

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

INTRODUCTION

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

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

LEGAL DESCRIPTION

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

MARKET VALUE OF STRUCTURE

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

SUMMARY OF IMPROVEMENTS TO STRUCTURE

The applicant proposes to do the following work:

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

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

FLOODPLAIN CONSIDERATIONS

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

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

LIST OF EXHIBITS

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