



City of Norman

Floodplain Permit Application

Floodplain Permit No. 668

Building Permit No. _____

Date 4/17/2023

FLOODPLAIN PERMIT APPLICATION (\$100.00 Application Fee Required)

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no work is commenced within 2 years of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements and must be included with this floodplain permit application.
7. Applicant hereby gives consent to the City of Norman or his/her representative to access the property to make reasonable inspections required to verify compliance.
8. The following floodplain modifications require approval by the City Council:
 - (a) A modification of the floodplain that results in a change of ten percent (10%) or more in the width of the floodplain.
 - (b) The construction of a pond with a water surface area of 5 acres or more.
 - (c) Any modifications of the stream banks or flow line within the area that would be regulatory floodway whether or not that channel has a regulatory floodplain, unless the work is being done by the City of Norman staff as part of a routine maintenance activity.
9. All supporting documentation required by this application is required along with the permit fee by the submittal deadline. Late or incomplete applications will not be accepted.
10. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT.)

APPLICANT: Marilyn Leflore ADDRESS: 526 South Pickard Ave., Norman, OK

TELEPHONE: 405-887-7387 SIGNATURE: Marilyn Leflore

BUILDER: Brent Swift ADDRESS: 109 E Tonkawa St. Suite 100 Norman, OK 73069

TELEPHONE: 405-831-8222 SIGNATURE: [Signature]

ENGINEER: Earl Gary Keen, PE ADDRESS: P.O. Box 891200, Oklahoma City, OK 73189

TELEPHONE: 405-823-8240 SIGNATURE: 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.

This project, 526 S Pickard Ave. is located on the west side of S. Pickard Ave., approximately 525 feet north of the intersection of Boyd Street and S. Pickard Avenue. A location map is provided.

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY

STRUCTURE TYPE

- | | |
|---|---|
| <input type="checkbox"/> New Structure | <input checked="" type="checkbox"/> Residential (1-4 Family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 Family) |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Non-Residential (Flood proofing? <input type="checkbox"/> Yes) |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Combined Use (Residential & Commercial) |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Manufactured (Mobile) Home |
| <input checked="" type="checkbox"/> Replacement | <input type="checkbox"/> In Manufactured Home Park? <input type="checkbox"/> Yes |

ESTIMATED COST OF PROJECT \$ \$21,690 ^{20,000} 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:

- | | | | |
|--|---------------------------------|--|----------------------------------|
| <input type="checkbox"/> Fill | <input type="checkbox"/> Mining | <input type="checkbox"/> Drilling | <input type="checkbox"/> Grading |
| <input type="checkbox"/> Excavation (Beyond the minimum for Structural Development) | | | |
| <input type="checkbox"/> Watercourse Alteration (Including Dredging and Channel Modifications) | | | |
| <input type="checkbox"/> Drainage Improvements (Including Culvert Work) | | <input type="checkbox"/> Road, Street or Bridge Construction | |
| <input type="checkbox"/> Subdivision (New or Expansion) | | <input type="checkbox"/> 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.

An engineers explanation, recommendation and floodway certification document is provided. The project consists of removing existing wood deck and wood fence and replacement.

Replacement quantities will be somewhat less than quantities removed. No modification to the buildings other than replacement of the deck which is attached to the exterior of the house.

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:

Valley cross-section is attached.

- 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:

But flood elevation is shown on valley cross-section. Not a subdivision or other land development.

- 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:

Contours are provided.

- E. A profile showing the slope of the bottom of the channel or flow line of the stream.

☐ Not Applicable:

A profile of the stream is provided.

- F. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures.

☒ Not Applicable:

But lowest FF of existing residence is shown on the valley cross-section. Not a substantial improvement based on value/ cost. Buildings are not being altered.

- 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:

This is discussed in Engineers recommendation.

- H. For proposed development within any flood hazard area (except for those areas designated as regulatory floodways), certification that a rise of no more than five hundredths of a foot (0.05') will occur on any adjacent property in the base flood elevation as a result of the proposed work. For proposed development within a designated regulatory floodway, certification of no increase in flood levels within the community during the occurrence of the base flood discharge as a result of the proposed work. All certifications shall be signed and sealed by a Registered Professional Engineer licensed to practice in the State of Oklahoma.
- I. A certified list of names and addresses of all record property owners within a three hundred fifty (350) foot radius of the exterior boundary of the subject property not to exceed 100 feet laterally from the Special Flood Hazard Area. The radius to be extended by increments of one hundred (100) linear feet until the list of property owners includes not less than fifteen (15) individual property owners of separate parcels or until a maximum radius of one thousand (1,000) feet has been reached.
- J. A copy of all other applicable local, state, and federal permits (i.e. U.S. Army Corps of Engineers 404 permit, etc).

After completing SECTION 2, APPLICANT should submit form to Permit Staff for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by Permit Staff.)

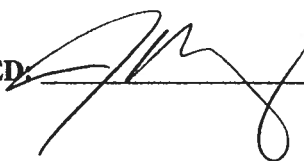
The proposed development is located on FIRM Panel No.: 0280 J, Dated: 1/15/2021

The Proposed Development:

- ☐ Is NOT located in a Special Flood Hazard Area
(Notify the applicant that the application review is complete and NO FLOODPLAIN PERMIT IS REQUIRED).
- ☐ Is located in a Special Flood Hazard Area.
- ☒ The proposed development is located in a floodway.
- ☐ 100-Year flood elevation at the site is 1150.0 Ft. NGVD (MSL) ☐ Unavailable

See Section 4 for additional instructions.

SIGNED: _____



DATE: _____

4/12/2023

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by Permit Staff.)

The applicant must also submit the documents checked below before the application can be processed.

- ☐ Flood proofing protection level (non-residential only) _____ Ft. NGVD (MSL). For flood proofed structures applicant must attach certification from registered engineer.
- ☒ Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- ☐ Certification from a registered engineer that the proposed activity in a regulatory flood plain will result in an increase of no more than 0.05 feet in the height of the 100-year flood (Base Flood Elevation). A copy of all data and calculations supporting this finding must also be submitted.
- ☐ All other applicable federal, state, and local permits have been obtained.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by Floodplain Chairman.)

The proposed activity: (A) ☐ **Is**; (B) ☐ **Is Not** in conformance with provisions of Norman's City Code Chapter 22, Section 429.1. The permit is issued subject to the conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If BOX A is checked, the Floodplain committee chairman may issue a Floodplain Permit.

If BOX B is checked, the Floodplain committee chairman will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Floodplain committee or may request a hearing from the Board of Adjustment.

APPEALS: Appealed to Board of Adjustment: ☐ Yes ☐ No
Hearing date: _____

Board of Adjustment Decision - Approved: ☐ Yes ☐ No

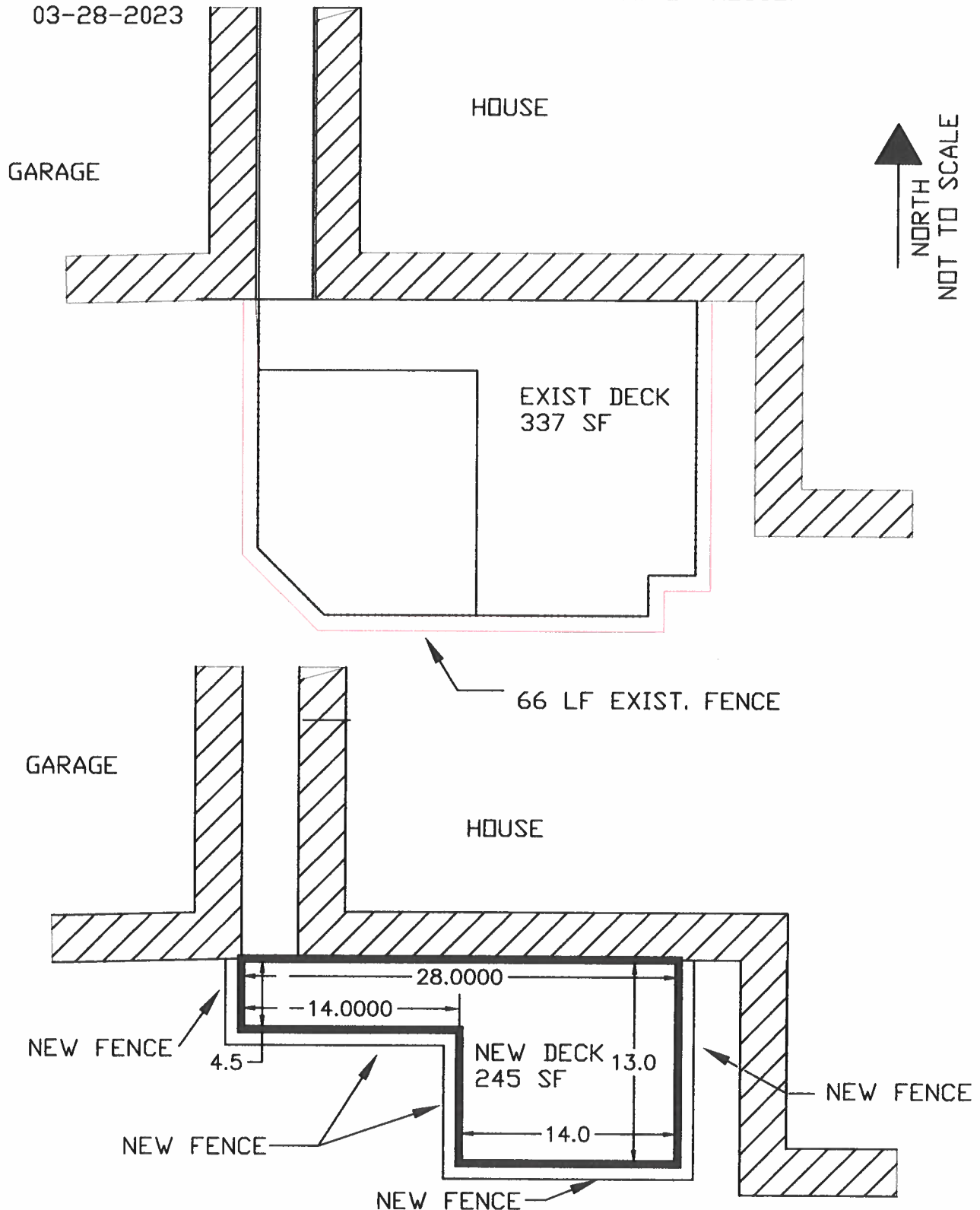
Conditions:

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Occupancy is issued.)

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

NOTE: The completed certificate will be reviewed by staff for completeness and accuracy. If any deficiencies are found it will be returned to the applicant for revision. A Certificate of Occupancy for the structure will not be issued until an Elevation and /or Floodproofing Certificate has been accepted by the City.

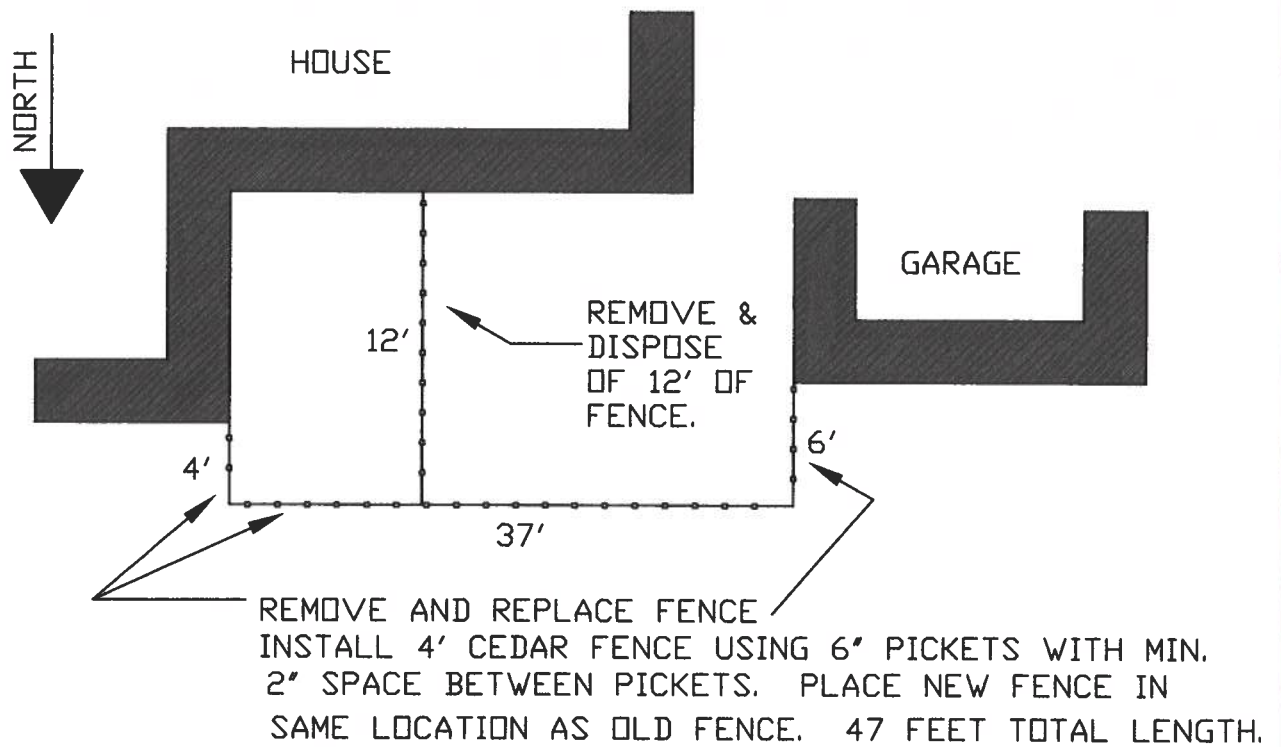
EXHIBIT -----
526 S. PICKARD AVE., NORMAN, OK
DETAILS FOR DECK AND FENCE ON SOUTH SIDE OF HOUSE.
03-28-2023



NOTE: NEW FENCE TO BE INSTALLED ADJACENT TO NEW DECK.
45.5 LF OF 4 FT. CEDAR PICKET FENCE WITH 6" NOMINAL PICKETS AND
MINIMUM OF 2" WIDE SPACE BETWEEN PICKETS.
NEW DECK TO BE CONSTRUCTED USING WEATHER RESISTANT COMPOSITE
MATERIALS THAT ARE RESISTANT TO WEATHER IMPACTS.
THE ELEVATION OF THE TOP OF THE NEW DECK CANNOT BE HIGHER THAN
THE ELEVATION SHOWN IN THE REPORT. ANY SOIL REMOVED MUST BE
TRANSPORTED OUTSIDE THE CITY OF NORMAN FOR DISPOSAL.

EXHIBIT ----

526 S. PICKARD
FENCE ON NORTH SIDE OF RESIDENCE
03-28-2023

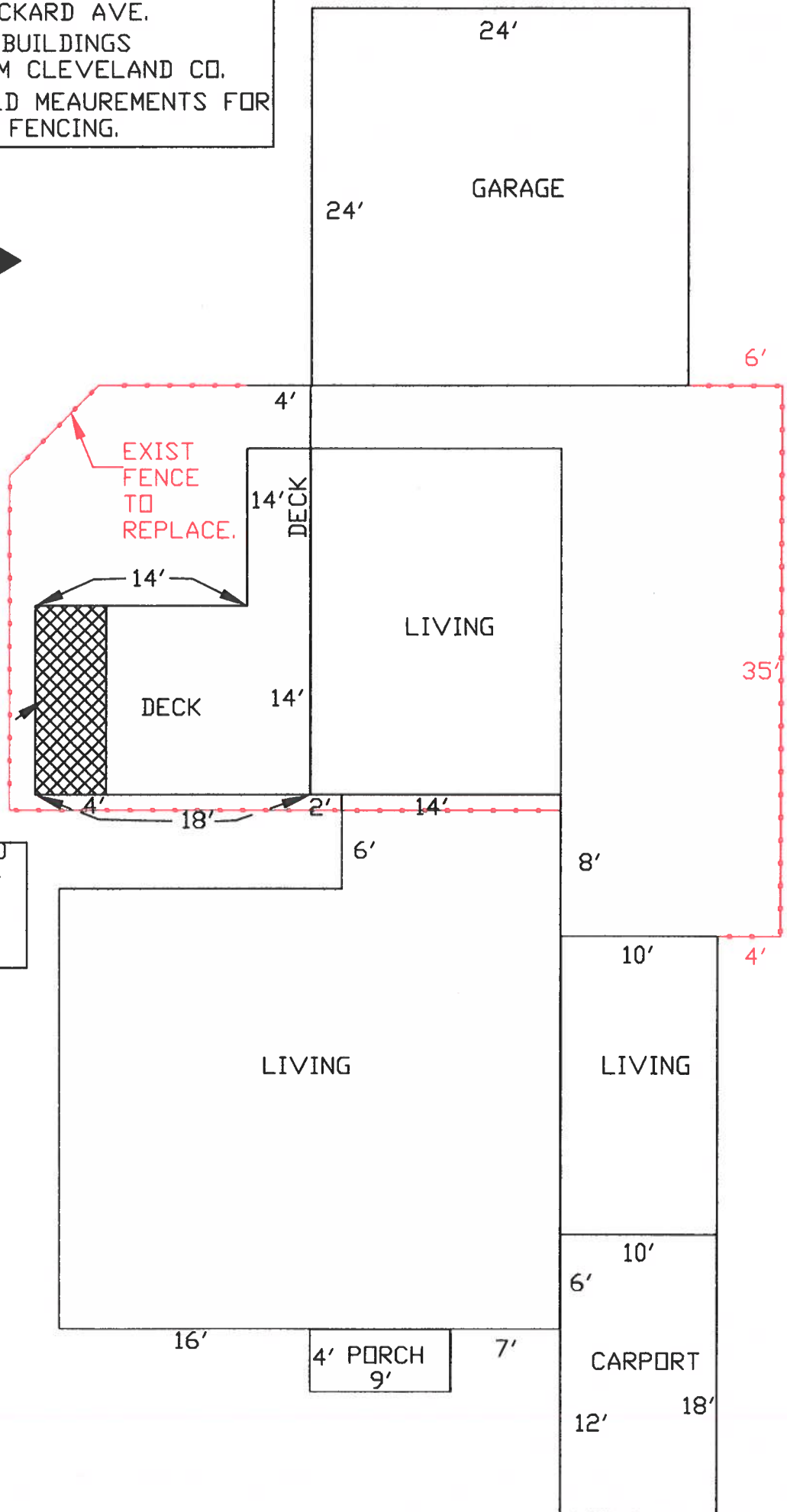


NOT DRAWN TO SCALE

526 S. PICKARD AVE.
EXISTING BUILDINGS
DATA FROM CLEVELAND CO.
PLUS FIELD MEASUREMENTS FOR
DECK AND FENCING.



REMOVE AND
DO NOT RE-
PLACE THIS
PORTION OF
DECK.



Swiftco Development LLC

109 E Tonhawa St. #100
Norman, OK 73069 US
brentswift@gmail.com
www.brentswift.com



Estimate

ADDRESS

Marilyn LeFlore
526 Pickard
Norman, OK 73069

ESTIMATE 1007
DATE 03/27/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Services	Demo existing deck and fencing			1,235.00
	Services	Custom build composite deck +/- ~250 sq ft			8,750.00
	Services	Western Red Cedar Fencing and Gates 75 linear ft			5,625.00
	Services	Removal North Fence 59' +/- 6' tall	1	850.00	850.00
	Services	Replacement of North Fence 47' +/- 6' tall with recommended gaps between pickets	1	5,230.00	5,230.00

TOTAL \$21,690.00

Accepted By

Accepted Date


Brent Swift, 3/29/2023



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAND

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE)
	Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AP
	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 I

GENERAL STRUCTURES

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES

	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

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 3/25/2023 at 8:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Account #: 31847 / Parcel ID:
NC29DELON 1 3001

526 S PICKARD
AVE

CURRENT LEFLORE, SAMUEL
HENRY
526 S Pickard AVE
Norman OK 73069-5534

Current Market Value
\$131,196



50 ft

KEY INFORMATION

Tax Year	2023		
Land Size	0.2100	Land Units	AC
Class	Urban Reside	School District	NORMAN CITY 29
Section	31	Township	9
Range	2W	Neighborhood	DELONG NC29
Legal Description	DELONG S60` OF LOTS 1-2 AND S60` E37 1/2` OF LOT 3 BLK 1		
Mailing Address	LEFLORE, SAMUEL HENRY, 526 S Pickard AVE, Norman, 73069-5534, 73069-5534		

Account #: 31847 / Parcel ID:
NC29DELON 1 3001

**526 S PICKARD
AVE**

CURRENT LEFLORE, SAMUEL
HENRY
526 S Pickard AVE
Norman OK 73069-5534

Current Market Value
\$131,196

Land Value	\$20,000
Gross Assessed Value	\$13,089
Adjustments	\$1,000
Net Assessed Value	\$12,089

[View Taxes for R0031847](#)

RESIDENTIAL

RESIDENTIAL BUILDING (1)

Type	0001	Description	Conventional 1 Story
Quality	Fair Plus	Stories	1.0
Condition	Good	Year Built	1947
Interior	Drywall	Exterior Walls	Frame Masonry Veneer
Full Baths	2	Additional Full Bath	0
Half Baths	0	Three Quarter Baths	0
Total Bathrooms	2.00	Roof Type	Gable
Bedrooms	3	Roof Cover	Comp Shingle
Foundation	Conventional Frame	Floor Cover	Allowance
Cooling	Central H/A	Total Finished Area	1,508

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
07/21/2016	-	5573	147	LEFLORE, MARILYN LOUISE & SAMUEL	LEFLORE, SAMUEL HENRY	QCDF

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
S	Site	Residential	1.00	\$20,000

PERSONAL PROPERTY

BUSINESS NAME
No items to display

VIEW PERSONAL PROPERTY