



Wednesday, May 21, 2026

Becca Vermelis
743 Terrace Pl
Norman, OK 73069

Subject:
Flood Zone Statement
600 W. Main St
Norman, OK 73069

Dear Becca Vermelis,

This letter concerns the repairs and renovations to the property located at 600 W. Main, Norman Oklahoma.

Based on our discussions at the property, the general purpose of the repairs and renovation is to remove non-load bearing partitions in preparation of leasing the existing spaces. From my review, the finished floor elevation and the footprint of the property will not be changed by these repairs. However, the property is on a FEMA Floodway. Accordingly, the City of Norman has requested that an engineer review the plans for renovation and issue a statement regarding the impact to the current available flood volumes in the flood zone.

While the elevation of the finished floor of the property is unknown; the elevation will not change relative to the FEMA Base Flood Elevation. Thus, my conclusion is that the removal of interior partitions will not have an adverse effect (i.e. decrease) the current available flood volume within the floodway.

If you have any questions regarding my conclusion, please contact me directly.

Kind regards,

Uwem J. Ekpenyong P.E.
(405) 243-0672
uwem@urbanjames.us
Urban James Engineering



Be advised that my recommendations are based on limited visual observations only. No physical testing was performed, and no calculations have been made to determine the adequacy of the structural system or its compliance with accepted building code requirements. The building structure was not investigated for structural damage or improper construction or inadequate design, except as noted. Not all conditions were observed. Nor was the building evaluated beyond the scope indicated in the project understanding. The acceptance of the report or payment for services indicates an agreement to limit the liability of Urban James Engineering to the extent of the fee paid for service.

Urban James Engineering
Structures & Consultation
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Norman, OK 73069

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