



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Monday, September 15, 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

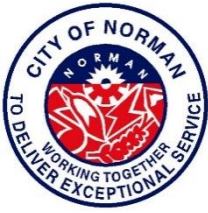
1. Approval of Minutes from the September 2, 2025 Meeting

ACTION ITEMS

2. **Floodplain Permit Application No. 731** - This revised permit application is for proposed burn pits in the Bishop Creek floodplain near Eagle Cliff West subdivision.
3. **Floodplain Permit Application No. 732** - This permit application is for the proposed renovation of the building at 1035 36th Ave. NW in the Brookhaven Creek floodplain.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

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

Tuesday September 2, 2025 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 2nd day of September, 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. Miles at 3:30 p.m. Roll was taken. Committee members in attendance included Bill Scanlon, Resident Member; Sherri Stansel, Resident Member; Tim Miles, City Engineer; Lora Hoggatt, Planning Services Manager; Ken Danner, Subdivision Development Manager; and Jane Hudson, Director of Planning. Committee members absent included Scott Sturtz, Floodplain Administrator. Also in attendance were Todd McLellan, Development Engineer; Jason Murphy, Stormwater Program Manager; and Amy Shepard, Staff. Citizens in attendance included Harris Wilson, Brandon Claborn, Brendon Murphy, Jana Shook, Diana Phan, Catherine Shipt, Alan Dennis, and Brandon Brooks.

MINUTES

1. Approval of minutes from the August 18th, 2025, meeting
 - a. Mr. Scanlon motioned to approve the minutes. Mr. Danner seconded the motion. Minutes were approved with a vote of 6 to 0.

ACTION ITEMS

2. Floodplain Permit No. 724

Mr. Miles stated that the floodplain permit application is for the proposed replacement of an existing natural gas line in the floodplain of Bishop Creek near the intersection of Dewey Ave. and Merrimac Street.

Mr. Miles stated the applicant is Oklahoma Natural Gas. The engineer is Johnson and Associates. Diana Phan was present to represent Johnson and Associates.

Mr. Murphy provided the staff report, detailing the request with respect to the floodplain permit requirements and potential impacts.

Mr. Murphy stated staff recommends permit app #724 be approved.

Mr. Miles asked the committee if they had any questions. There were not any questions from the committee.

Mr. Miles asked for any comments from the public. There were not any questions from the public.

Mr. Danner motioned to approve the permit. Mr. Scanlon seconded the motion.

The permit application was approved with a vote of 6-0.

3. Floodplain Permit No. 730

Mr. Miles stated that the floodplain permit application is for the proposed construction of a bank stabilization project in the Imhoff Creek channel south of Imhoff Road and north of State Highway 9.

Mr. Miles said the applicant is the City of Norman Public Works Department, the contractor is Cimmaron, and the engineer is WSB and WSP.

Mr. Murphy provided the staff report, detailing the request with respect to the floodplain permit requirements and potential impacts.

Mr. Murphy stated staff recommends Floodplain Permit Application #730 be approved.

Mr. Miles asked the committee if they have any questions. Mrs. Hoggatt asked what the estimated timeline for completion. Mr. Murphy stated that it would take a year and a half.

Mr. Miles asked for any comments from the public. Jana Shook asked what the wire baskets were. Bradon Claborn explained they are wire baskets meant to hold rocks and allows for vegetation to reinforce the bank.

Mr. Danner motioned to approve the permit. Mr. Scanlon seconded the motion.

The permit application was approved with a vote of 6-0.

MISCELLANEOUS COMMENTS

ADJOURNMENT

Mrs. Hoggatt motioned to adjourn. Mrs. Hudson seconded the motion. Mr. Miles adjourned the meeting at 3:51 p.m.

Passed and approved this _____ day of _____, 2025

City of Norman City Engineer, Tim Miles
For City of Norman Floodplain Administrator, Scott Sturtz

STAFF REPORT

09/15/2025

PERMIT NO. 731

ITEM: This Floodplain Permit Application is for proposed burn pit locations in the Bishop Creek floodplain near Eagle Cliff West subdivision.

BACKGROUND:

APPLICANT: Home Creations

Builder: ESO Excavation, LLC

ENGINEER: SMC Consulting Engineers, P.C.

On March 13, 2025, a floodplain notice of violation was sent to the applicant in regards to illegal fill in the Bishop Creek floodplain near Eagle Cliff West Subdivision. Trees that had been cleared for the development had been discarded into the adjacent floodplain. Two different groups of inspectors that had noted and reported the possible violation during routine inspections. Home Creations staff met with City staff to discuss a remedy. Staff recommended removal of the fill and disposal of the material offsite outside of the floodplain. The applicant indicated that removal of the material from the floodplain was not possible and proposed to burn the fill on site using an air curtain incinerator (ACI) in a 10' wide by 30' long and 10' deep burn pit. The applicant's initial floodplain permit application, Floodplain Permit Application 716, was considered by the Floodplain Permit Committee (FPC) on June 2, 2025 and denied. Reasons for the denial were related to insufficient information provided by the applicant to address concerns with potential impacts to the floodplain, and concerns that the plans submitted in the application were incomplete based on information provided by the applicant to the committee during the FPC meeting on that date. The applicant has since met with City staff to discuss the concerns related to the first application and submitted this new floodplain permit application.

STAFF ANALYSIS:

Site located in Lake Thunderbird Watershed? Yes ☐ No ☒

In this permit, the applicant is proposing up to 12 total burn pits. The location of those burn pits are indicated on the site grading plan provided with the application. As indicated on the plans, 5 of the 12 purposed pits are located outside of the regulatory floodplain. Burn pits will be 10' deep by 10' wide and 30' feet long. The applicant has indicated that all locations of the proposed burn pits are approximate and generally located near the stockpiled material. Several of the burn pits are located in areas, that appear from aerial imagery and verified by site inspection, to hold water. The applicant has indicated that pit locations in these areas may be shifted to avoid the ponded water. In addition, staff expressed concerns that ground water levels in these areas may prevent the applicant's contractor from being able to dig the proposed 10-foot deep holes as indicated in their application. The applicant has indicated that in this scenario, shallower pits may be constructed and a berm constructed around the areas to provide the conditions necessary to effectively burn the material using an ACI. The applicant has indicated that the burning operation will take approximately 4 months dependent on weather. When burning is complete, any pits will be restored to original grade and disturbed areas will be seeded to re-establish vegetative cover and stabilize the soil. The applicant has also indicated that any excess material left after burning operations are complete will be removed from the floodplain. The applicant has already begun preliminary discussions with the City Fire Marshall and has his conditional approval to move forward with burning as indicated in their application.

The applicant's engineers and their contractor have provided the following information about air curtain incinerators:

How an air curtain incinerator works

- An ACI consists of a fan, engine, and an air manifold with nozzles.
- When the fan is activated, it forces a high-velocity curtain of air across the top of an open chamber or pit.
- The air stream traps smoke and airborne particulate matter (PM) under the curtain, forcing it back into the combustion zone for a secondary, more complete burn.

- The rush of fresh oxygen also agitates and supercharges the fire, increasing burning temperatures to between 1,800°F and 2,500°F.
- The result is a fast, clean, and contained burn that minimizes environmental impact.

Advantages over traditional burn pits

Feature	Burn pits with an air curtain incinerator	Traditional open burn pits
Air Pollution	Drastically reduces harmful smoke and particulate matter (PM2.5) by up to 90%. Opacity is kept to less than 10% under normal operation.	Release significant amounts of uncontrolled, harmful smoke and fine particulate matter. Opacity can reach up to 80–100%.
Combustion Efficiency	Highly efficient due to a continuous supply of oxygen to the fire. Temperatures are higher, leading to faster, more complete combustion.	Inefficient, lower-temperature burn that is dependent on natural air supply.
Safety	Contains embers and sparks within the pit, significantly reducing the risk of a wildfire escaping the burn area.	Present a much greater risk of fire spreading due to the uncontrolled nature of the open flame and flying embers.
Burning Flexibility	Can burn a wider variety of materials, including "green," high-moisture vegetation, with fewer weather-related restrictions.	More restricted by weather conditions, especially wind, and is less effective at burning high-moisture fuels.
Debris Reduction	Can reduce debris volume by over 95%, leaving a small pile of ash. This reduces the need for expensive hauling and landfill disposal.	Does not reduce debris volume as quickly or completely, often leaving behind larger debris and unburned material.

According to the latest FIRM, the site of the proposed work is located in the Bishop Creek Floodplain (Zone AE). At the proposed site, the BFE is 1088.0'. Aerial images from multiple years indicate that the area is regularly inundated with water where a significant amount of the debris is currently located.

Applicable Ordinance Sections:

36-533 (e)2(a)..... Fill restrictions
 (e)2(e)..... Compensatory storage
 (f)(3)(8) No rise considerations

Subject Area:

(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 an air curtain incinerator will leave little to no material once the process is complete. Any remaining material will be removed from the floodplain. This would correct the existing violation and satisfy the requirement once the work is complete.

(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 indicating that this project will not cause a rise in the BFE at this location, meeting the ordinance requirements.

Conclusion: Staff forwards this application for Floodplain Permit #731 to Floodplain Permit Committee for their consideration.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 731

Building Permit No. _____

Date 08/13/2025 9/15/2025

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: Home Creations ADDRESS: 2240 N. Broadway, Moore, OK 73160

TELEPHONE: (405) 692-2222 SIGNATURE: mo sharifi

BUILDER: ESO Excavation, LLC ADDRESS: P.O. Box 1001 Mustang, OK 73064

TELEPHONE: (405) 554-3478 SIGNATURE: Eric Owens

ENGINEER: SMC Consulting Engineers, P.C. ADDRESS: 815 W. Main, OKC, OK 73106

TELEPHONE: (405) 232-7715 SIGNATURE: C.D. Q

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.

Eagle Cliff West, Section 1

Approximate Center of Site: 35°10'00.6"N / 97°26'03.2"W

DESCRIPTION OF WORK (Check all applicable boxes):**A. STRUCTURAL DEVELOPMENT**ACTIVITYSTRUCTURE TYPE

- | | |
|--|---|
| <input type="checkbox"/> New Structure | <input 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 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 \$ TBD 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.

Burning cleared trees within floodplain while using air curtain incinerators and multiple burn pits, seven (7) total pits, approximately 10' wide by 30' long by 10' deep. Any burn pits shown outside of the floodplain are for information only and are not a part of this application. See attached Exhibit 1: Site & Grading Plan for Floodplain Activity Permit as well as the No Rise Certificate for additional information.

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.: 40027C0295J, Dated: 02/20/2013

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 1089.00 Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED: _____

DATE: _____

9/9/2025

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.

Consulting Engineers, P.C.
815 West Main
Oklahoma City, OK 73106
405-232-7715
FAX 405-232-7859
www.smcokc.com

*Civil Engineering
Land Development
Storm Water Management*

Terence L. Haynes
Christopher D. Anderson
Muhammad A. Khan

August 13, 2025

Mr. Scott Sturtz, P.E., CFM
Floodplain Administrator
City of Norman

RE: No Rise Certification for
Eagle Cliff West, Section 1
Norman, Oklahoma
SMC #6552.01

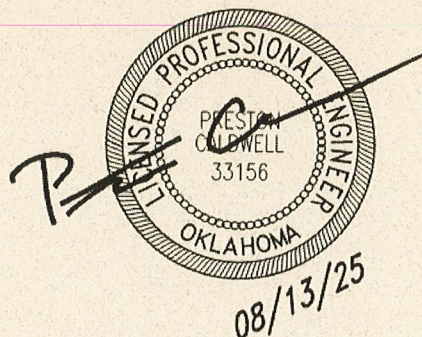
Dear Mr. Sturtz,

As a part of the proposed construction of Eagle Cliff Section 1, there were trees cleared to allow the subdivision to be built. These trees have been pushed offsite within the adjacent FEMA Effective Floodplain to be burned. The contractor plans to burn the trees using air curtain incinerators with associated burn pits. There is a total of seven (7) burn pits proposed within the floodplain with an approximate size of 10' wide by 30' long by 10' deep. Please see attached Exhibit 1: Site & Grading Plan for Floodplain Activity Permit. Any burn pits shown outside of the FEMA Effective Floodplain are shown for information only and are not a part of this permit application.

The burning operation is planned to take approximately 4 months (depending on weather conditions) from the time of receiving the approved permit. After burning is completed, the burn pits will be filled. The ground will be restored to its original elevation, and the disturbed areas will be seeded in order to re-establish vegetative cover. If there is any excess material after the burning operations are complete, it will be hauled off and removed from the FEMA Effective Floodplain. Nonetheless, there will be no rise in the base flood elevation (BFE) or adverse impact will occur on the property or any adjacent properties, upstream or downstream.

Sincerely,
SMC Consulting Engineers, P.C.

Preston Caldwell, P.E.

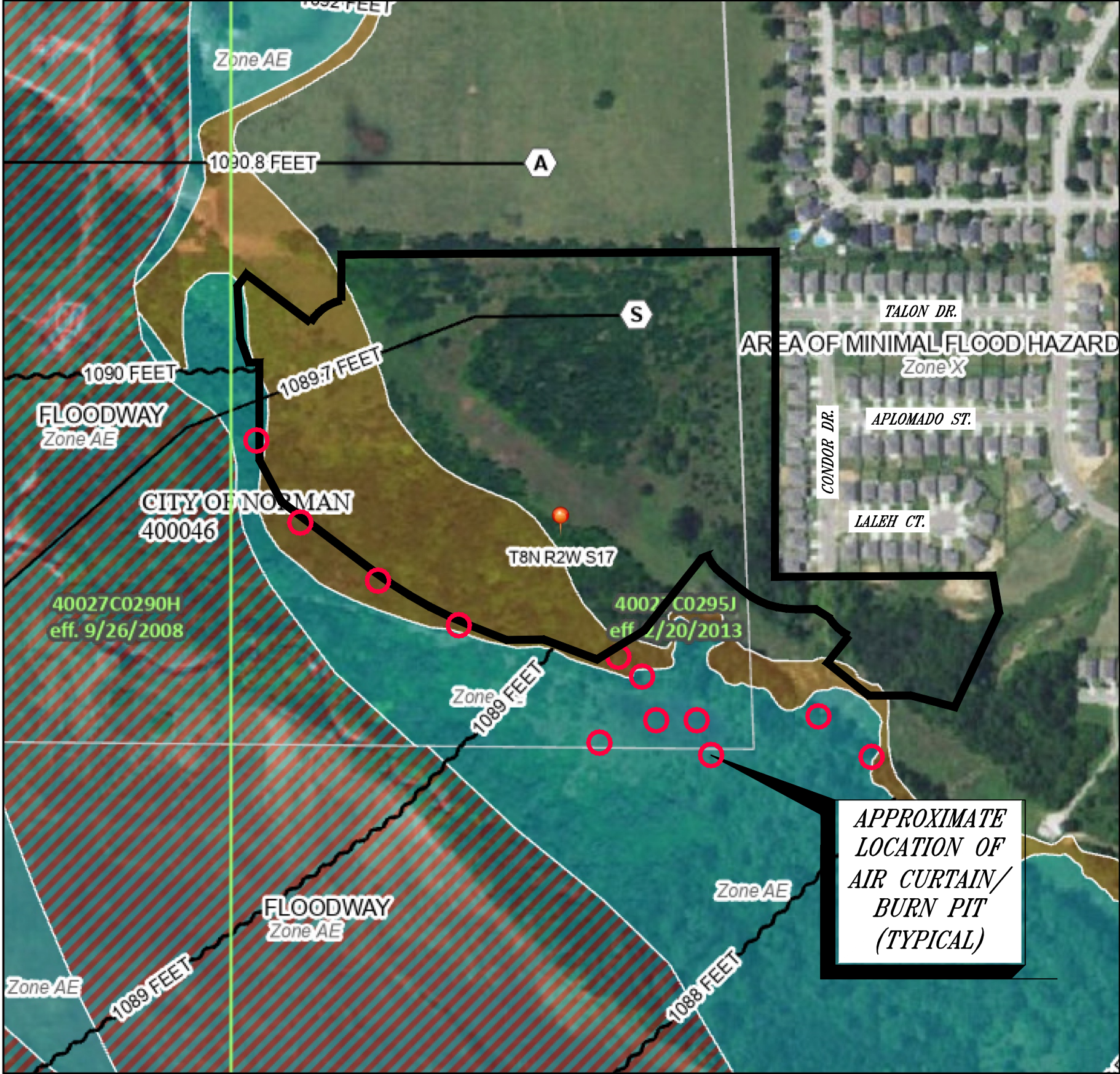


National Flood Hazard Layer FIRMette



Item 2.

97°26'23"W 35°10'11"N



Legend

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

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
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available

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 5/22/2025 at 1:58 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 identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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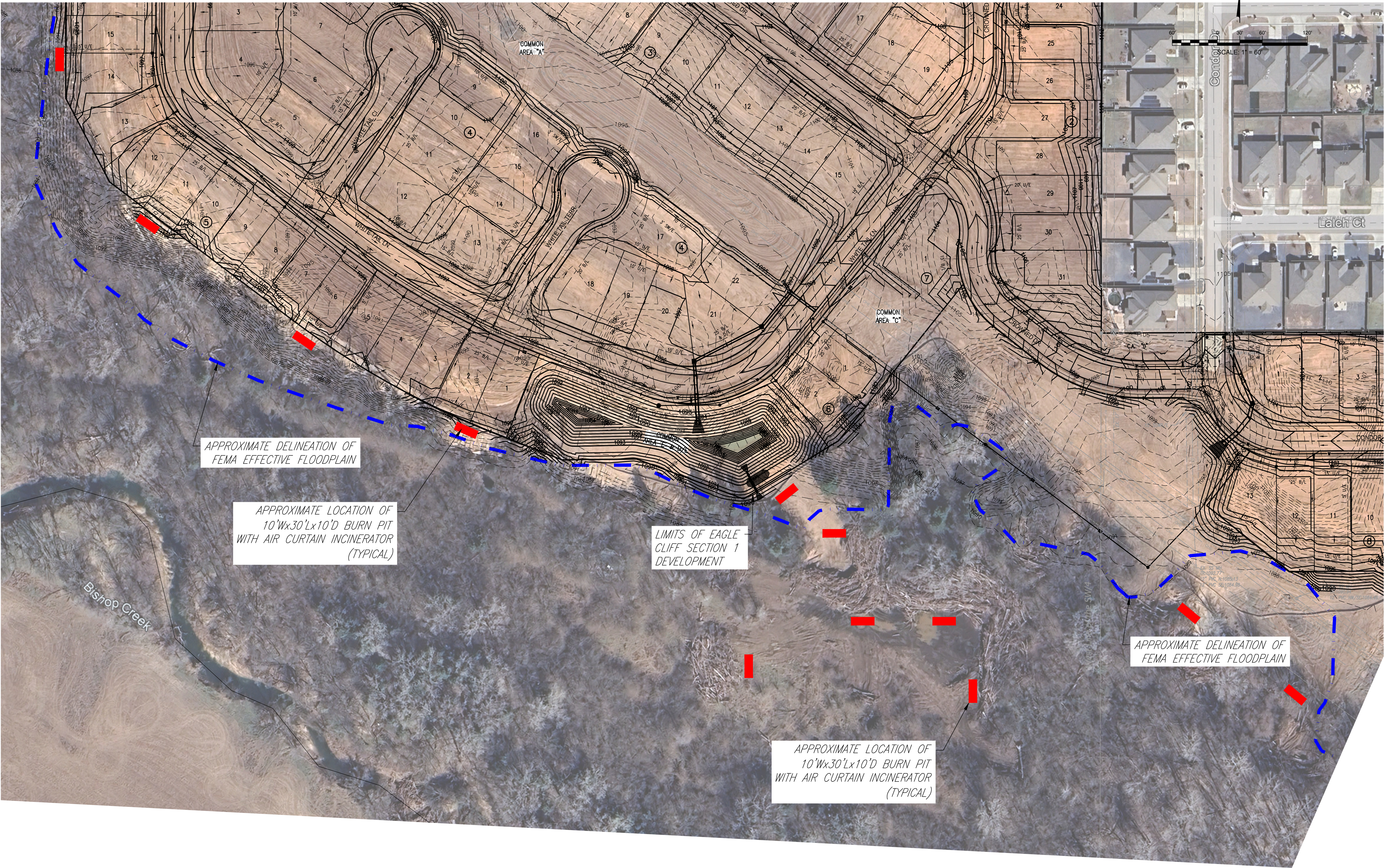
SITE & GRADING PLAN FOR FLOODPLAIN ACTIVITY PERMIT

EAGLE CLIFF WEST SECTION 1

A PART OF THE N.E. ¼ OF SECTION 16, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

NOTE:

BURN PITS SHOWN OUTSIDE OF FLOODPLAIN ARE FOR INFORMATION ONLY AND ARE NOT A PART OF THE FLOODPLAIN ACTIVITY PERMIT APPLICATION.



EAGLE CLIFF WEST SECTION 1

JENKINS AVE. & POST OAK DR.
NORMAN, OKLAHOMA

SMC
Consulting Engineers, P.C.
815 N. Lincoln Blvd., Suite 200
Norman, Oklahoma 73069
Phone: 405-232-7715 Fax: 405-232-7659
Website: www.smcokc.com

PROJECT NO.: 6552.01
DATE: 05/22/25
SCALE: 1" = 60'
DRAWN BY: SY
ENGINEER: CHRISTOPHER D. ANDERSON
P.E. NUMBER: 18288

SITE & GRADING PLAN
FOR FLOODPLAIN
ACTIVITY PERMIT

SHEET NO.
EXHIBIT 1

Jason,

We have coordinated with the client and contractor regarding your questions and concerns.

Just to note, the locations of the burn pits shown on the previous exhibits are approximate, and if burning in these areas is not a viable option, the developer will consult with SMC and the contractor to explore alternative solutions.

As for the Air Curtain Incinerator, the product to be used is the Trench Burner T300 by AirBurners. Please see below and attached for additional information.....

Air Curtain Burners, also called Air Curtain Incinerators, Trench Burners, etc., were designed principally as a pollution control device for open burning. The primary objective of an air curtain machine is to reduce the particulate matter (PM), or smoke, which results from burning clean wood waste. Using a technology called "air curtain," the smoke particles are trapped and reburned, reducing them to an acceptable limit per U.S. EPA guidelines. Clean wood waste is loaded into the burn pit, and an accelerant such as diesel fuel is used to ignite the wood waste, just as you would start a campfire or open burn pile. The air curtain is not engaged until the fire has grown in strength, or the air curtain may blow the fire out. Once the fire has reached suitable strength, usually in 15 to 20 minutes, the air curtain is engaged. The air curtain then runs at a steady state throughout the burn operation, and the waste wood is loaded at a rate consistent with the rate of burn. Our smallest machine will burn at a rate of 1 to 2 tons per hour; our largest machine can burn in excess of 10 tons per hour.



In the areas where surface water and wet conditions are present, the contractor may dig shallower burn pits and utilize berms around the perimeter as shown in the example below....



Thank you,
Preston

Preston Caldwell, P.E.

SMC Consulting Engineers, P.C.

(405) 905-8690 – Cell

(405) 232-7715 – Office

(405) 232-7859 – Fax

preston@smcokc.com






Item 2.



Eagle Cliff West 2023





Legend

-  BFE 2021
-  1% Chance Floodplain
-  Floodway



Eagle Cliff West

Legend

-  1% Chance Floodplain
-  Floodway
-  Lot Line
-  Parcel

Mar 10, 2025 at 11:29:01 AM
Norman OK 73072
United States





The City of NORMAN

225 N. Webster • P.O. Box 370
Norman, Oklahoma 73069 • 73070

Item 2.

March 13, 2025

Home Creations
c/o Hossein Farzaneh
2252 North Broadway Street
Moore, OK 73160

Certified Mail
Regular U.S. Mail
Email: DEQ@homecreations.com

Re: Illegal Modification and Fill in the Bishop Creek Floodplain at Eagle Cliff West Development

Dear Mr. Farzaneh:

City staff investigated illegal modifications of the floodplain and illegal fill material in the floodplain on property you own immediately south of the Eagle Cliff West Development. The location of the excavation and fill material are indicated on the attached map and are located within the City of Norman (1% chance) floodplain Zone AE.

City records indicate that floodplain permits have not been obtained to perform modifications or place fill within the floodplain, which is a violation of the floodplain ordinance. In summary, you are in violation of the City Code of Ordinances Chapter 36 Section 533 FH, Flood Hazard District, which has been adopted by City Council.

Section 533 FH (f)(14) - Enforcement of Violations

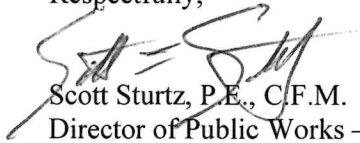
- a. Each day during which a violation exists shall constitute a separate offense.
- b. For each offense cited, a penalty of not less than \$50.00 nor more than \$750.00 shall be assessed to:
 1. The owners of record; and/or
 2. Any person employed in connection therewith and who may have assisted in the commission of such violation.
 - i. In addition to the penalties provided in NCC 1-114, the City may institute appropriate actions or proceedings at law or equity for the enforcement of the provisions of this article or to correct the violations thereof. The conviction and punishment of any person hereunder shall not relieve such person from the responsibility to correct prohibited buildings, structures, obstructions, or improvements, nor prevent the enforcement, correction, or removal thereof.
 - ii. The legally recorded owner of any property located in a special flood hazard area onto which fill material of any nature has been applied, with or without his knowledge and in violation of the provisions of this article, shall immediately, and at his expense, remove all such material upon written request to do so by the Director of Public Works. Upon failure of the property owner to complete this work in a timely manner, the City Council may order the work to be completed and expenses charged to the property owner or levied against the property.
 - iii. Any and all apprehended persons depositing fill material of any nature in violation of this article shall be prosecuted to the fullest extent of the law.

Please be aware that any development including modifications or placing of fill in the floodplain requires a floodplain permit from the City. More information is available on the City's website

(www.normanok.gov) by clicking the Flood Hazard Protection link on the Stormwater Division's home page. The floodplain permit application form can be downloaded from the website also.

Please apply for floodplain permits or remove fill and return the disturbed areas to their original condition by April 13, 2025. Failure to comply may result in the aforementioned penalties, as well as any other means of removal or compliance attainment allowed by law. Please contact Jason Murphy at (405) 366-5455 if you need further information about the floodplain permit.

Respectfully,



Scott Sturtz, P.E., C.F.M.

Director of Public Works – Floodplain Administrator

cc: Darrell Pyle, City Manager
Shannon Stevenson, Assistant City Manager
Tim Miles, City Engineer
Beth Muckala, Assistant City Attorney III
Jason Murphy, Stormwater Program Manager
Todd McLellan, Development Engineer

STAFF REPORT

09/15/2025

PERMIT NO. 732

ITEM: This Floodplain Permit Application is for the proposed remodel of the commercial building located at 1035 36th Ave. NW.

BACKGROUND:

APPLICANT: Mark Krittenbrink

ENGINEER: Hollis Allen, Jr., P.E.

The applicant is requesting a floodplain permit to renovate a commercial building at 1035 36th Ave. NW in the Brookhaven Creek floodplain. All of the renovations will occur internal to the structure with the exception of a short section of curbing to be removed from the outside of the structure to accommodate new windows. The cost of the renovations are estimated at \$280,376.98 and the value of the structure per the provided appraisal from the applicant and the value of the land determined from the County Assessor website is about \$712,536, making the cost of renovations approximately 39% of the total value of the structure and below the 50% threshold for substantial improvement determination. The applicant has also provided information that indicates the finished floor elevation is already greater than the base flood elevation (BFE).

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 Canadian River Floodplain (Zone AE). At the proposed site, the BFE is 1154.3'.

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 renovations are occurring primarily to the interior of the structure, with the exception of a removal of a small section of curb along one edge and no fill will be brought into the floodplain as a result of this work, therefore no compensatory storage is required.

(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.

Cumulative Substantial Improvement calculations will be maintained for a period of 10 years from application date per City Flood Hazard Ordinance.

RECOMMENDATION: Staff recommends Floodplain Permit Application #732 be approved.

ACTION TAKEN: _____



City of Norman

Floodplain Permit Application

Floodplain Permit No. 732

Building Permit No. _____

Date 9/15/2025

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: Mark Krittenbrink ADDRESS: 119 W Main St, Norman, OK 73069TELEPHONE: 405-579-7883 SIGNATURE: [Signature]BUILDER: Law Construction ADDRESS: 815 W Polite, Anadarko, OK 73005TELEPHONE: 405-919-7118 SIGNATURE: [Signature]

ENGINEER: _____ ADDRESS: _____

TELEPHONE: _____ 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.

1035 36TH AVE. NW, NORMAN, OK 73072

SPRING BROOK ADDITION 3 REPLAT LT 3A LT 4

DESCRIPTION OF WORK (Check all applicable boxes):**A. STRUCTURAL DEVELOPMENT**ACTIVITYSTRUCTURE TYPE

- | | |
|--|--|
| <input type="checkbox"/> New Structure | <input type="checkbox"/> Residential (1-4 Family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 Family) |
| <input checked="" type="checkbox"/> Alteration | <input checked="" 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 \$ 275000 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.

Project scope of work includes interior renovation of existing commercial building, maintaining existing site and parking lot as-is.

Replacing an existing window with a new 5'x5' drive through window, and replacing an overhead door on the south side of building with a 3'0x7'0 walk-thru door.

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:

Scope of work is interior of an existing building only.

- 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:

Scope of work is interior of an existing building only.

- 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:

Scope of work is on the interior - no exterior work is being proposed.

- 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.: 0280, 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 1154.3 Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED: _____

DATE: _____

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.)

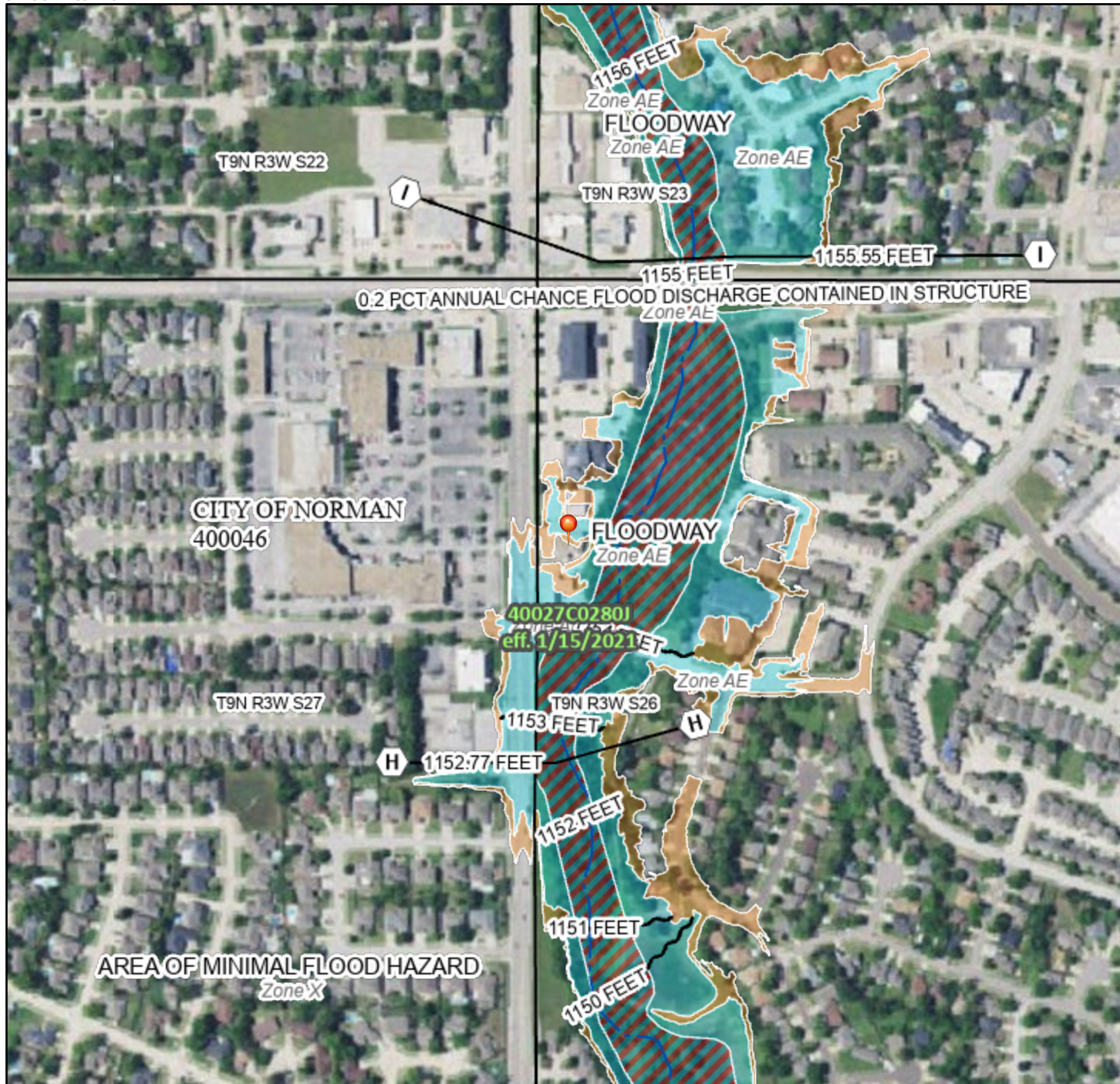
1. FEMA Elevation Certificate
and/or
2. FEMA Floodproofing Certificate

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.

National Flood Hazard Layer FIRMette



97°29'57"W 35°14'6"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

97°29'20"W 35°13'37"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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		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 9/9/2025 at 9:28 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.



Cleveland County Oklahoma Assessor's Office

Account #: 96392 / Parcel ID: NC29SPR3A
4001
1035 36TH AVE NW

CURRENT OSBORN DRUGS INC.
11 WEST CENTRAL
MIAMI OK 74354

Current Market Value
\$641,427

KEY INFORMATION

Tax Year	2025		
Land Size	0.36000	Land Units	AC
Class	Urban Commercial Land	School District	NORMAN CITY 29
Section	26	Township	9
Range	3W	Account Type	Commercial
Legal Description	SPRING BROOK ADDITION 3 REPLAT LT 3A LT 4		
Mailing Address	OSBORN DRUGS INC., 11 WEST CENTRAL, MIAMI, 74354, 74354		

ASSESSMENT DETAILS

Land Value	\$217,464
Improvement Value	\$423,963
Market Value	\$641,427
Taxable Value	\$544,467
Gross Assessed Value	\$65,336
Exemptions	\$0
Net Assessed Value	\$65,336
View Taxes for R0096392	

RESIDENTIAL

RESIDENTIAL BUILDING (1)

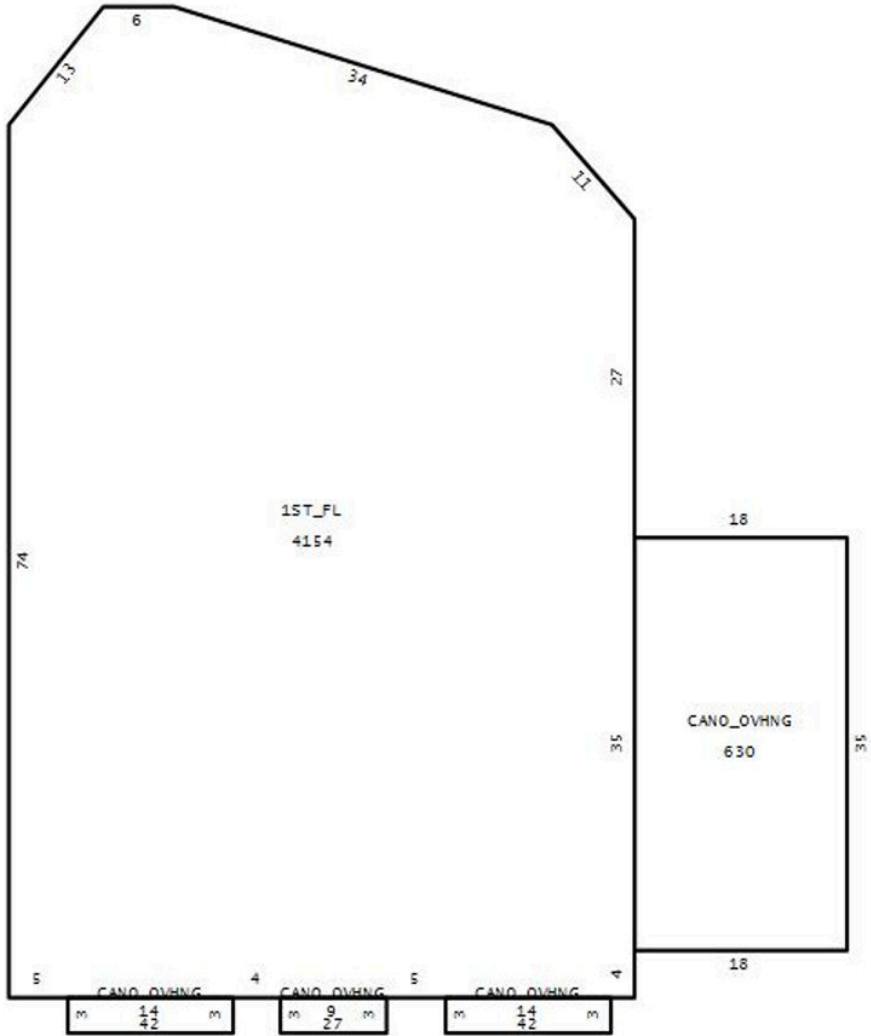
Type	0353	Description	Retail Store	Quality	Average
Stories	1.0	Condition	Average	Year Built	2004
Interior	-	Exterior Walls	Frame Masonry Veneer	Full Baths	0
Additional Full Bath	0	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	0.00	Roof Type	Flat	Bedrooms	-
Roof Cover	DuroLast	Foundation	Concrete Slab	Floor Cover	-
Cooling	Package Unit		Total Finished Area	4,154	

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
07/08/2025	\$925,000	6828	76	HAYLEY PROPERTIES, LLC	OSBORN DRUGS INC.	WD

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
SF	Square Feet	Commercial	16108.48000	\$217,464



Data last updated: 08/27/2025

If there are any specific questions or concerns regarding the attached appraisal report, or if Ace Appraisal Group, LLC can be of additional assistance, please contact the individuals listed below.

Respectfully Submitted,

ACE APPRAISAL GROUP, LLC



Andrea Johnson
Partner
Certified General Real Estate Appraiser
Oklahoma License No. 13505CGA
Expiration Date 8/31/2026
405-505-0238
andrea@aceappraisalgroup.com



Casey Mars
Partner
Certified General Real Estate Appraiser
Oklahoma License No. 13418CGA
Expiration Date 6/30/2025
405-830-9966
casey@aceappraisalgroup.com



Ethan Scott
Partner
Certified General Real Estate Appraiser
Oklahoma License No. 13419CGA
Expiration Date 6/30/2025
918-927-9296
ethan@aceappraisalgroup.com

Letter of Transmittal

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PROPERTY IDENTIFICATION

Name	Osborn Drugs
Property	Retail - Free Standing Retail
Address	1035 36th Ave NW
City, State Zip	Norman, Oklahoma 73072
County	Cleveland County
MSA	Oklahoma City, OK MSA
Market / Submarket	Oklahoma City MSA / Norman
Geocode	35.23097,-97.49395
Census Tract	40-027-201512

SITE DESCRIPTION

Number of Parcels	1	
Assessor Parcel Number	R0096392	
Land Area	Square Feet	Acres
Usable	16,108	0.37
Total	16,108	0.37
Zoning	Local Commercial District (C-1)	
Shape	Irregular	
Topography	Level at street grade	
Flood Zone	Zone X (Unshaded), Zone X (Shaded), & Zone AE	
Seismic Zone	Low Risk	

IMPROVEMENT DESCRIPTION

Tenancy	Owner-Occupied
Gross Leasable Area (GLA)	4,154
Gross Building Area (GBA)	4,154
Ground Floor SF	4,154
Total Buildings	1
Floors	1
Year Built	2004 (Renovated 2025)
Actual Age	21 Years
Effective Age	11 Years
Economic Life	45 Years
Remaining Economic Life	34 Years
Building Class	C
Land To Building Ratio	3.88 : 1
Site Coverage Ratio	25.8%
Parking	3.1 / 1,000 SF GLA

QUALITATIVE ANALYSIS

Site Quality	Above Average
Site Access	Average
Site Exposure	Average
Site Utility	Average
Building Quality	Average
Building Condition	Above Average
Building Appeal	Average

HIGHEST & BEST USE

Proposed Renovation	Yes
As Vacant	Retail use
As Proposed	Continued retail use

EXPOSURE & MARKETING TIME

Exposure Time	Six to Nine Months
Marketing Time	Six to Nine Months

VALUE CONCLUSION

VALUATION SCENARIOS	AS-IS MARKET VALUE	PROSPECTIVE MARKET VALUE UPON COMPLETION
	Fee Simple Interest	Fee Simple Interest
Interest		
Effective Date	April 28, 2025	August 28, 2025
Cost Approach	Not Presented	Not Presented
Sales Comparison Approach	\$930,000	\$1,120,000
Income Capitalization Approach	\$930,000	\$1,120,000
FINAL VALUE CONCLUSION	\$930,000	\$1,120,000

Philip W. Redwine Jr.
3105 Trails Court
Norman, OK 73072

Item 3.

March 22, 2021

Pam Melendez
OSB Bank

RE: Property at 1035 36th Avenue NW, Flood Plain information

Dear Pam,

I have attached the following documents related to our property and the Flood Plain:

1. Letter from Todd McLellan (Development Engineer, Department of Public Works, The City of Norman).
2. Standard Flood Hazard Determination Form (from ServiceLink)
3. Lemke Land Survey, Redwine Band Box Cleaners (a stamped survey of our property)
4. Drawing and plat of building elevation (1155.33') (Proposed Cleaners)
5. Aerial photo of the property, 1035 36th Ave NW (from The City of Norman)

Although the building is located in the Special Flood Hazard Area (SFHA), Mr. McLellan's letter states that it is up to the lender to determine whether flood insurance is required for the property. ServiceLink determined that the Base Flood Elevation (BFE) is 1154 feet. (See letter E of the Standard Flood Hazard Determination Form.) Todd McLellan also shows the BFE at approximately the same level (1154.3 feet). The survey done by Lemke Surveying shows the elevation of our building at all points greater than those amounts, an average height of 1155.33 feet (see Proposed Cleaners document). The ServiceLink's determination that the property was in the flood plain did not take into consideration the elevation of the building. Thus, because the elevation of the building is greater than the BFE used to require flood insurance, it is our belief that the building does not require flood insurance.

Thank you,

Philip W. Redwine Jr.



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

Public Works Department
201-A West Gray Street
(405) 307-7119

Item 3.

Date: March 22, 2021

RE: Flood Insurance Rate Map Information

TO WHOM IT MAY CONCERN:

The property located at 1035 36th Ave NW, also known as (legal description if needed) _____, has been located on the City's Flood Insurance Rate Map (FIRM). The following information is provided:

Norman's Community Number: 400046

The property is located on panel number 0280, Suffix J.

The date of the FIRM Index: February 20, 2013.

The property is located in FIRM zone AE, X.

The building on the property:

☒ is located in a Special Flood Hazard Area (SFHA). The base flood elevation at the property is 1154.3 ft, NGVD. Federal law requires that a flood zone determination be done as a condition of a federally backed mortgage to determine if the structure is in a SFHA and if so, to require flood insurance. It is up to the lender to determine whether flood insurance is required for a property.

☐ is not located in a Special Flood Hazard Area (SFHA). However, the property may still be subject to local drainage problems or other unmapped flood hazards. Flood insurance from the National Flood Insurance Program is available at non-flood plain rates. However, a flood insurance policy can still be required by a lender.

☐ A decision about the structure's exact location cannot be made from the FIRM.

A copy of the FIRM is attached for your information. Flood insurance from the NFIP is available for any property in Norman, and information regarding insurance is attached to this letter. The Public Works Department has copies of FEMA Elevation Certificates for some structures constructed in the SFHA since 2008. Questions about this letter and Norman's flood plain management program are welcome at the Department of Public Works by calling (405) 307-7119.

NOTE: This information is based on the Flood Insurance Rate map adopted by the City. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map.

Todd McLellan - Development Eng
Department of Public Works Staff

Letter given/mailed/emailed to Phil Redwine
Name

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

Item 3.

OMB Control No. 1560-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS Customer Number 1000188950 Address OKLAHOMA STATE BANK- SERVICING PO BOX 848 GUTHRIE, OK 73044 Delivery Method: FDR-COM - WEB	2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) Borrower: TODAY CLEANERS AND LAUNDRY INC Determination Address: 1035 36TH AVE NW NORMAN, OK 73072-4185 CLEVELAND COUNTY APN/Tax ID: S/D: Springsbrook Addition Section: 3 Lot: 345 Phase: Block: Range:	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER 70057414	5. AMOUNT OF FLOOD INSURANCE REQUIRED

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name NORMAN, CITY OF	2. County(ies) CLEVELAND COUNTY	3. State OK	4. NFIP Community Number 400046
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 40027C0280J	2. NFIP Map Panel Effective / Revised Date January 15, 2021	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO <input type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below). Date: Case Number:	
4. Flood Zone AE	5. No NFIP Map <input type="checkbox"/>		

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. ☒ Federal Flood Insurance is available (community participates in the NFIP). ☒ Regular Program ☐ Emergency Program of NFIP

2. ☐ Federal Flood Insurance is not available (community does not participate in the NFIP).

3. ☐ Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.
CBRA/OPA Designation Date:

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? ☒ YES ☐ NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.

If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.

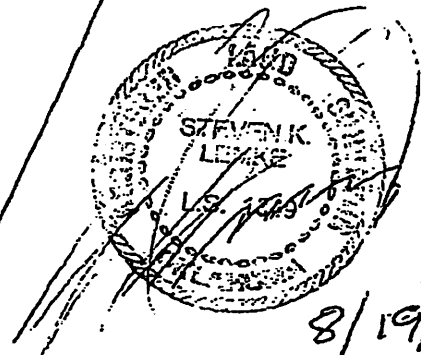
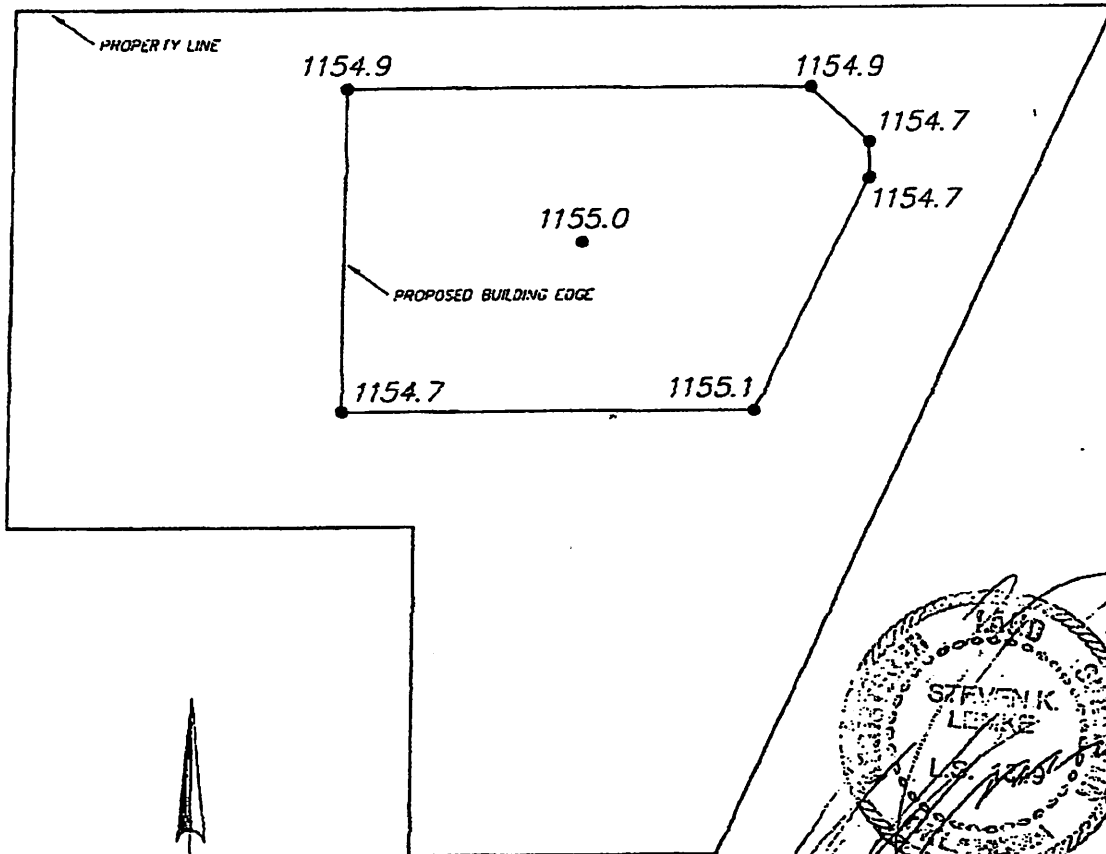
E. COMMENTS (Optional) BFE: 1154	HMDA Information State: County: MSA/MD: CT:
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LIFE OF LOAN DETERMINATION

This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used or relied upon by any other entity or individual for any purpose, including, but not limited to, deciding whether to purchase a property or determining the value of a property.

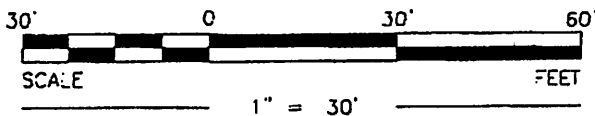
F. PREPARER'S INFORMATION NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) <div style="display: flex; align-items: center;"> <div> SERVICELINK ServiceLink National Flood 500 E. Border St Third Floor Arlington, TX 76010 </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> Phone: 1.800.833.6347 Fax: 1.800.662.6347 </div> <div> DATE OF DETERMINATION February 27, 2021 ORDER NUMBER 2110718322 </div> </div>	
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DIRT PAD ELEVATION REDWINE BAND BOX CLEANERS



PROJECT BENCHMARK:
"X" CUT IN TOP OF CURB 100' WEST AND
30' NORTH OF THE NORTHWEST PROPERTY
CORNER OF PROJECT SITE.
ELEVATION = 1156.47

DATE OF SURVEY: AUG 19, 2003 - 2:10pm



LEMKE LAND SURVEYING, Inc.

S L
L S

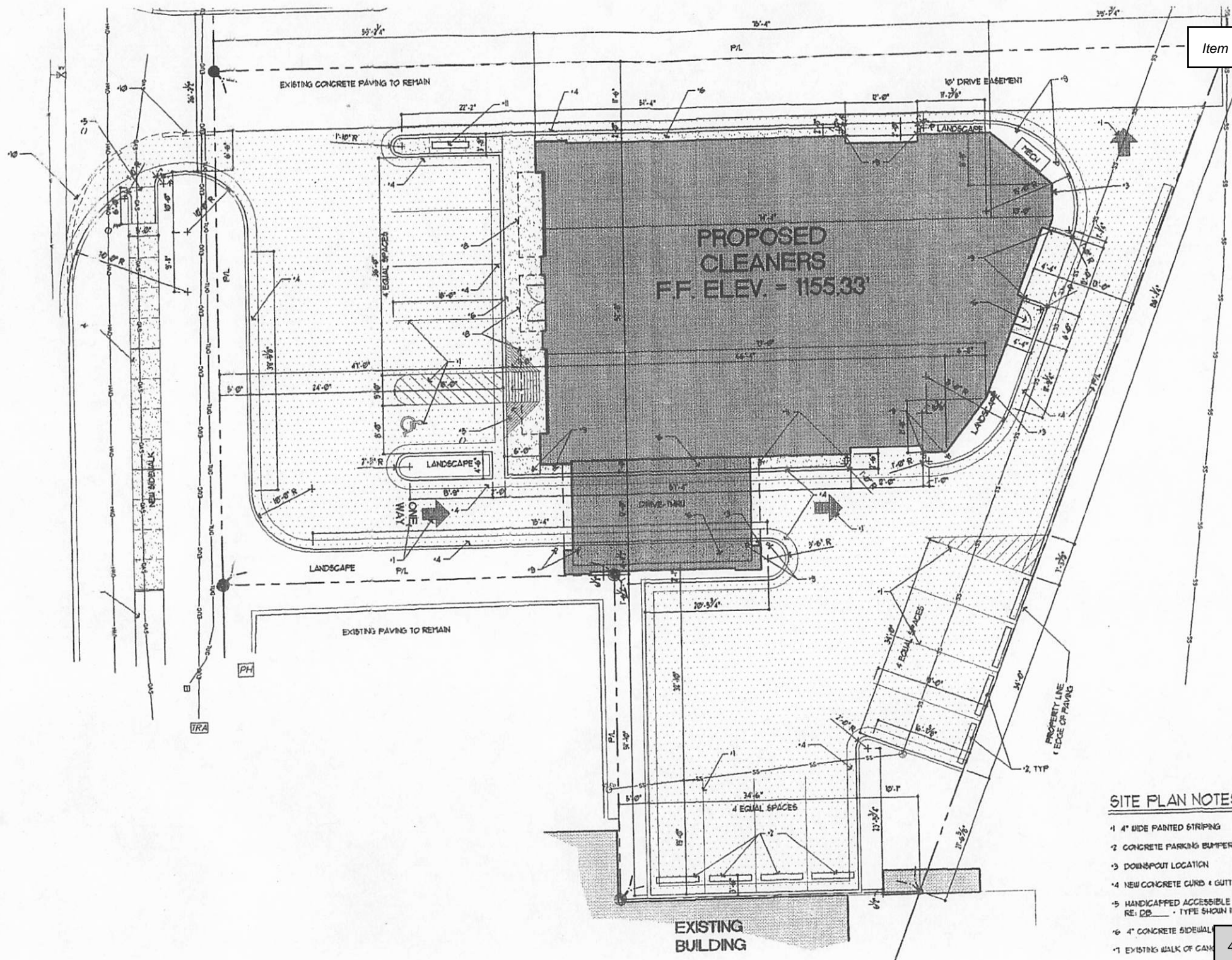
3675 W. MAIN, SUITE 108, NORMAN, OK 73072
P: (405) 366-8541 FAX: (405) 366-8540
CA # 2054 EXP. DATE 8/30/05
http://www.lemke-ls.com

Designed by:	skl	Project:	DIRT PAD ELEVATION REDWINE BAND BOX CLEANERS
Drawn By:	skl	Project Location:	36th NW NORMAN, OK
Approved by:	skl	Client:	BARBOUR & SHORT, Inc. NORMAN, OK
Date:	8-19-03		
Scale:	1" = 30'		
Project No:	0'109		

Sheet
Number

1

Sheet 1 of 1



SITE PLAN NOTES

- 1 4" WIDE PAINTED STRIPING
- 2 CONCRETE PARKING BUMPER
- 3 DOWNPOUT LOCATION
- 4 NEW CONCRETE CURB & GUTTER - RE: "B"
- 5 HANDICAPPED ACCESSIBLE CURB RAMP
RE: "B" - TYPE SHOWN IN PARENTHESIS
- 6 4" CONCRETE SIDEWALK - FINISH
- 7 EXISTING WALK OF CANAL
- 8 DASHED LINE OF CANAL
- 9 CONCRETE FILLED STEEL PIPE BOLLARD



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

1035 36th Ave NW



1 inch = 50 feet

Legend

Flood Hazard Zone (2021)

- 1% Chance Floodplain
- Floodway



EXISTING CURB TO BE DEMOLISHED

PROPERTY LINE

EXISTING DRIVE

PROPERTY LINE

EXISTING PARKING

LEVEL PARKING

EXISTING BUILDING

EXISTING CARPORT BELOW

PROPERTY LINE

EXISTING PARKING

PROPERTY LINE

44



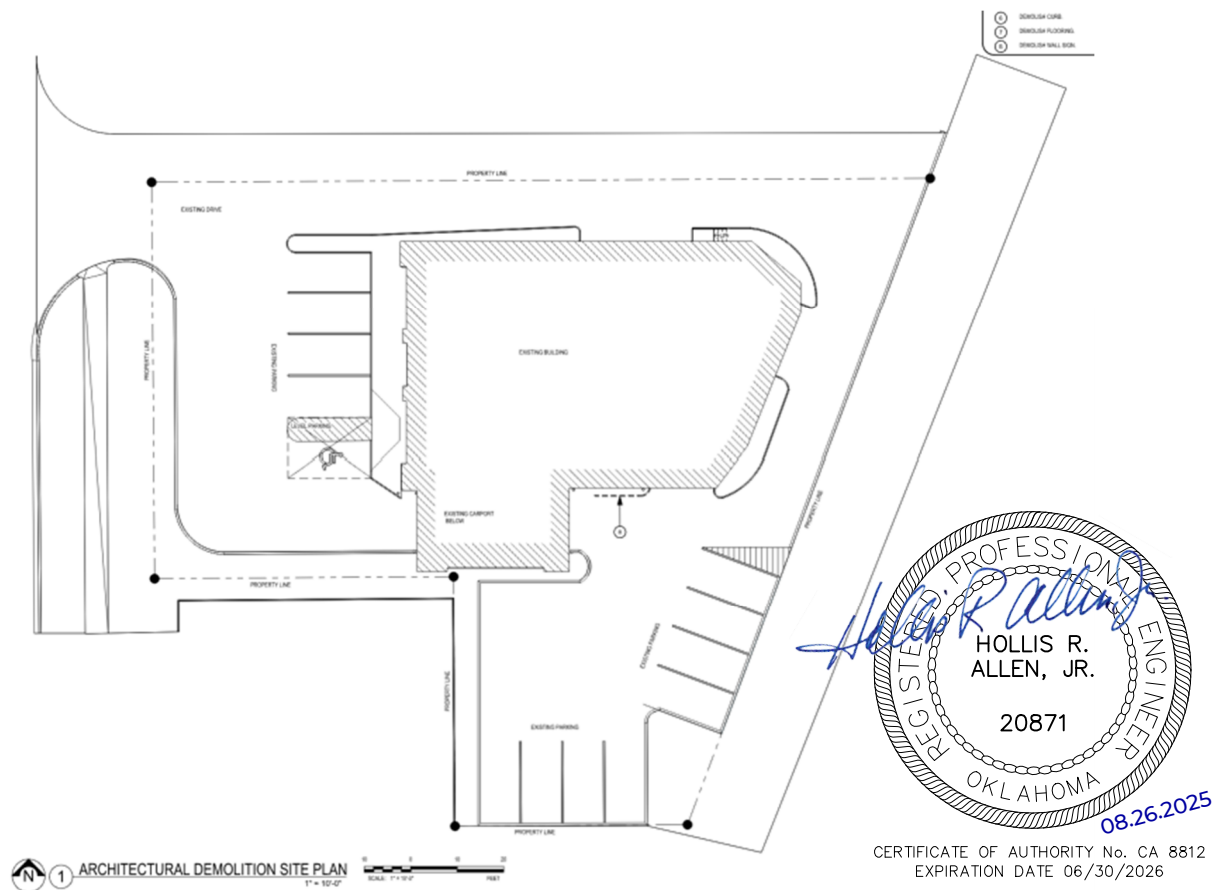
MEMORANDUM

DATE: August 26, 2025

TO: **Jason Murphy**
Norman Stormwater Program Manager
225 N. Webster
Norman, OK 73069

FROM: Hollis Allen, Jr., P.E.
Principal/Project Manager

RE: Osborn Drugs – 1035 36th Ave. NW – No Rise Statement



The snip above is from the permit plan set prepared by Krittenbrink Architecture dated 07.09.2025. It illustrates the existing site plan where a small amount of exterior curb on the south side of the building is being removed. No other materials, grades, or exterior features are being altered. Due to that fact, I certify that the proposed remodel of this building will have a no-rise impact on the height of the 100-year flood (Base Flood Elevation).