



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Monday, March 17, 2025 at 3:30 PM

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 call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

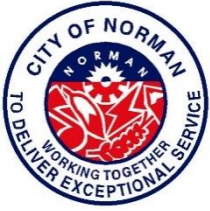
1. Approval of minutes from the March 3, 2025 meeting.

ACTION ITEMS

2. **Floodplain Permit Application No. 708** - This floodplain permit application is for the proposed installation of a private storm sewer outlet and two flumes at 2281 36th Avenue NW in the Brookhaven Creek floodplain.
3. **Floodplain Permit Application No. 713** - This floodplain permit application is for the proposed construction of single family residence and drive way near the intersection of 72nd Avenue NW and West Robinson.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069

Monday March 3, 2024 at 3:30 PM

MINUTES

The Floodplain Permit Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 3rd day of March, 2025, at 3:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:30 p.m. Roll was taken. Committee members in attendance included Scott Sturtz, Floodplain Administrator; Bill Scanlon, Resident Member; Jane Hudson, Director of Planning; Lora Hoggatt, Public Services Manager; Tim Miles, City Engineer; and Ken Danner, Subdivision Development Manager. Committee members absent included Sherri Stansel, Resident Member. Also in attendance were Jason Murphy, Stormwater Program Manager; Roxsie Stephens, Staff; Chris Jolijn, Grubbs Consulting; and David Darbonne, ONE OK.

MINUTES

1. Approval of minutes from the March 3rd, 2025 meeting

Mr. Sturtz asked for any comments on the minutes from the meeting of January 21, 2025. There were no edits needed or requested. The motion for approval was made by Mr. Scanlon and seconded by Mr. Miles. The minutes were approved with a vote of 6-0.

ACTION ITEMS

2. Floodplain Permit No. 708

Mr. Sturtz said the Application for Permit 708 is for the proposed installation of a private storm sewer outlet and two flumes at 2281 36th Ave NW in the Brookhaven Creek floodplain. Mr. Murphy said the applicant is Fred Thomas and the Engineer is Grubbs Consulting, LLC.

Mr. Murphy presented the staff report and stated that staff recommended Floodplain Permit Application No. 710 be approved with the following conditions:

- All spoils from excavation to install the drainage structures shall be removed from the floodplain

Mr. Sturtz asked for any questions from the committee. Mr. Sturtz asked for confirmation that compensatory storage would not be needed based on the amount of material that will be above ground. Mr. Colijn stated that with the voids, compensatory storage would not be needed.

Mr. Sturtz motioned to postpone Permit 708 until the calculation showing that compensatory storage is not needed can be provided. Mr. Danner seconded the motion. The committee voted to postpone the application 6-0.

3. Floodplain Permit No. 712

Mr. Sturtz stated the Application for Permit No. 712 is for the proposed installation of an AC Mitigation cable along the Magellan Pipeline located in the Little River floodplain, north of Franklin Road between 48th Avenue NE and 60th Avenue NE. Mr. Sturtz said the applicant is ONE OK and the Engineer is Kyle Kukuk PE.

Mr. Murphy presented the staff report and stated that staff recommended Floodplain Permit Application No. 710 be approved.

Mr. Sturtz asked the committee if they had any questions. Mr. Danner asked for clarity on the size and location of the pipeline.

Mr. Sturtz asked for any comments from the public.

Mr. Danner motioned to approve the permit. Mr. Scanlon seconded the motion. The permit application passed with a vote of 6-0.

MISCELLANEOUS COMMENTS

Mr. Murphy stated that there is currently one permit application to discuss at our next meeting on March 17th, 2025.

ADJOURNMENT

Mr. Danner motioned to adjourn. Mr. Scanlon seconded the motion. Mr. Sturtz adjourned the meeting at 3:42 p.m.

Passed and approved this _____ day of _____, 2025

City of Norman Floodplain Administrator, Scott Sturtz

STAFF REPORT

03/17/2025

PERMIT NO. 708

ITEM: This Floodplain Permit Application is for the proposed installation of a private storm sewer outlet and two flumes at 2281 36th Avenue NW in the Brookhaven Creek floodplain. This permit application was postponed during the March 3, 2025 meeting.

BACKGROUND:

APPLICANT: Fred Thomas

ENGINEER: Grubbs Consulting, LLC

The applicant is proposing to install a private storm sewer outlet and two flumes to drain the parking lot of a proposed development at 2281 36th Avenue NW. The proposed development is for an apartment complex located in the lot adjacent to Brookhaven Creek south of Rock Creek Road. The complex and associated parking lot is located out of the floodplain, but the outfall structure for the storm sewer and the two flumes, one on the north side and one on the south side of the lot would be located in the floodplain. Plans for the drainage structures indicate that structures will be installed at grade with 24” rip rap buried at a minimum of 18” depth with geotextile fabric to stabilize the structures and minimize erosion.

Update: This permit application was postponed during the March 3, 2025 meeting pending additional information providing calculations for compensatory storage. The applicant’s engineer has provided a modification to the plan that would now include burying the 12” rip rap a minimum of 24” so that it is installed at grade. After review this was required to not meet the compensatory storage requirement, but also meet the specifications for 12” rip rap in the EDC which requires 2 x D50 for embedded depth.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? Yes No

According to the latest FIRM, the site of the proposed work is located in the Brookhaven Creek Floodplain (Zone AE). At the proposed site, the BFE is 1165.45’.

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

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant has indicated that all drainage structures will be installed at grade and will not require compensatory storage.

(f)3(a)(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. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has submitted a No Rise statement and floodplain analysis report indicating that this project will not cause a rise in the BFE at this location, meeting the ordinance requirements.

RECOMMENDATION: Staff recommends Floodplain Permit Application #708 be approved with the following condition:

1. All spoils from excavation to install the drainage structures shall be removed from the floodplain.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 708

Building Permit No. _____

Date 3/3/2025

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: Fred Thomas ADDRESS: 6475 36th Avenue NW Apartment 612

TELEPHONE: _____ SIGNATURE: _____

BUILDER: _____ ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

ENGINEER: Grubbs Consulting, LLC ADDRESS: 1800 S. Sara Road Yukon, OK 73099

TELEPHONE: 405-265-0641 SIGNATURE: _____

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.

2281 36th Avenue NW Norman Oklahoma

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY

STRUCTURE TYPE

- New Structure Residential (1-4 Family)
- Addition Residential (More than 4 Family)
- Alteration Non-Residential (Flood proofing? Yes)
- Relocation Combined Use (Residential & Commercial)
- Demolition Manufactured (Mobile) Home
- Replacement In Manufactured Home Park? Yes

ESTIMATED COST OF PROJECT \$ 5,000,000 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.

The project consist of building 3-apartment buildings with associated parking. All site grading and new constructed improvements will be installed west of the existing channel. Construction of 2 concrete flumes to drain the parking lot and 1-15" storm sewer pipe

and slope wall will terminate in the channel. No grading improvements (cut or fill) will be made within the existing channel/floodplain. 12" diameter rip-rap is also being provided in the floodplain for erosion protection but is being installed below existing grade.

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:
No grading improvements are being made in the existing channel.

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:
The lot is already platted and subdivision is not being built.

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:
See attached grading plan.

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

Not Applicable:
Channel is not being modified.

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

Not Applicable:
Finished Floor Elevation = 1171.75

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:
No grading improvements are being made in the existing channel.

- 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.: 02800, Dated: 1/15/2021

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 1165.45 Ft. NGVD (MSL) Unavailable

See Section 4 for additional instructions.

SIGNED:  DATE: 2/18/2025

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:

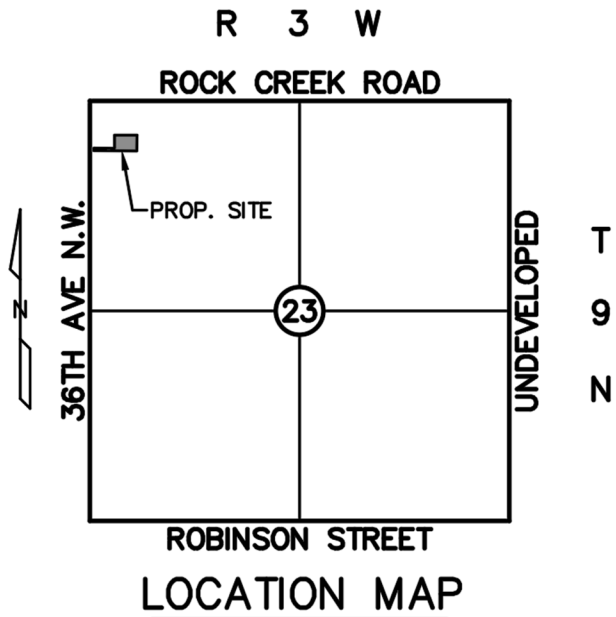
SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

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.

2281 Hampton Homes

No-Rise Certification



2281 36th Avenue NW
Norman, Oklahoma

March 6, 2025

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

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SITE MAPS

- *FEMA FLOODWAY MAP*
- *FEMA FLOODWAY TABLE*
- *FEMA FLOODWAY PROFILE*
- *GRADING PLAN*



NO-RISE CERTIFICATION

I, Mark Grubbs, a licensed Professional Engineer in the State of Oklahoma, hereby certify that the work being performed at the location of 2281 36th Avenue NW, Norman, OK 73072, within the FEMA-designated 100-year floodplain, will not result in any adverse impacts or cause a rise of no greater than 0.05 feet in the base flood elevation (BFE).

The work being conducted in the floodplain is minimal in nature and consists of grading, the installation of a private storm sewer outlet structure, and the construction of 2 (two) proposed flumes to properly drain the parking lot. In addition, erosion protection will be installed around the outlet structure and flumes to prevent any erosion. All site grading and newly constructed improvements will be installed west of the existing channel with no grading improvements (cut or fill) being made existing channel/floodplain.

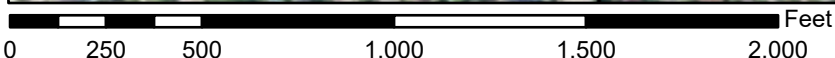
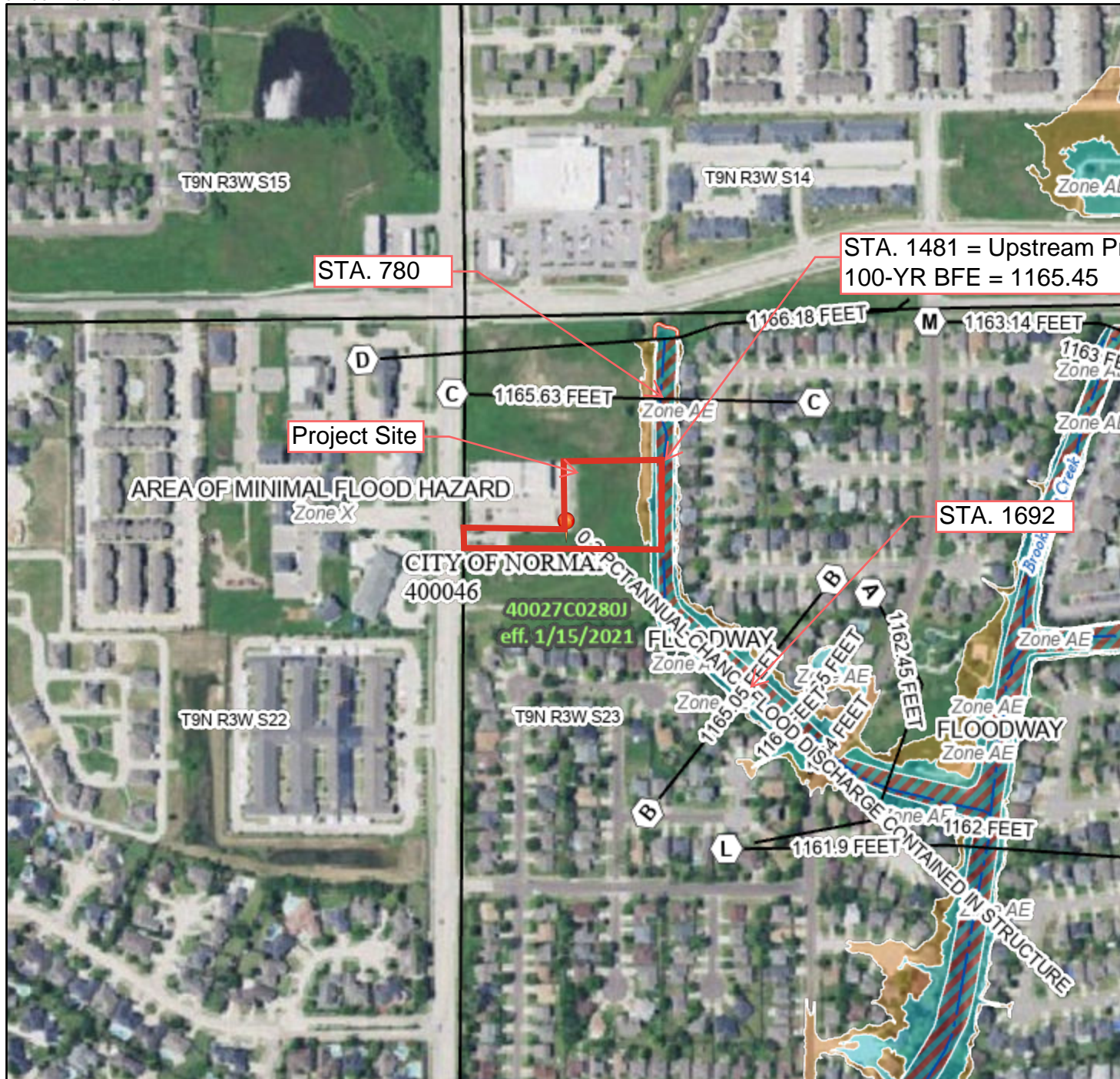
Interpolation was used to determine the base flood elevation (BFE) at the upstream property line. The finished floor elevation for the project is proposed to be 1171.75 feet, which is well above the interpolated 100-year BFE of 1165.45 feet. Based on the analysis of the minimal grading and drainage improvements, we conclude that the proposed work will not cause any increase in water surface elevation during a 100-year flood event.

This certification is based on the information available to us, and we affirm that no fill or other significant modifications are proposed that would alter the existing hydrology of the floodplain. The proposed drainage infrastructure, along with erosion protection measures, will ensure that no adverse impact occurs on floodplain conveyance or surrounding properties.

National Flood Hazard Layer FIRMette



97°29'54"W 35°14'59"N



1:6,000

97°29'17"W 35°14'29"N

Basemap Imagery Source: USGS National Map 2023

Legend

Item 2.

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 D

GENERAL STRUCTURES	- - - - - Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER AREAS		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		8 Coastal Transect
		513 Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		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 12/3/2024 at 3:35 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 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.

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (FEET NAVD 88)	WITHOUT FLOODWAY (FEET NAVD 88)	WITH FLOODWAY (FEET NAVD 88)	INCREASE
Brookhaven Creek Tributary A								
A	301	60	397	3.9	1,162.5	1,162.5	1,163.0	0.5
B	780	78	628	2.3	1,165.1	1,165.1	1,165.9	0.8
C	1,692	56	300	4.8	1,165.6	1,165.6	1,166.3	0.7
D	1,858	54	252	5.7	1,166.2	1,166.2	1,166.7	0.5
Brookhaven Creek Tributary B								
A	321	76	339	1.1	1,162.7	1,162.7	1,163.2	0.5
B	587	44	125	3.1	1,162.7	1,162.7	1,163.2	0.5
C	575	22	46	8.3	1,165.8	1,165.8	1,165.8	0.0

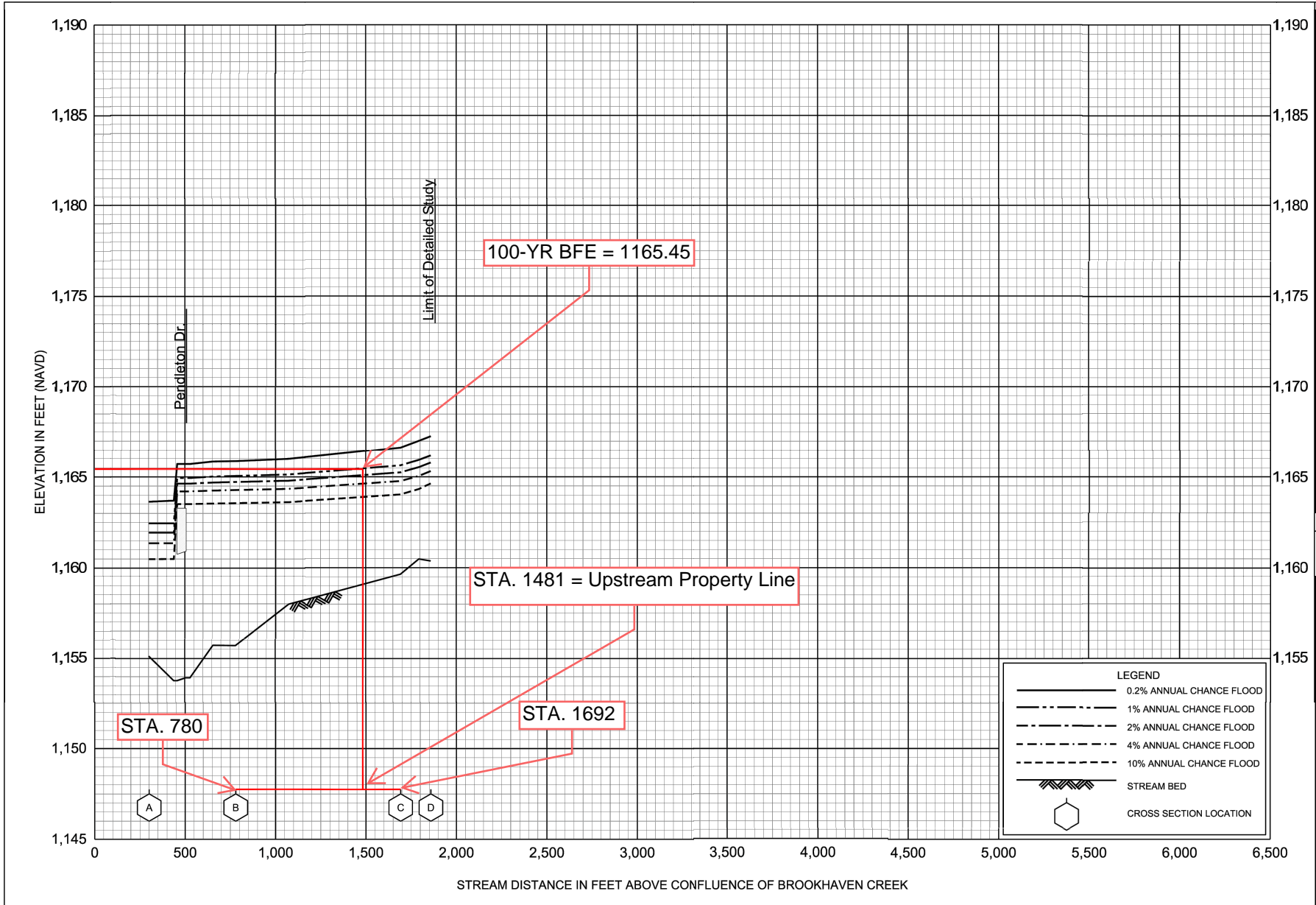
¹ Feet above confluence with Brookhaven Creek

TABLE 7

FEDERAL EMERGENCY MANAGEMENT AGENCY
CLEVELAND COUNTY, OK
 AND INCORPORATED AREAS

FLOODWAY DATA

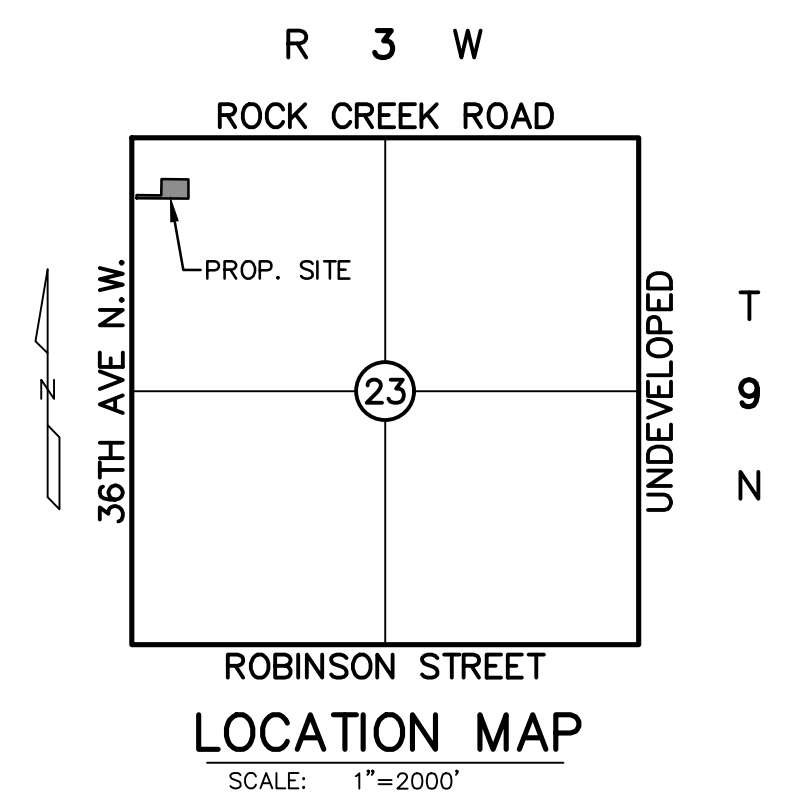
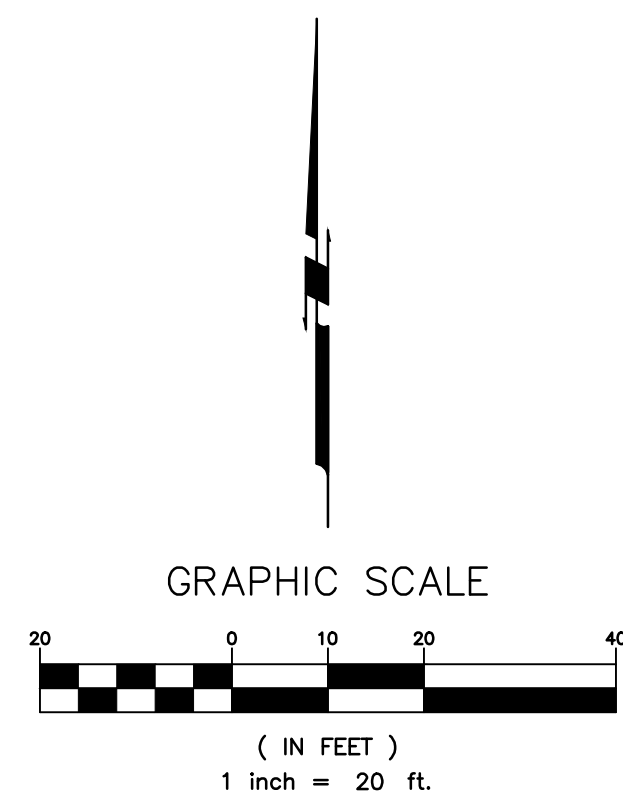
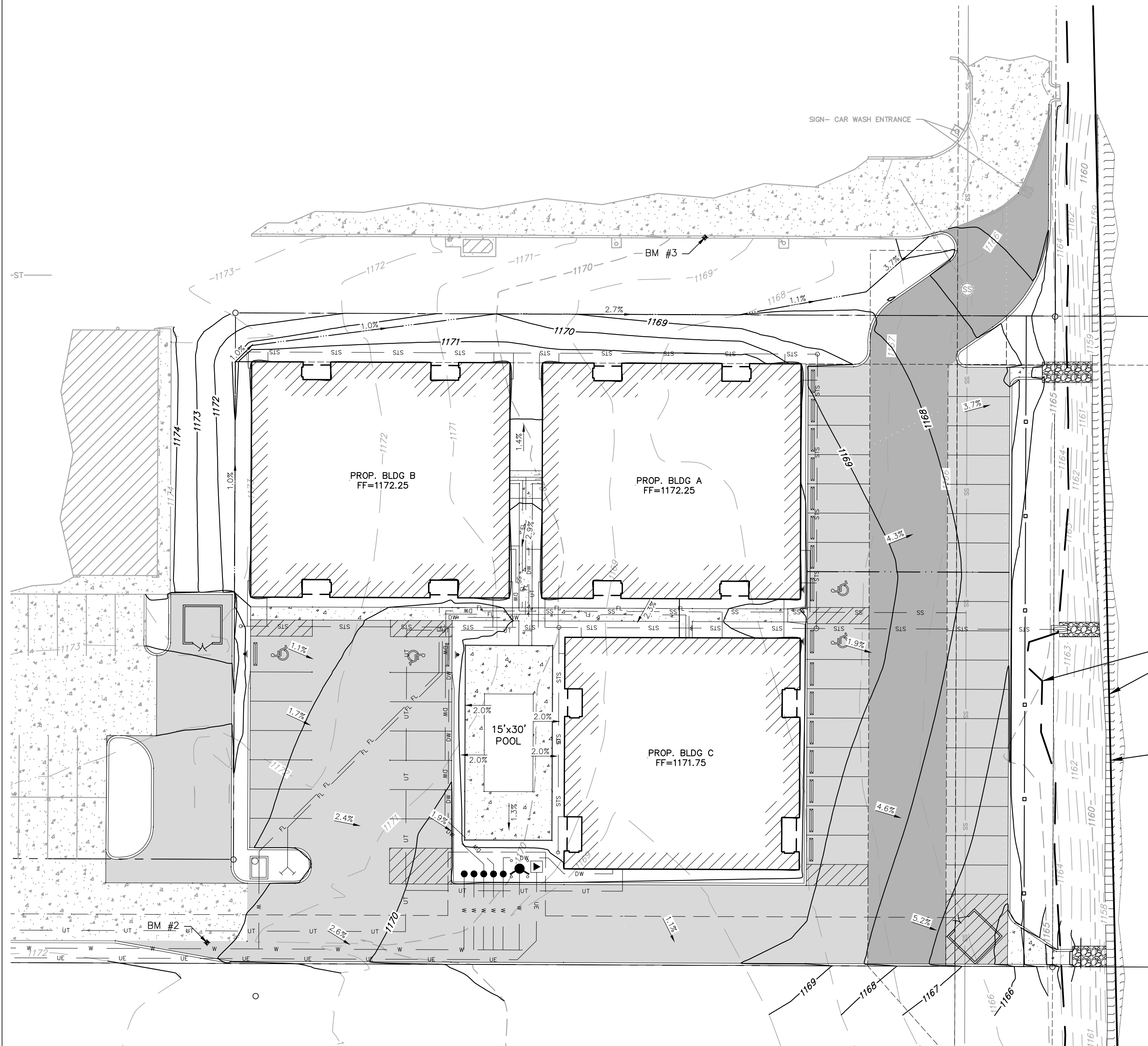
**BROOKHAVEN CREEK TRIBUTARY A /
 BROOKHAVEN CREEK TRIBUTARY B**



FLOOD PROFILES
BROOKHAVEN TRIBUTARY A

FEDERAL EMERGENCY MANAGEMENT AGENCY
CLEVELAND COUNTY, OK
AND INCORPORATED AREAS

18P



GRADING LEGEND

TC	TOP OF CURB ELEVATION
TP	TOP OF PAVING ELEVATION
ME	MATCH EXISTING ELEVATION
TG	TOP OF GRATE ELEVATION
TR	MANHOLE TOP RIM ELEVATION
FL	FLOWLINE ELEVATION
TW	TOP OF WALL ELEVATION
TSW	TOP OF SIDEWALK ELEVATION
TB	TOP OF BANK ELEVATION
EL	TOP OF GROUND ELEVATION
TS	TOP OF STOOP
---	FLOW LINE
---	RIDGELINE
---	DIRECTIONAL FLOW ARROW
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	STANDARD DUTY PAVING (SEE PAVEMENT SECTION)
---	ALLEY STANDARD PAVING (SEE PAVEMENT SECTION)
---	CONCRETE PAVING OR SIDEWALK

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.

ZONE AE 100-YR FLOODPLAIN
40027 C 0280 J
01-15-2021

REGULATORY FLOODWAY
40027 C 0280 J
01-15-2021

ZONE AE 100-YR FLOODPLAIN
40027 C 0280 J
01-15-2021

NOTE: CONTRACTOR TO REMOVE ANY SPOILS EXCAVATED FROM THE FLOODPLAIN.



ORIGINAL BENCHMARK #
THE CITY OF NORMAN GPS REFERENCE STATION NO. 331, LOCATED ±25.6' NORTH AND ±70.5' EAST OF THE INTERSECTION OF THE C OF ROCK CREEK ROAD AND THE C OF GRANDVIEW AVENUE.
ELEVATION= 1192.92 FEET (NAVD-88 DATUM)

ONSITE BENCHMARK #1
TOP NUT OF FIRE HYDRANT ON THE EAST SIDE OF 36TH AVENUE N.W., LOCATED ±577 FEET SOUTH & ±42 FEET EAST OF THE INTERSECTION OF THE C OF 36TH AVENUE N.W. & THE C OF WEST ROCK CREEK ROAD.
ELEVATION = 1178.53 FEET (NAVD-88 DATUM)

ONSITE BENCHMARK #2
SET CUT "X" IN TOP OF CURB ON THE SOUTH SIDE OF THE PROJECT AREA, LOCATED ±624 FEET SOUTH & ±298 FEET EAST OF THE INTERSECTION OF THE C OF 36TH AVENUE N.W. & THE C OF WEST ROCK CREEK ROAD.
ELEVATION = 1171.48 FEET (NAVD-88 DATUM)

ONSITE BENCHMARK #3
SET CUT "X" IN TOP OF CURB ON THE NORTH SIDE OF THE PROJECT AREA, LOCATED ±451 FEET SOUTH & ±407 FEET EAST OF THE INTERSECTION OF THE C OF 36TH AVENUE N.W. & THE C OF WEST ROCK CREEK ROAD.
ELEVATION = 1169.66 FEET (NAVD-88 DATUM)

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 N. W. 10th St.
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 09/30/26



2281 HAMPTON HOMES
2281 36TH AVE NW
NORMAN, OK
PAVING & GRADING PLAN

NO.	DESCRIPTION	DATE

Proj. No.: 23-042
Date: 3/2/2025
Scale: (Horiz.) 1"=20'
(Vert.) N/A
Drawn By: [Signature]
Checked By: [Signature]
Approved By: [Signature]

SHEET NUMBER
■■■■

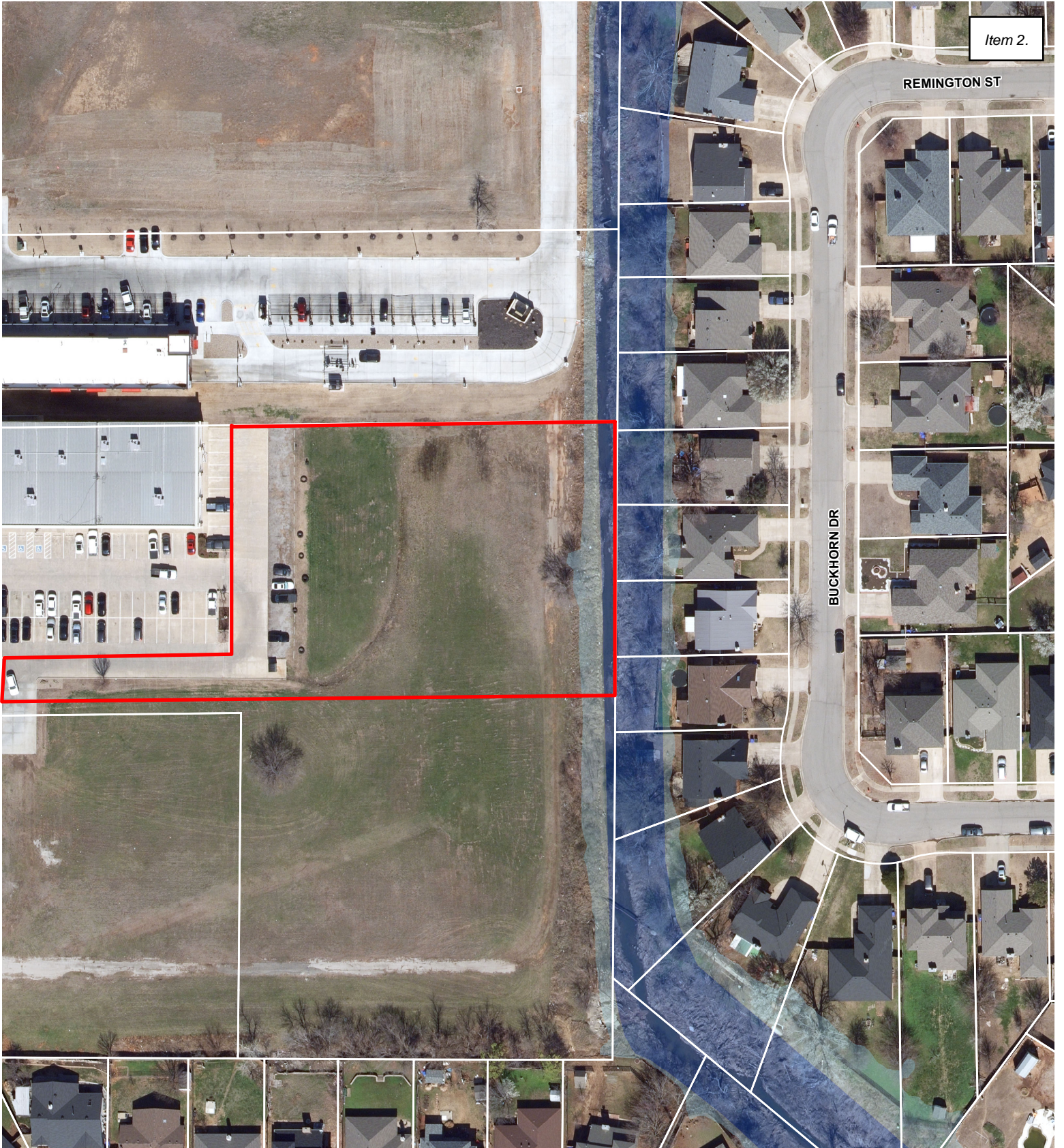


2281 36th Avenue NW

Legend




- 1% Chance Floodplain
- Floodway
- Parcel

Item 2.



2281 36th Avenue NW

Legend

-  1% Chance Floodplain
-  Floodway
-  Parcel

ITEM: Floodplain Permit application for proposed construction of a single family residence and drive way near the intersection of 72nd Avenue NW and West Robinson in the Canadian River Floodplain.

BACKGROUND:

APPLICANT: Parker Lowe
ENGINEER: Hollis Allen Jr., P.E.

STAFF ANALYSIS:

According to the Engineer’s floodplain analysis and No-Rise statement, the applicant would like to build a new single-family residence with a 1385’ driveway and a barn in the middle of the lot located on the northeast corner of 72nd Avenue NW and West Robinson. A site plan is attached to the application packet. The pad sites for both the house and barn are currently above the BFE and an eLOMA application has been submitted to FEMA to have those two areas removed from the floodplain. Those locations are labeled Tract 1 and Tract 2 on the site plan. Exhibits from the eLOMA application are also included in the application packet. The BFE at the barn location is approximately 1128.8’ and 1128.6’ at the house. The proposed lowest floor elevation of both structures is 1132.0’ which would position them greater than three feet above the BFE.

The drive way fill from 72nd Avenue NW to the house and barn will require 6697 CY of fill below the BFE. Plans indicate that 7495 CY of material will be removed from the borrow area indicated on the site plans to elevate the drive way and building pads. The excess cut from the borrow area will be used to achieve grades above the BFE.

Site located in Little River Basin or Tributaries? yes__ no✓

According to the latest DFIRM, a significant portion of the project is located within the Canadian River Floodplain (Zone AE). If the eLOMA is approved, the proposed buildings associated with the project would not be in the floodplain.

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

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

The applicant has indicated that fill from the existing floodplain will be used to build up areas within the floodplain. Calculations have been provided indicating that 6697 CY of fill are required below the BFE to buildup the drive way and a total of 7495 CY of compensatory storage will be created, exceeding ordinance requirements. The additional borrow will be used to grade areas above the BFE.

(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 calculations indicating that with approximate 800 CY increase of storage volume in the floodplain as a result of the com rise of less than

0.05' in the BFE is expected as a result of this project.

RECOMMENDATION: Staff recommends Floodplain Permit Application #713 be approved with the following condition:

- 1. As-Builts of drive and compensatory storage provided before final acceptance.
- 2. Permit would not become active until proof of eLOMA acceptance provided.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 713

Building Permit No. _____

Date 3/17/2025

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: Parisher-Howe ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

BUILDER: _____ ADDRESS: _____

TELEPHONE: _____ SIGNATURE: _____

ENGINEER: Hollis Allen, Jr. ADDRESS: P.O. Box 721813, Norman, OK 73070

TELEPHONE: 405.653.9458 SIGNATURE: Hollis Allen Jr.

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.

See attached narrative.

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY

STRUCTURE TYPE

- | | |
|---|---|
| <input checked="" 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 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 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 \$_____ 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.

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:

- 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:

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

Not Applicable:

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

Not Applicable:

- 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:

- 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.: 0260 J, Dated: 1/15/2021

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 ~1129.0' Ft. NGVD (MSL) Unavailable

See Section 4 for additional instructions.

↳ changes across location. See Attached Firmette

SIGNED:



DATE:

3/12/2025

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.

February 28, 2025

Floodplain Analysis for the Lowe Residence located near 1801 72nd Ave NW

Property Description:

The West Half (W/2) of the Southwest Quarter (SW/4) of Section 20, Township 9 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma.

Project Narrative:

The owner would like to build a new single-family residence with a 1,385' driveway and a barn. See the attached Site Plan. The pad sites for both house and barn are currently above the Base Flood Elevation (BFE). An eLOMA application has been submitted to FEMA for the removal of these two areas, labeled Tract 1 and Tract 2, from the Special Flood Hazard Area. Exhibits from that application are included.

The BFE at the barn location is approximately 1128.8 while the BFE at the house is approximately 1128.6 based the proximity to Canadian River Cross Section AB on page 27P of the FIS Profile. The proposed lower floor elevation for both structures is 1132.0, over 3' above the BFE at each location.

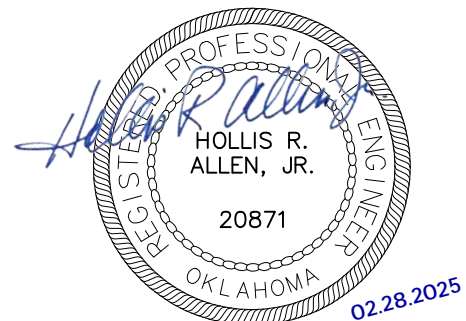
The driveway fill from 72nd Avenue NW to the house and barn will require 6,697 CY below the floodplain which requires storage compensation.

Compensatory Storage will be achieved by an on-site borrow area that will remove 7,495 CY of material from the floodplain. The excess removal will be used to achieve grades above the BFE. See the attached Grading Plan for borrow elevations as well as contour lines for the driveway, house pad, and barn.

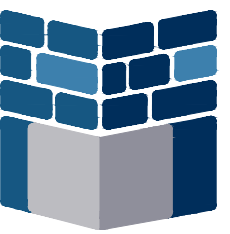
The volumes for earthwork, fill below and above the floodplain, and borrow volumes are shown in a table on the attached Grading Plan.

Results:

By removing more than the required 6,697 CY of compensatory storage, this project results in a no-rise scenario with no impact to floodwater or adjacent properties.



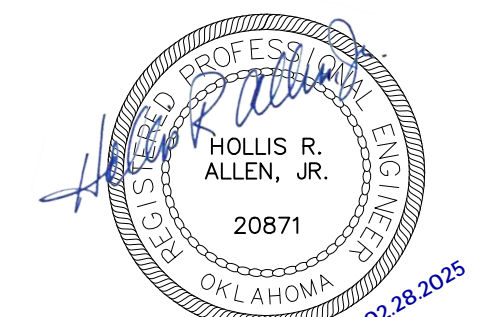
CERTIFICATE OF AUTHORITY No. CA 8812
EXPIRATION DATE 06/30/2026



CORNERSTONE
Civil Engineering

P.O. BOX 721813
NORMAN, OK 73070
405.653.9458
www.cornerstone-ce.com

OK CA 8812 Expires 06/30/2026
Copyright (C) 2025 Cornerstone Civil Engineering, PLLC



CERTIFICATE OF AUTHORITY No. CA 8812
EXPIRATION DATE: 06/30/2026



PARKER LOWE
1510 BROAD ACRES DRIVE
NORMAN, OK 73072

LOWE
RESIDENCE

NO.	DATE	REVISION

DESIGN	DRAWN	REVIEW
HRA	HRA	HRA
PROJECT NO.		
24006.00		
SHEET TITLE		
SITE PLAN		
DATE		SHEET NO.
02.28.2025		C1.0



DOC# R2022-19525 BT: RB B: 6430 P: 577 WD
 05/27/2022 02:24:41 PM Pages: 2
 Tammy Belinson - Cleveland County Clerk, OK
 Fee: \$20.00 Doc Stamp: \$1087.50 bp
 Electronically Filed



Return to:

Trustmark Title Acquisition Group, LLC
 6307 Waterford Blvd., Suite 120
 Oklahoma City, OK 73118
 File: C22-005
 First American Title Ins. Co.

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **The Dillard 1991 GST Exemption Trusts, dated November 5, 1991**, ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Hope Acres LLC, an Oklahoma limited liability company** ("Grantee"), the following described real property and premises situated in Cleveland County, State of Oklahoma, to-wit:

The West Half (W/2) of the Southwest Quarter (SW/4) of Section Twenty (20), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

TAX ID: 68776

Together with all the improvements thereon and the appurtenances thereunto belonging, subject to recorded easements, rights of way, restrictive covenants, restrictions, and zoning ordinances, and excluding any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the Grantee, its heirs and assigns forever, free and clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions and reservations set forth hereinabove or hereinafter. There is specifically EXCEPTED from and EXCLUDED from any warranties made in this instrument any warranty of title or otherwise as to any oil, gas and or mineral interest in or under, or derived from, the above described real property, no such warranty being intended or granted herein.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

The Dillard 1991 GST Exemption Trusts, dated November 5, 1991

BY: *Patti Lynn Beard*
Patti Lynn Beard
 Trustee

ACKNOWLEDGMENT

State of Oklahoma

County of Cleveland

Acknowledged, signed, and sworn before me the 27 day of May, 2022, by Patti Lynn Beard, the Trustee of The Dillard 1991 GST Exemption Trusts, dated November 5, 1991, on behalf of the Trust.

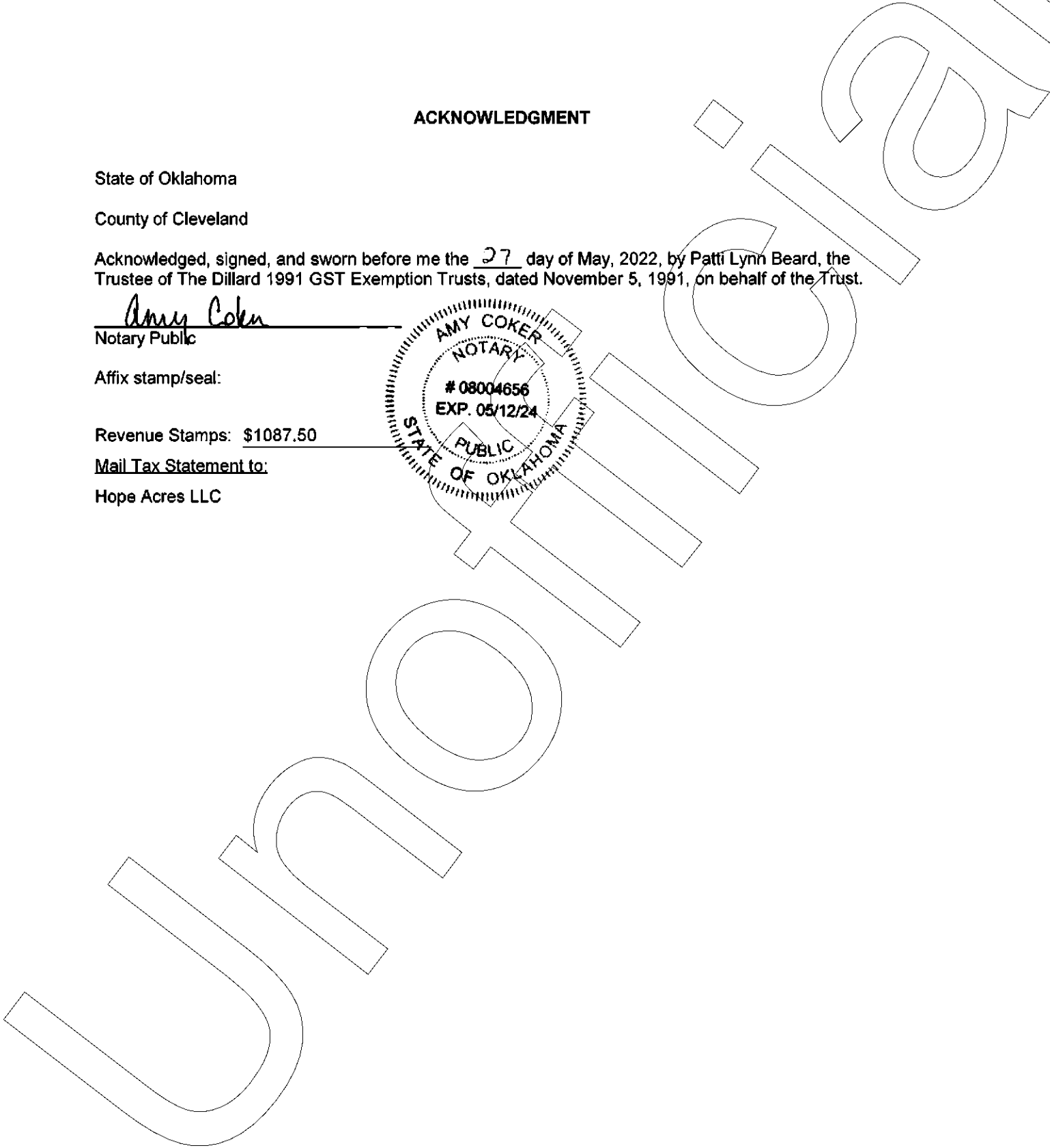
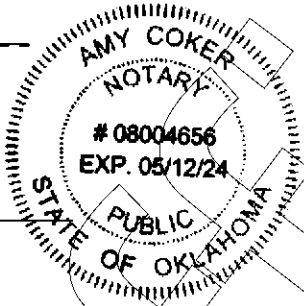
Amy Coker
Notary Public

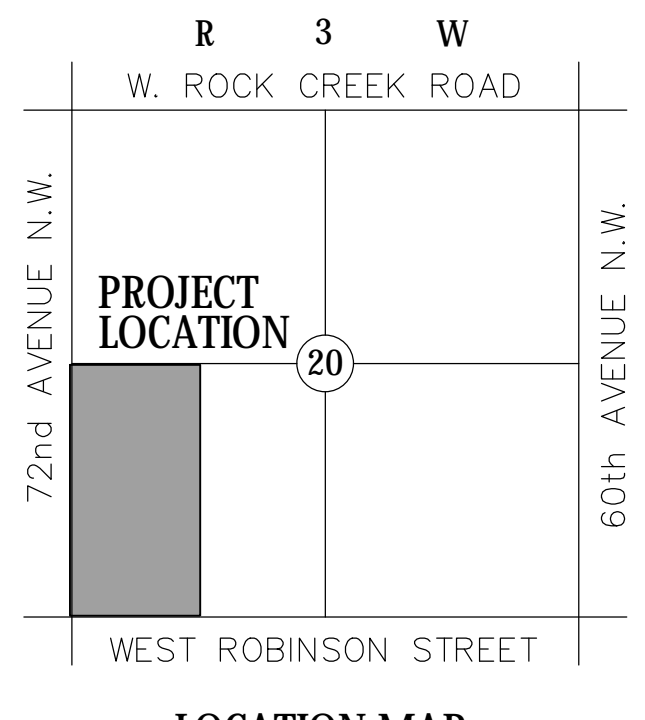
Affix stamp/seal:

Revenue Stamps: \$1087.50

Mail Tax Statement to:

Hope Acres LLC





DATUM	
HORIZONTAL	
OKLAHOMA STATE PLANE COORDINATE SYSTEM	
NAD 83 (SOUTH ZONE)	
VERTICAL	
SOURCE	
CITY OF NORMAN GPS MON. 324	
DESCRIPTION:	3 1/2" BRONZE DISC
NORTHING (Y)(FEET):	690,380.425
EASTING (X)(FEET):	2,114,230.905
ORITHO HEIGHT (Z)(FEET):	1162.82
COMBINED FACTOR:	0.99994777

BENCHMARK - BM 1	
ELEVATION	1125.99
MONUMENT	60D NAIL IN POWER POLE
LOCATION	S.W. SIDE OF ROBINSON ST. CORNER

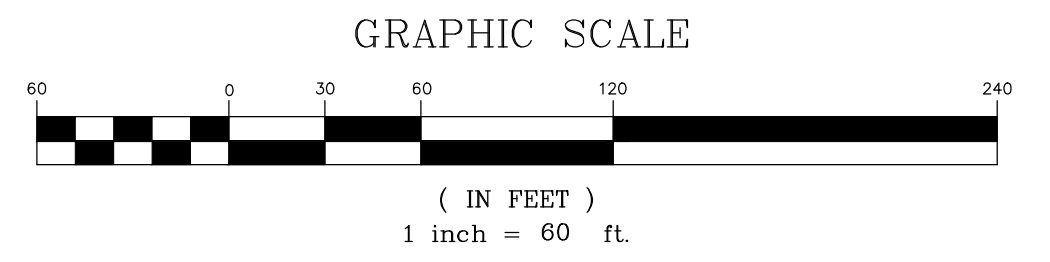
BENCHMARK - BM 2	
ELEVATION	1124.45
MONUMENT	60D NAIL IN POWER POLE
LOCATION	N. SIDE OF ROBINSON ST. 160' E. OF S.W. PROPERTY CORNER

BENCHMARK - BM 3	
ELEVATION	1127.50
MONUMENT	60D NAIL IN POWER POLE
LOCATION	N. SIDE OF ROBINSON ST. 605' E. OF S.W. PROPERTY CORNER

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. AN ONE CALL LOCATE WAS REQUESTED ON 2-20-20 AND A TICKET NO. 2007231022788 WAS ASSIGNED TO THIS PROJECT. THE SURVEY WAS PERFORMED ON 2-24-20 AND ALL KNOWN MARKED UTILITIES LOCATED ARE SHOWN ON THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

ALPHA □ ALPHA	PI □ POWER POLE
ASD □ AUTO SPRINKLER	LP □ LIGHT POLE
AC □ AIR CONDITIONER	UP □ UTILITY POLE
ED □ ELEC. FEED	UA □ UTILITY ANCHOR
EM □ ELEC. METER	GP □ GUARD POST
ET □ ELEC. TRANS.	GM □ GAS METER
TR □ TELE. FEED	WM □ WATER METER
TRD □ TELE. REED	WM □ WATER METER PIT
TRD □ CABLE FEED	WV □ WIRE VALVE
AS □ ASSE. DRAIN	WV □ WIRE VALVE
CO □ CLEAN OUT	FW □ FIRE HYDRANT
FC □ FINE FILTER	FR □ FINE VALVE
FD □ FLOW SWITCH	WV □ WATER VALVE
EP □ ELEC. METER	GM □ GAS METER
EM □ ELEC. METER	PL □ PILE BOX
FV □ FIBER OPTIC MARKER	TR □ TRAFFIC CONTROL BOX
GM □ GAS MARKER	TR □ TRAFFIC SIGNAL LIGHT
UM □ UTILITY MARKER	SM □ SPARKER VALVE
PM □ PILING MARKER	SC □ SPARKER VALVE
TM □ CABLE MARKER	YL □ YARD LIGHT
TL □ TELE. MARKER	FM □ FIBER MARKER
TM □ TELE. MARKER	FM □ FIBER MARKER
MM □ MONITORING WELL	ST □ STORM DRAIN
MT □ MOUND TRAP	WV □ WIRE VALVE
OT □ OVERHEAD TRAP	WV □ WIRE VALVE
SA □ SANITARY SEWER	HC □ HANDICAPPED SIGN
SW □ STORM WATER	SON □ SIGN
LH □ LAWN HOLE	BE □ BENCHMARK ELEVATION
TE □ TELEPHONE	TR □ TREE
CT □ CABLE TV	BU □ BUSH
EL □ ELECTRIC	W □ WATER
W □ WATER	HS □ HANDICAPPED SPACE

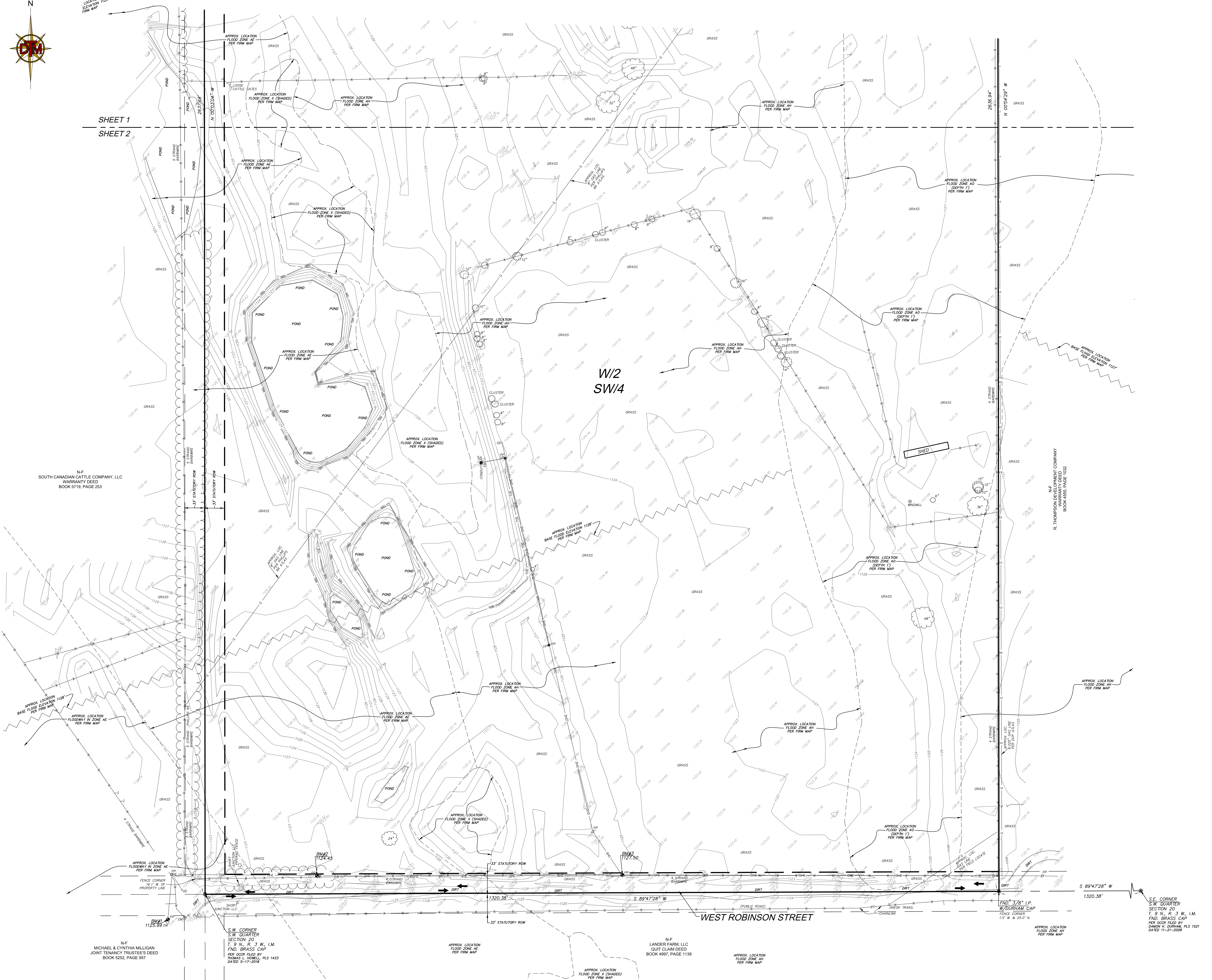


Field Book.....2020	Party Drawn.....JH
Drawn By.....JH	Checked By.....JH
Project Number	13,309
Scale	1"=60'

NO.	DATE	REVISIONS	BY

BOUNDARY and TOPOGRAPHIC SURVEY
DILLARD PROPERTY
72ND AVENUE N.W. and W. ROBINSON STREET
NORMAN, CLEVELAND COUNTY
STATE OF OKLAHOMA

DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street Phone: 405-601-7402 email: randy@dtm-ask.com
Oklahoma City, OK 73105 Fax: 405-601-7421
Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020



N.F.
SOUTH CANADIAN CATTLE COMPANY, LLC
WARRANTY DEED
BOOK 5719, PAGE 253

N.F.
MICHAEL & CYNTHIA MULLIGAN
JOINT TENANCY TRUSTEE'S DEED
BOOK 5282, PAGE 807

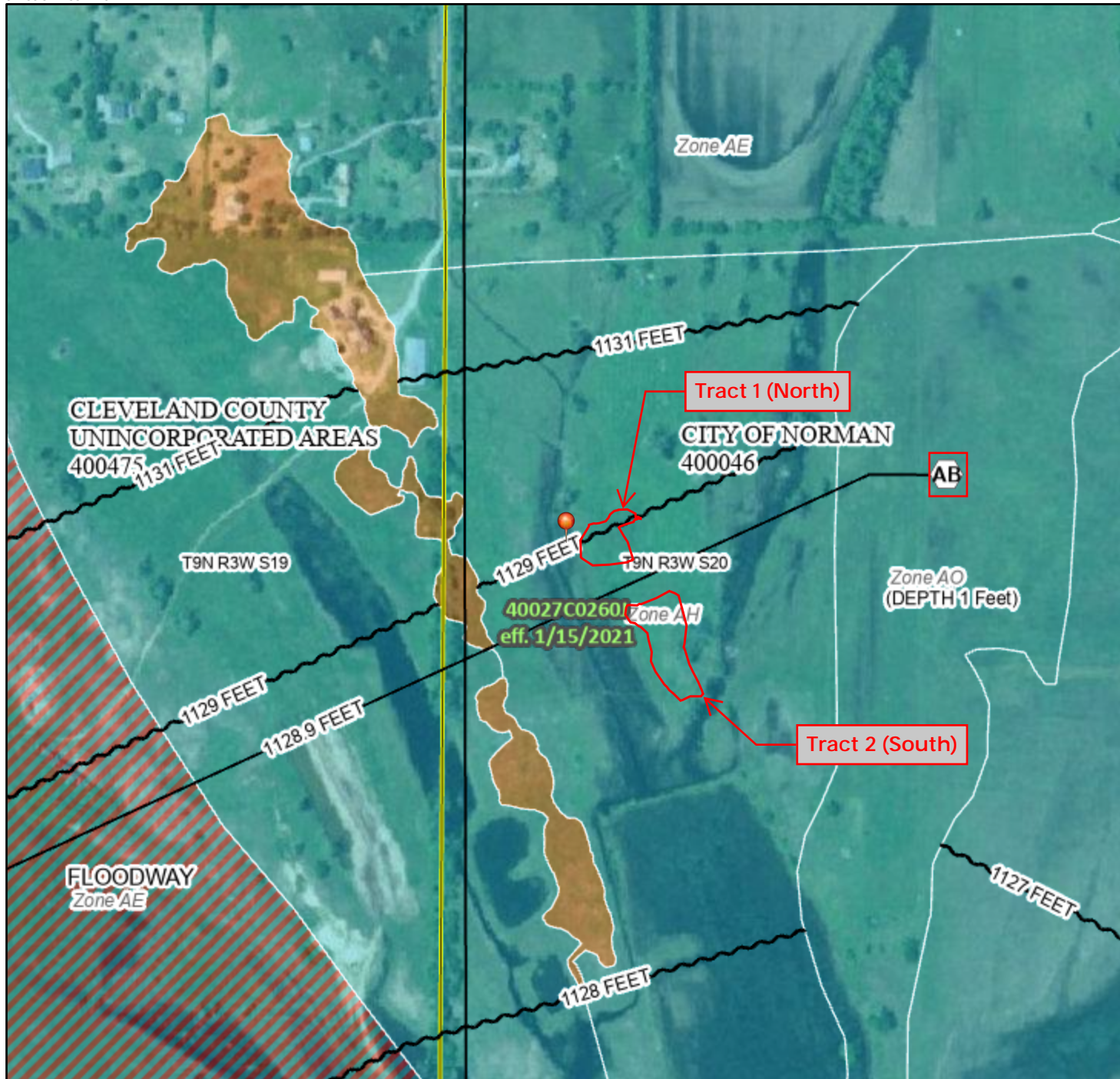
N.F.
LANDER FARM, LLC
QUIT CLAIM DEED
BOOK 4967, PAGE 1139

S.E. CORNER
S.W. QUARTER
SECTION 20
T. 9 N., R. 3 W., I.M.
FIND BRASS CAP
PER ORDER FILED BY
DANON K. BURNHAM, PLS 1432
DATED 11-21-2008

National Flood Hazard Layer FIRMette



97°33'5"W 35°14'31"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM UT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 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

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 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

MAP PANELS

- 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.

Item 3.



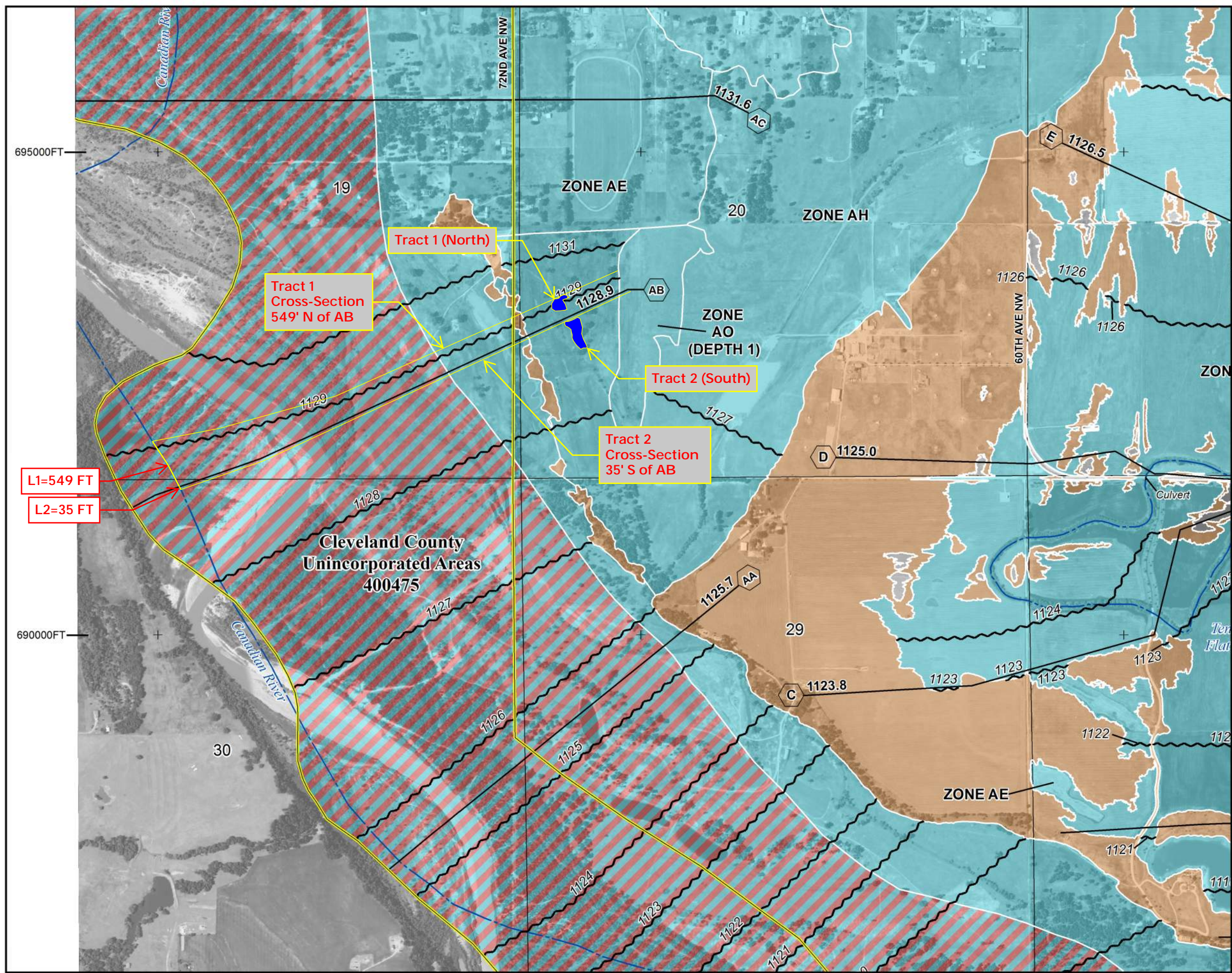
97°32'28"W 35°14'1"N

Basemap Imagery Source: USGS National Map 2023

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 2/7/2025 at 3:44 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.

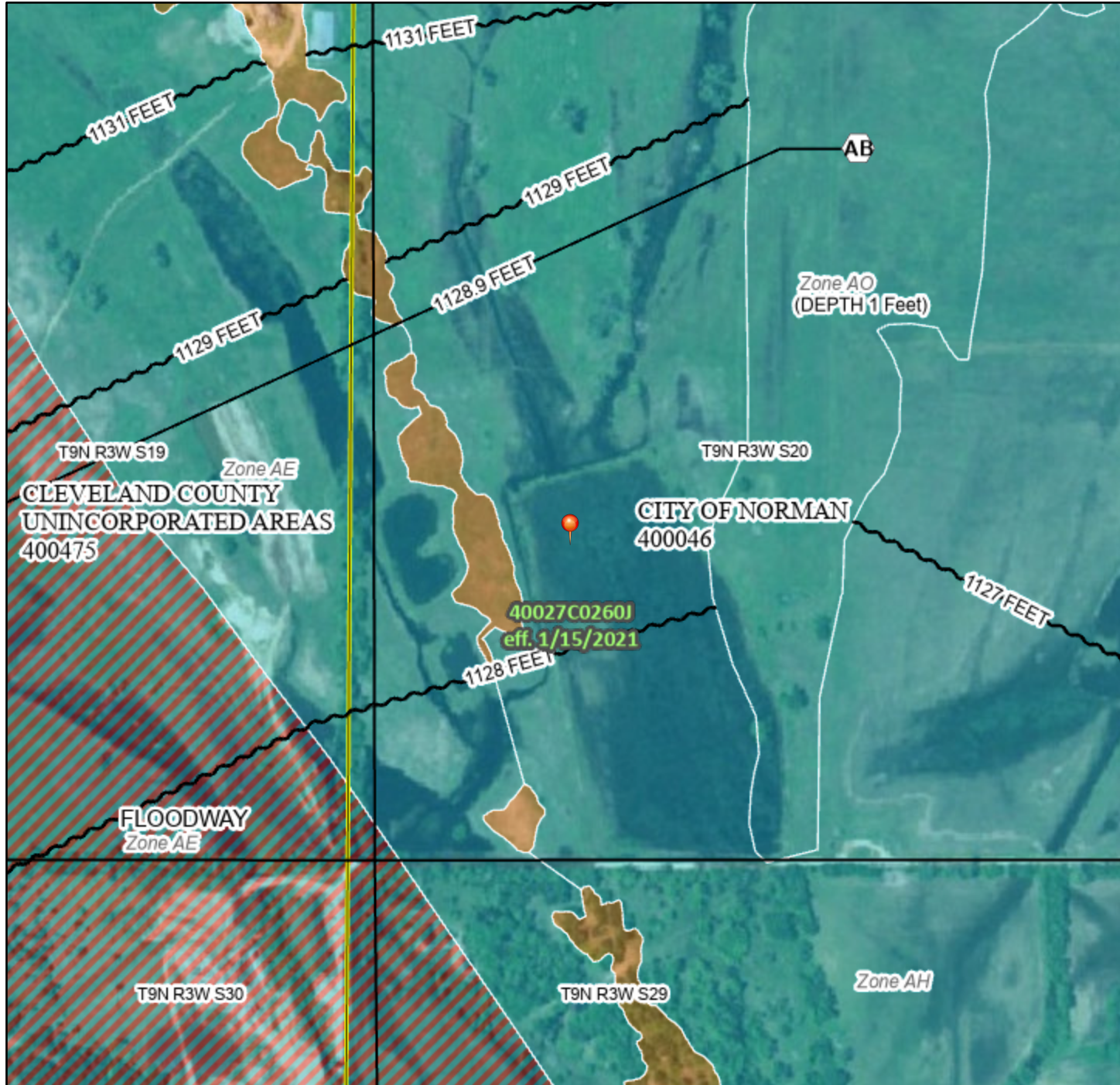
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



National Flood Hazard Layer FIRMette



97°33'2"W 35°14'22"N



97°32'24"W 35°13'52"N

Basemap Imagery Source: USGS National Map 2023

Legend

Item 3.

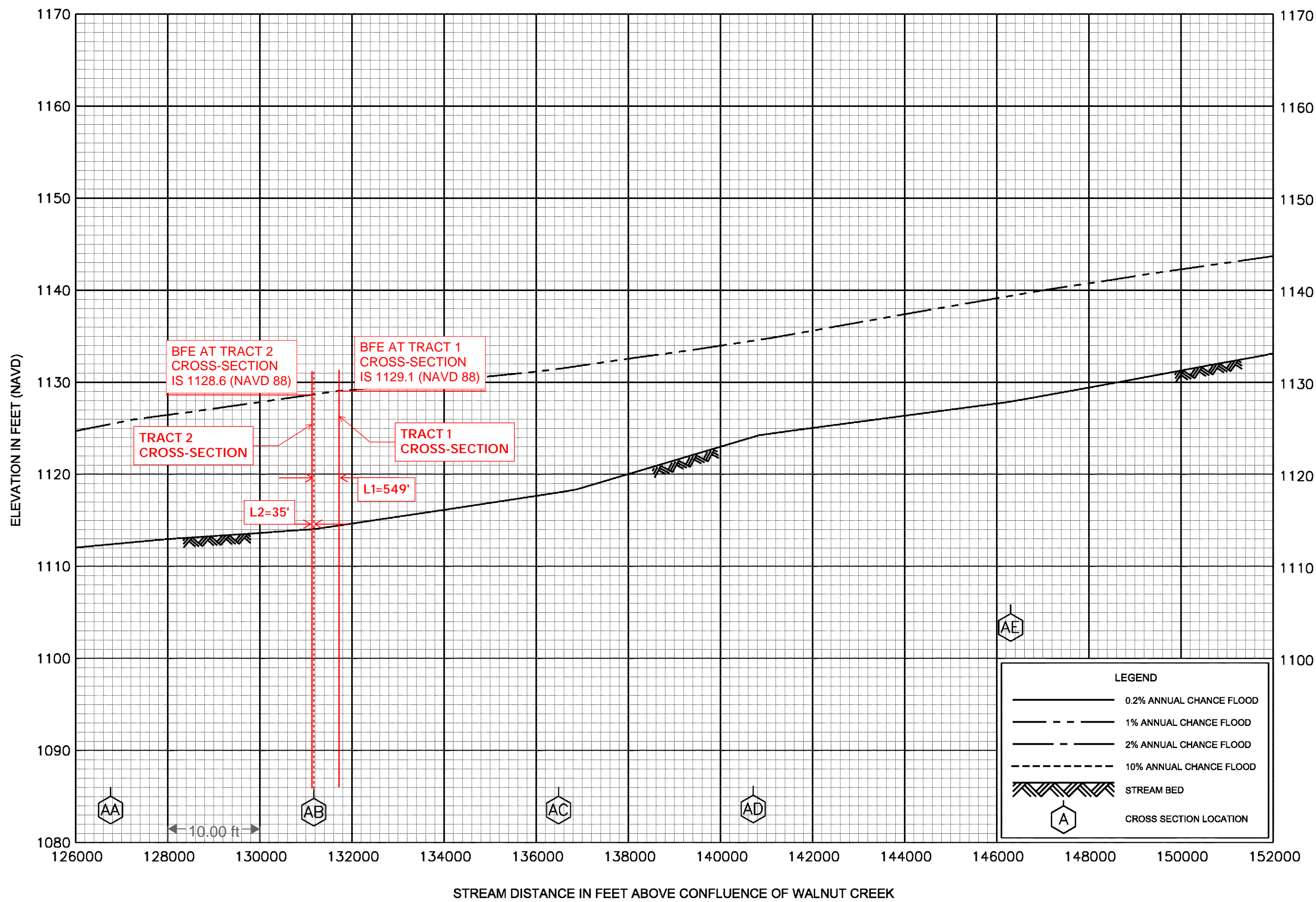
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM UT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 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 |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | 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 3/12/2025 at 4:03 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 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.



FLOOD PROFILES
CANADIAN RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY
CLEVELAND COUNTY, OK
AND INCORPORATED AREAS

27P

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

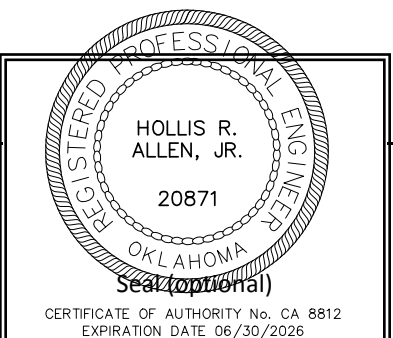
This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. **A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.**

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

- NFIP Community Number: 400046 Property Name or Address: **1801 72nd Ave NW, Norman, OK 73072**
- Are the elevations listed below based on **existing** or **proposed** conditions? (Check one)
- For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain) **No structures**
- Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
 If yes, what is the date of the current re-leveling? / (month/year)
- What is the elevation datum? NGVD 29 NAVD 88 Other (explain)
 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
 Local Elevation +/- ft. = FIRM Datum
- Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. . Long. .
 Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: WGS84 NAD83 NAD27 Lat. **35.23807** Long. **-97.54562**

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
Tract 1 (North)			1128.93		1129.1	FIS Profile
Tract 2 (South)			1128.60		1128.6	FIS Profile

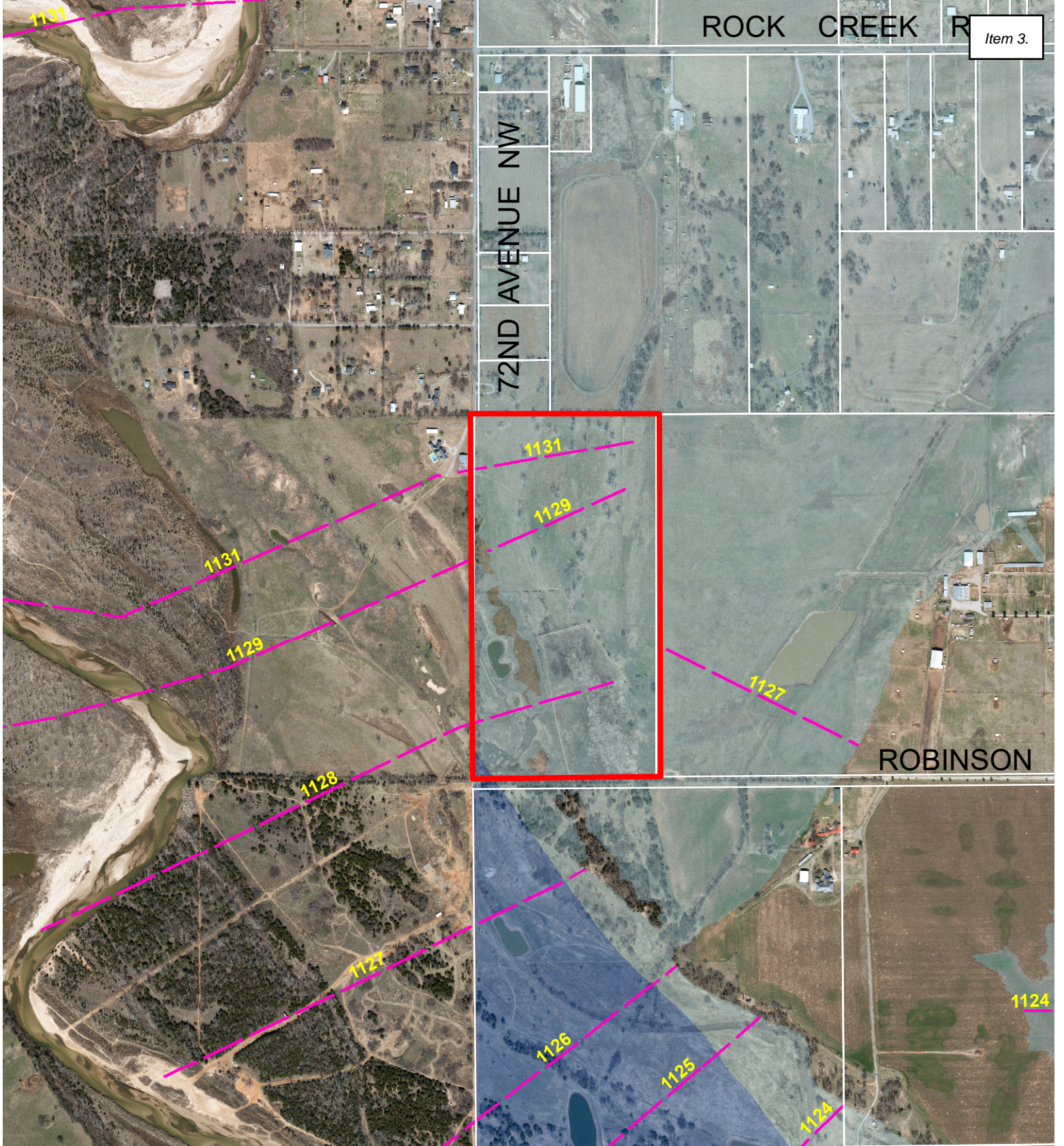
This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Hollis Ray Allen, Jr.	License No.: OK PE 20871	Expiration Date: 07/31/2025
Company Name: Cornerstone Civil Engineering, PLLC	Telephone No.: 405.653.9458	
Email: hollis@cornerstone-ce.com	Fax No.: N/A	
Signature: <i>Hollis R. Allen, Jr.</i>	Date: 03/11/2025	

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
 Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.





72ND AVENUE NW

ROBINSON



Low Residence

Legend

-  BFE 2021
-  1% Chance Floodplain
-  Floodway
-  Parcel