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ENGINEERING REPORT
5400 WEST FRANKLIN ROAD

This report covers a floodplain permit application covers a project to add a swimming pool at a residence located at 5400 West Franklin Road, Norman, OK. This residence and barn were permitted under a previous Floodplain Permit (No. 609, circa August 2019) and the structures were built in accordance with the permit. Later the ownership of this property changed, and the current owner desires to construct an in-the-ground swimming pool, which will be located immediately south of the existing residence.

In addition, the back yard of this property seems to have never been fine graded because there are many small, shallow depressions that trap rainwater to a depth of one or two inches. The water trapped in these depressions cause the ground to be wet and soggy and somewhat unsuitable for ordinary residential yard use. This proposal to fine grade the yard does not include adding any soil or fill in the floodplain. Part of this back yard is below the BFE by a depth of zero to one and one-half feet. If fine grading generates any surplus material of any kind then this material will be disposed of offsite in a location that is not in a floodplain, as approved by the City's staff. The fine grading will be located south of the existing pool and this area is identified on the site plan.

When the residence and barn were constructed, fill material was placed to elevate pads for both the house and the barn. The permit called for obtaining the fill material onsite. It appears that a pond was constructed near the north-east corner of the property and that the material excavated was used to construct the pads for the barn and house. This engineer did not located any available contours that were generated after this barn and house were constructed; therefore arrangements were made for a surveyor to make a topo survey of this property and generate contours for use in performing a careful analysis of the proposed project. These contours are shown on the site plan submitted with this permit application. And, these contours were utilized to determine the boundary of the 100-year floodplain on the portion of the property being utilized for this project. The existing ground in the area to be covered by the pool and accessories is located almost entirely above the BFE (elevation 1137.0'). Incidentally, the existing floors of the house and barn were verified to be slightly above the required elevation of 1139.0'.

Soil removed for construction of the pool will be transported off the site for disposal and the owner is advised to check with the City staff in regard to determining a suitable disposal site. This engineer estimates that constructing the pool will require placing approximately 16 cubic yards of material within the existing floodplain. Soil excavated for the remainder of the pool may be used for this purpose. However, it will be necessary to remove 16 cubic yards of soil from the floodplain (from below the BFE) at another place on the site. This engineer recommends removing this volume of soil from the north edge of the existing pond that was used for borrow before. Again, the volume of soil that counts is the volume removed form below the elevation of 1137.0'.

Engineer's Certification
5400 West Franklin Road

No net fill material will be placed in the floodplain as a result of the pool construction as fill soil will be removed from a borrow area located onsite. The small reduction in the floodplain area is less than 500 square feet, and this area is minuscule in comparison to the wide floodplain located offsite and nearby. Also, this property is located in the fringe area of the floodplain where the floodwater velocities will be very low.

The fine grading of the back yard (with a box blade) will result in small quantities of soil being removed from the high spots and deposited in low spots and will not result in any net fill being placed in the floodplain.

This property is not located in a regulatory floodway.

If constructed according to the proposed plans, the increase in the BFE at this property or any other properties will minuscule and certainly will be less than 0.05 feet.

Signature

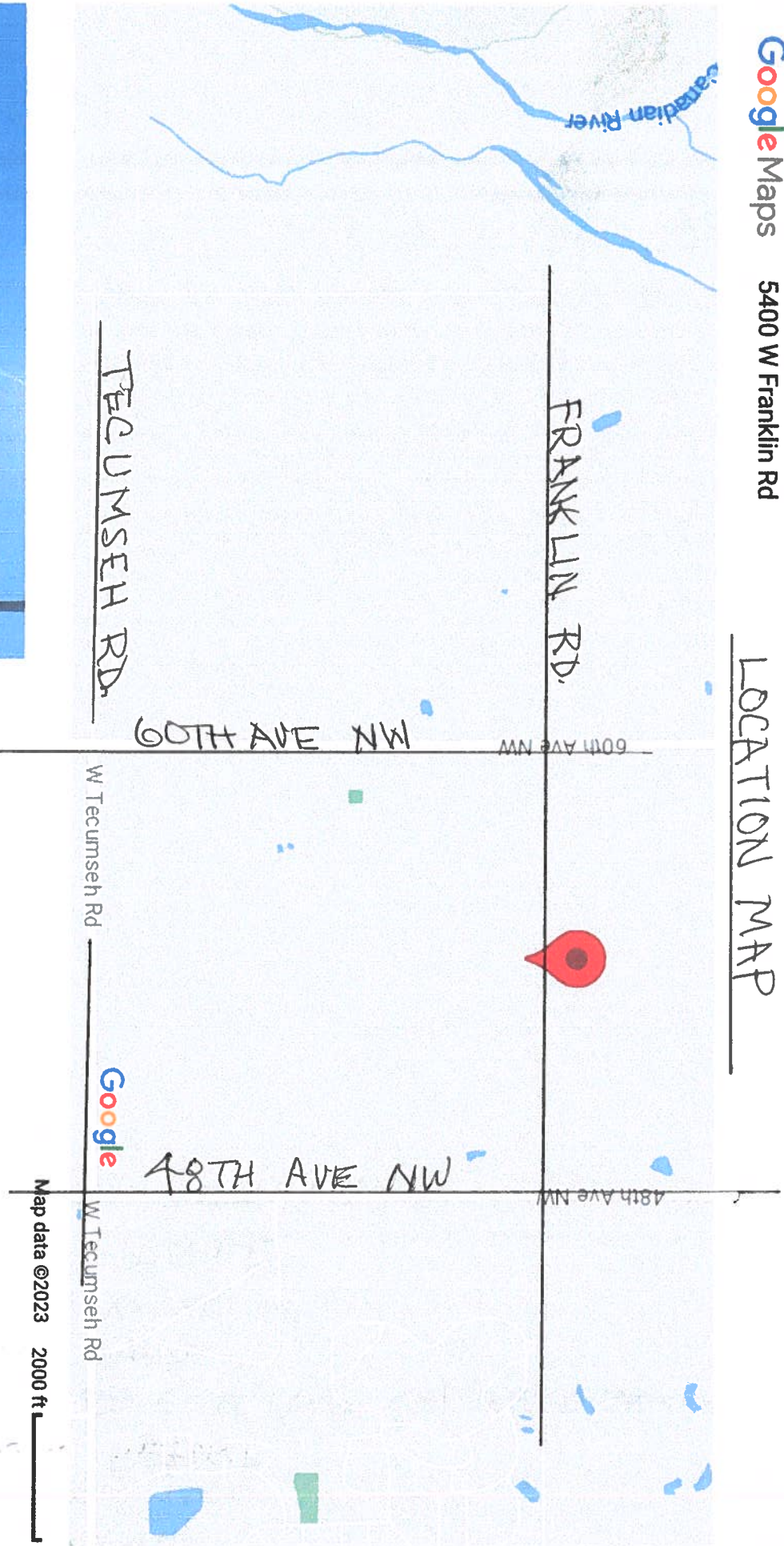
Earl Gary Keen

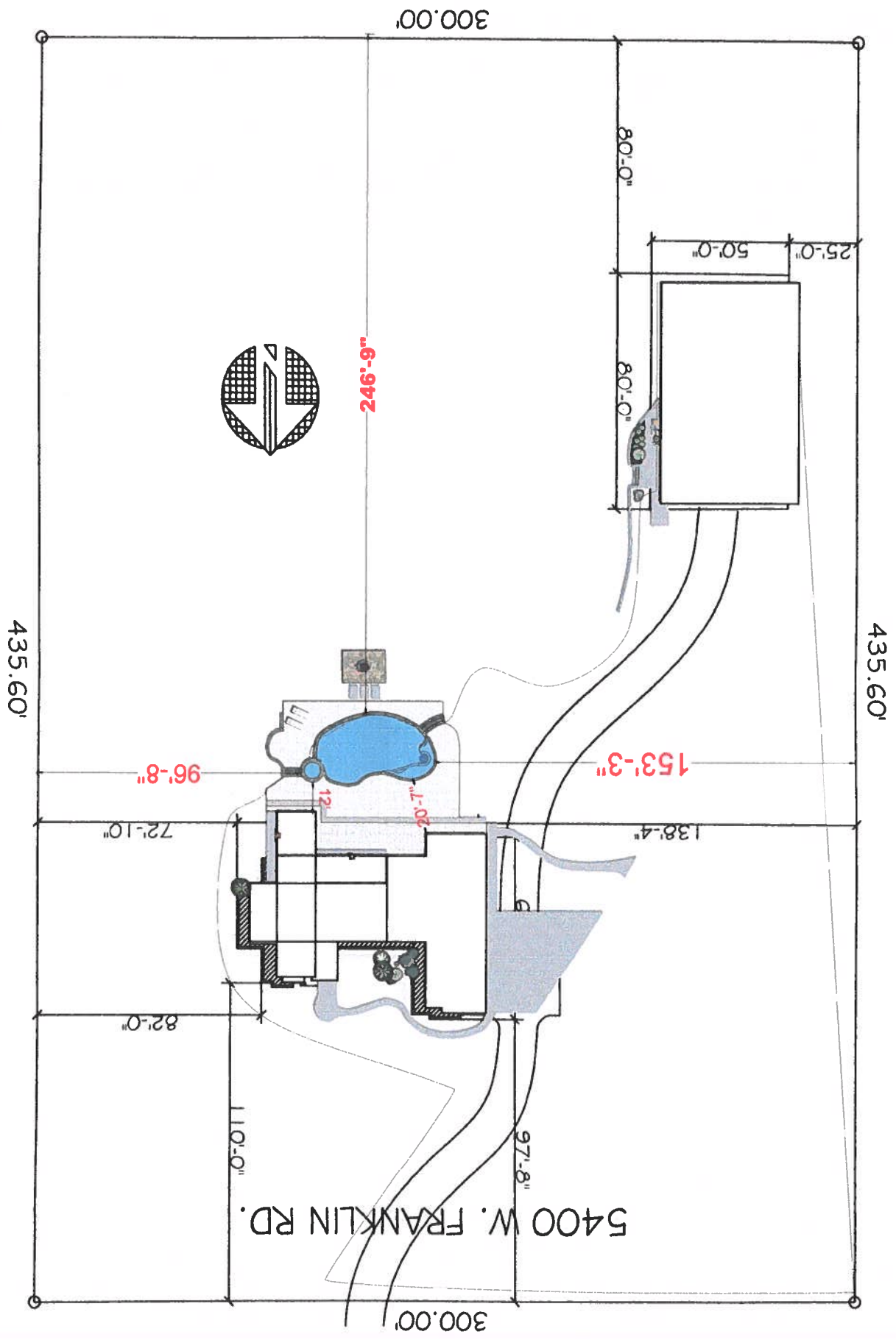
Seal and Date

05/17/2023

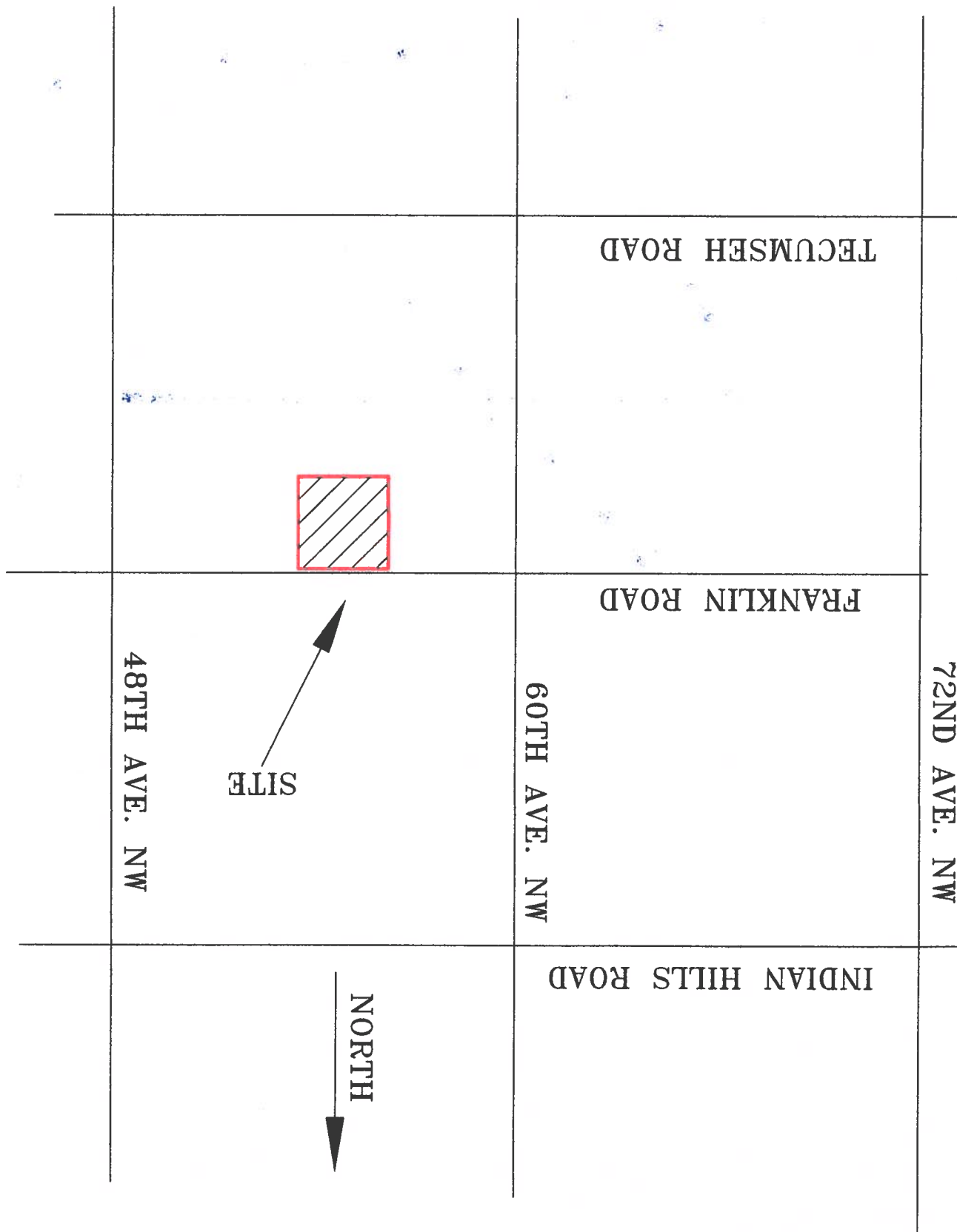


LOCATION MAP





LOCATION MAP
5400 WEST FRANKLIN ROAD



Earth



IMAGE

CLIN RD

Legend






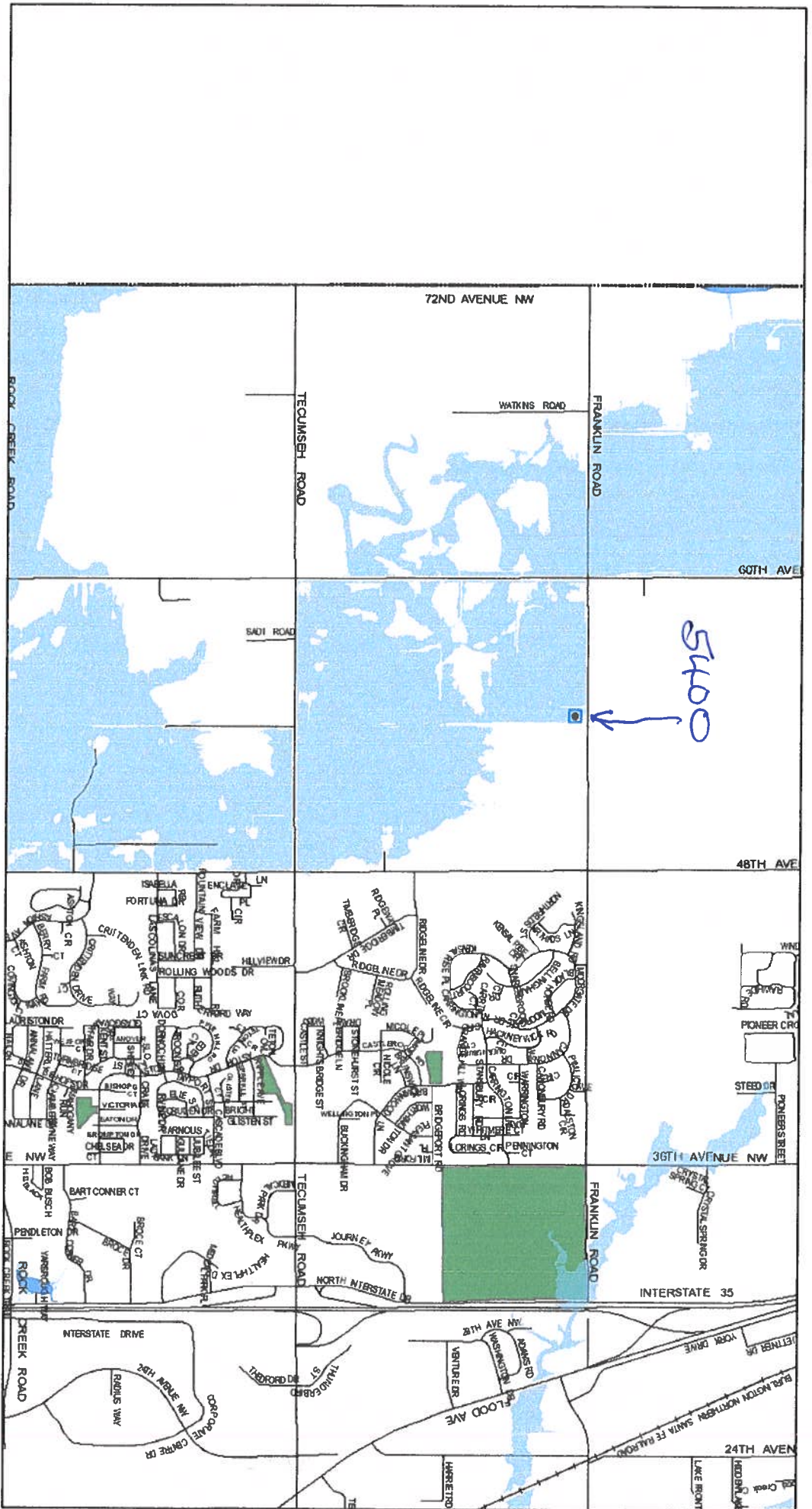
5400 W

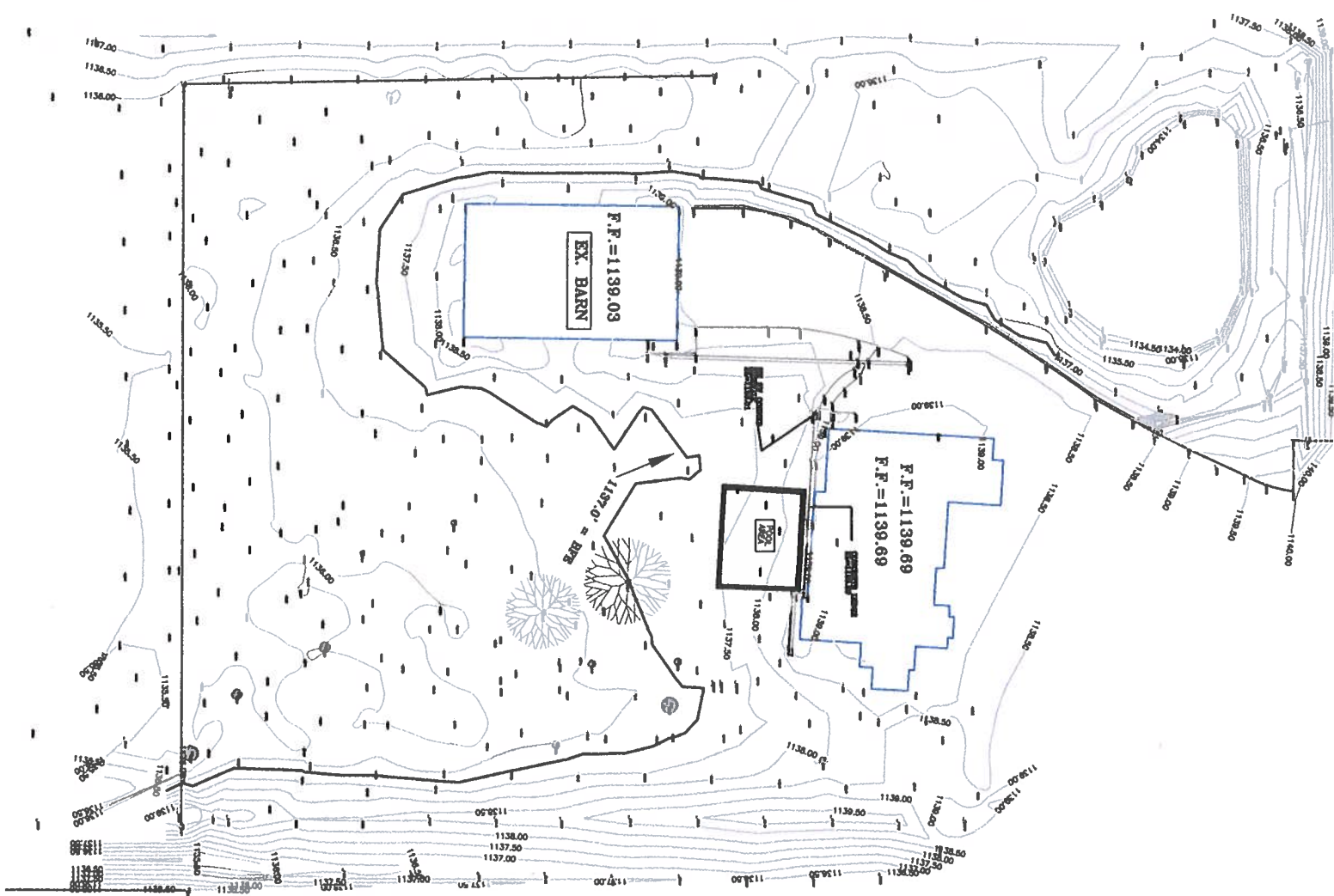
City of Norman WebMap



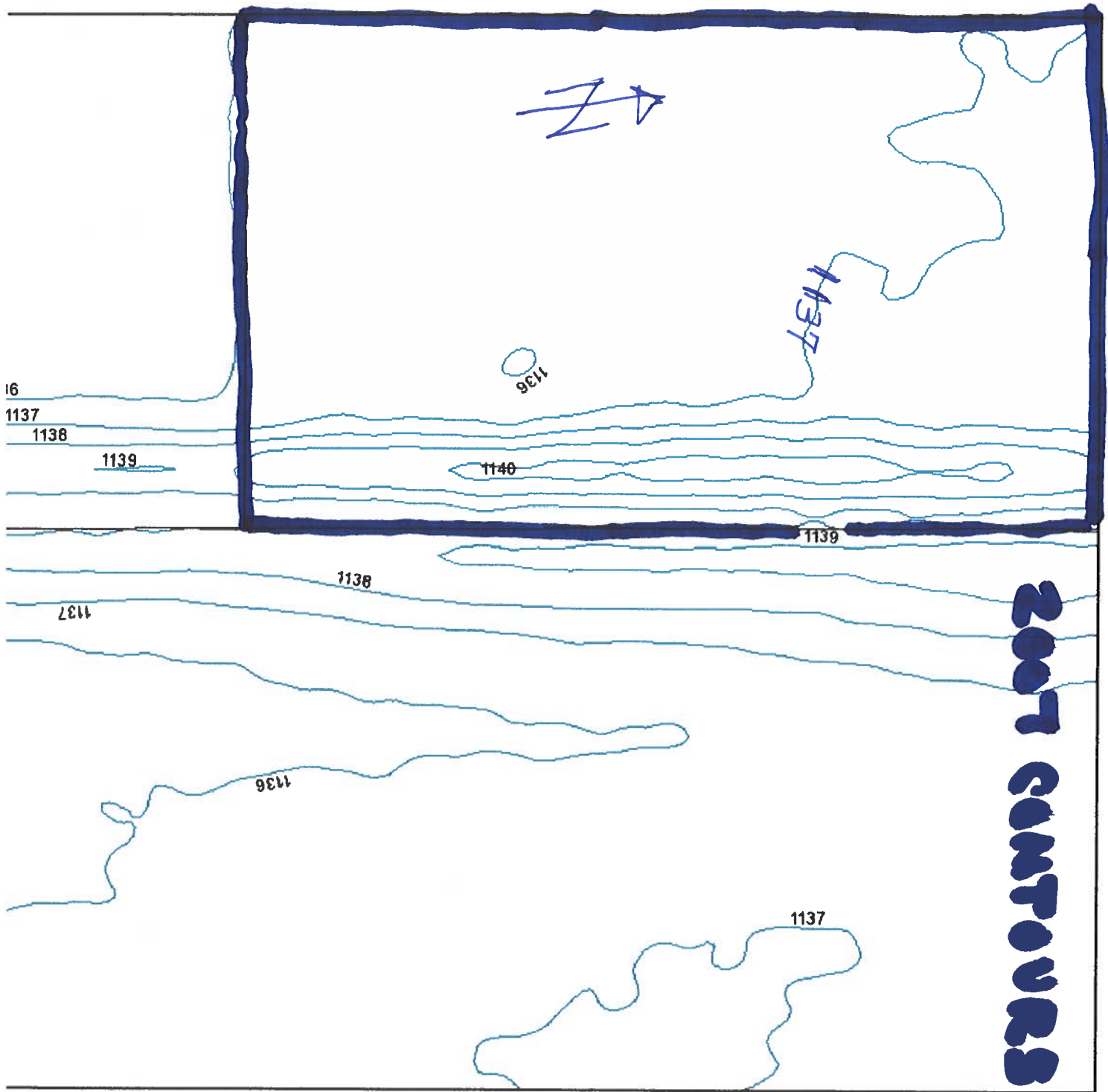
City of Norman WebMap

4/28/2023, 8:40:11 PM
 Flood Hazard Zone  City Boundary 
 100  OU
 Floodway  Park
 Railroad
 Streets





2007 CONTOURS





KEY INFORMATION

2023	Land Size	3.0000	Land Units	AC
	Class	Rural Reside	School District	NORMAN CITY 29
	Section	9	Township	9
	Range	3W	Neighborhood	T9N R3W
	Legal Description	9-3W 3 AC PRT NW/4 BEG NE/4 NW/4 S435.6' W300' N435.6' E300.2' POB		
	Mailing Address	FRANTZ, ROBERT R JR-REV TRT-TRTEE, 5400 W Franklin RD, Norman, 73072-1208, 73072-1208		

ASSESSMENT DETAILS

Market Value	\$610,330
Taxable Value	\$586,153
Land Value	\$54,614
Gross Assessed Value	\$70,238
Adjustments	\$0
Net Assessed Value	\$70,238
View Taxes for 80023369	

RESIDENTIAL

RESIDENTIAL BUILDING (1)

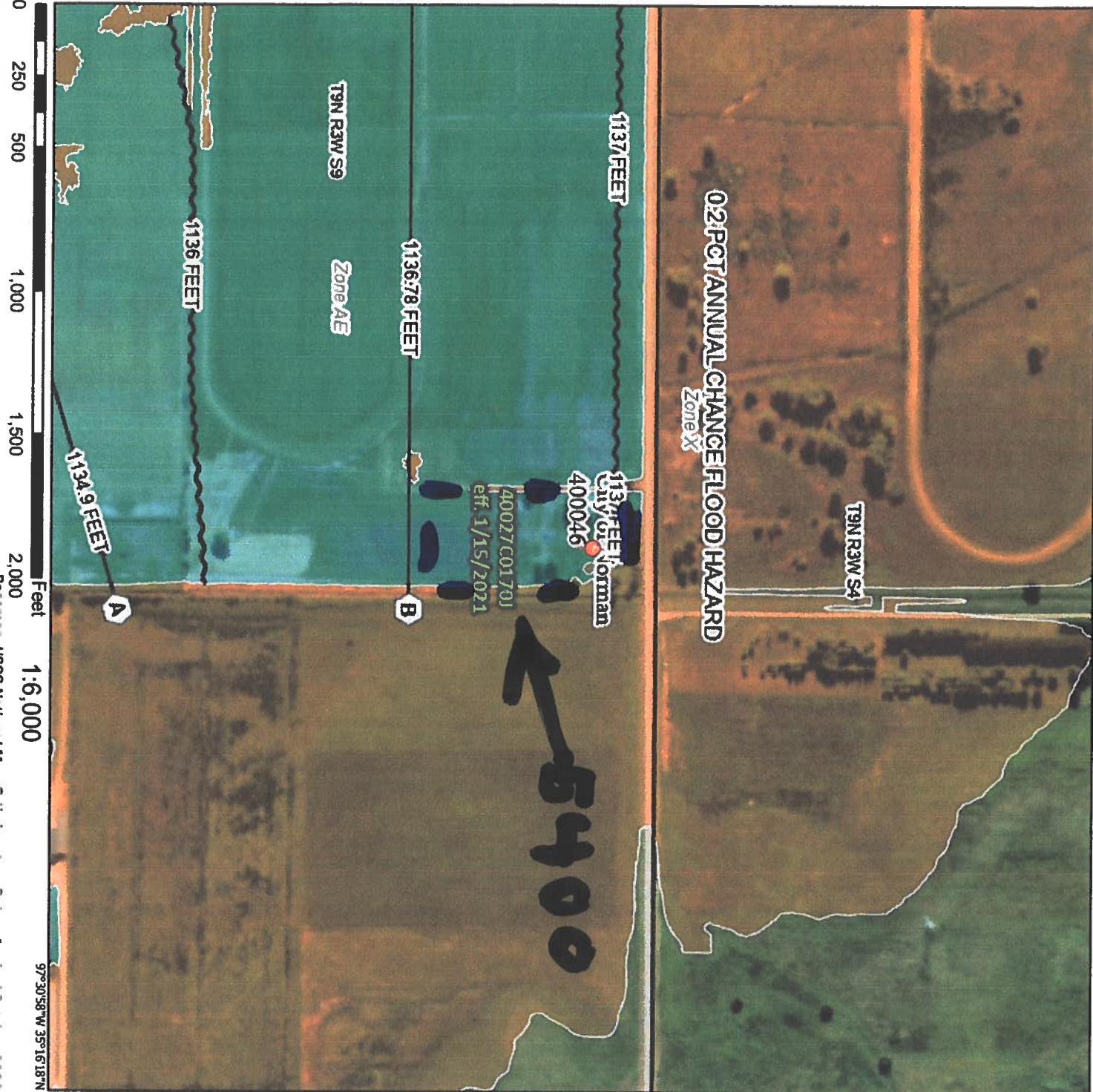
Type	0008	Description	2 Story
Quality	Very Good Minus	Stories	2.0
Condition		Year Built	2021
Interior	Brwall	Exterior Walls	Frame Masonry Veneer
Full Baths	1	Additional Full Bath	2
Half Baths	1	Three Quarter Baths	2
Total Bathrooms	-	Roof Type	Gable
Bedrooms	5	Roof Cover	Comp Shingle
Foundation	Concrete Slab	Floor Cover	Allowance
Cooling	Central H/A	Total Finished Area	3,717

SALES

SALE	DEED	BOOK	PAGE	GRANTOR	GRANTEE	DEED	TYPE
06/12/2019	\$160,000	5934	1013	HOBSON, MICHAEL JAMES & AMY NICOLE	FRANTZ, ROBERT R JR-REV TRT-	WD	
03/16/2011	\$100,000	4852	34	HEITZ, PAMELA LOUISE-UND 1/3 INT HEITZ, PHILIP HOBSON, MICHAEL JAMES & AMY NICOLE	JENNINGS, BRANDON & MELISSA TRTEE	WD	
06/10/2010	\$0	4766	966	HEITZ, MARCIE LYNN-UND 2/3 INT	HEITZ, PHILIP MARC UND 2/3 INT	QCDF	
06/14/2004	\$0	3869	984	HAWKINS, RANDALL	HEITZ, PHILIP LYLE	QCDF	
06/14/2004	\$0	3869	985	HEITZ, PHILIP LYLE	HEITZ, PAMELA LOUISE-UND 1/3	QCDF	
06/14/2004	\$0	3869	986	HEITZ, PHILIP LYLE	HEITZ, MARCIE LYNN-UND 2/3	QCDF	
07/30/1993	\$6,000	2535	971	SELLER	BUYER	WD	
UNIT CODE	DESCRIPTION	ACRES	USE CODE	ACRES / LOTS	USE VALUE	AC	PERSONAL PROPERTY



97°31'35"W 35°16'47"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, A39 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
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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

	Area of Minimal Flood Hazard Zone X
	Effective LOM/Rs
	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 5/8/2023 at 11:20 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, FIRN panel number, and FIRN effective date. Map images for unmapped and unmoderized areas cannot be used for regulatory purposes.



LOOK SE FROM DRIVEWAY



LOOK SOUTH
ALONG DRIVEWAY



LOOK NORTH AT BACK PORCH



NE CORNER OF YARD



LOOK EAST ALONG FRANKLIN



POND AT NE CORNER



AREA NOT DRAINING WELL



— APPROX
AREA OF
POOL



LOOK NW FROM CENTER
OF BACK YARD



LOOKING SOUTH



LOOKING NW



LOOKING NORTH