

**Engineers Report on Existing Infrastructure
for
902 HOOVER STREET
Norman, Oklahoma**



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Engineers Report on Existing Infrastructure for 902 HOOVER STREET Norman, Oklahoma

INTRODUCTION

The Client, Elizabeth Bevel of Bevel, Gardner & Associates Inc., is proposing a Short Form Plat to divide the existing property at 902 Hoover Street into two lots. The intent is to remove the existing structure at this location and construct two new single-family residences. Per Sec. 19-604 of the City Code, she is requesting a partial exception from the procedural provisions requiring a preliminary and final plat. In addition, since the public infrastructure as required in Sec. 19-503 of the City Code has been previously constructed and accepted by the City, she is requesting a partial exemption from the current standards from the City Council. As required by Sec. 19-604, this companion report has been prepared by a Registered Professional Engineer licensed to practice in the State of Oklahoma. This report contains a complete accounting of the infrastructure that has been previously accepted and its ability to service the additional lot that is proposed.

The property at 902 Hoover Street is also known in the Cleveland County Oklahoma Assessor's Office as "Oak Ridge Lot 1, Block 6 and 30' Vacated Street" (see attached Exhibit 1 – Existing Final Plat and Exhibit 4 - Cleveland County Assessor's Page). This property is located at the Southwest corner of the intersection of Hoover Street and Flood Avenue in a well-established neighborhood in South-Central Norman that was platted and constructed in the 1940's.

EXISTING WATERLINE INFRASTRUCTURE

The property at 902 Hoover Street is serviced by an existing 8" waterline located along the North side of Hoover Street (see attached Exhibit 2 - Utility Exhibit). This existing waterline is a part of a looped waterline system which connects with another existing 8" waterline on Flood Avenue and an existing 6" waterline on Pickard Avenue. There is an existing fire hydrant located across from the property at the Northwest corner of the intersection of Hoover Street and Flood Avenue. There is another existing fire hydrant located west of the property at the Northeast corner of the intersection of Hoover Street and Pickard Avenue. The property is served by a single water service connection and the new lot will require a new single water service connection.

EXISTING SANITARY SEWER INFRASTRUCTURE

The property at 902 Hoover Street is served by an existing 8" sanitary sewer line located adjacent to the South property line in an existing utility easement (see attached Exhibit 2 – Utility Exhibit). The property is served by a single sewer service connection and the new lot will require a new single sewer service connection.

EXISTING STREET PAVEMENT AND DRAINAGE INFRASTRUCTURE

The property at 902 Hoover Street is served by Hoover Street which is an existing asphalt street without curbs and gutters (see attached Exhibit 5 – Site Photos). The pavement appears to be in good condition. The original design may have included bar ditches for drainage, but now they are just shallow depressions in the right-of-way adjacent to the pavement. There are no visible culverts under the driveways and the stormwater runoff appears to just run along the street and the shallow depressions adjacent to the paving. The shallow depressions are grassed and there does not appear to be any visible erosion or scouring caused by the stormwater runoff.

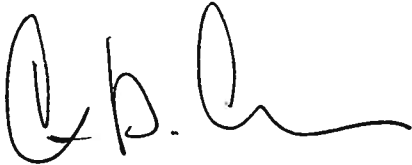
Stormwater runoff from approximately 1.50 acres drains onto Flood Avenue and then South towards the intersection with Hoover Street (see attached drainage map exhibit). Flood Avenue is an asphalt street with concrete curb and gutter. The curb and gutter ends at Hoover Street. From this intersection, the stormwater runoff turns and drains West along Hoover Street towards the intersection with Pickard Avenue. At this intersection, stormwater from an additional 1.87 acres has been added to the flow, for a total of 3.37 acres draining to this point. Pickard Avenue is an asphalt street with concrete curbs and gutters.

Again, there does not appear to be any visible erosion or scouring caused by the stormwater runoff and the existing drainage system appears to function adequately.

CONCLUSION

The property at 902 Hoover Street is located in a well-established neighborhood in South-Central Norman that was platted and constructed in the 1940's. The existing infrastructure in this neighborhood functions properly and there are no foreseeable improvements needed or planned in the neighborhood.

For the property at 902 Hoover Street, the public infrastructure as required by Sec. 19-503 of the City code has been previously constructed and accepted by the City of Norman. It appears to be functioning as intended and should have the ability to service the additional lot that is being proposed by the developer (with the exception of adding service connections for water and sewer).

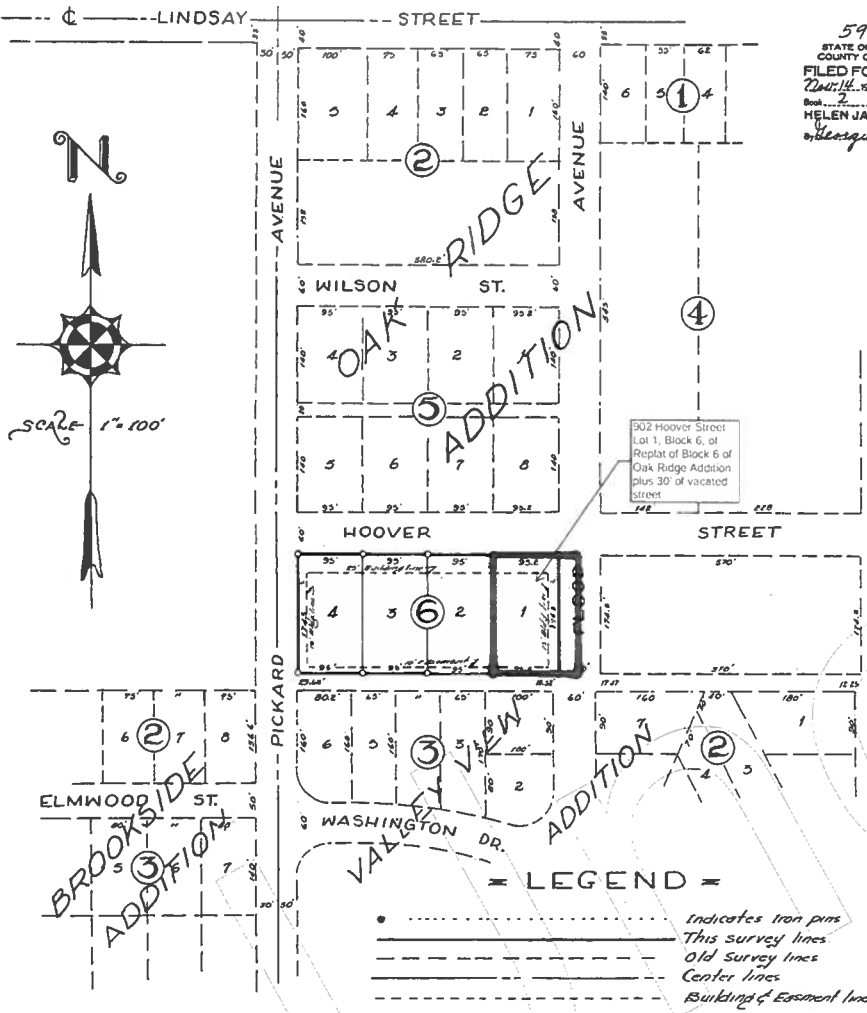


Christopher D. Anderson, P.E.



EXHIBIT 1

EXISTING FINAL PLAT



5924
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
Nov 14 1947 11:30 AM
Book 27 Page 66
HELEN JANING, Clerk
of Cleveland County

REPLAT OF BLOCK 6 OAK RIDGE ADDITION

NORMAN ^{TO} OKLAHOMA

OWNERS CERTIFICATE AND DEDICATION:

We, J. J. Rhyme and Clyde R. Rhyme, husband and wife, owners of Block 6, of Oak Ridge Addition to the City of Norman, Oklahoma, hereby certify that we are the owners of and the only persons who have any right, title or interest in the land described above and as shown on the annexed map; that said map is a correct survey of said property, made with our consent; that we hereby dedicate to the public, use of, all streets and alleys as shown on the annexed map; that we hereby guarantee a clear title, to the land so dedicated, from ourselves, our heirs or assigns forever.

Witness our hands and seals this 30th day of Oct, 1947
J. J. Rhyme
Clyde R. Rhyme

STATE of OKLAHOMA }
COUNTY of CLEVELAND }

Before me, Kathleen Anderson, the undersigned, a notary public in and for said County and State, on this 30th of October, 1947, personally appeared J. J. Rhyme and Clyde R. Rhyme, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary acts and deeds for the uses and purposes herein set forth.

Witness my hand and seal the date last above set forth
 My commission expires Aug. 6, 1951
Kathleen Anderson
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

I, E. H. Durkee, the undersigned, do hereby certify that I am, by profession, a surveyor and that the annexed map of Replat of Block 6 in Oak Ridge Addition correctly represents a survey made under my supervision on the 11th day of October, 1947, and all the monuments shown thereon actually exist and their positions are correctly shown.

Subscribed and sworn to before me this 30th day of October, 1947.
 My commission expires Aug. 6, 1951
E. H. Durkee
 SURVEYOR

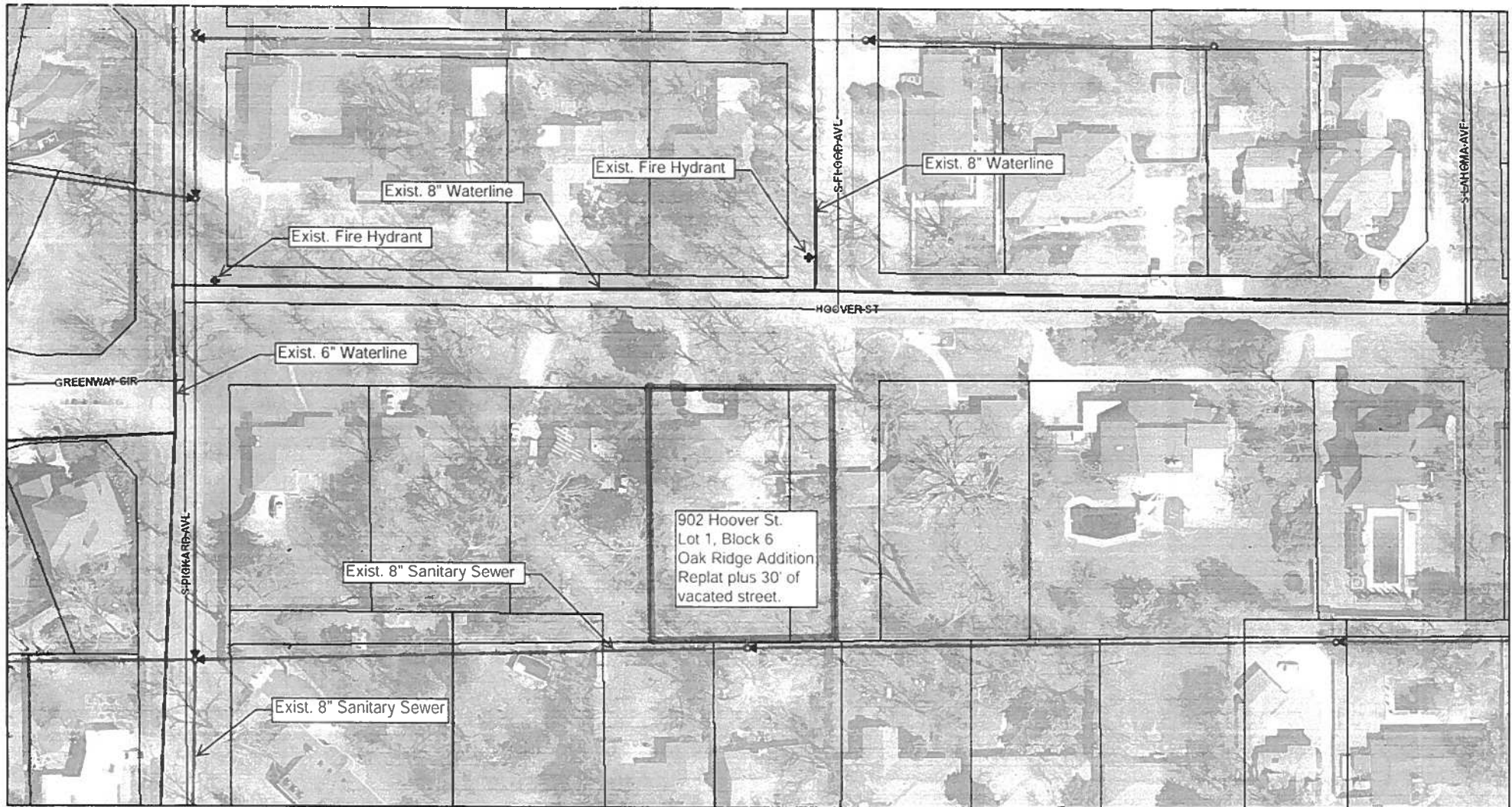
CITY PLANNING COMMISSION CERTIFICATE:

I, Mrs. M. O. Wilson, Secretary of the city planning commission of the City of Norman, Oklahoma; do hereby certify that said planning commission did approve the annexed map of Replat of Block 6, Oak Ridge Addition at a meeting held on the 21st day of October, 1947.

Mrs. M. O. Wilson
 SECRETARY PLANNING COMMISSION

EXHIBIT 2

UTILITY EXHIBIT

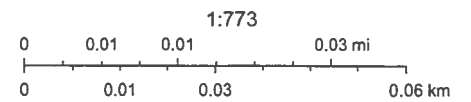


1/4/2023, 10:08:28 AM

- | | | |
|----------------|------------|-----------------------------|
| → Gravity Main | ✱ Hydrant | ▨ Lake Thunderbird |
| → Force Main | — Lot Line | — Railroad |
| ○ Manhole | ▭ Parcel | — Streets |
| ■ Lift Station | ▨ OU | Centerline Labels (10,000+) |
| — WMains | ▨ Park | |

AerialPhoto2021









- | |
|-----------------|
| ▨ Red: Band_1 |
| ▨ Green: Band_2 |
| ▨ Blue: Band_3 |

UTILITY EXHIBIT FOR
902 HOOVER STREET


City of Norman, GIS Services Division

EXHIBIT 3

DRAINAGE MAP

— Contour Urban 1 foot (2007)  Park Centerline Labels (10,000+)  Blue: Band_3
 Lot Line  Lake Thunderbird AerialPhoto2021
 Parcel  Railroad  Red: Band_1
 OU — Streets  Green: Band_2

DRAINAGE MAP FOR
902 HOOVER ST.

1:1,546

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

City of Norman, GIS Services Division

EXHIBIT 4

**CLEVELAND COUNTY
ASSESSOR'S PAGE**



Cleveland County Oklahoma Assessor's Office

Cleveland County Oklahoma Assessor's Office

Account #: 40671 / Parcel ID: NC290AKRD 6
1001

902 HOOVER ST

CURRENT BEVEL, VIRGIL T & ELIZABETH A
1007 S Pickard AVE
Norman OK 73069-4528

Current Market Value
\$194,623

KEY INFORMATION

Tax Year	2022		
Land Size	0.5000	Land Units	AC
Class	Urban Reside	School District	NORMAN CITY 29
Section	6	Township	8
Range	2W	Neighborhood	OAK RIDGE NC29
Legal Description	OAK RIDGE LOT 1 BLK 6 AND 30' VACATED STREET		
Mailing Address	BEVEL, VIRGIL T & ELIZABETH A, 1007 S Pickard AVE, Norman, 73069-4528, 73069-4528		

ASSESSMENT DETAILS

Market Value	\$194,623
Taxable Value	\$194,623
Land Value	\$40,000
Gross Assessed Value	\$23,354
Adjustments	\$0
Net Assessed Value	\$23,354
View Taxes for R0040671	

RESIDENTIAL

RESIDENTIAL BUILDING (1)

Type	0001	Description	Conventional 1 Story	Quality	Average Plus
Stories	1.0	Condition	Good	Year Built	1950
Interior	Drywall	Exterior Walls	Frame Siding	Full Baths	2
Additional Full Bath	0	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	2.00	Roof Type	Hip	Bedrooms	3
Roof Cover	Comp Shingle	Foundation	Conventional Frame	Floor Cover	Allowance
Cooling	Central H/A		Total Finished Area	2,066	

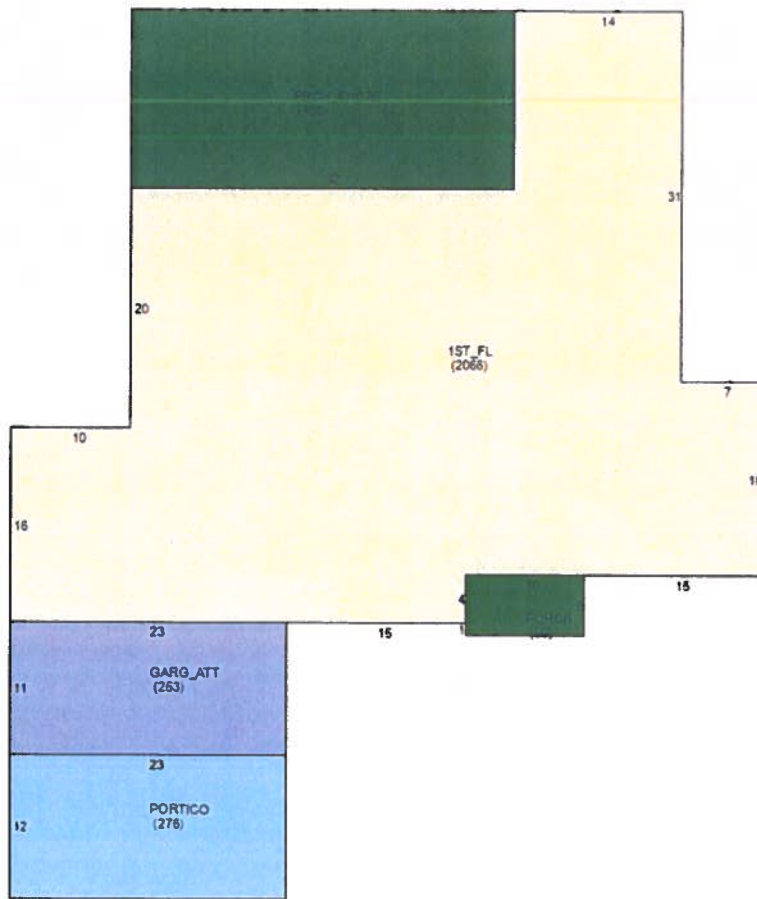
SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
07/26/2022	\$415,000	6455	119	HARTSOCK JOINT REV TRT	BEVEL, VIRGIL T & ELIZABETH A	WD
12/30/2010	\$0	4833	869	HARTSOCK, MARY ALPHA-REV TRT	HARTSOCK JOINT REV TRT	WDN

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
SF	Square Feet	Residential	21780.00	\$26,136

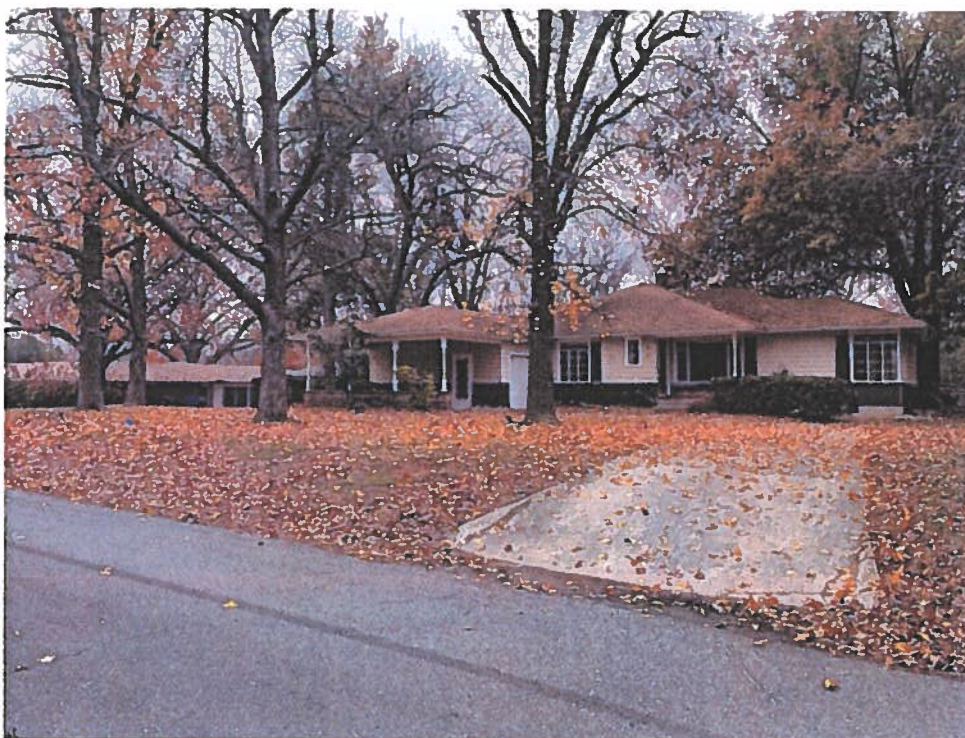




Data last updated: 01/04/2023

EXHIBIT 5

SITE PHOTOGRAPHS



(Fig. 1) Standing on Hoover Street looking Southeast at 902 Hoover



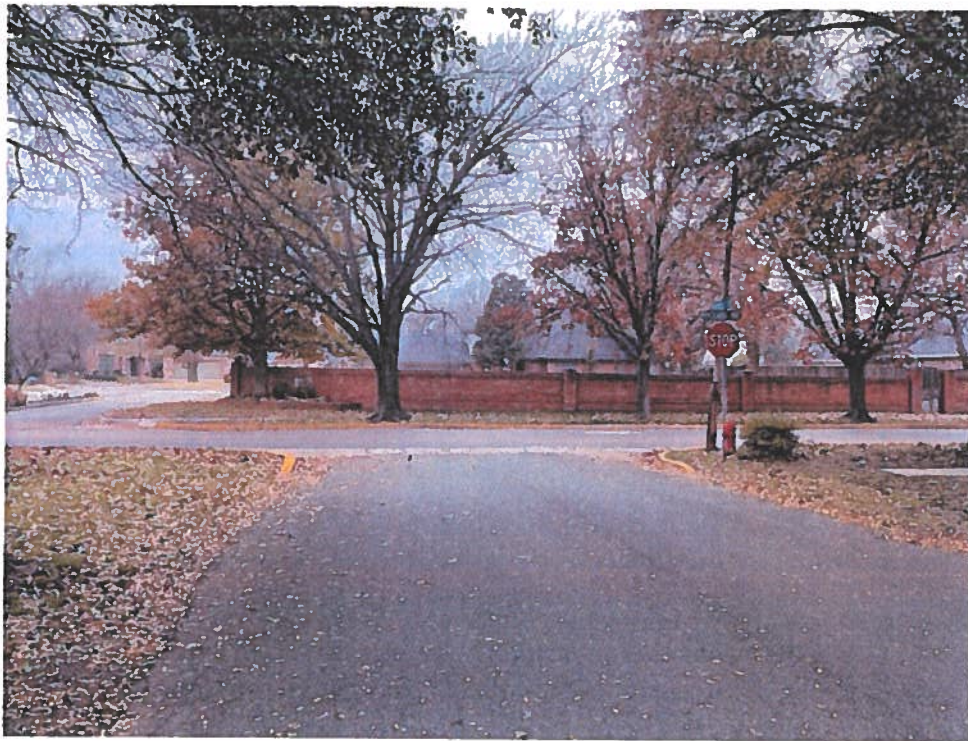
(Fig. 2) Standing on Hoover Street looking Southwest at 902 Hoover



(Fig 3.) Standing in front of 902 Hoover looking West along Hoover Street



(Fig. 4) Standing West of 902 Hoover and looking West along Hoover Street



(Fig. 5) Standing on Hoover Street looking West towards the intersection with Pickard Street



(Fig 6) Standing at the intersection of Picard Street and Hoover Street and looking East along Hoover Street



(Fig. 7) Standing on Hoover Street and looking East along Hoover Street towards 902 Hoover



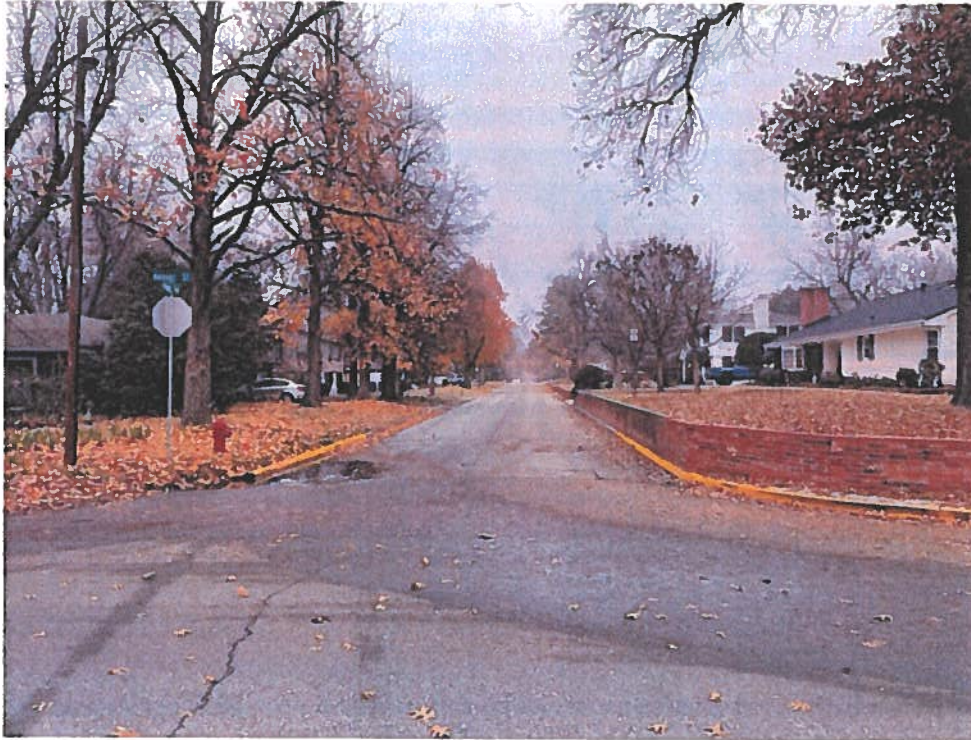
(Fig. 8) Standing on Hoover Street and looking Southeast along Hoover Street towards 902 Hoover



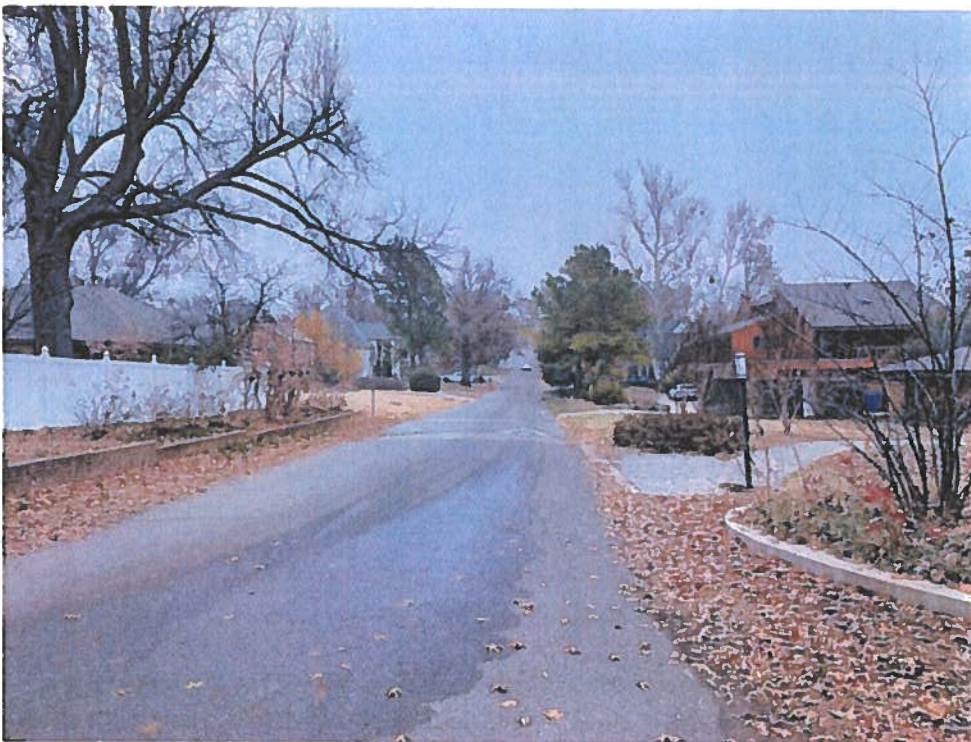
(Fig 9.) Standing on Hoover Street looking East along Hoover Street towards 902 Hoover



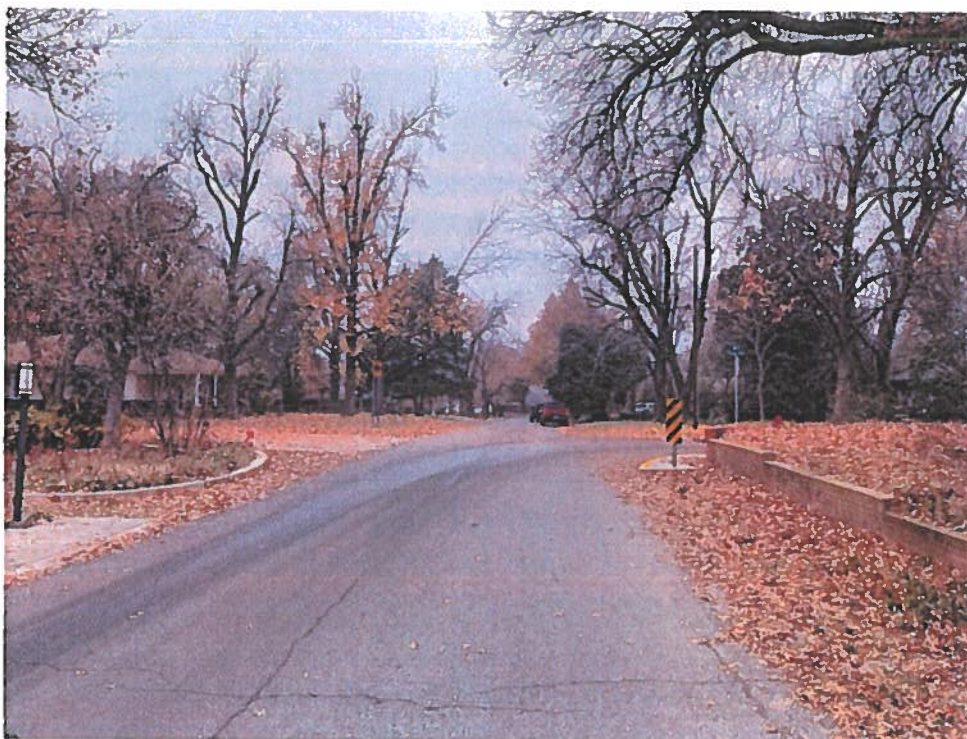
(Fig. 10) Standing in front of 902 Hoover and looking East along Hoover Street towards the intersection with Flood Avenue



(Fig. 11) Standing at the intersection of Flood Avenue and Hoover Street and looking North along Flood Avenue



(Fig 12) Standing just East of the intersection of Flood Avenue and Hoover Street and looking East along Hoover Street



(Fig. 13) Standing East of the intersection of Flood Avenue and Hoover Street and looking West along Hoover Street towards the intersection with Flood Avenue



(Fig. 14) Standing just East of the intersection of Flood Avenue and Hoover Street and looking towards 902 Hoover