STRUCTURE. NO WORK OR REPAIRS WILL BE DONE ON THE

EXTERIOR PORTION OF THE STRUCTURE. THE OWNER IS REQUESTING THAT THE FLOODPLAIN PERMIT ALLOW THE REPLACEMENT OF THE GRAVELED DRIVEWAY WITH A

CONCRETE DRIVEWAY.



**C. ATTACHMENTS WHICH ARE REQUIRED WITH EVERY APPLICATION:**

The applicant must submit the documents listed below before the application can be processed. If the requested document is not relevant to the project scope, please check the Not Applicable box and provide explanation.

A. Plans drawn to scale showing the nature, location, dimensions, and elevation of the lot, existing or proposed structures, fill, storage of materials, flood proofing measures, and the relationship of the above to the location of the channel, floodway, and the regulatory flood-protection elevation.

B. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high-water information.

Not Applicable:

\_\_\_\_\_  
\_\_\_\_\_

C. Subdivision or other development plans (If the subdivision or other developments exceeds 50 lots or 5 acres, whichever is the lesser, the applicant **must** provide 100-year flood elevations if they are not otherwise available).

Not Applicable:

FEMA FIRM PANEL IS ATTACHED TO SHOW BFE AT 1129.0'. SURVEY DATA SHOWS FF TO BE AT 1171.15'. SURVEY SHOWS LOWEST ADJACENT GRADE TO BE 1167.88'

\_\_\_\_\_  
\_\_\_\_\_

D. Plans (surface view) showing elevations or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets, water supply, sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information.

Not Applicable:

SITE PLAN SHOWING EXIST. STRUCTURES AND CONTOURS FROM CITY GIS (2007) IS ATTACHED.

\_\_\_\_\_  
\_\_\_\_\_

E. A profile showing the slope of the bottom of the channel or flow line of the stream.

Not Applicable:

THE STREAM PROFILE FOR BISHOP CREEK, WHICH FLOWS JUST OFF THE SOUTH BOUNDARY

\_\_\_\_\_  
\_\_\_\_\_

F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

Not Applicable:

THE ELEVATION OF THE LOWEST FLOOR OF THE LIVING AREA IS SHOWN ON THE SITE PLAN. A SMALL STORM SHELTER EXISTS BENEATH THE STRUCTURE BUT DOES NOT HAVE CONNECTION TO THE LIVING AREA ABOVE.

\_\_\_\_\_  
\_\_\_\_\_

G. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

Not Applicable:

THE WATERCOURSE NOR THE NATURAL DRAINAGE WILL NOT BE ALTERED IN ANY WAY.

\_\_\_\_\_  
\_\_\_\_\_

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

**SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)**

The proposed development is located on FIRM Panel No.: 0285 H, Dated: 9/26/2008

The Proposed Development:

- Is NOT located in a Special Flood Hazard Area  
(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).
- Is located in a Special Flood Hazard Area.
- The proposed development is located in a floodway.
- 100-Year flood elevation at the site is 1168.8' Ft. NGVD (MSL)       Unavailable

See Section 4 for additional instructions.

SIGNED:  DATE: 4/22/2023

**SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)**

The applicant must also submit the documents checked below before the application can be processed.

- Flood proofing protection level (non-residential only) \_\_\_\_\_ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- All other applicable federal, state, and local permits have been obtained.

Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)**

The proposed activity: (A)  **Is**; (B)  **Is Not** in conformance with provisions of Norman’s City Code Chapter 22, Section 429.1. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

If BOX A is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If BOX B is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS: Appealed to Board of Adjustment:  Yes  No  
Hearing date: \_\_\_\_\_

Board of Adjustment Decision - Approved:  Yes  No

Conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)**

1. FEMA Elevation Certificate  
and/or
2. FEMA Floodproofing Certificate

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.

ENGINEER'S REPORT AND CERTIFICATION  
PROPOSED IMPROVEMENTS  
626 E COMANCHE ST, NORMAN, OK

INTRODUCTION

The applicant proposes to conduct remodeling work on the interior of the residence located at this site and to replace the gravel driveway with a concrete driveway. All of the improvements to the structure will be within the interior of the structure.

The applicant requests approval to construct a concrete driveway in the same location as the existing graveled driveway. The top of the proposed concrete driveway will not be higher than elevation of the existing ground. However, the applicant is uncertain that a new driveway will be constructed right away.

LEGAL DESCRIPTION

The legal description of this property was found in the records of the Cleveland County Assessor, which shows the property to be in the Norman Original Town Plat and to be the north 100 feet of Lot 14 and all of Lot 13, Block 49.

MARKET VALUE OF STRUCTURE

The appraisal made by the Cleveland County Assessor was used to determine the value of the residential structure. The County shows the market value of the property to be \$100,643., and the county shows the value of the land to be \$34,914. No value was given to the metal storage building. Thus, the value of the structure is considered to be \$65,729, and the 50% value for the substantial improvement threshold is \$32,834.00. It is this engineer's understanding that the limit of \$32,834 applies to the improvement of the structure, and that the cost of the driveway can be an additional amount. The applicant estimates the total cost of all improvements to the structure to be \$23,000. The cost of the driveway has been estimated to be \$8,000.00. Accordingly, the proposed work will not be classified as a "substantial improvement."

SUMMARY OF IMPROVEMENTS TO STRUCTURE

The applicant proposes to do the following work:

Install hardwood flooring  
Remodel two bathrooms  
Remodel the kitchen including new sink, counter, cabinets.  
Install new stove and dishwasher in the kitchen

Extend some plumbing drains in the kitchen and bathrooms  
Construct new water service line  
Make some minor electrical modifications/ improvements to meet code requirements  
Remove a non-load-bearing wall between kitchen and living room  
Replace interior doors  
Install new drywall in kitchen, dining room and bathrooms  
Texture and paint the interior of the house

### FLOODPLAIN CONSIDERATIONS

This property is located in the floodplain and the edge of the floodway of Bishop Creek. However, the elevation of the FF of the residence is slightly higher than the BFE. The elevation of the FF was surveyed to be 1171.15' NGVD, and the BFE is 1169.0'. as shown by the profile of Bishop Creek contained in the FIS study dated 2021.


The flowline of Bishop Creek is located adjacent to the south property line of this tract.

### LIST OF EXHIBITS

Location map  
Directions to the site  
Direction Map  
Site Plan  
Google Earth Image  
Contour Map—Norman GIS 2017  
Firmette (FIRM Panel)  
County Assessor Information  
FIS Stream Profile  
Stream Cross-Section  
Certified mailing list of property owners  
Floor Plan provided by contractor  
Photographs

ENGINEER'S CERTIFICATIONS

I, Earl Gary Keen, PE, a professional engineer licensed in the State of Oklahoma do hereby state that the proposed activity in the regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation or BFE). This determination is made based on the fact that the footprint of the structure will not be increased, no additional structures or fill will be placed on the property, and that soil will be removed to equal or exceed the volume of concrete placed for a driveway, and that the elevation of the new driveway will not be at a higher elevation than the old driveway. Thus, there will be no additional restriction to the conveyance of stormwater as a result of the improvements proposed in this permit application.

Handwritten signature of Earl Gary Keen in blue ink, followed by the date 4/16/2024.

Earl Gary Keen, PE

License No. 11,438, expires 05-31-2024

PO Box 891200, Oklahoma City, OK 73189

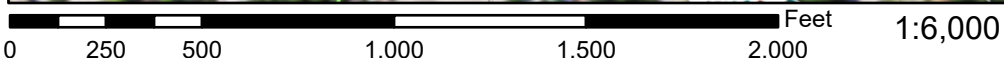
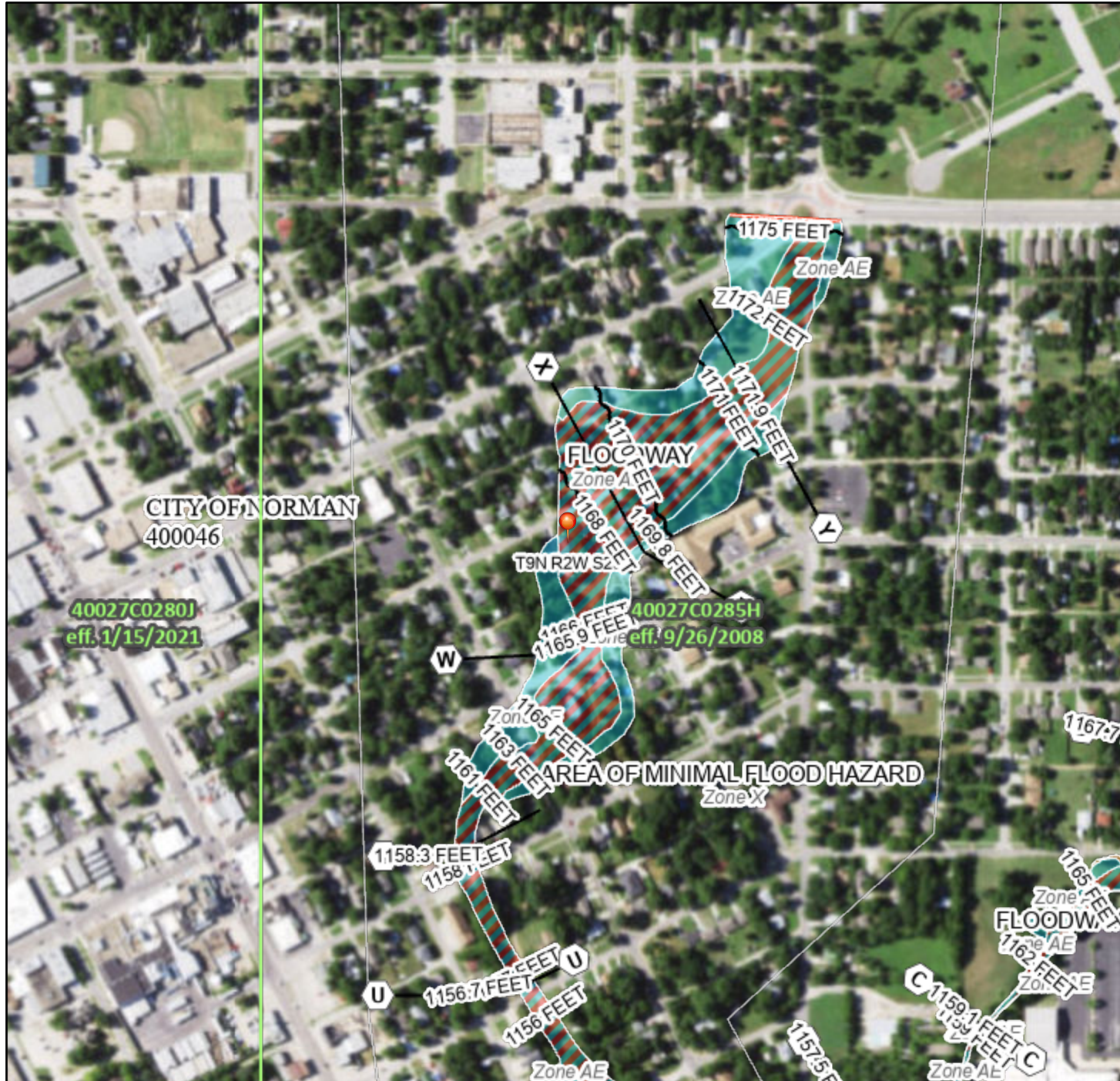
405,823-8240

Signed and Sealed, this 16<sup>th</sup> Day of April, 2024

# National Flood Hazard Layer FIRMette



97°26'24"W 35°13'38"N



Basemap Imagery Source: USGS National Map 2023

## Legend

Item 2.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR F... UT

- |                                    |   |
|------------------------------------|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                                    | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                                    | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                                    | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                                    | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                                    | Area with Flood Risk due to Levee Zone D  |
| <b>OTHER AREAS</b>                 | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                                    | Effective LOMRs   |
| <b>GENERAL STRUCTURES</b>          | Area of Undetermined Flood Hazard Zone D  |
|                                    | Channel, Culvert, or Storm Sewer  |
|                                    | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              | Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    | 17.5  |
|                                    | Coastal Transect  |
|                                    | Base Flood Elevation Line (BFE)   |
|                                    | Limit of Study  |
|                                    | Jurisdiction Boundary   |
|                                    | Coastal Transect Baseline   |
|                                    | Profile Baseline  |
|                                    | Hydrographic Feature  |
| <b>MAP PANELS</b>                  | Digital Data Available  |
|                                    | No Digital Data Available   |
|                                    | Unmapped  |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

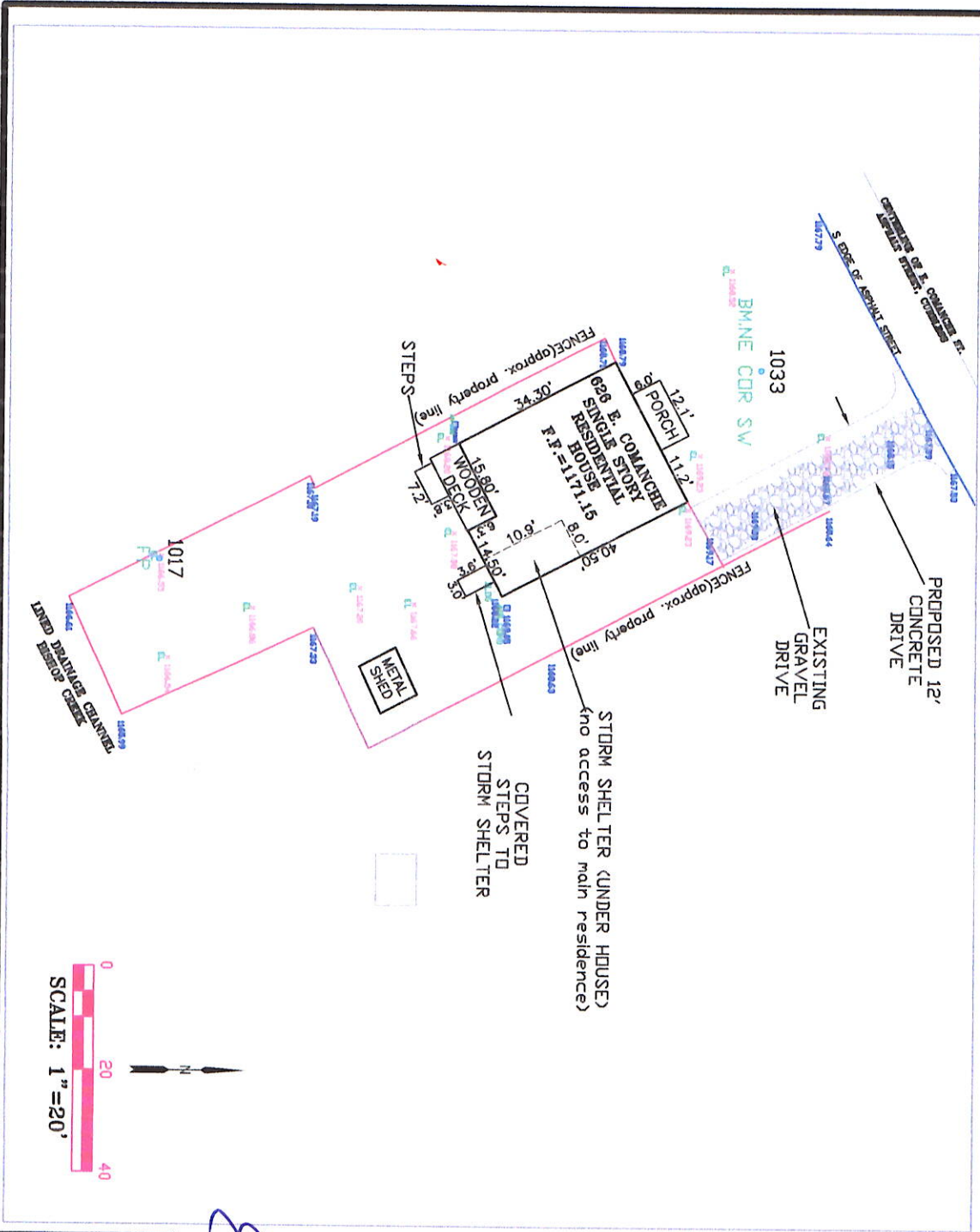
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/19/2024 at 9:57 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



# 626 E. COMANCHE DR.



*Earl G. Keen*  
 04/16/2024

**REGISTERED PROFESSIONAL ENGINEER**  
 EARL GARY KEEN  
 11438

**KEEN ENGINEERING**  
 2104 SW 70TH ST  
 OKLAHOMA CITY, OK 73159  
 (405) 823-8240  
 CA 4367, EXP. 06-30-2024

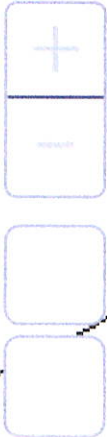
**626 E. COMANCHE DR.**

DRAWN BY: BGS CHECKED BY: BEK Date of Revision: 04/16/24  
 DATE: 04/12/24 SH. ET 1 OF 1



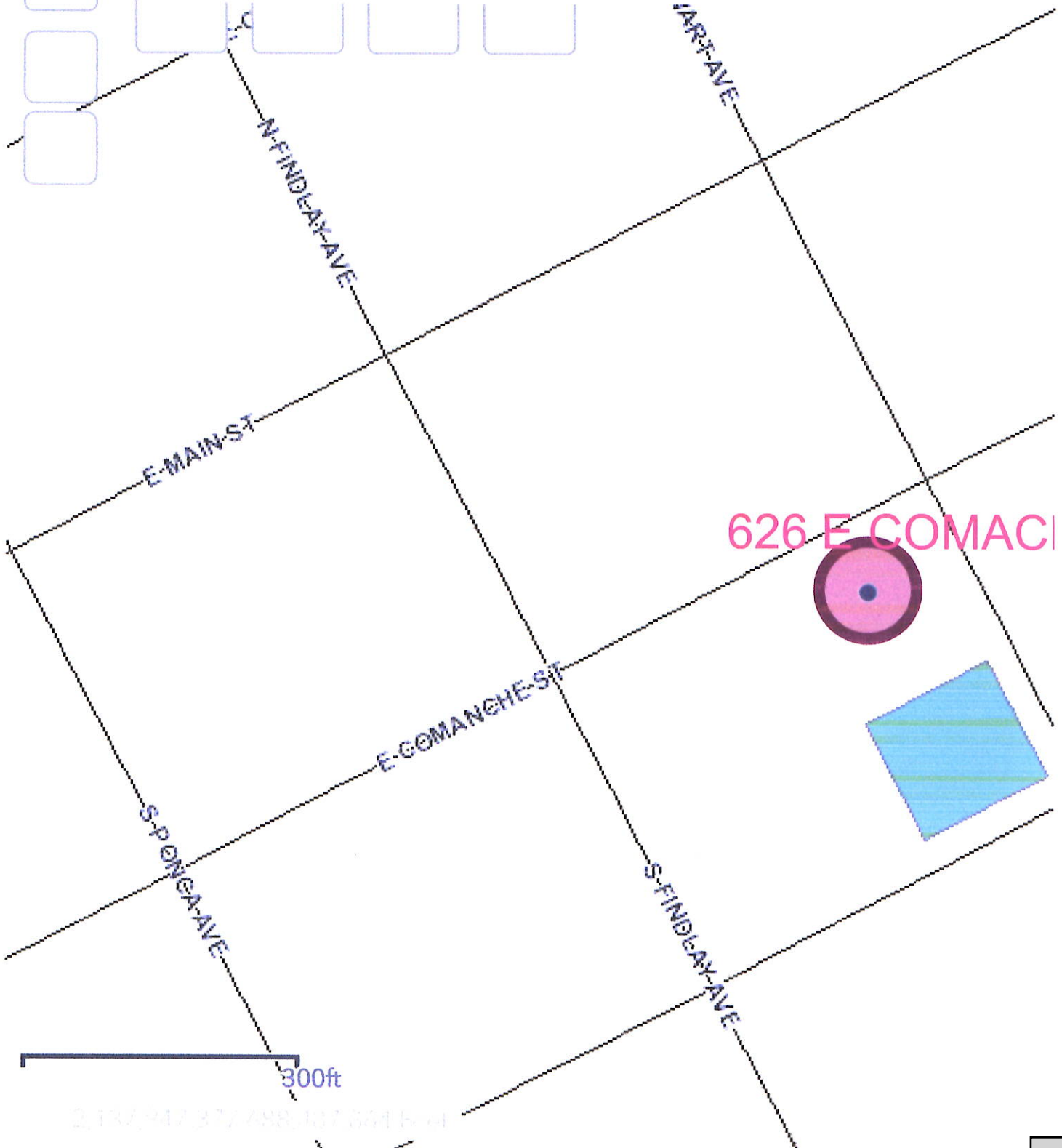
# Interactive Map

City of Norman, Oklahoma



▼ 626 E COMANCHE X 🔍

Show search results for 626 E C...



DIRECTIONS TO 626 E COMANCHE AVE.  
NORMAN, OK

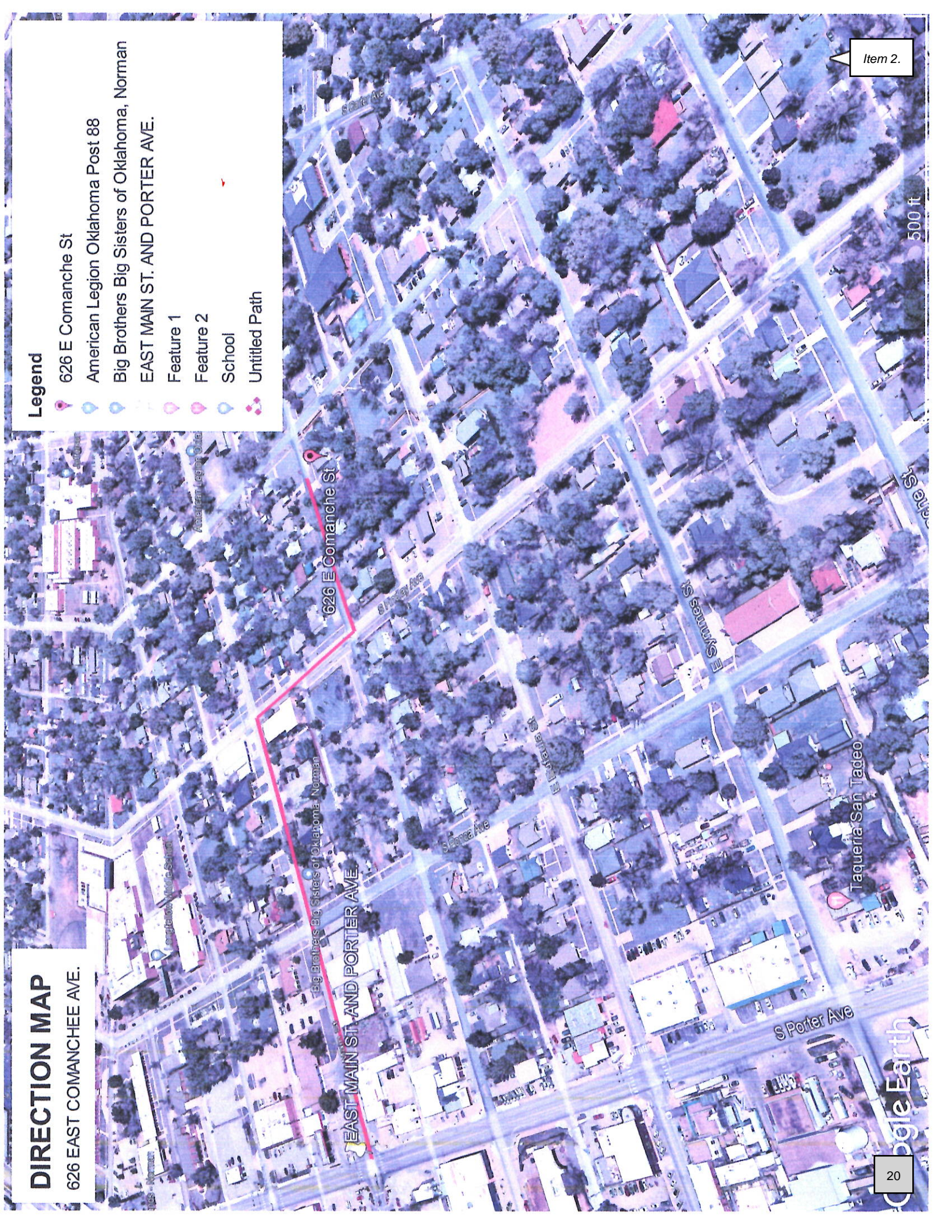
Beginning at the intersection of East Main Street and Porter Avenue, go east on E Main Street to Findlay Avenue; then go south on Findlay Avenue to E Comanche Avenue; then go east on East Comanche to the destination, which is 626 East Comanche Avenue, on the right.

# DIRECTION MAP

626 EAST COMANCHE AVE.

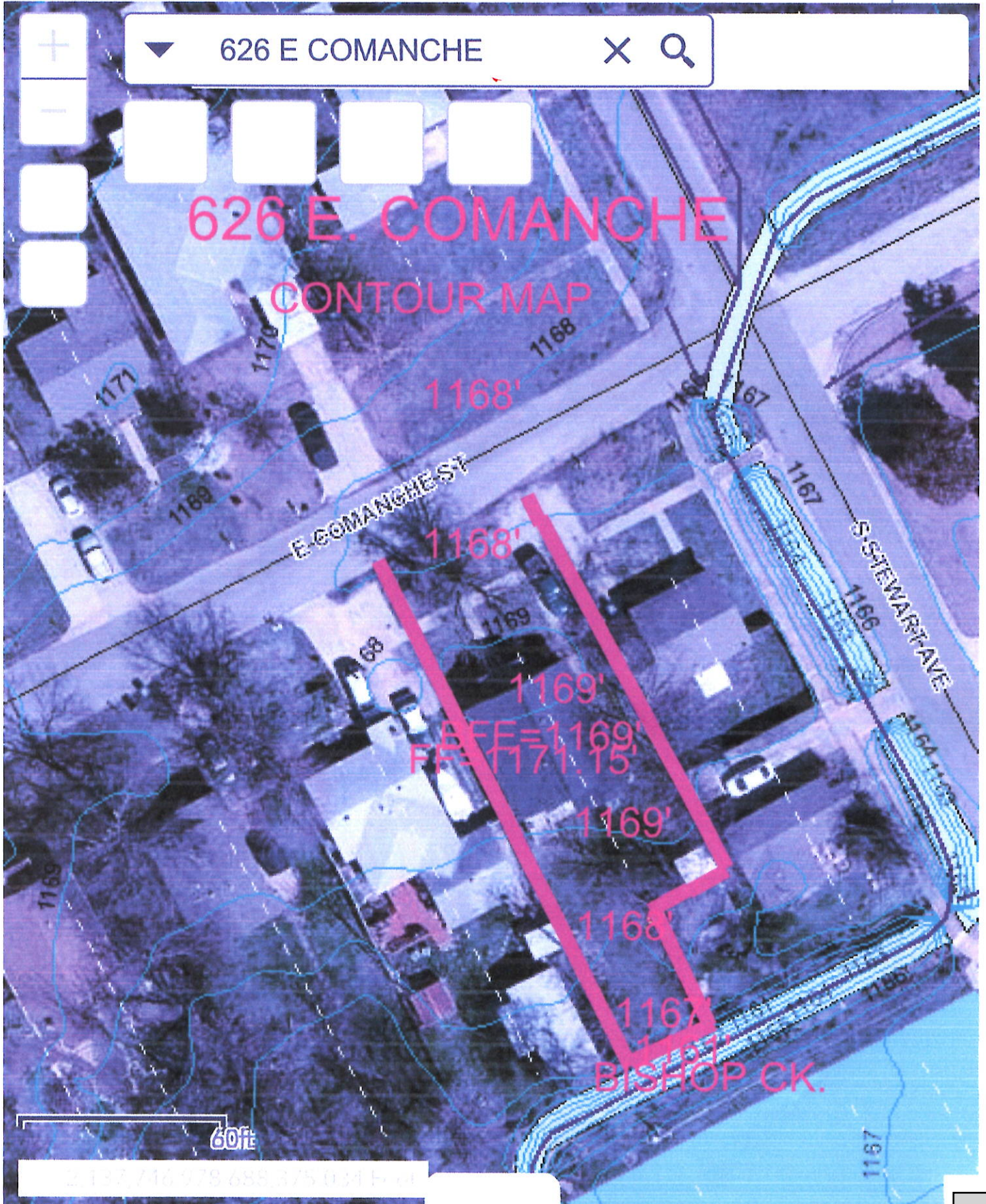
## Legend

- 626 E Comanche St
- American Legion Oklahoma Post 88
- Big Brothers Big Sisters of Oklahoma, Norman
- EAST MAIN ST. AND PORTER AVE.
- Feature 1
- Feature 2
- School
- Untitled Path



Item 2.

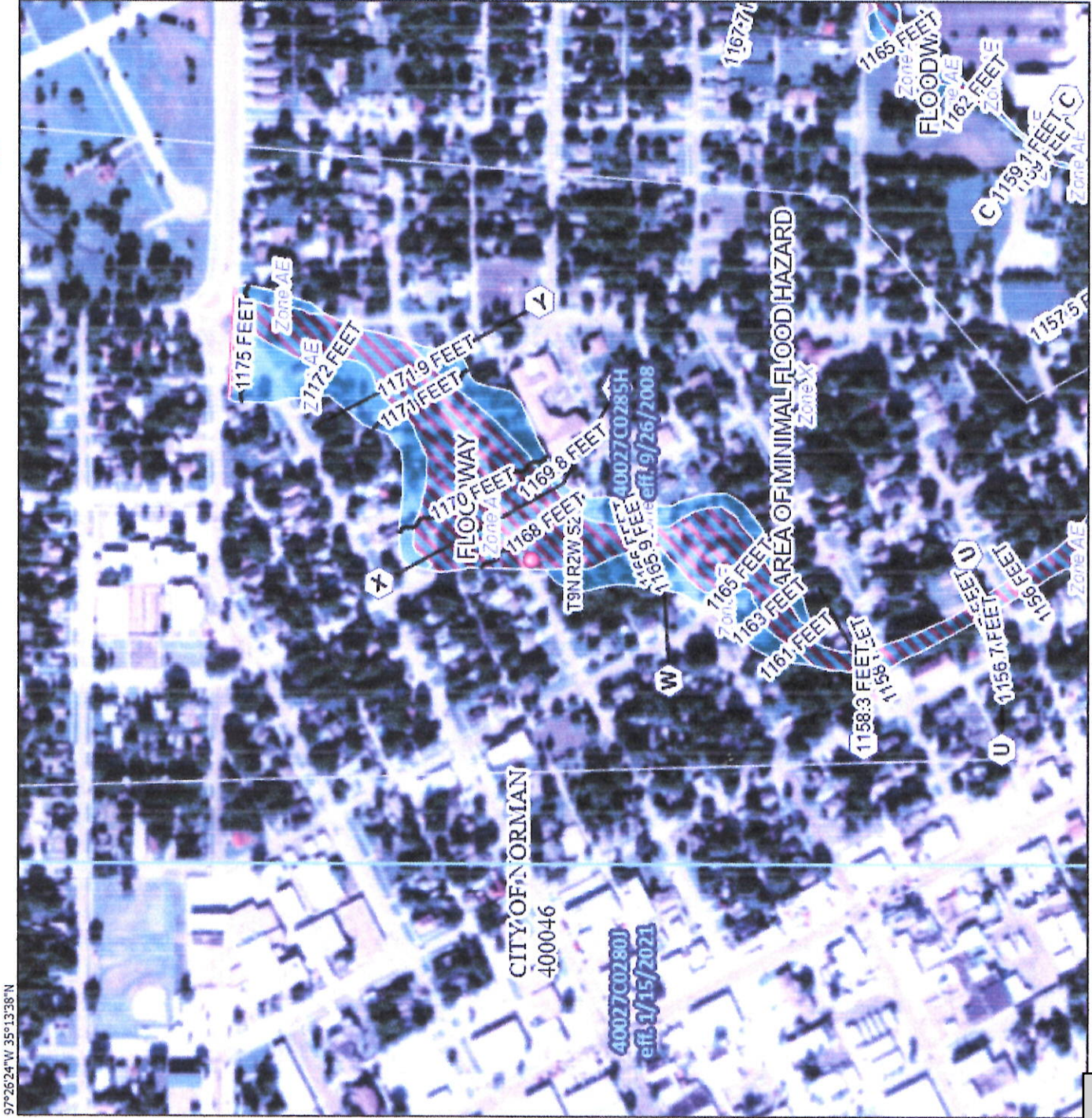




# National Flood Hazard Layer FIRMette



97°26'24"W 35°13'38"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AP
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN
	Area of Minimal Flood Hazard Zone X
	Effective LOMRS
	Area of Undetermined Flood Hazard Zone B
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2024 at 1:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map imagery unmapped and unmodernized areas cannot be used for regulatory purposes.

Item 2.



Cleveland County Oklahoma Assessor's Office

Account #: 24202 / Parcel ID: NC29AAAOT 49 **CURRENT** PROSPEROUS PROPERTIES LLC  
 14001 4010 NW 18th ST  
 626 E COMANCHE ST Oklahoma City OK 73107-3744

Current Market Value  
**\$76,540**

KEY INFORMATION

Tax Year **2023**

Land Size **0.13000** Land Units **AC**

Class **Urban Reside** School District **NORMAN CITY 29**

Section **29** Township **9**

Range **2W** Account Type **Residential**

Legal Description **NORMAN OT N100` LOT 14 AND ALL LOT 13 BLK 49**

Mailing Address **PROSPEROUS PROPERTIES LLC, 4010 NW 18th ST, Oklahoma City, 73107-3744, 73107-3744**

ASSESSMENT DETAILS

Market Value **\$76,540**

Taxable Value **\$74,040**

Land Value **\$10,000**

Gross Assessed Value **\$8,884**

Adjustments **\$1,000**

Net Assessed Value **\$7,884**

[View Taxes for R0024202](#)

RESIDENTIAL

RESIDENTIAL BUILDING (1)

Type	<b>0001</b>	Description	<b>Conventional 1 Story</b>	Quality	<b>Fair Plus</b>
Stories	<b>1.0</b>	Condition	<b>Good</b>	Year Built	<b>1930</b>
Interior	<b>Drywall</b>	Exterior Walls	<b>Frame Siding</b>	Full Baths	<b>1</b>
Additional Full Bath	<b>0</b>	Half Baths	<b>0</b>	Three Quarter Baths	<b>0</b>
Total Bathrooms	<b>1.00</b>	Roof Type	<b>Gable</b>	Bedrooms	<b>3</b>
Roof Cover	<b>Comp Shingle</b>	Foundation	<b>Concrete Slab</b>	Floor Cover	<b>Allowance</b>
Cooling	<b>Central H/A</b>		Total Finished Area	<b>1,104</b>	

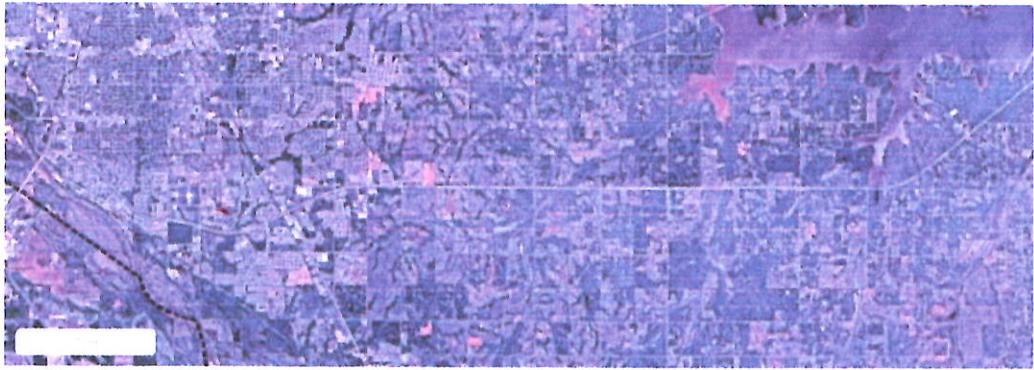
SALES

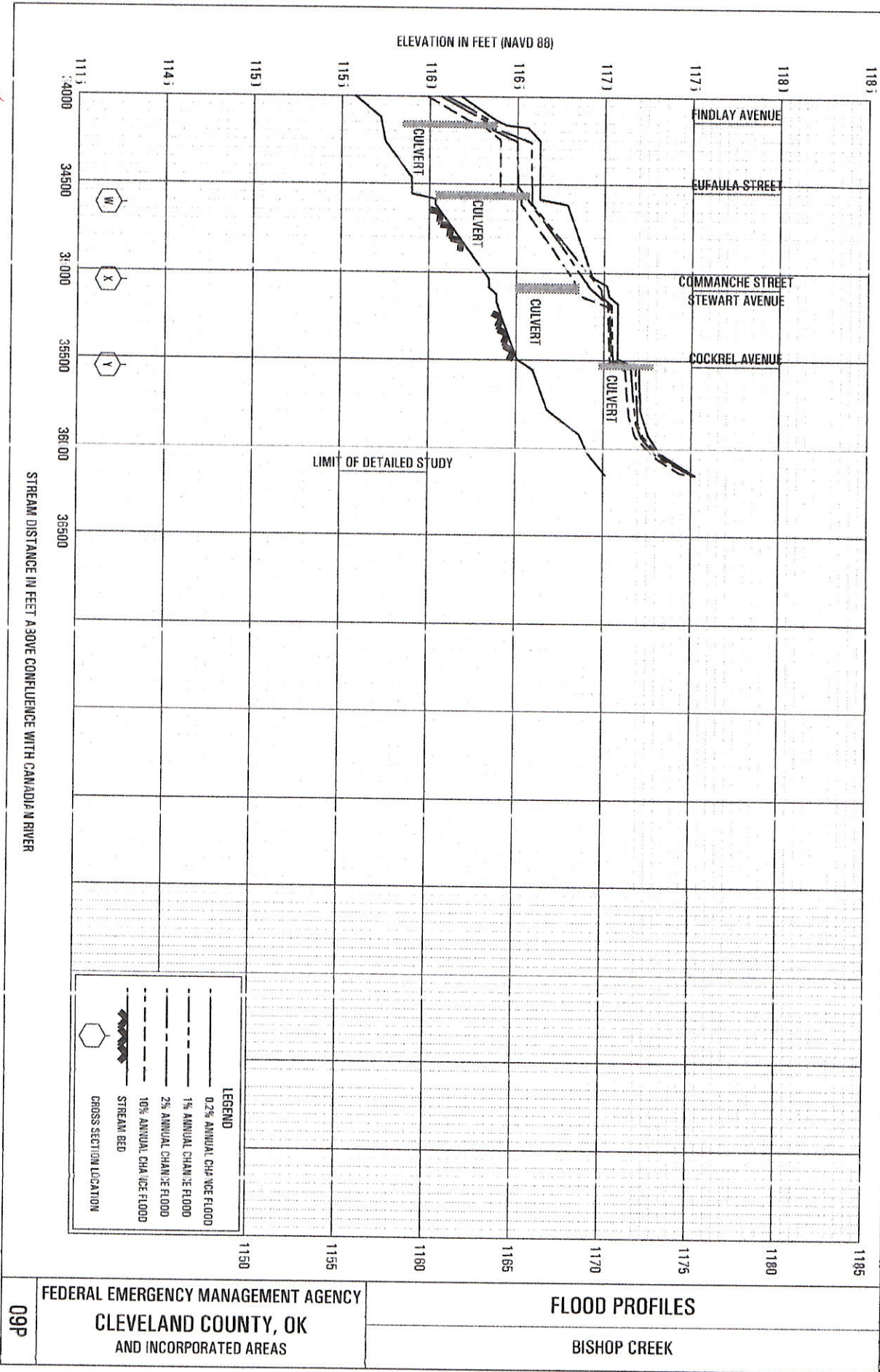
SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
07/26/2023	\$112,000	6573	1238	LAVALLEY, ALBERT J	PROSPEROUS PROPERTIES LLC	WD
04/29/2011	\$89,500	4864	354	HUNZICKER, W THOMAS-REV TRT	LAVALLEY, ALBERT J	WD
09/09/2005	\$87,500	4062	1063	SHARP, KERRENS R & KRISTEN R	HUNZICKER, W THOMAS-REV TRT	WD
07/23/2002	\$50,000	3449	1454	RANDALL, JUDITH E	SHARP, KERRENS R & KRISTEN R	WD
10/08/1998	\$42,000	2992	1080	LOPEZ, MANUEL FRANCO	RANDALL, JUDITH E	WD
09/01/1993	\$25,000	2477	635	SELLER	BUYER	WD

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
S	Site	Residential	1.00000	\$10,000







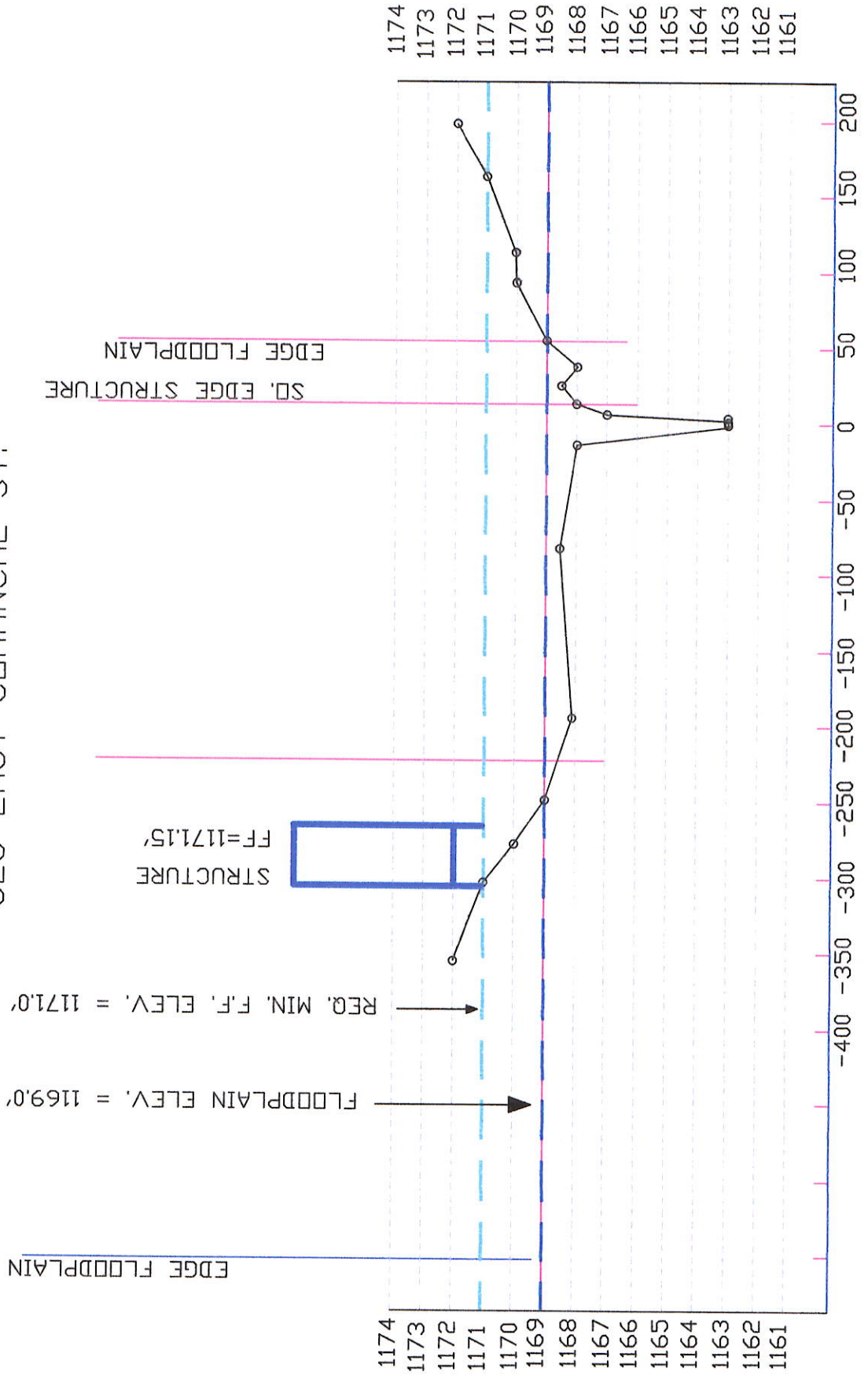
FEDERAL EMERGENCY MANAGEMENT AGENCY  
 CLEVELAND COUNTY, OK  
 AND INCORPORATED AREAS

**FLOOD PROFILES**  
 BISHOP CREEK

09P

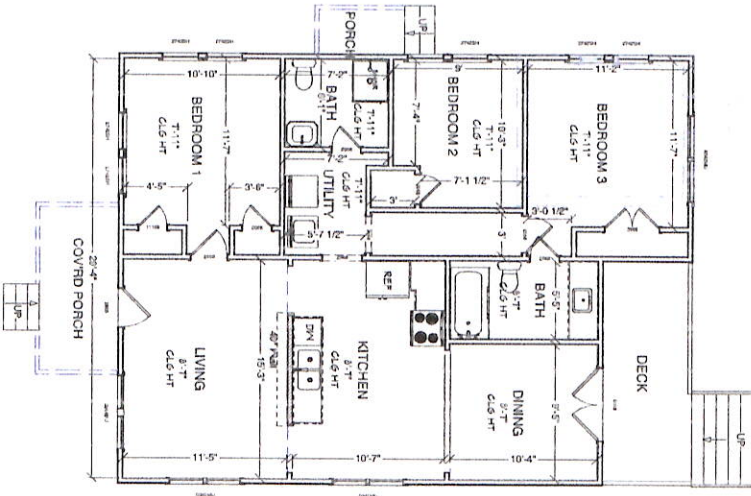
CROSS-SECTION OF STREAM  
AT C/L OF STRUCTURE

626 EAST COMANCHE ST.



**VERIFY ALL  
DIMENSIONS  
AND  
ROOF PITCHES**

To the best of my knowledge, these plans are drawn to comply with owner's and architect's specifications and I've done my best to show them. If you find any errors, please let me know. I will verify all dimensions in 5 foot increments. SCOTT GUILLIAM is not responsible for any errors or omissions in the plans. It is the responsibility of the contractor to verify all dimensions and to make any necessary adjustments. The contractor shall be responsible for all construction and the safety of the contractor's employees.



A1.03

Plan View Floor 1 Proposed  
1/4" = 1'-0"

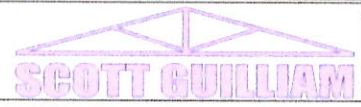
BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS. AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS.  
ELECTRICAL SYSTEM CODE: SEC. 2701  
MECHANICAL SYSTEM CODE: SEC. 2801  
PLUMBING SYSTEM CODE: SEC. 2901

A1.03

DATE: 9/8/23  
SCALE: 1/4" = 1'-0"

626 E Comanche St.  
Norman, Oklahoma 73071

DRAWINGS PROVIDED BY:  
916 NW 39TH ST  
OKC, OK 73118  
405-627-7592





# 626 E. Comanche



### Legend

- BFE 2021
- 1% Chance Floodplain
- Floodway

The City of Norman assumes no responsibility for errors or omissions in the information presented.

1 inch = 72 feet













