CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING

Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069
Monday, December 01, 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 October 6, 2025 meeting.

ACTION ITEMS

2. **Floodplain Permit Application No. 735** - This permit application is for removal of structures and the construction of a new residential structure located at 216 S. Lahoma Avenue in the Imhoff 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
Monday, October 6th, 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 6th day of October, 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 Bill Scanlon, Resident Member; Sherri Stansel, Resident Member; Scott Sturtz, Floodplain Administrator; Tim Miles, City Engineer; Lora Hoggatt, Planning Services Manager; Ken Danner, Subdivision Development Manager; and Jane Hudson, Director of Planning. Also in attendance were Todd McLellan, Development Engineer; Jason Murphy, Stormwater Program Manager; Amy Shepard, Staff; and Roxsie Stephens, Staff. Citizens in attendance included Diana Phan with Johnson & Associates.

MINUTES

1. Approval of minutes from the September 15th, 2025, meeting
    a. Mr. Scanlon motioned to approved. Mrs. Stansel seconded the motion. The minutes were approved 7-0.

ACTION ITEMS

2. Floodplain Permit No. 724

Mr. Sturtz stated that the floodplain permit application is for the proposed amendment to Floodplain Permit 724 for the proposed replacement of an existing natural gas line in the floodplain of Bishop creek.

Mr. Murphy stated the applicant is Oklahoma Natural Gas, Drew Nixon. The engineer is Johnson & Associates, Brian Rowe.

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

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

Mrs. Stansel motioned to approve the permit. Mrs. Hoggatt seconded the motion.

The permit was approved with a vote of 7-0.

MISCELLANEOUS COMMENTS

Mr. Murphy stated that there will not be any permit applications to review for the next scheduled floodplain committee meeting.

ADJOURNMENT

Mr. Scanlon motioned to adjourn. Mrs. Hoggatt seconded the motion. Mr. Sturtz adjourned the meeting at 3:38 p.m.

Passed and approved this _____ day of _____ , 2025

_____

Norman Floodplain Administrator, Scott Sturtz

STAFF REPORT 12/1/2025 **PERMIT NO. 735**

ITEM: Floodplain Permit application for removal of structures and the construction of a new residential structure located at 216 S. Lahoma Avenue in the Imhoff Creek floodplain.

APPLICANT: Glenn and Sheila Burnett
ENGINEER: Earl "Gary" Keen, P.E.
ARCHITECT: Krittenbrink Architecture, LLC

BACKGROUND:

The original single-story residence was constructed in 1930 on Lot 6, Block 2 of the Eagleton Addition. The entire parcel, including the structure, lies within the floodplain and floodway of Imhoff Creek, an area with a documented history of repetitive flooding.

According to Section 36-533 (Flood Hazard District) of the Zoning Code, new development within areas designated as floodway must demonstrate a zero (0.00') rise in the base flood elevation. This is typically not achieved, since any increase in volume of material in the non-improved floodway or any significant alteration of the location or number of structures in a floodway is likely to influence the base flood elevation. In addition, the floodway is considered the most significantly hazardous area of any floodplain. Serious risks to life and property are highest in these areas. However, per 36-533(e)(3)(f), existing structures built prior to adoption of Section 36-533 are allowed to remain by because of protections granted by Section 36-508 (Nonconforming Uses) of the Zoning Ordinance, but are expressly subject to the detailed limitations of that ordinance. In the context of properties in the floodplain and floodway, Section 36-508 has historically allowed existing non-conforming structures to remain in place while implementing substantial and further improvements where doing so does not increase the degree of nonconformity.

In June of 2022, City staff evaluated this structure after a flood event that caused water to rise 4-6 inches inside of the house. The owner at that time was advised that he would need to submit costs and apply for a floodplain permit for repairs of that structure. This previous owner never applied for or received floodplain or building permits, but had begun renovations of the residence before selling the property to the current owners. The current owners/applicants purchased the property in November 2022. The City was not aware of the previous renovations or sale of the property at the time.

In May 2023, the applicants submitted a Floodplain Permit application proposing improvements to the existing house. The permit was denied because records indicated the structure had met the substantial damage / substantial improvement threshold, and the application did not include any mitigation measures for a structure regularly inundated by floodwaters that would allow for further improvements. The applicants did not appeal this permit denial.

In June 2023, the applicants applied for and received a Floodplain Permit authorizing elevation of the existing non-conforming structure in order to achieve flood hazard compliance while implementing further improvements per the floodplain ordinance. The

elevation of the existing structure was proposed by the applicant as a mitigating measure for the repetitive flooding, while avoiding any increase of the existing structure's nonconformity that could violate 36-508. However, in July 2023, the structure flooded twice more. City staff sent written notification advising the applicants that it was recommended they mitigate the flood damage to prevent additional damage from rot and mold and reminded applicants that further improvements were not allowed until the elevation and the requirements of the floodplain ordinance were met according to the granted floodplain permit.

The applicant also states that during the summer of 2023, they were advised by their engineer that raising the existing non-conforming structure as previously planned was not feasible. The applicants then began discussing multiple alternatives with City officials. Many scenarios involved complete replacement with a larger, elevated building. Applicants were advised that the floodplain ordinance advised against increasing occupancy capacity in such structures, and reminded applicants of the importance of remaining within the footprint of the existing structure. Over the following two years or so, staff met with the applicant's architect to evaluate options that would not increase the structure's nonconformity and would comply with Section 36-533 (Flood Hazard District).

In September 2025, the applicant submitted a new Floodplain Permit application proposing to demolish and reconstruct the structure within the same footprint, with the same square footage, but also elevated to meet the 2-foot freeboard requirement established by the floodplain ordinance. The application, accepted by City Staff, was perceived as not increasing the degree of the structure's nonconformity. During the review of this application, however, staff confirmed that floodplain permit granted in June of 2023 had expired after more than two years of non-use, which brought to City Staff's attention that more than two years had also lapsed in the property's use and occupation, a lapse resulting in a loss of nonconforming status pursuant to 36-508(a)(2), which does not allow the status to be "[r]e-established after discontinuance for two years."

Subpart (b)(7)(c) of the floodplain ordinance requires that a 36-508 loss of non-conforming status be recognized, by requiring that the "more stringent restrictions prevail" when the reach of multiple ordinances overlap or conflict in application to a property. Therefore, loss of non-conforming status means that the City may no longer evaluate only whether an application is likely to "increase . . . nonconformity,"; instead, the applicants are required to comply fully with current floodplain development standards applicable to new construction in the regulated floodway. Based on this determination by City Staff, the September 2025 permit application was temporarily withdrawn.

After a meeting with staff and City legal, the applicant decided to proceed with this application for the demolition of existing structures and the development of a new residential structure at this location. The design and engineering analysis for the proposed development are included in the application packet for review.

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

According to the latest DFIRM, the entire property is located within the Imhoff Creek floodplain/floodway (Zone AE). The BFE is 1153.0' and estimated flood depth is 4.0'. The entire property is located within one of the City of Norman's repetitive loss areas. These repetitive loss areas are locations where properties have experienced multiple flood events over time.

Applicable Ordinance Sections:		Subject Area:
36-533	(e)(2)(a)..……..……..	Fill restrictions in the floodplain
	(e)(2)(e)...…….	Compensatory storage
	(e)(5)(b)……	Prohibited Uses
	(e)(7)…….	Floodways
	(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.

> The applicant's engineer has indicated that more material will be removed from the floodplain than will be brought in, therefore no compensatory storage is required. This includes the change in the volume of material from the base of the residential structure as well as a dilapidated shed and fence.

(e)(5)(b) and (f)(3)(8) Prohibited Uses and No Rise Considerations– Any encroachments, including fill, new construction, substantial improvements, and other development, within any floodway of the designated FH, Flood Hazard District that would result in any increase in flood levels during the occurrence of the one-percent chance flood are prohibited.

> This project location is within Imhoff Creek floodway. The project engineer has certified that the project will not cause a rise in the BFE.

(e)(7) Floodways - Located within special flood hazard areas established in subsection (e)(1) of this section are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, encroachments are prohibited, including fill, new construction, substantial improvements and other development unless certification by a professional registered engineer is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge

> This project location is within Imhoff Creek floodway. The project engineer has certified that the project will not cause a rise in the BFE.

RECOMMENDATION: Staff does not recommend Floodplain Permit Application #735 be approved. This location is subject to documented, frequent flash flooding (2-4 feet in depth). Considering the loss of nonconforming status, this permit requests entirely new development. Therefore, the lens through which the floodplain committee must view this application cannot lend consideration to existing structures not already complying with 36-533. The submitted application materials demonstrate reliance on removal of volume based on these illegal structures, and further make no allowance for the preservation of storage during the process of excavating and removing the illegal structure's footing. City staff's chief concern is the safety of persons and property in this area as related to sections (a) *Statutory Authorization. Description and Purpose* and (b) *Methods* of 36-533 FH, Flood Hazard District. Specifically (a)(1, 3, 10, and 11) and (b)(1). Those sections are attached to this report for review.

If the Committee approves the application, staff recommends that an Elevation Certificate and an as-built survey be required to ensure compliance with the two-foot freeboard requirement of the ordinance. This should include the structure and the electrical and mechanical components.

ACTION TAKEN: _____

36-533 FH, Flood Hazard District

(a) *Statutory Authorization. Description and purpose*. The Legislature of the State of Oklahoma has in the Oklahoma Floodplain Management Act, Sections 1601 through 1620.1 of Title 82 of the Oklahoma Statutes, delegated the responsibility, and authorized local governments, to adopt and enforce regulations designed to minimize flood losses within this Flood Hazard District. The FH, Flood Hazard District includes special flood hazard areas which are subject to periodic or occasional flooding during a one-percent chance flood, and for which special regulations are applied in addition to or in combination with other zoning regulations applying to these areas to guide the type and manner of floodplain use so that it is consistent with the land use needs of the City. The City thus declares that it is the purpose of this Flood Hazard District to exercise this delegated authority, to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

(1) Protect human life and health;

(2) Minimize expenditure of public money for costly flood control projects;

(3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(4) Minimize prolonged business interruptions;

(5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;

(6) Help maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas;

(7) Control in special flood hazard areas, uses such as fill dumping, storage of materials, structures, buildings and any other works which, acting alone or in combination with other existing or future uses, would cause damaging flood heights or erosive velocities by obstructing flows and reducing floodplain storage;

(8) Ensure that potential buyers are notified that property is in a floodprone area;

(9) Meet the needs of the streams to carry floodwaters and protect the creek channels and floodplains from encroachment so that flood heights and flood damage will not be increased;

(10) Enhance existing protections for residents, structures, and public facilities from flood damage;

(11) Preserve floodplain areas for their open space and natural habitat values; and

(12) Establish provisions and procedures that will provide additional protections for floodplain areas with no net loss of allowable density on affected lots and parcels.

(b) *Methods*. In order to accomplish its purposes, this chapter uses the following methods:

(1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;

(2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;

(4) Control filling, grading, dredging and other development which may increase damage;

(5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands;

(6) Require the transfer of structures and buildings from portions of the lot in the floodplain to upland areas out of the floodplain;

(7) Seek ways to reduce loss of natural floodplain areas and enhance natural and beneficial functions of floodplains in areas facing development.

a. To secure this protection from flooding, the objectives of this section are to ensure the retention of sufficient floodway area to convey flood flows; to designate a minimum flood protection elevation; to reduce the height and violence of floods insofar as such are increased by any artificial obstruction; and to ensure the proper floodproofing of structures subject to flooding. The purpose of the FH, Flood Hazard District is to provide that designated special flood hazard areas are developed only in the interest of the community's general health, safety, and welfare. The FH, Flood Hazard District is not for the purpose of encouraging development in areas of special flood hazard.

b. To further the interest of the community's general health, safety and welfare, any violation of this section shall be deemed to constitute a public nuisance.

c. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposed the more stringent restrictions shall prevail.

(c) *Definitions*. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

100-year flood. (See *One-percent chance flood*.)

100-year floodplain means the land area that is inundated by floodwaters during a 100-year flood. See Special flood hazard area.

500-year flood means the flood having a 0.2-percent chance of being equaled or exceeded in any given year.

Accessory structure. See *Appurtenant structure*.

Appeal means a request for a review of the Floodplain Permit Committee's interpretation of any provision of this section, FH, Flood Hazard District.

Appurtenant structure means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Area of shallow flooding means a designated AO or AH zone on the City's flood insurance rate map (FIRM) with a one-percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

City of Norman

735

Application

12/1 12025

Glenn Burnett 1762 Creekside Dr. Sugarland, Tx 77479-
713-249-5640 Glenn Burnett

Ergon Construction, LLC 6301 Waterford Blvd Ste 315,
405.303.9140 Oklahoma City, OK 73118
Signer ID: HDNLFHBG16...

EARL GARY KEEN P.O. BOX 891200, OKC, OK 73189
405-823-8240 Earl Gary Keen

PROJECT LOCATION

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

216 S. LAHOMA AVE. FROM INTERSECTION OF MAIN STREET AND LAHOMA AVE, GO SOUTH ON LAHOMA TO INTERSECTION WITH EUFAULA ST. S16 IS ON THE RIGHT

JUST PAST THE INTERSECTION.

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 $ 403,000 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.

DEMOLISH THE EXISTING HOUSE; CONSTRUCT NEW HOUSE ON SAME FOOTPRINT AS REMOVED HOME; CONSTRUCT 20' X 20' PARKING PAD WITH TOP OF PD AT THE ELEVATION

OF THE EXISTING GROUND. SOIL REMOVED WILL BE TRANSPORTED OFFSITE. DEMOLISH AND REMOVE A STORAGE BUILDING. REMOVE AND REPLACE EXISTING FENCING.

REQUIRED BUILDING PEMITS WILL BE OPTAINED BEFORE PERFORMING WOK.

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.: ~~CO 280J~~ 0280J, Dated: 01/15/2021

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 ~~1151.1~~ 1153.0' Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED: _____ **DATE:** 11/18/2025

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: EXHIBITS; SIE PLAN, STREAM CROSS SECTION, STREAM PROFILE, BUILDING PLANS, FIRMETTE, CONTOURS,, AND OTHERS.

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 36, Section 533. 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.

BURNETT RESIDENCE

216 S. L. LAHOMA
NORMAN, OK 73069

PROJECT DATA

OWNER: BURNETT, GLENN & SHEILA
1702 CREEKSIDE DR
TX 77478
(713) 249-8640
GWB_BIZ@YAHOO.COM

PROJECT ADDRESS: 216 S. LAHOMA
NORMAN, OK 73069

LEGAL DESCRIPTION: LOCATED WEST SIDE OF SOUTH LAHOMA AVENUE, APPROXIMATELY 900 FEET SOUTH OF WEST MAIN STREET AT THE INTERSECTION WITH WEST EUFAULA STREET. THE ADDRESS IS 216 SOUTH LAHOMA AVENUE. THE LEGAL DESCRIPTION IS LOT 6, BLOCK 2, EAGLETON ADDITION.

ZONING: AE, FLOOD ZONE, WITH RIVERINE CHARACTERISTICS - HIGH RISK FLOODING. ZONE R-1, SINGLE FAMILY DWELLING DISTRICT AND IS NOT LOCATED WITHIN ANY OVERLAY DISTRICTS. CURRENT USE IS SINGLE FAMILY RESIDENTIAL. THE PROPERTY INCLUDES A SINGLE-FAMILY RESIDENTIAL UNIT WITH A DETACHED GARAGE AND ACCESSORY DWELLING UNIT LOCATED ABOVE.

ARCHITECT: KRITTENBRINK ARCHITECTURE LLC.
MARK KRITTENBRINK
119 W MAIN STREET
NORMAN, OK 73069
405.579.7883

SQUARE FOOTAGE: TOTAL SINGLE STORY FLOOR: SF837
TOTAL DECKS: SF72

GENERAL CONTRACTOR

CONTACT: ERGON CONSTRUCTION
CALEB BONTEMPI
6301 WATERFORD BLVD, STE 315I
OKLAHOMA CITY, OK 73118
(405) 303.9140
INFO@ERGONOK.COM

GENERAL NOTES

FLOODPLAIN CONSTRUCTION NOTES
PROJECT: 216 S. LAHOMA AVENUE, NORMAN, OK
FLOOD ZONE: AE – WITHIN FLOODWAY PER CITY OF NORMAN FLOODPLAIN OVERLAY
REFERENCE DATUM: NAVD88

1. GENERAL FLOODPLAIN REQUIREMENTS
- CONSTRUCTION SHALL COMPLY WITH CITY OF NORMAN FLOOD HAZARD DISTRICT (SEC. 36-533) AND FEMA NFIP STANDARDS (TB-1, TB-2).
- THE BASE FLOOD ELEVATION (BFE) AT THIS SITE IS 1153.10' NAVD88.
- THE DESIGN FINISHED FLOOR ELEVATION (FFE) IS 1155.35' NAVD88, PROVIDING 6.05 FT OF ELEVATION ABOVE EXISTING GRADE (BENCHMARK ELEVATION 1149.30' NAVD88).
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS ON-SITE WITH LICENSED SURVEYOR BEFORE POURING FOUNDATIONS OR SETTING FLOOR FRAMING.
- ALL MATERIALS BELOW BFE SHALL BE FLOOD-DAMAGE-RESISTANT, PER FEMA TB-2.
- NO ENCLOSED AREA BELOW BFE MAY BE FINISHED OR USED AS HABITABLE SPACE.

2. DESIGN RESPONSIBILITY
- ALL FOUNDATION AND STRUCTURAL COMPONENTS SHALL BE DESIGNED, DETAILED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER (P.E.) IN THE STATE OF OKLAHOMA.
- THESE NOTES ARE PROVIDED FOR COORDINATION OF ARCHITECTURAL SCOPE WITH THE ENGINEER OF RECORD AND DO NOT CONSTITUTE STRUCTURAL DESIGN, SPECIFICATION, OR CALCULATION.
FOUNDATION SYSTEM
- FINAL FOUNDATION TYPE, SIZE, AND REINFORCEMENT TO BE PER STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS.
- STRUCTURE TO BE ELEVATED ON REINFORCED CONCRETE PIER FOOTINGS WITH STEEL POSTS AND BEAMS DESIGNED FOR APPLICABLE FLOOD, UPLIFT, AND LATERAL LOADS PER FEMA AND ASCE 24-14.
- PIER LAYOUT SHOWN ON ARCHITECTURAL PLAN IS DIAGRAMMATIC ONLY AND SUBJECT TO ENGINEER'S CONFIRMATION.
- NO CONTINUOUS STEM WALLS. THE AREA BELOW THE ELEVATED STRUCTURE MUST REMAIN OPEN TO ALLOW UNOBSTRUCTED FLOODWATER PASSAGE.

3. FLOOD ELEVATIONS & COMPLIANCE
- BENCHMARK (BM): 1149.30' NAVD88 (PER ENGINEER'S SURVEY).
- BASE FLOOD ELEVATION (BFE): 1153.10' NAVD88.
- FINISHED FLOOR ELEVATION (FFE): 1155.35' NAVD88.
- FINAL ELEVATIONS TO BE FIELD-VERIFIED BY LICENSED SURVEYOR BEFORE CONSTRUCTION.

4. FLOOD OPENINGS (IF APPLICABLE)
- ANY ENCLOSED AREA BELOW BFE TO INCLUDE COMPLIANT FLOOD VENTS PER FEMA TECHNICAL BULLETIN TB-1.
- VENTS SHALL PROVIDE 1 SQ. IN. OF NET OPENING PER 1 SQ. FT. OF ENCLOSED AREA AND PERMIT AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
- FINAL VENT QUANTITY, SIZE, AND PLACEMENT TO BE CONFIRMED BY THE ENGINEER OF RECORD.

5. DECKS, LANDINGS, AND PLATFORMS
- ALL EXTERIOR STAIRS, DECKS, AND MECHANICAL PLATFORMS SHALL BE METAL-FRAMED AND SUPPORTED ON INDEPENDENT PIER FOOTINGS WITH STEEL POSTS, PER ENGINEER'S DESIGN.
- DECKING AND STAIR TREADS TO BE OPEN-STYLE OR GRATED METAL TO ALLOW WATER FLOW THROUGH.
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6. MECHANICAL PLATFORM
- HVAC AND UTILITIES SHALL BE MOUNTED ON ELEVATED METAL PLATFORMS SUPPORTED ON INDEPENDENT PIER FOOTINGS.
- PLATFORM HEIGHT SHALL MEET OR EXCEED THE DESIGN FLOOD ELEVATION (DFE).
- FINAL DESIGN AND ANCHORAGE TO BE PER STRUCTURAL AND MEP ENGINEER REQUIREMENTS.

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- EXISTING CHAIN-LINK FENCE TO BE REMOVED.
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- POSTS SPACED ≤8'-0" O.C. AND RAILS/POSTS SHALL NOT EXCEED 10% OBSTRUCTION AREA PER FEMA FLOODWAY FLOW GUIDANCE.

8. GENERAL FLOODPLAIN REQUIREMENTS
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- NO FILL OR SOLID CONSTRUCTION BELOW BFE WITHOUT CITY FLOODPLAIN APPROVAL
- ALL CONSTRUCTION SHALL MAINTAIN NO-RISE CERTIFICATION FOR ADJACENT PROPERTIES, PROVIDED BY THE LICENSED ENGINEER.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, ELEVATIONS, AND EXISTING UTILITIES PRIOR TO FOUNDATION WORK.

9. SITE & DRAINAGE
GRADING SHALL NOT OBSTRUCT EXISTING FLOODWAY. NO FILL PERMITTED WITHIN REGULATORY FLOODWAY.
REMOVE EXISTING STORAGE SHED AND DETERIORATED WOOD FENCING TO IMPROVE FLOW CONDITIONS.
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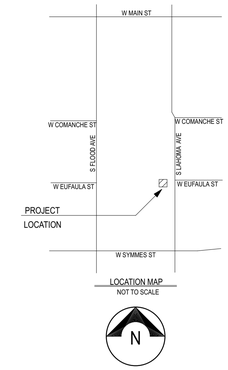
- CONTRACTOR TO COORDINATE INSPECTION WITH CITY FLOODPLAIN ADMINISTRATOR BEFORE CONCEALMENT.

ABBREVIATIONS

A	AMP
ABV	ABOVE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADJ	ADJACENT/ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM / BENCH MARK
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CAB	CABINET
CER	CERAMIC
CFLASH	COUNTER FLASHING
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CLG	CELING
CLR	CLEAR/CLEARANCE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORROGATED
CRPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
CW	COLD WATER
D	DEEP/DEPTH
DBL	DOUBLE
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
E	EAST
EA	EACH
EC	ELECTRICAL CONTRACTOR
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR/ELEVATION
EMER	EMERGENCY
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
(E) EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUSHER
FEC	FIRE EXTINGUSHER CABINET
FF	FINISH FLOOR
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FLASH'G	FLASHING
FLUOR	FLUORESCENT
FOUND	FOUNDATION
FT	FOOT
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS/GLAZING
GL BL	GLASS BLOCK
GR	GRADE
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDCP	HANDICAPPED
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENELATING & AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
JST	JOIST
KIT	KITCHEN
LAV	LAVATORY
LT	LIGHT
LTWT	LIGHTWEIGHT
LVR	LOUVER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBR	MEMBER
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNT(ED)
MO	MASONRY OPENING
MOD	MODULAR
MTL	METAL
MUL	MULLION
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
O/C	ON CENTER
OD	OUTSIDE DIAMETER
OVHD	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
PART	PARTITION
PERF	PERFORATED
PER	PERIMETER
PCKT	POCKET
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST	PRE-CAST
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PNT	POINT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RISER/RADIUS
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECD	RECESSED
REF	REFER
REF	REFRIGERATOR
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
RH	ROBE HOOK
RM	ROOM
RO	ROUGH OPENING
R&S	ROD & SHELF
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SJ	SCORED JOINT
SNP	SANITARY NAPKIN DISPENSER
SPECS	SPECIFICATIONS
SPKR	SPEAKER
SQ	SQUARE
SS	SANITARY SEWER
STD	STANDARD
STL	STEEL
SSTL	STAINLESS STEEL
STO	STORAGE
STRUCT	STRUCTURE
SUSP	SUSPENDED
SUR	SURFACE
T	TREAD
TELE	TELEPHONE
TEMP	TEMPERED, TEMPORARY
T&B	TOP AND BOTTOM
T&G	TOUNGE AND GROOVE
THK	THICKNESS
TLT	TOILET
TOC	TOP OF CURB
TOS	TOP OF STEEL
TOW	TOP OF WALK
TPH	TOILET PAPER HOLDER
TRS	TRANSITION STRIP
TS	TUBE STEEL
TYP	TYPICAL
UC	UNDERCUT
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD, FIELD VERIFY
VWC	VINYL WALL COVERING
W	WEST
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XFMR	TRANSFORMER

LOCATION MAP



DRAWING INDEX

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JOB NO.: K1325

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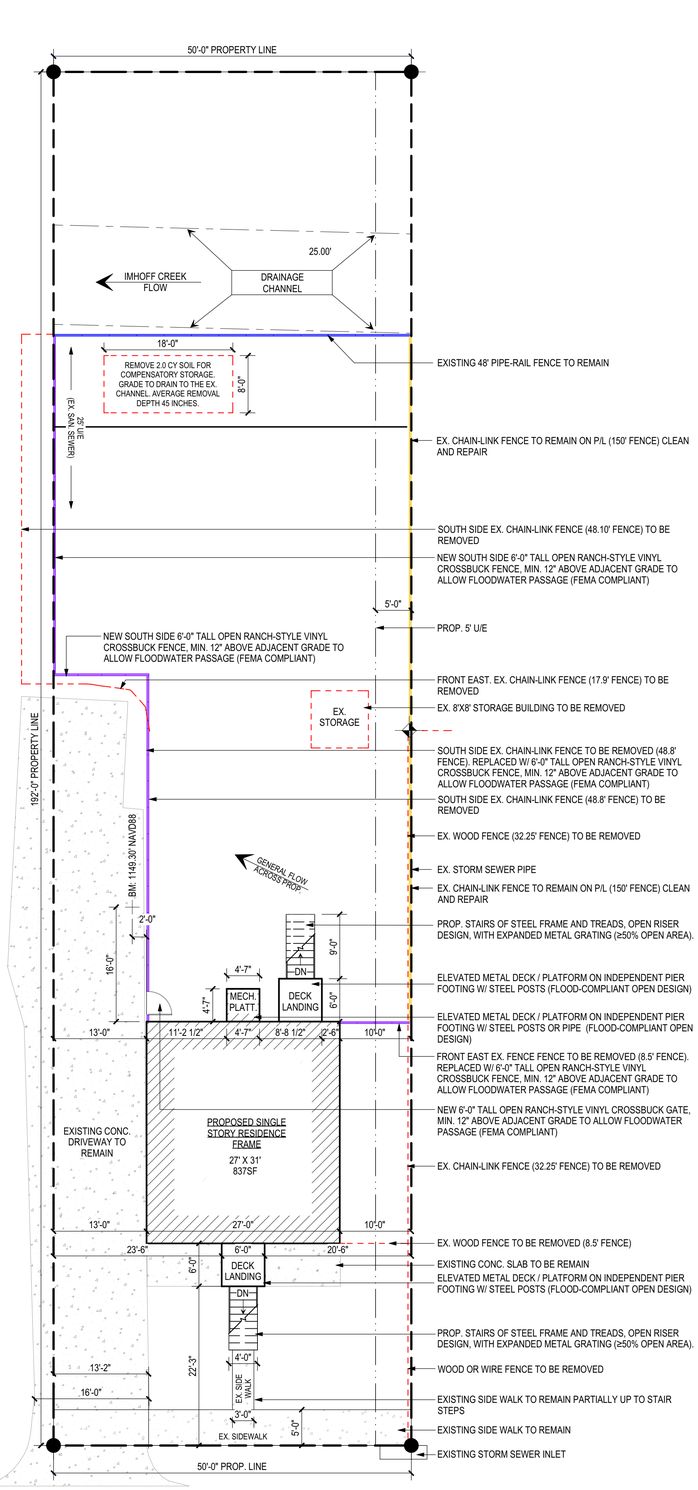
CWP	MLK

SHEET TITLE:
PROJECT DATA, GEN. CONTRACTOR, GEN.L NOTES, ABBR., LOCATION MAP & DRAWING INDEX

SHEET NO.:
G001



N 1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 10'

FLOODPLAIN CONSTRUCTION NOTES
PROJECT: 216 S. LAHOMA AVENUE, NORMAN, OK
FLOOD ZONE: AE – WITHIN FLOODWAY PER CITY OF NORMAN FLOODPLAIN OVERLAY
REFERENCE DATUM: NAVD88

1. GENERAL FLOODPLAIN REQUIREMENTS
- CONSTRUCTION SHALL COMPLY WITH CITY OF NORMAN FLOOD HAZARD DISTRICT (SEC. 36-533) AND FEMA NFIP STANDARDS (TB-1, TB-2).
- THE BASE FLOOD ELEVATION (BFE) AT THIS SITE IS 1153.10' NAVD88.
- THE DESIGN FINISHED FLOOR ELEVATION (FFE) IS 1155.35' NAVD88, PROVIDING 6.05 FT OF ELEVATION ABOVE EXISTING GRADE (BENCHMARK ELEVATION 1149.30' NAVD88).
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS ON-SITE WITH LICENSED SURVEYOR BEFORE POURING FOUNDATIONS OR SETTING FLOOR FRAMING.
- ALL MATERIALS BELOW BFE SHALL BE FLOOD-DAMAGE-RESISTANT, PER FEMA TB-2.
- NO ENCLOSED AREA BELOW BFE MAY BE FINISHED OR USED AS HABITABLE SPACE.

2. DESIGN RESPONSIBILITY
- ALL FOUNDATION AND STRUCTURAL COMPONENTS SHALL BE DESIGNED, DETAILED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER (P.E.) IN THE STATE OF OKLAHOMA.
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FOUNDATION SYSTEM
- FINAL FOUNDATION TYPE, SIZE, AND REINFORCEMENT TO BE PER STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS.
- STRUCTURE TO BE ELEVATED ON REINFORCED CONCRETE PIER FOOTINGS WITH STEEL POSTS AND BEAMS DESIGNED FOR APPLICABLE FLOOD, UPLIFT, AND LATERAL LOADS PER FEMA AND ASCE 24-14.
- PIER LAYOUT SHOWN ON ARCHITECTURAL PLAN IS DIAGRAMMATIC ONLY AND SUBJECT TO ENGINEER'S CONFIRMATION.
- NO CONTINUOUS STEM WALLS.. THE AREA BELOW THE ELEVATED STRUCTURE MUST REMAIN OPEN TO ALLOW UNOBSTRUCTED FLOODWATER PASSAGE.

3. FLOOD ELEVATIONS & COMPLIANCE
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- ANY ENCLOSED AREA BELOW BFE TO INCLUDE COMPLIANT FLOOD VENTS PER FEMA TECHNICAL BULLETIN TB-1.
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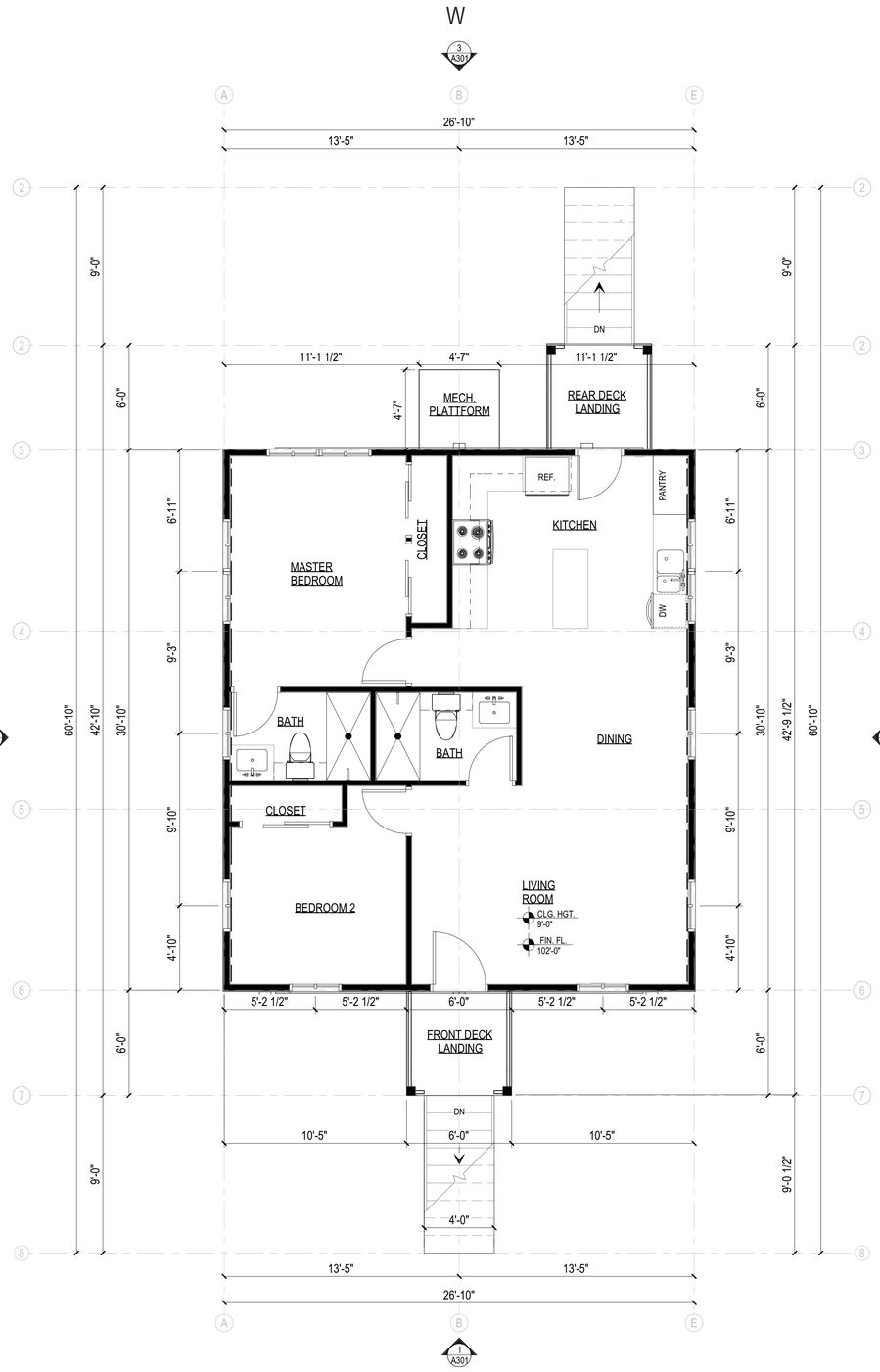
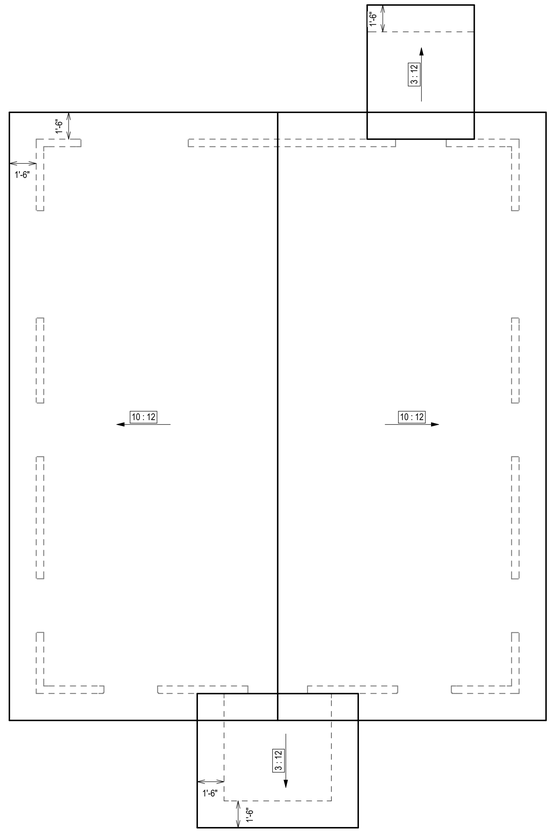
SHEET TITLE:
PROPOSAL - ARCHITECTURAL SITE PLAN

SHEET NO.:
A101



N 2 ROOF PLAN

SCALE: 1/4" = 1'-0"



N 1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA	EXISTING SQ.FT.	PROPOSED SQ.FT.
HOUSE	857	828
PORCHES/DECKS	162	72
TOTAL:	1019	900

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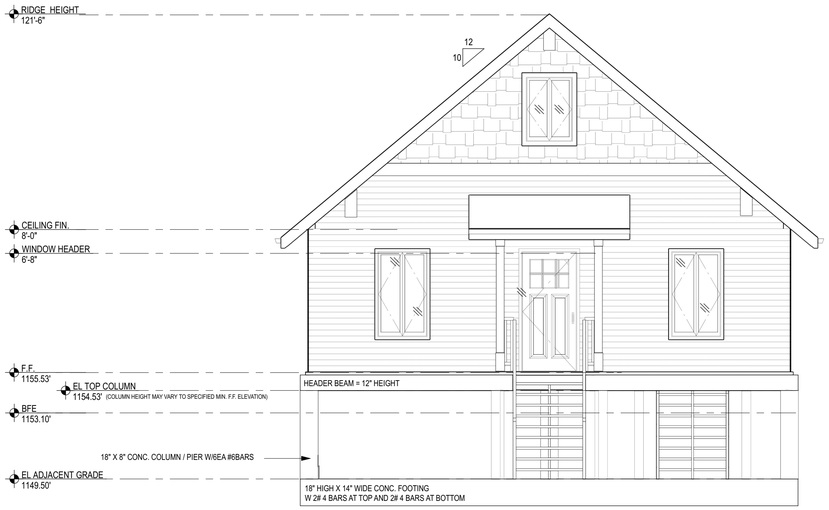
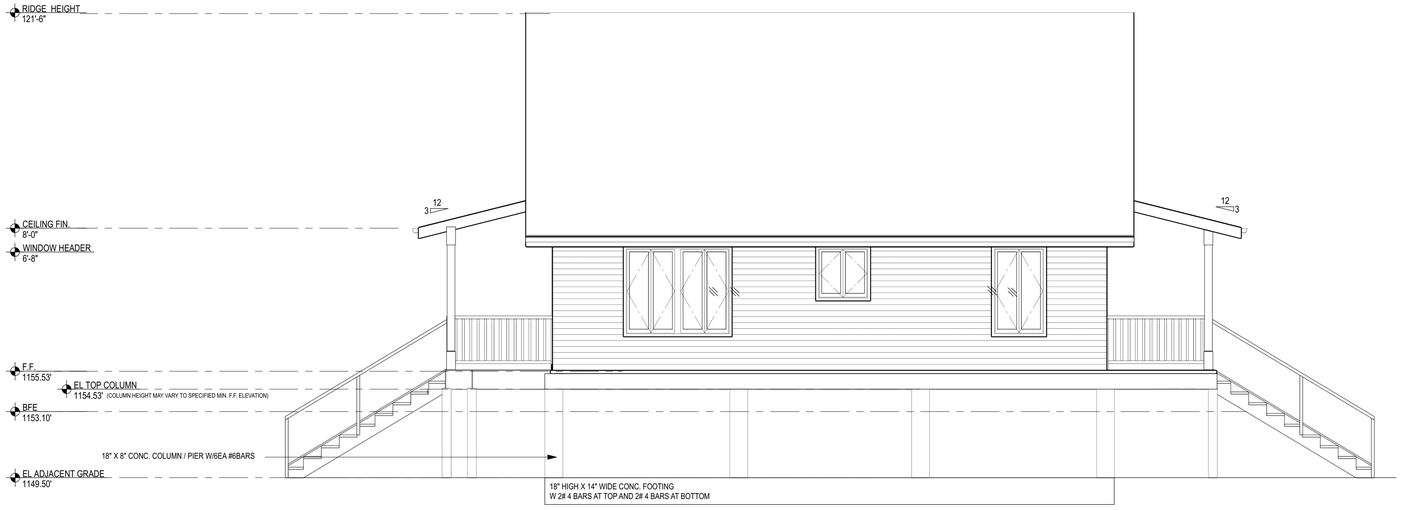
PROPOSAL - FIRST FLOOR PLAN, ROOF PLAN, & NOTES

SHEET NO.:
A201



NOTE:
- AREA BETWEEN COLUMNS TO REMAIN OPEN PERMANENTLY TO REDUCE IMPACT ON FLOODPLAIN. NO ENCLOSED AREA BELOW THE BFE, THEREFORE FLOOD VENTS ARE NOT REQUIRED.
- ALL ELEVATIONS ARE NGVD'88

1 EXTERIOR FRONT ELEVATIONS
SCALE: 1/4" = 1'-0"



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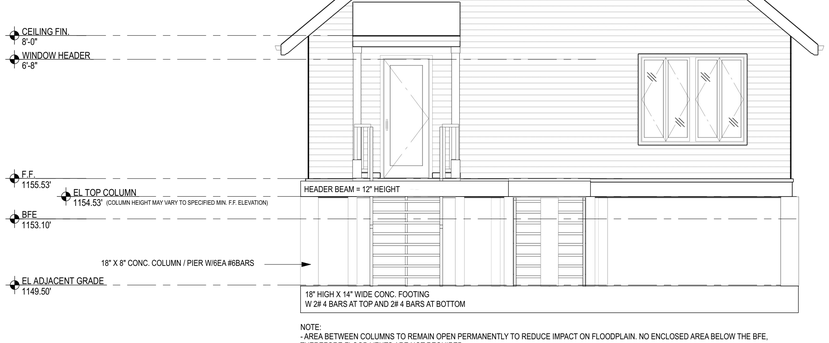
2 EXTERIOR LEFT ELEVATIONS
SCALE: 1/4" = 1'-0"



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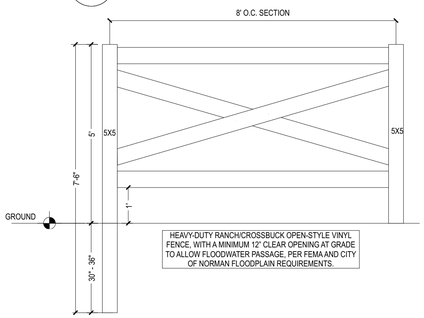
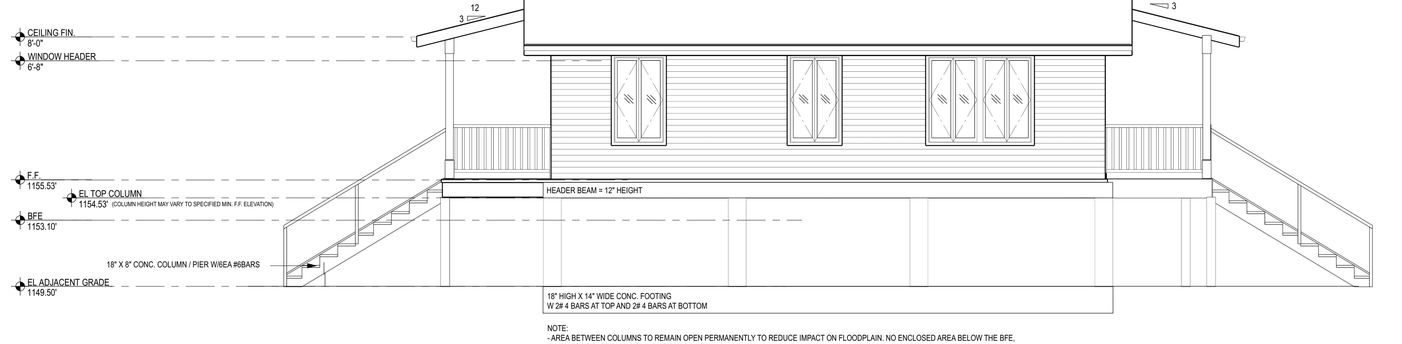
3 EXTERIOR REAR ELEVATIONS
SCALE: 1/4" = 1'-0"



5 FENCE ELEVATION
SCALE: 1/2" = 1'-0"



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- ALL ELEVATIONS ARE NGVD'88
- ALL UTILITIES INCLUDING ELECTRICAL CONTROL BOX TO WILL BE ELEVATED 2' ABOVE THE BFE

4 EXTERIOR RIGHT ELEVATIONS
SCALE: 1/4" = 1'-0"

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BURNETT RESIDENCE
216 S. LAHOMA
NORMAN, OK 73069

FPC SET
11.12.2025

MARK	DATE	DESCRIPTION

REVISIONS

PRIMARY ISSUE

MARK	DATE	DESCRIPTION
#	00-00-00	PERMIT ISSUE
#	00-00-00	BID ISSUE
#	00-00-00	CONST. ISSUE

NOT FOR CONSTRUCTION

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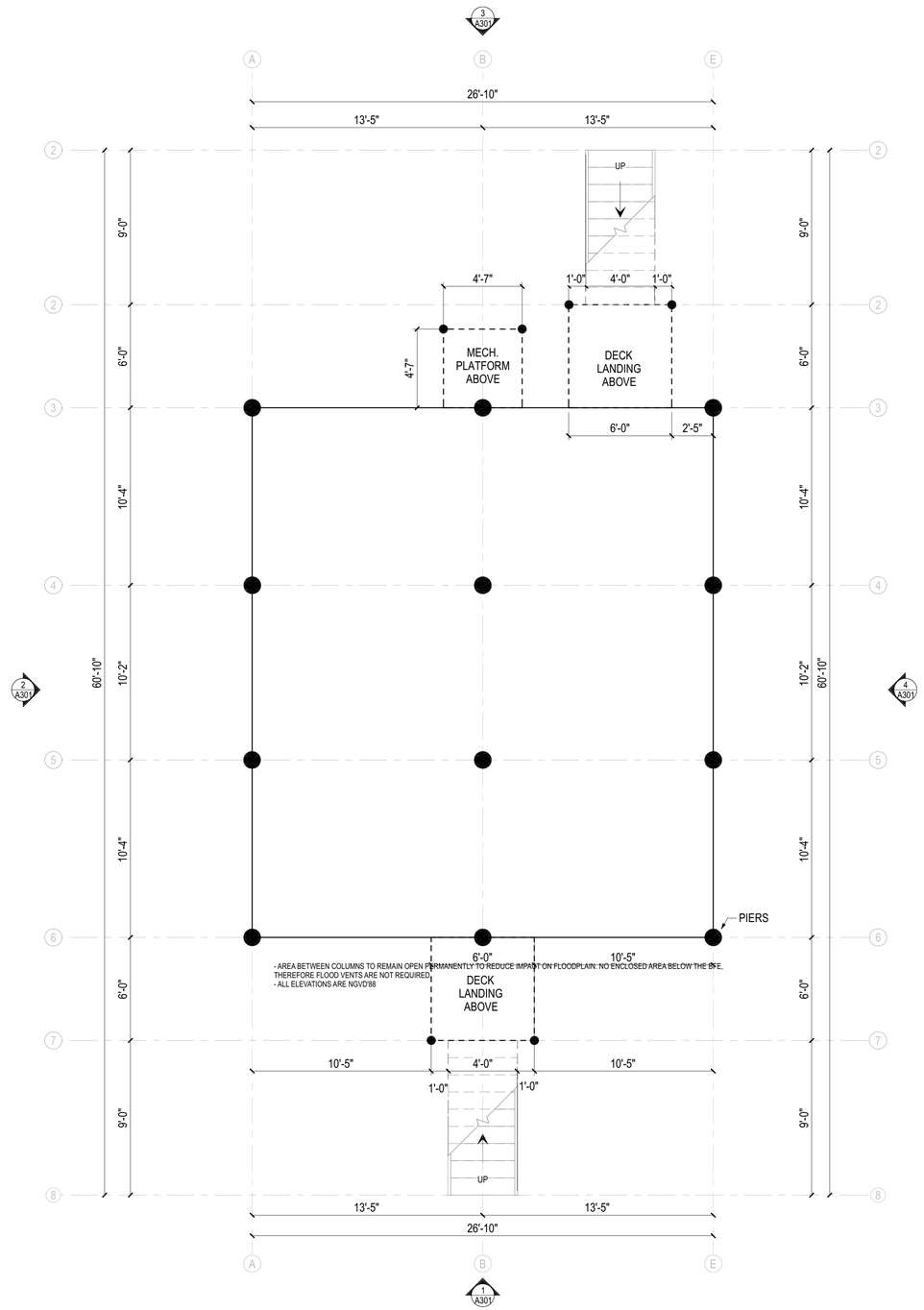
JOB NO.: K1325

DRAWN BY	CHECKED BY
CWP	MLK

SHEET TITLE:
PROPOSAL - EXTERIOR ELEVATIONS

SHEET NO.:
A301



- AREA BETWEEN COLUMNS TO REMAIN OPEN PERMANENTLY TO REDUCE IMPACT ON FLOODPLAIN. NO ENCLOSED AREA BELOW THE BFE, THEREFORE FLOOD VENTS ARE NOT REQUIRED.
- ALL ELEVATIONS ARE NGVD'88

N 1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FLOODPLAIN CONSTRUCTION NOTES
PROJECT: 216 S. LAHOMA AVENUE, NORMAN, OK
FLOOD ZONE: AE – WITHIN FLOODWAY PER CITY OF NORMAN FLOODPLAIN OVERLAY
REFERENCE DATUM: NAVD88

1. GENERAL FLOODPLAIN REQUIREMENTS
- CONSTRUCTION SHALL COMPLY WITH CITY OF NORMAN FLOOD HAZARD DISTRICT (SEC. 36-533) AND FEMA NFIP STANDARDS (TB-1, TB-2).
- THE BASE FLOOD ELEVATION (BFE) AT THIS SITE IS 1153.10' NAVD88.
- THE DESIGN FINISHED FLOOR ELEVATION (FFE) IS 1155.35' NAVD88, PROVIDING 6.05 FT OF ELEVATION ABOVE EXISTING GRADE (BENCHMARK ELEVATION 1149.30' NAVD88).
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS ON-SITE WITH LICENSED SURVEYOR BEFORE POURING FOUNDATIONS OR SETTING FLOOR FRAMING.
- ALL MATERIALS BELOW BFE SHALL BE FLOOD-DAMAGE-RESISTANT, PER FEMA TB-2.
- NO ENCLOSED AREA BELOW BFE MAY BE FINISHED OR USED AS HABITABLE SPACE.

2. DESIGN RESPONSIBILITY
- ALL FOUNDATION AND STRUCTURAL COMPONENTS SHALL BE DESIGNED, DETAILED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER (P.E.) IN THE STATE OF OKLAHOMA.
- THESE NOTES ARE PROVIDED FOR COORDINATION OF ARCHITECTURAL SCOPE WITH THE ENGINEER OF RECORD AND DO NOT CONSTITUTE STRUCTURAL DESIGN, SPECIFICATION, OR CALCULATION.
FOUNDATION SYSTEM
- FINAL FOUNDATION TYPE, SIZE, AND REINFORCEMENT TO BE PER STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS.
- STRUCTURE TO BE ELEVATED ON REINFORCED CONCRETE PIER FOOTINGS WITH STEEL POSTS AND BEAMS DESIGNED FOR APPLICABLE FLOOD, UPLIFT, AND LATERAL LOADS PER FEMA AND ASCE 24-14.
- PIER LAYOUT SHOWN ON ARCHITECTURAL PLAN IS DIAGRAMMATIC ONLY AND SUBJECT TO ENGINEER'S CONFIRMATION.
- NO CONTINUOUS STEM WALLS., THE AREA BELOW THE ELEVATED STRUCTURE MUST REMAIN OPEN TO ALLOW UNOBSTRUCTED FLOODWATER PASSAGE.

3. FLOOD ELEVATIONS & COMPLIANCE
- BENCHMARK (BM): 1149.30' NAVD88 (PER ENGINEER'S SURVEY).
- BASE FLOOD ELEVATION (BFE): 1153.10' NAVD88.
- FINISHED FLOOR ELEVATION (FFE): 1155.35' NAVD88.
- FINAL ELEVATIONS TO BE FIELD-VERIFIED BY LICENSED SURVEYOR BEFORE CONSTRUCTION.

4. FLOOD OPENINGS (IF APPLICABLE)
- ANY ENCLOSED AREA BELOW BFE TO INCLUDE COMPLIANT FLOOD VENTS PER FEMA TECHNICAL BULLETIN TB-1.
- VENTS SHALL PROVIDE 1 SQ. IN. OF NET OPENING PER 1 SQ. FT. OF ENCLOSED AREA AND PERMIT AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
- FINAL VENT QUANTITY, SIZE, AND PLACEMENT TO BE CONFIRMED BY THE ENGINEER OF RECORD.

5. DECKS, LANDINGS, AND PLATFORMS
- ALL EXTERIOR STAIRS, DECKS, AND MECHANICAL PLATFORMS SHALL BE METAL-FRAMED AND SUPPORTED ON INDEPENDENT PIER FOOTINGS WITH STEEL POSTS, PER ENGINEER'S DESIGN.
- DECKING AND STAIR TREADS TO BE OPEN-STYLE OR GRATED METAL TO ALLOW WATER FLOW THROUGH.
- STRUCTURAL CONNECTION DETAILS TO BE ENGINEERED FOR FLOOD, WIND, AND UPLIFT LOADS.

6. MECHANICAL PLATFORM
- HVAC AND UTILITIES SHALL BE MOUNTED ON ELEVATED METAL PLATFORMS SUPPORTED ON INDEPENDENT PIER FOOTINGS.
- PLATFORM HEIGHT SHALL MEET OR EXCEED THE DESIGN FLOOD ELEVATION (DFE).
- FINAL DESIGN AND ANCHORAGE TO BE PER STRUCTURAL AND MEP ENGINEER REQUIREMENTS.

7. FENCING (FLOOD-COMPLIANT)
- EXISTING CHAIN-LINK FENCE TO BE REMOVED.
- REPLACE WITH 5'-0" TALL OPEN RANCH-STYLE VINYL CROSSBUCK FENCE, WITH A MINIMUM 12" CLEARANCE ABOVE ADJACENT GRADE FOR FLOODWATER PASSAGE.
- POSTS SPACED ≤8'-0" O.C. AND RAILS/POSTS SHALL NOT EXCEED 10% OBSTRUCTION AREA PER FEMA FLOODWAY FLOW GUIDANCE.

8. GENERAL FLOODPLAIN REQUIREMENTS
- ALL MATERIALS BELOW BFE SHALL BE FLOOD-DAMAGE-RESISTANT PER FEMA TB-2.
- NO FILL OR SOLID CONSTRUCTION BELOW BFE WITHOUT CITY FLOODPLAIN APPROVAL.
- ALL CONSTRUCTION SHALL MAINTAIN NO-RISE CERTIFICATION FOR ADJACENT PROPERTIES, PROVIDED BY THE LICENSED ENGINEER.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, ELEVATIONS, AND EXISTING UTILITIES PRIOR TO FOUNDATION WORK.

9. SITE & DRAINAGE
GRADING SHALL NOT OBSTRUCT EXISTING FLOODWAY. NO FILL PERMITTED WITHIN REGULATORY FLOODWAY.
REMOVE EXISTING STORAGE SHED AND DETERIORATED WOOD FENCING TO IMPROVE FLOW CONDITIONS.
DISTURBED AREAS TO BE STABILIZED WITH SOD OR SEED IMMEDIATELY AFTER CONSTRUCTION.
UTILITY EASEMENT PROPOSED ALONG NORTH PROPERTY LINE TO BE MAINTAINED FOR STORM SEWER ACCESS.

10. VERIFICATION & CERTIFICATION
- SURVEYOR TO VERIFY, TOP OF PIER ELEVATION, LOWEST FLOOR ELEVATION, BENCHMARK REFERENCE (1149.30' NAVD88)
- ELEVATION CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO COORDINATE INSPECTION WITH CITY FLOODPLAIN ADMINISTRATOR BEFORE CONCEALMENT.

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BURNETT
RESIDENCE
216 S. LAHOMA
NORMAN, OK 73069

FPC SET
11.12.2025

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PRIMARY ISSUE

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CONSTRUCTION

THESE DRAWINGS ARE PROVIDED FOR APPROVAL OR REVIEW PURPOSES ONLY AND DO NOT IN ANY WAY CONSTITUTE A CONSTRUCTION DOCUMENT SET AS SUCH. THESE DRAWINGS MAY NOT BE INCORPORATED INTO ANY SET OF DRAWINGS USED FOR CONSTRUCTION.

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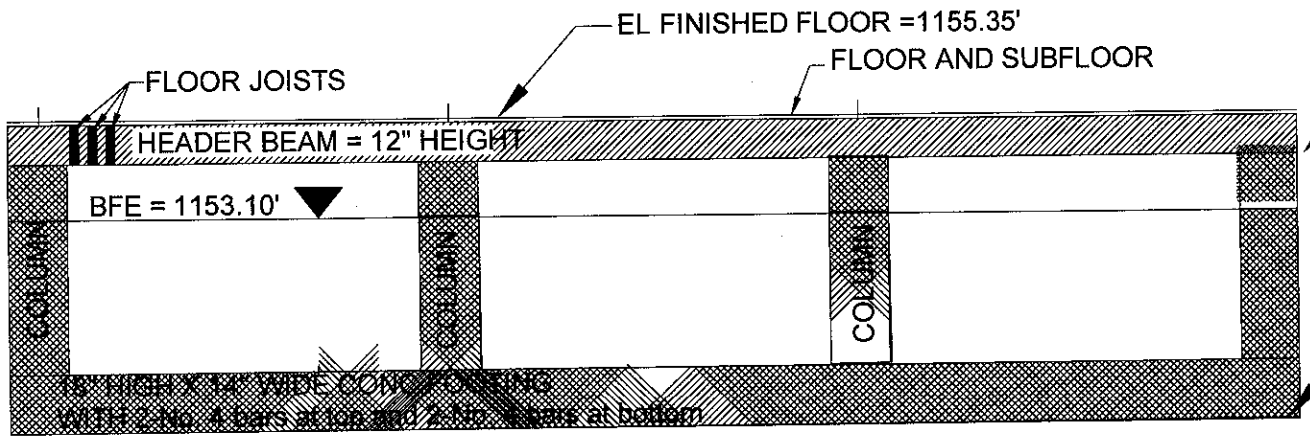
JOB NO.: K1325

DRAWN BY	CHECKED BY
CWP	MLK

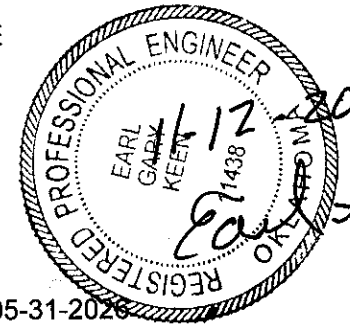
SHEET TITLE:
PROPOSAL -
FOUNDATION PLAN

SHEET NO.:
S101

PROPOSED ELEVATED STRUCTURE
216 S LAHOMA AVENUE, NORMAN, OK
CONSTRUCTION DETAIL

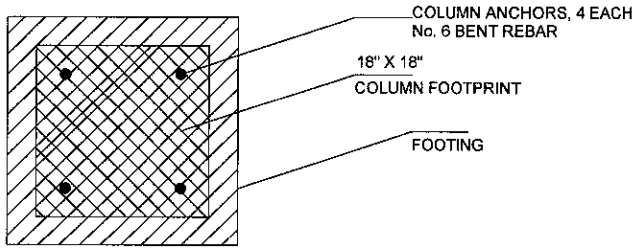


NOTE: AREA BETWEEN COLUMNS TO REMAIN OPEN, PERMANENTLY. TO REDUCE IMPACT ON FLOODPLAIN. NO ENCLOSED AREA BELOW THE BFE; THEREFORE FLOOD VENTS ARE NOT REQUIRED.
NOTE: ALL ELEVATIONS ARE NGVD'88
NOTE: ONE ROW OF COLUMNS OF THREE ROWS. COLUMNS ARE SPACED 10.33 FT CENTER TO CENTER.

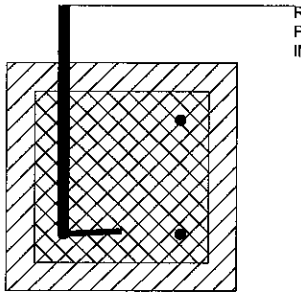


EARL GARY KEEN PE 11,438. EXP. 05-31-2026
PO BOX 891200, OKLAHOMA CITY,M OK 73189

PLAN VIEW COLUMN FOOTPRINT--TYPICAL

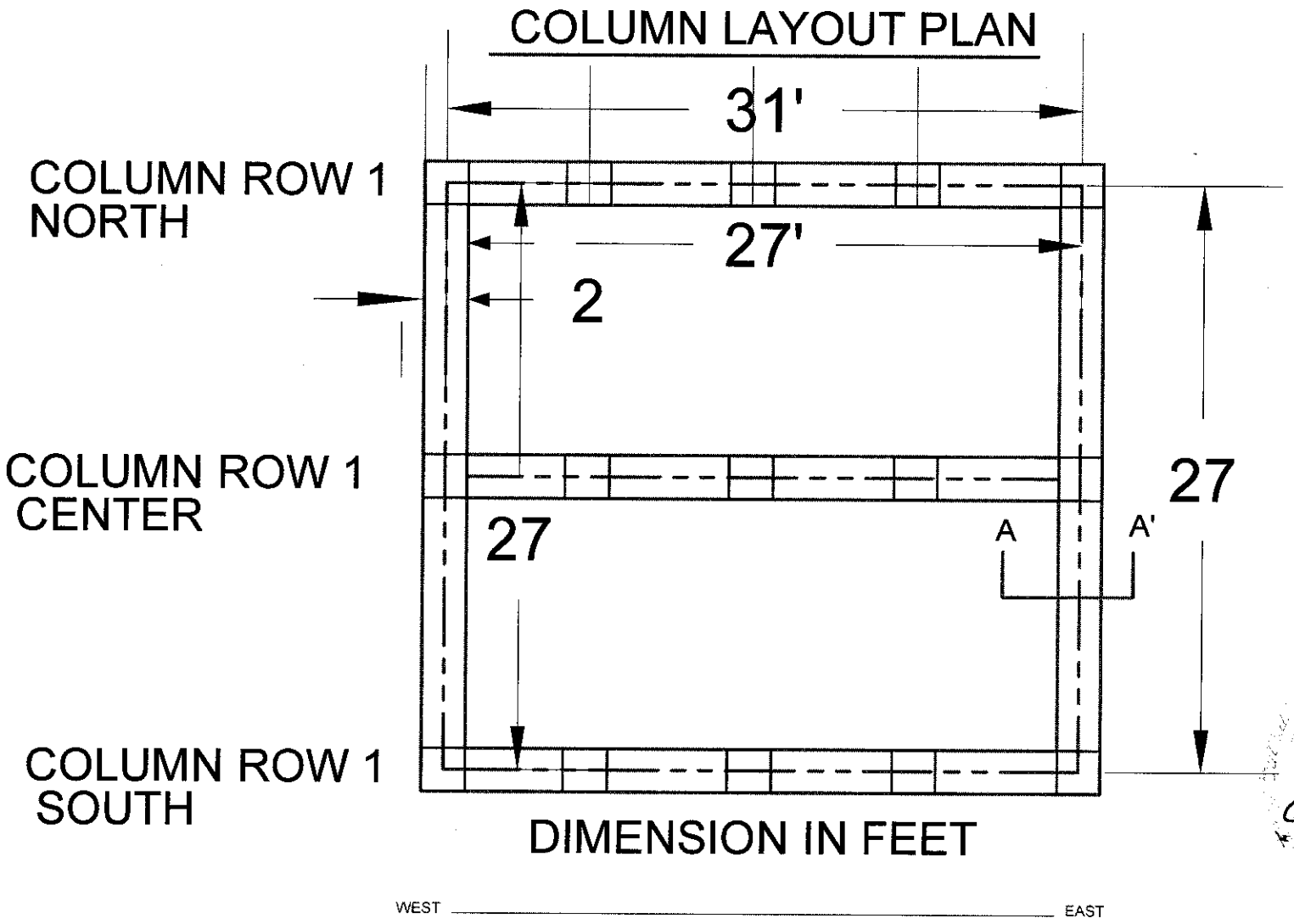


SECTION VIEW COLUMN FOOTPRINT--TYPICAL



4-EACH BENT REBAR ANCHORS SET IN FOOTING AND EXTENDING ONE FOOT FOOT ABOVE INTO COLUMN. NO. 6 REBAR.

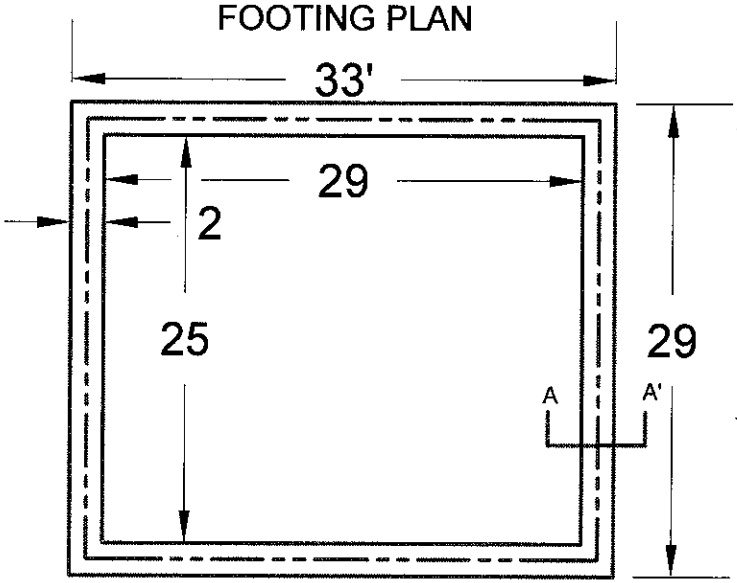
COLUMN LAYOUT PLAN



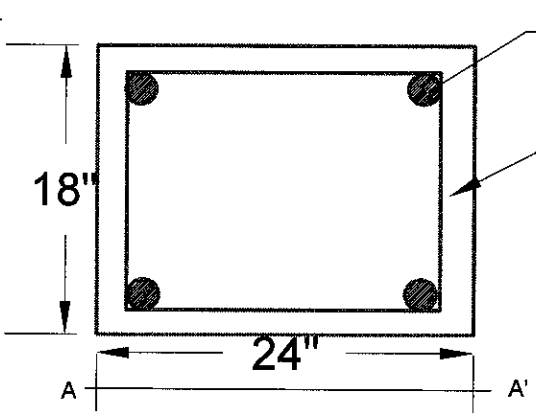
Earl Barry Ke
11-12-25

NOTE: COLUMNS SPACE IN EACH ROW AT 10.33' CENTER TO CENTER

FOOTING PLAN



FOOTING PLAN CROSS-SECTION



4 EA; NO6 REPAR; CONTINUOUS; OVERLAPS TO BE MIN. 12 DIAMETERS OF REBAR. PLACE REBAR 1-1/2" FROM EDGE.

CONCRETE: 4000 PSI COMP. STRENGTH DESIGN. PLACE TOP OF FOOTING AT GROUND LEVEL; FOOTING DEPTH TO BE TWO FEET MINIMUM.

PLACE BENT CONCRETE ANCHORS AT LOCATION OF COLUMNS. FOUR BENT ANCHORS AT EVERY COLUMN.

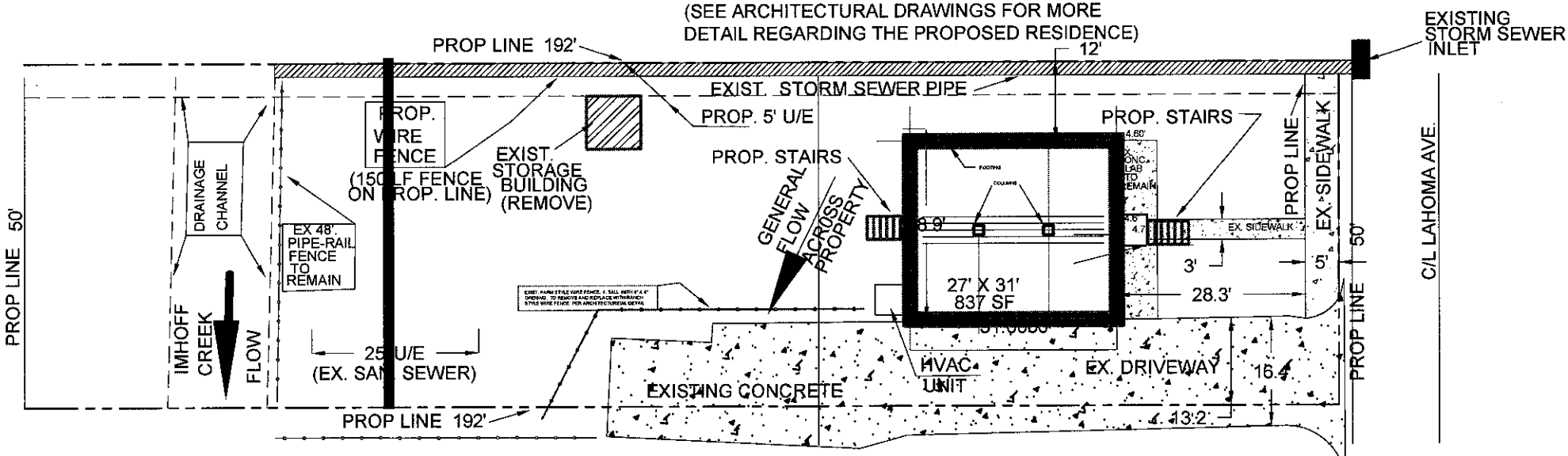
3/8" STIRRUP SPACED EVERY TWO FEET

Earl Keen
11-12-25

REGISTERED PROFESSIONAL ENGINEER
EARL
GARY
KEEN
11438
OKLAHOMA

SITE PLAN WITH
PROPOSED STRUCTURE
216 SOUTH LAHOMA AVE.
LOT 6, BLOCK 2, EAGLETON ADDITION
NORMAN, OK

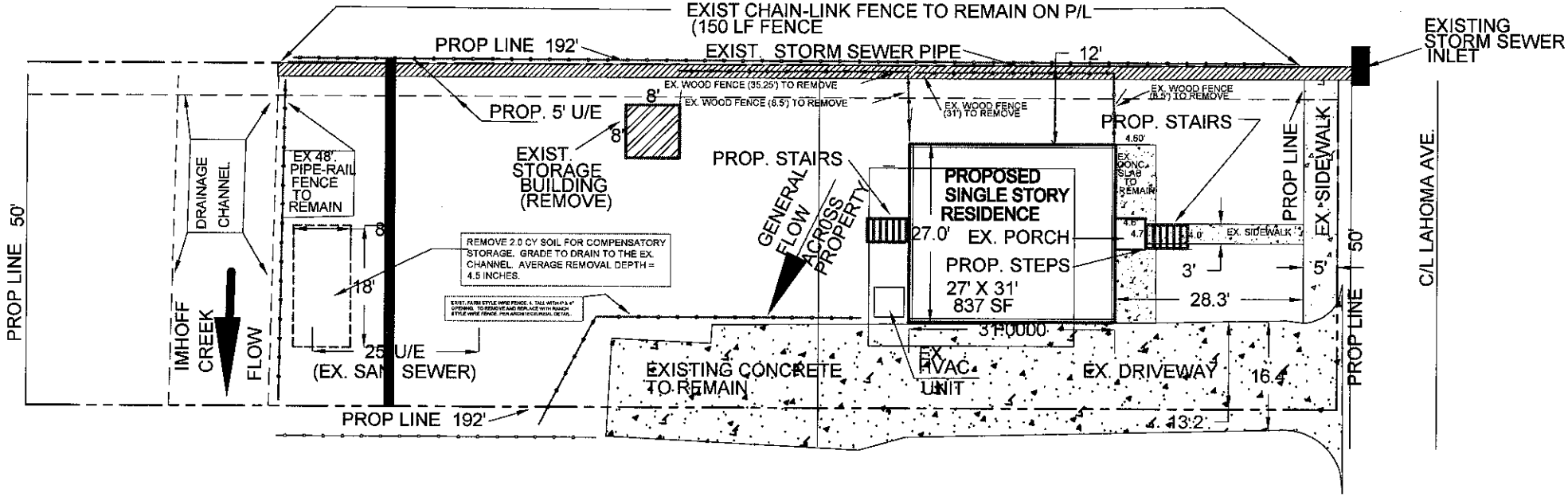
(SEE ARCHITECTURAL DRAWINGS FOR MORE DETAIL REGARDING THE PROPOSED RESIDENCE)



REGISTERED PROFESSIONAL ENGINEER
EARL GARY KEEN
11438
OKLAHOMA

4-25

SITE PLAN
PROPOSED CONDITIONS
216 SOUTH LAHOMA AVE.
LOT 6, BLOCK 2, EAGLETON ADDITION
NORMAN, OK



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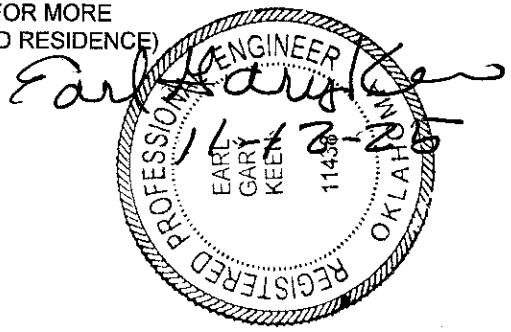
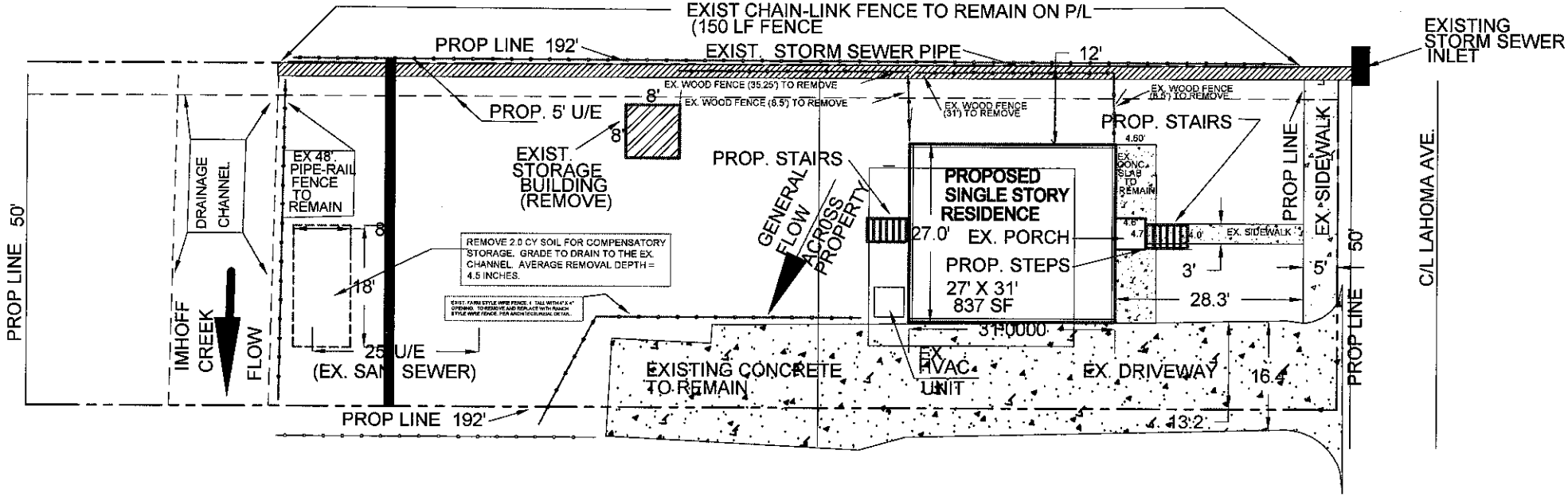


SITE PLAN
PROPOSED CONDITIONS
216 SOUTH LAHOMA AVE.
LOT 6, BLOCK 2, EAGLETON ADDITION
NORMAN, OK



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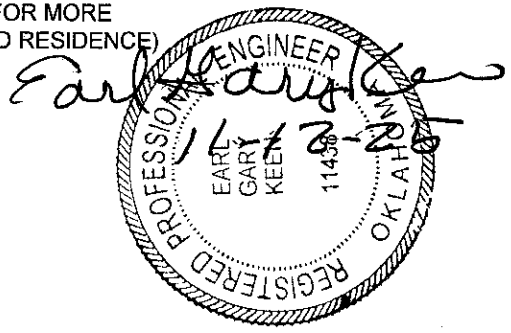
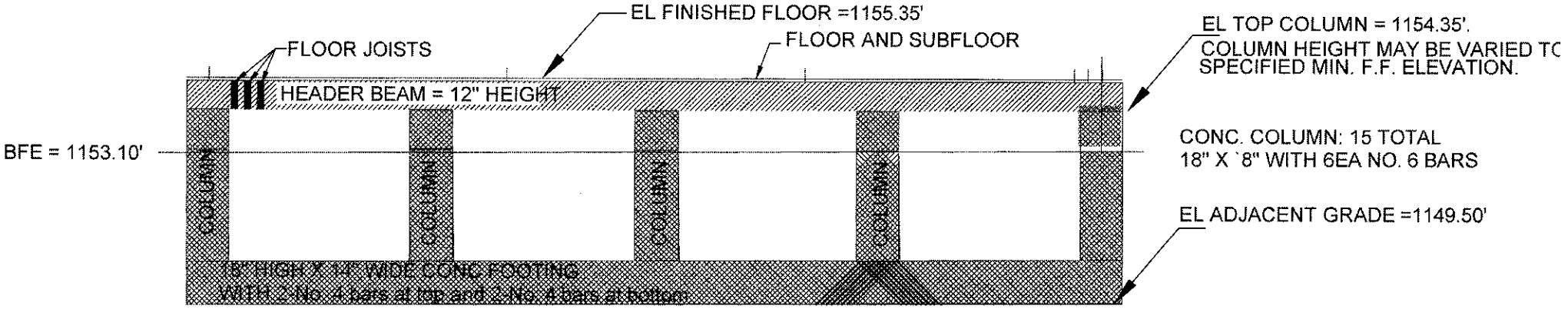


PROPOSED ELEVATED STRUCTURE
216 S LAHOMA AVENUE, NORMAN, OK
CONSTRUCTION DETAIL



NOTE: AREA BETWEEN COLUMNS TO REMAIN OPEN, PERMANENTLY.
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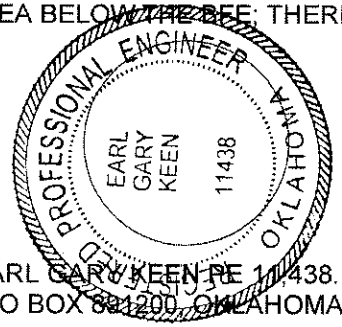


Earl Gary Keen
11-12-25

EARL GARY KEEN PE 11438. EXP. 05-31-2026
PO BOX 801200, OKLAHOMA CITY,M OK 73189

216 SOUTH LAHOMA AVENUE

DISCUSSION OF IMPACT ON THE FLOODPLAIN REULTING FROM PROPOSED REDEVELOPMENT OF THIS PROPERTY WITH SAID REDEVELOPMENT CONSISTING PRIMARILY OF REMOVAL OF THE EXISTING RESIDENTIAL STRUCTURE AND CONSTRUCTION OF A NEW STRUCTUE OF THE SAME TYPE AND USE AND CERTIFICATION STATEMENT PROVIDED BY BY AN OKLAHOMA LICENSED PROFESSIONAL ENGINEER REGARDING THE IMPACT THAT THE PROPOSED DEVELOPMENT WILL HAVE ON THE FLOODPL THAT EXISTS AT THIS SITE.

HISTORY

The lot on which the subject property is located in Lot 6, Block 2, Eagleton Addition, City of Norman, Cleveland County State of Oklahoma. This addition is one of the older additions in the City of Norman, being platted prior to the existing residence being constructed in 1930. In those early years, plats were created in a much different way that it is done today. In the early years of the city, devlopers and their engineers and surveyors created plats of proposed devlopment with little regard for existing terrain drainage ways or other existing features. In the early developments, the development platted esentially every square foot foof of the land that he/she owned, and the City approved such plats upon filing of same. Today, the City closely regulates new developments and the related plats. In the old days, plats were created that showed lots located in floodplains and even in floodways with the intention of all of these lots being developed. Today, the process of getting a plat approved in Norman requires careful analysis of existing drainage ways and the createion of drainage easement and in many cases, the improvement of existing drainage ways to insure that the development does not create drainage problems within the property being developed or other properties located within the community.

The existing residence located on the subject tract was constructed in 1930, and the City of Norman did not joint the Federal Flood Insurance Program until 1978 or perhaps a little later. FEMA recommended regulations were adoped by the City at the time of joining the Federal Flood Insurnace Program. Since joining the FIP, the City of Norman has been closely regulating development and re-development in the floodplain. But, in 1930, there were no FEMA sponsored regulatory guidelines. Consequently, many residences located within the City were constructed in floodprone area, with the results being occasional flooding of many of these structures and repeative flooding of some of these structues. The existing residence on the subject lot is one of the structures that has unfortunaely experience repeative flooding.

The City of Norman is experiencing a great demand for affordable housing, especially in locations near the campus. Consequently, many of the older existing homes have been purchased with the intent to repair, remodel. and/or replace these structures. They City has received and considered many applictions for floodplain permits to upgrade these older, existing homes in this same floodplain, and many of those applications have been approved.

A Floodplain permit application was previously submitted to elevation this existing structgure, and this application was approved by the City. This approved permit has now expired and the owner of the property now desires to remove the exising structure and replace it with a newly constructed residence.

The existing structure is located in the floodplain and in the floodway of Imhoff Creek, and the solid walls of this residence certainly creates an impediment to the flow of flood water down the valley. However, there are other improvements that provide and impediment to the flow of floodwate across this property and onward down the valley. First, there is a storage building that has dimension of approximately 8-feet by 8-feet. Second, there is a stockade fence that runs along the norh property line of this property that is approximately six feet high and xxx feet. The length of this fence that runs perpendicularly to the flow of floodwater across this property is xxx feet. The dimensions of the existing residence is 27-feet by 31-feet. All of these objectsprovide a restriction to the free flow of water across this property and down the valley.

There are some existing wire fences that have caputered some flotable items and need to cleaned. The current proposal is to keep the wire fences, but to clean and repair these fences. The owner intends to inspect these fences on a monthly basis and clean and maintain same as need to provide for the maximum free flow of stormwate through these existing chain-link type wire fences.

There is a rail type fence made of steel pipe placed horizontally that runs along the east bank of the lined drainage channel that runs across this property. This fence runs in a direction parallel to the flow of storm water across this property; therefore, this fence will have a small degree of restriction to the flow of water across this property and down the valley. For that reason and because this fence is existing and has existed for a long time, the proposal is to keep this fence in place. It will serve as a safety barrier to prevent a person from stumbling into the drainage channel.

There is another fence that exists in the vicinity of this property that should be mentioned. This fence is another pipe-rail fence and it runs from east to west across the valley, and it is located on the adjacent lot that abuts 216 Lahoma Avenue on the south side. This fence runs from the east property line westward across the valley to the east bank of the concree lined channel. This fence has a major impact on the floodplain as it will hinder the free flow of water across the property on which it is located and onward down the valley. Perhaps this existance of this fence has contributed to the previous flooding of the exising structure at 216 Lahoma Avenue because this fence will certainly ceate some back-water (increased waer depth) at 216 Lahoma Avenue during periods of severe flooding. This fence appears to be located on a lot addressed as 218 South Lahoma Avenue, and the Cleveland County accessor's webpage shown the owner of this lot to be the City of Norman. This, the City of Norman may be the owner of this fence, and the City might be willing to remove this fence in order to reduce the risks of flooding upstream of same.

CURRENT RESTRICTIONS TO FLOW ACROSS PROPERTY AT 216 S LAHOMA AVE.

As mentioned above three restriction to southward flow across the property at 216 S Lahoma Ave exist at or near the north property line of that lot. On the ease is the historic residence, which has dimension of 27-feet by 31-feet. The wall having a length of 27 feet is located at the est end of this line of restrictive objects and the east-west length of the restriction is 27 feet. This wall is constructed of brick and has no openings to allow the passage of water through this wall. At the west end of this line of line of restrictions is a storage building that has dimension of approximately 8-feet by 8-feet. The restriction associated with this building is a solid wall eight feet in length. Between the residence and the storage building is a stockade fence that has a length of 35.25 feet. This stockade fence incorporates vertical 1 x 6 planks that are 5.5 inches in width and it is assembled with crackes between the planks, and the cracks between the planks is approximaely ½ inch in width. Therefore, it is concluded that it is reasonable to consider this fence to be of a solid construction and that the stormwater that could flow through the cracks in the fence is neglible. Accodingly is is concluded that

The existing structure is located in the floodplain and in the floodway of Imhoff Creek, and the solid walls of this residence certainly creates an impediment to the flow of flood water down the valley. However, there are other improvements that provide and impediment to the flow of floodwate across this property and onward down the valley. First, there is a storage building that has dimension of approximately 8-feet by 8-feet. Second, there is a stockade fence that runs along the norh property line of this property that is approximately six feet high and xxx feet. The length of this fence that runs perpendicularly to the flow of floodwater across this property is xxx feet. The dimensions of the existing residence is 27-feet by 31-feet. All of these objectsprovide a restriction to the free flow of water across this property and down the valley.

There are some existing wire fences that have caputered some flotable items and need to cleaned. The current proposal is to keep the wire fences, but to clean and repair these fences. The owner intends to inspect these fences on a monthly basis and clean and maintain same as need to provide for the maximum free flow of stormwate through these existing chain-link type wire fences.

There is a rail type fence made of steel pipe placed horizontally that runs along the east bank of the lined drainage channel that runs across this property. This fence runs in a direction parallel to the flow of storm water across this property; therefore, this fence will have a small degree of restriction to the flow of water across this property and down the valley. For that reason and because this fence is existing and has existed for a long time, the proposal is to keep this fence in place. It will serve as a safety barrier to prevent a person from stumbling into the drainage channel.

There is another fence that exists in the vicinity of this property that should be mentioned. This fence is another pipe-rail fence and it runs from east to west across the valley, and it is located on the adjacent lot that abuts 216 Lahoma Avenue on the south side. This fence runs from the east property line westward across the valley to the east bank of the concree lined channel. This fence has a major impact on the floodplain as it will hinder the free flow of water across the property on which it is located and onward down the valley. Perhaps this existance of this fence has contributed to the previous flooding of the exising structure at 216 Lahoma Avenue because this fence will certainly ceate some back-water (increased waer depth) at 216 Lahoma Avenue during periods of severe flooding. This fence appears to be located on a lot addressed as 218 South Lahoma Avenue, and the Cleveland County accessor's webpage shown the owner of this lot to be the City of Norman. This, the City of Norman may be the owner of this fence, and the City might be willing to remove this fence in order to reduce the risks of flooding upstream of same.

CURRENT RESTRICTIONS TO FLOW ACROSS PROPERTY AT 216 S LAHOMA AVE.

As mentioned above three restriction to southward flow across the property at 216 S Lahoma Ave exist at or near the north property line of that lot. On the ease is the historic residence, which has dimension of 27-feet by 31-feet. The wall having a length of 27 feet is located at the est end of this line of restrictive objects and the east-west length of the restriction is 27 feet. This wall is constructed of brick and has no openings to allow the passage of water through this wall. At the west end of this line of line of restrictions is a storage building that has dimension of approximately 8-feet by 8-feet. The restriction associated with this building is a solid wall eight feet in length. Between the residence and the storage building is a stockade fence that has a length of 35.25 feet. This stockade fence incorporates vertical 1 x 6 planks that are 5.5 inches in width and it is assembled with crackes between the planks, and the cracks between the planks is approximaely ½ inch in width. Therefore, it is concluded that it is reasonable to consider this fence to be of a solid construction and that the stormwater that could flow through the cracks in the fence is neglible. Accodingly is is concluded that

the width of this restrictive line of objects, consisiting of residence, wall of storage building and stockade fence is _70.25 feet.

PROPOSED MODIFICATIONS

The proposal included in the current application for a floodplain permit includes:

1) Removing the current residence in its entirety and constructing a new residence that has the same living area as the original residence. The new residence will be constructed on piers that will have a top elevation designed to place the proposed finished floor of the new structure a minimum of two feet above the 100-year base flood elevation to comply with applicable regulations regarding minimum finished floor elevations. Only the width of the piers will be in contact with flowing flood waters and there will be fifteen piers. The width of each pier will be 1.5 feet; therefore, the total width of the restriction caused by the piers will be 22.5 feet.
2) The above-mentioned storage building will be removed completely and it will not be replaced.
3) The above-mentioned stockade fence will be removed in its entirety and it will not be replaced . Removal of this stockade fence will remove35.25 feet of the restrictive line of objects discussed in the preceding section.
4) The existing chain-link fence will be cleaned and repaired and this fence work will not change the flow of floodwater across the subject property.
5) The pipe-rail fence that exists along the east bank of the lined drainage channel will not be modified and will remain as it is, and this will not change the flow of flood water across the subject property.
6) The additional paved parking are proposed in a previous submittal of this application will not be constructed and is hereby withdrawn from the application. This change will not impact the flow of water across the subject property.
7) The wire fencing that is located in the vicinity of the north line of the concrete paved driveway will be repaired and cleaned as needed. This fence work will not change the flow of storm water across the subject property.

CONCLUSION

The existomg restrictions (or blockage to flow) across this property consists of a storage building, a stockade fence, and the wall of the existing residence. The storage building will be removed, the stockade fence will be removed and the existing residence will be removed and a new residence will be constructed with the new residence being supported by twelve piers. Accordingly, the current restricted or blocked width of flow is 70.25 feet, as shown by the attached exhibit. The width of the restriction per the proposed plan is 22.5 feet. Accodingly, under the proposal, the width of the restrictive objects or the flow blockage will be just (100 x 22.5 / 70.25) = 32.0 percent of the width of the restrictive objects or the flow blockage that exists under the existing conditions. For these reasons, it is concluded that any qualified, competent and reasonable engineer should rationalize that the proposed modifications for the subject property will not increase the elevation of the floodplain nor the elevation of the floodway on any of the adjacent properties or on any other properties within this community. Basic hydraulics indicates that removing objects that restrict the free flow of water down a drainageway should result in a decrease in the elevation of the flowing water—not an increase. The proposed construction improvements on this property will promote the flow of water across this property for the reasons discussed above, and that change will be a positive measure in terms of managing the floodplain and floodway at this location.

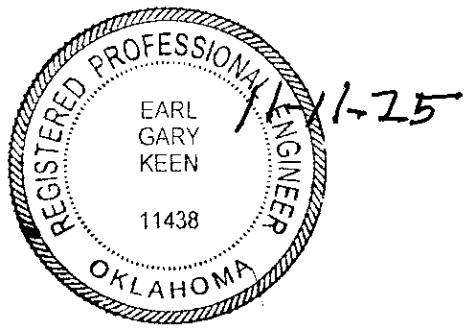
COMPENSATORY STORAGE FOR THE VOLUME OF THE TWO STAIRS THAT WILL BED CONSTRUCTED FOR ACCESS TO THE PROPPOSED STRUCTURE at 216 S Lahoma Ave.

Two stairways are proposed for access to the proposed stuctue at 216 S Lahoma Avenue. These stairs will have some volume and the lower portion of these stairs will be located in the flood plain that exist at the site. The stairs construction will be metal because the steel construction will have less volume than stairs constructed of either masonry or wood, the alternative materials. In addition, stairs will have a more open profile because there will be open space between the steps, and that open space will allow for the flow of storm water through the stairs during periods of flooding.

The devlopment proposal include removing some soil from the back yard of the subject property to compensate for the volume of the floodplain that will be occupied by the two stairs.

The depth of the floodwater below the BFE at the location of the stairs is 3.8 feet, measured in a vertical direction. However, the stairs will be sloped to accommodate the steps having a tread width of 11 inches and a rise of 8 inches for each step. Consequently, the lenth of the step runners located below the BFE during a 100-year storm is 3.8 x 11/7 = 5.23 feet. The width of the steps is four feet; therefore, the volume of the stairs located below the BFE is 5.23 x 4 = 20.92 sq. ft. Note that this computation is based on the space between the steps to be closed, but that space will remain open. For that reseon, this computation errors slightly on the high side—for a conservative analysis. For the two stairs, the total volume will be(2 x 20.92=) 41.84 cubic feet or (41.84/ 27) = 1.55 cubic yards. Accordingly, the volume of soil to be removed from the back yard is specified to be 2.0 cubic yards = 54 cu ft. The area from which this soil is to be removed is eight-feet by 18-feet, and the average depth of soil to be removed is 4.5 inches. The calculation for the volume of soil to be removed is computed: Depth = 4.5 inches =4.5/12= 0.375 feet. The area to be excavated is 8 feet x 18 feet = 144 sq feet, and the volume is 0.375 feet x 144 sq. ft = 54 cubic feet = 54/ 27 = 2.0 cubic yards. Accordingly the soil to be removed from the 8 foot by 18 foot area is an average depth of 4.5 inches for a total volume of 2 cubic yards. This soil shall be rmoved from the site for disposal. This soil can not be placed in the this flood plain or any other floodplain located in the City of Norman. Removal of this soil will provide the compensatory storage to offset the construction of the two stairs that are to be located in the floodplain and floodway.

Some excavation will be reqired for construction of the footing for the proposed residence. All excavated soil will be removed from this site and this excavated soil can not be placed in this flood plain or any other flood plain located in the City of Norman.



ENGINEER'S CERTIFICATION

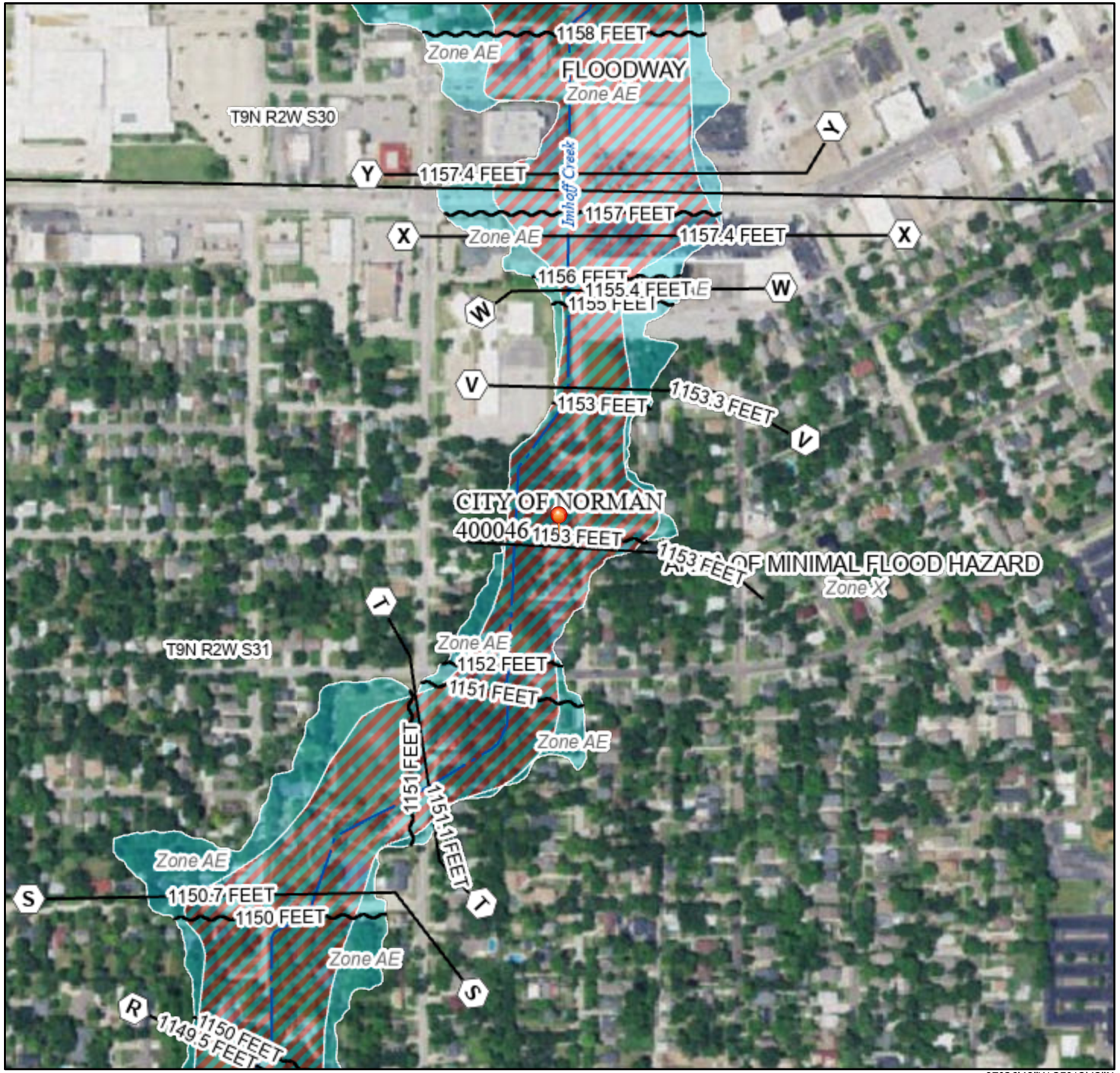
I Earl Gary Keen, PE, an engineer licensed to practice professional engineering in the State of Oklahoma, do hereby state that I am an engineer experienced in drainage engineering and flood plain analysis and that I am in good standing with the State of Oklahom Board of Licensure for Professional Engineers and Surveyors. Furthermore, I state that I have made a thorough and careful analysis of the floodplain and floodway associated with Imhoff Creek that exists on the property known as 216 S Lahoma Avenue, Norman, Oklahoma. Furthermore, I state that I am familiar with an application submitted by Glenn Burnett to the City of Norman for a Floodplain Permit; said Floodplain Permit being required by City of Norman regulaitons prior to issuance of a building permit for conducting construction activities in a floodplain located within the City of Norman. Furthermore, I hereby state that it is my professional opinion that the work proposed in the modified permit application, as summarized in the attached document will not result in any increase in the flood elevations at any location in the community during the occurrence of the base flood as a result of the proposed work at this location.

Earl Gary Keen
PE 11,438, EXP. 5-31-2026

11-11-25

National Flood Hazard Layer FIRMette

97°27'25"W 35°13'12"N



97°26'48"W 35°12'42"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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 / 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

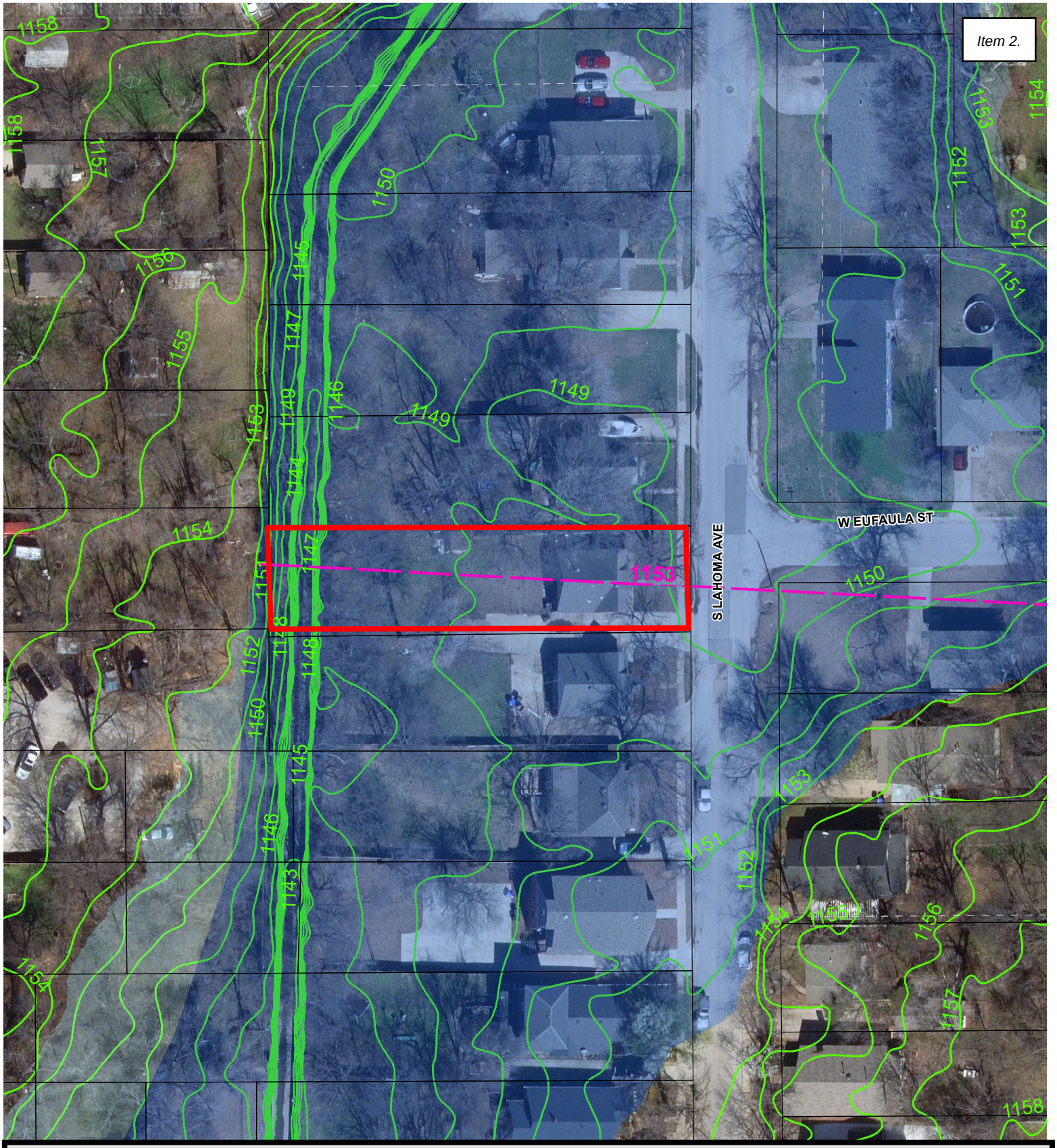
N

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 9/19/2025 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 ide FIRM panel number, and FIRM effective date. Map im unmapped and unmodernized areas cannot be used regulatory purposes.



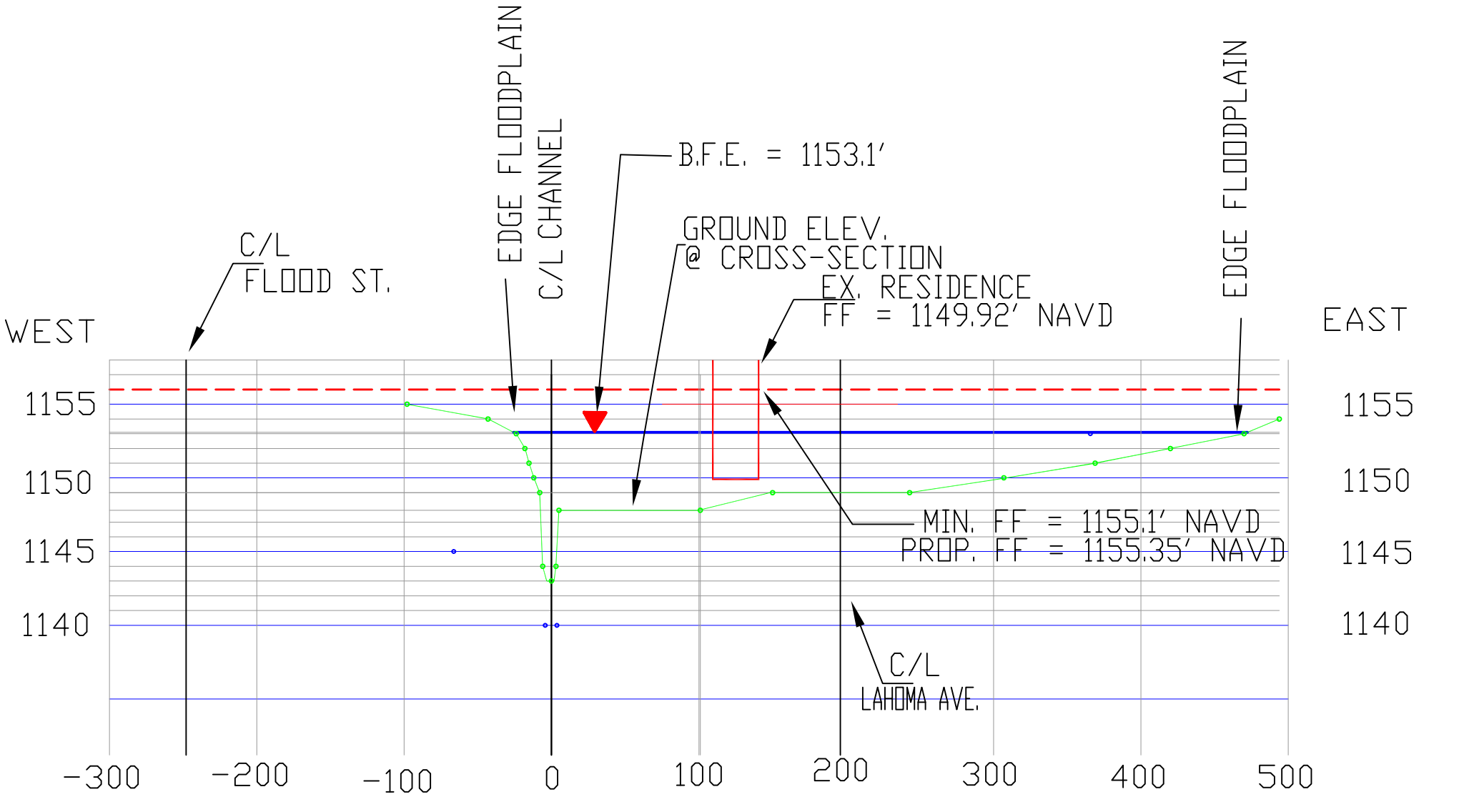
NORMAN

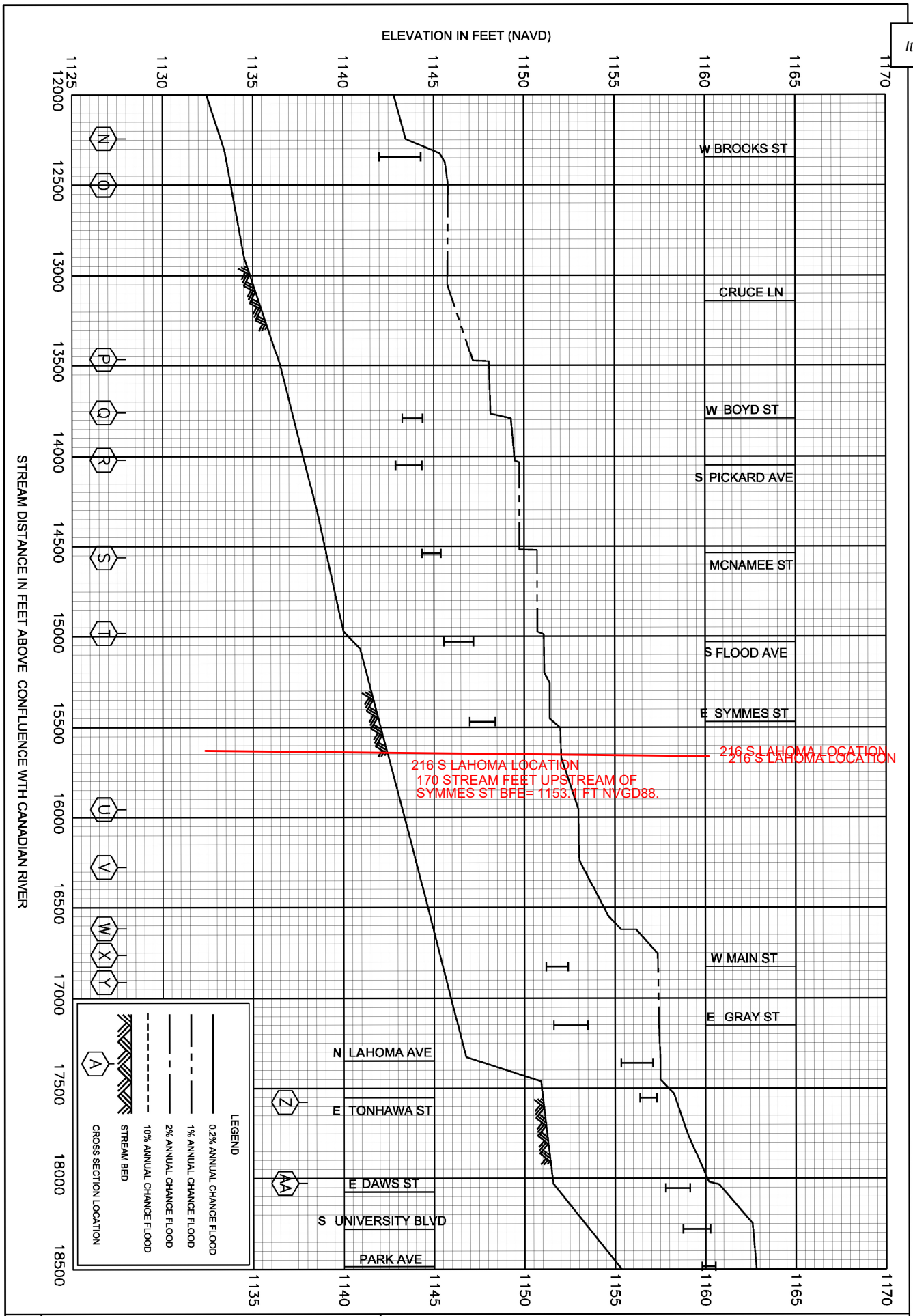
216 South Lahoma Avenue

Legend

- BFE 2021
- 1% Chance Floodplain
- Floodway
- Contours2023
- Lot Line
- Parcel

216 S. LAHOMA AVE., NORMAN, OK
CROSS-SECTION OF STREAM AT N. EDGE OF RESIDENCE





86P

FEDERAL EMERGENCY MANAGEMENT AGENCY

CLEVELAND COUNTY, OK

AND INCORPORATED AREAS

FLOOD PROFILES

IMHOFF CREEK

Figure 1. June 2022 Flood (1-2 year storm event)