

Jackson & Jackson Engineering

5350 S. Western Avenue, Suite 210
Oklahoma City, OK 73109
(405) 225-1978

July 9, 2024

City of Norman
Attn: Brenda Hall, City Clerk
P. O. Box 370
Norman, OK 73070

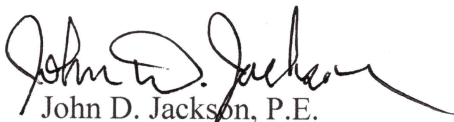
Re: 1711 S. Pickard Avenue
Request for Exception/Exemption
Norman, OK

The owner of 1711 S. Pickard Avenue, Ms. Elizabeth Bevel of Bevel, Gardner & Associates Inc, is proposing a Short Form Plat to divide the existing property at this location into two separate lots. The intent is to remove the existing structure at this location and construct two new single-family residencies on the new lots. Per Section 30-604 of the City of Norman 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 Section 30-503 of the City of Norman City Code has been previously constructed and accepted by the City of Norman, she is requesting a partial exemption from the current standards from the City Council. She is also requesting an exception to the installation of sidewalks as required by Sec. 30-509 of the City Code As required by Section 30-604, an engineer licensed to practice in the State of Oklahoma an is included with this request. The report contains a complete accounting of the infrastructure that has been previously accepted by the City and its ability to service the additional lot that is proposed.

If you have any questions please call me at 225-1978.

Sincerely,

Jackson & Jackson Engineering, Inc


John D. Jackson, P.E.
President

**Engineers Report on Existing Infrastructure
for
1711 Pickard
Norman, Oklahoma**

JACKSON & JACKSON ENGINEERING, INC
5350 S. WESTERN, SUITE 210
OKLAHOMA CITY, OK 73109
(405)225-1978

TABLE OF CONTENTS

INTRODUCTION.....	3
EXISTING WATERLINE INFRASTRUCTURE.....	4
EXISTING SANITARY SEWER INFRASTRUCTURE.....	5
EXISTING STREET PAVEMENT AND DRAINAGE INFRASTRUCTURE.....	6
CONCLUSION	7

EXHIBIT 1: EXISTING FINAL PLAT

EXHIBIT 2: UTILITY EXHIBIT

EXHIBIT 3: DRAINAGE MAP

EXHIBIT 4: CLEVELAND COUNTY ASSESSOR'S PAGE

Engineers Report on Existing Infrastructure for 1711 S. Pickard Ave, Norman, Oklahoma

INTRODUCTION:

The Client, Elizabeth Bevel of Bevel, Gardner & Associates Inc., is proposing a Short Form Plat to divide the existing property at 1711 S. Pickard Avenue into two lots. The intent is to remove the existing structure at this location and construct two new single-family residences. Per Sec. 30-604 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.30-503 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. She is also requesting an exception to the installation of sidewalks as required by Sec. 30-509 of the City Code. As required by Sec.30-604, 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 1711 Pickard is also known in the Cleveland County Oklahoma Assessor's Office as "Valley View Lot 18A AKA Lots 17 and 18, Block 6 " (see attached Exhibit 1 - Existing Final Plat and Exhibit 4 - Cleveland County Assessor's Page). This property is located at the Southeast corner of the intersection of Hardin Drive and S. Pickard Avenue in a well-established neighborhood in South-Central Norman that was platted and constructed in the 1950's.

EXISTING WATERLINE INFRASTRUCTURE

The property at 1711 S. Pickard Avenue is serviced by an existing 6" waterline located along the West side of S. Pickard (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 Southwest corner of the intersection of Woodland Drive 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 1711 Pickard is served by an existing 8" sanitary sewer line located adjacent to the North and West property lines 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 1711 S. Pickard Avenue is served by S. Pickard Avenue and Hardin Street that are existing concrete streets with curbs and gutters. The pavement appears to be in fair condition. Stormwater runoff drains into an existing storm sewer pipes via street inlets and is conveyed to the west.

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 1711 Pickard is located in a well-established neighborhood in South-Central Norman that was platted and constructed in the 1950'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 1711 Pickard, the public infrastructure as required by Sec.30-503 of the City code has been previously constructed and accepted by the City of Norman except for sidewalks. She is requesting an exception to the installation of sidewalks as required by Sec. 30-509 of the City Code. 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).

John D. Jackson
John D Jackson, P.E.

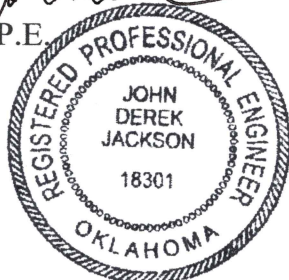
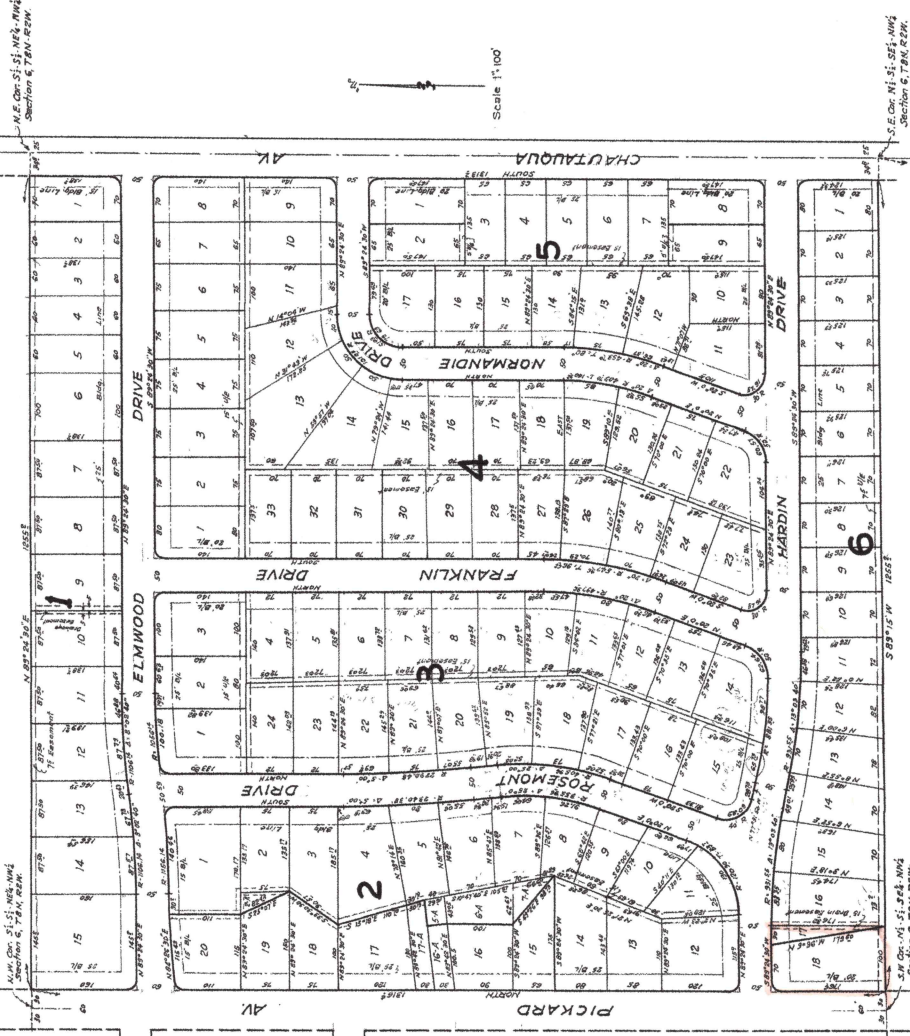


EXHIBIT 1 - EXISTING FINAL PLAT

REPLAT OF VALLEY VIEW ADDN.

NORMAN, OKLAHOMA

SAID ADDN. BEING THE N1/2-S1/2-SE1/4-NM1/2 AND THE S1/2-S1/2-NE1/4-NE1/4 SEC. 6-T8N-R2W.



Lot Line Adj
Lot 9 & part of 8 Blk 1
Bk 1722 Pg 504
Lot 17 & 18 Blk 6
Now 18A
Blk 3407 Pg 1216
Lot 5A, 16A, 17A 6A & 17B
Now 16B & 17B
Bk 3418 Pg 1356

All Block Owners have 15 ft. Road unless shown otherwise.

4-1-37
STATE OF OKLAHOMA
FILED FOR RECORD
JULY 14 1937
H. C. JONES, CLERK
HELEN JANSING, CLERK
Notary Public

S.E. Cor. N1/2-S1/2-NE1/4
Section 6, T8N, R2W.

N.E. Cor. S1/2-S1/2-NE1/4
Section 6, T8N, R2W.

OWNERS' CERTIFICATE & DEDICATION

We, the undersigned, owners of property in Valley View Addition to the City of Norman, Oklahoma, do hereby certify that the plat of the Register of Deeds of Cleveland County, Oklahoma, showing the property in Valley View Addition to the City of Norman, Oklahoma, and the lots therein, and the names of the owners of the lots therein, as shown on the plat, is correct and true, and that the same is in accordance with the original survey thereof made under my supervision and that the monuments shown thereon actually exist and their respective positions are correctly shown.

I, W. W. Nichols, a Licensed Professional Engineer, hereby certify that the monuments shown thereon actually exist and their respective positions are correctly shown.

State of Oklahoma } do
County of Oklahoma } before me, the undersigned, a Notary Public in and for said County and State, on the 24 day of May, 1934, personally appeared W. W. Nichols,
to me known to be the identical person, who subscribed his name to the within and foregoing instrument and acknowledged to me that he executed the same for the
free and voluntary purpose of the premises therein set forth and he acknowledged the same to me in my presence and in the presence of the other signers of the same and he acknowledged the same to me in my presence and in the presence of the other signers of the same on the 24 day of May, 1934.

My commission expires July 18, 1934.

E. F. Foreman
R. E. Foreman
L. J. Foreman
S. E. Foreman
J. E. Foreman
A. E. Foreman
M. E. Foreman
C. E. Foreman
W. E. Foreman
T. E. Foreman
G. E. Foreman
K. E. Foreman
L. E. Foreman
J. E. Foreman
I. E. Foreman
H. E. Foreman
F. E. Foreman
D. E. Foreman
S. E. Foreman
R. E. Foreman
Q. E. Foreman
P. E. Foreman
O. E. Foreman
N. E. Foreman
M. E. Foreman
L. E. Foreman
K. E. Foreman
J. E. Foreman
I. E. Foreman
H. E. Foreman
G. E. Foreman
F. E. Foreman
E. E. Foreman
D. E. Foreman
C. E. Foreman
B. E. Foreman
A. E. Foreman

CITY PLANNING COMMISSION APPROVAL

Secretary of the City Planning Commission, Norman, Oklahoma, do hereby certify that the said Commission duly approved the proposed replat of Valley View Addition, Norman, Oklahoma, as shown on the plat of the Register of Deeds of Cleveland County, Oklahoma, and the lots therein, and the names of the owners of the lots therein, as shown on the plat, is correct and true, and that the same is in accordance with the original survey thereof made under my supervision and that the monuments shown thereon actually exist and their respective positions are correctly shown.

I, W. W. Nichols, a Licensed Professional Engineer, hereby certify that the monuments shown thereon actually exist and their respective positions are correctly shown.

State of Oklahoma } do
County of Oklahoma } before me, the undersigned, a Notary Public in and for said County and State, on the 24 day of May, 1934, personally appeared W. W. Nichols,
to me known to be the identical person, who subscribed his name to the within and foregoing instrument and acknowledged to me that he executed the same for the
free and voluntary purpose of the premises therein set forth and he acknowledged the same to me in my presence and in the presence of the other signers of the same and he acknowledged the same to me in my presence and in the presence of the other signers of the same on the 24 day of May, 1934.

My commission expires July 18, 1934.

APPROVED BY THE CITY COMMISSION, NORMAN, OKLAHOMA, THIS 15th DAY OF JULY, 1934.

ATTEST: J. C. Foreman
City Clerk

Mayor: J. C. Foreman

Secretary: Ralph Furton

SURVEYOR'S CERTIFICATE

I, W. W. Nichols, a Licensed Professional Engineer, hereby certify that the monuments shown thereon actually exist and their respective positions are correctly shown.

State of Oklahoma } do
County of Oklahoma } before me, the undersigned, a Notary Public in and for said County and State, on the 24 day of May, 1934, personally appeared W. W. Nichols,
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free and voluntary purpose of the premises therein set forth and he acknowledged the same to me in my presence and in the presence of the other signers of the same and he acknowledged the same to me in my presence and in the presence of the other signers of the same on the 24 day of May, 1934.

My commission expires July 18, 1934.

EXHIBIT 2 - WATER AND SANITARY SEWER UTILITY



HARDIN DR
S PICKARD AVE

S PICKARD AVE

WOODLAND DR

WOODLAND ADD CORR

WESTBROOKE TERRACE



S PICKARD AVE

S PICKARD AVE

WOODLAND DR

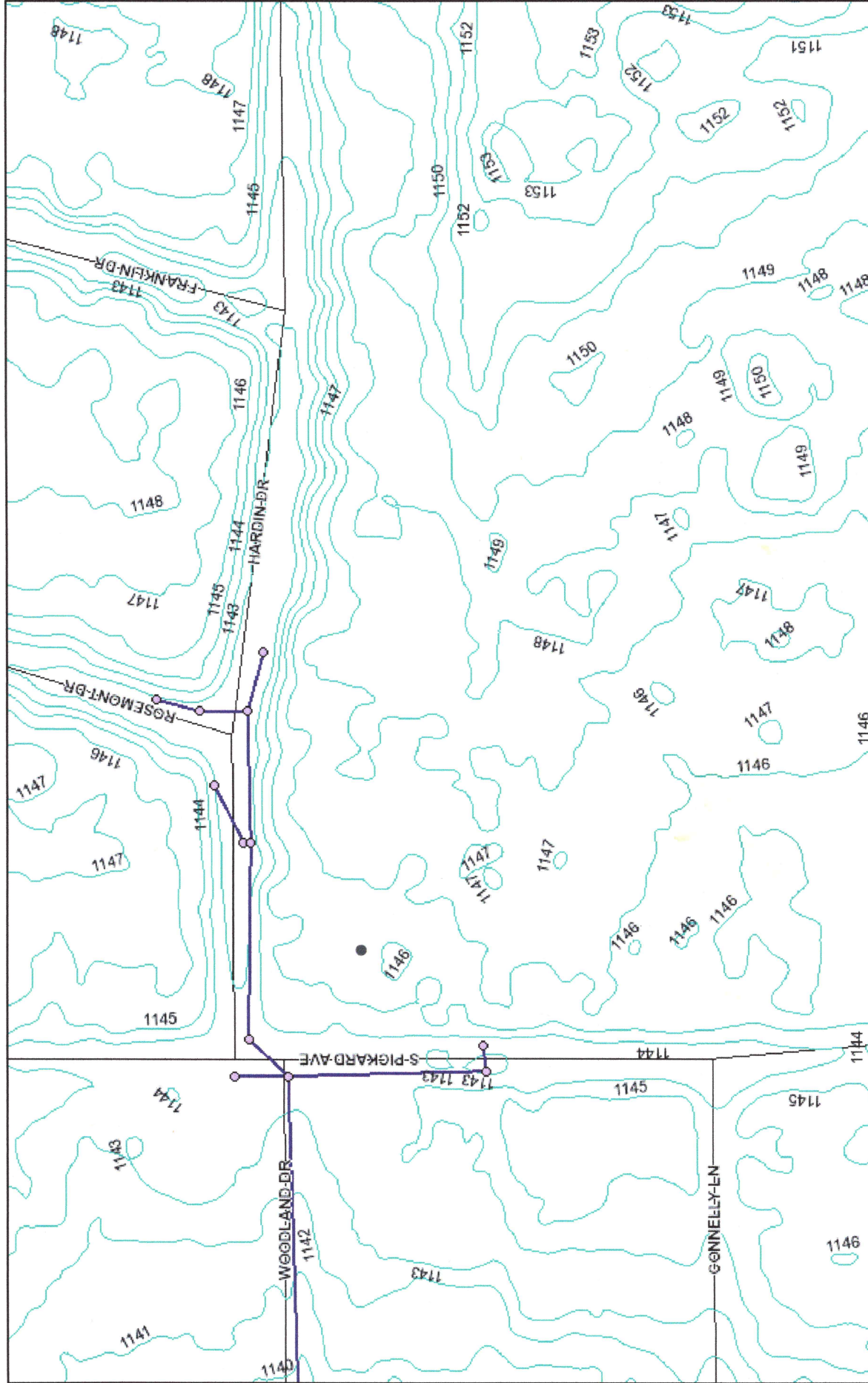
WOODLAND ADD CORR

WOODLAND DR

WESTBROOKE TERRACE

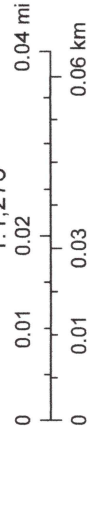
EXHIBIT 3 - DRAINAGE MAP

City of Norman WebMap



6/20/2024, 8:41:09 PM

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- Contour Labels (10,000+)
- Storm Drainage Lines
- Storm Drainage Points
- Storm Drainage Area
- Centerline Labels (10,000+)
- OU
- Park
- Lake Thunderbird
- Railroad
- Streets

City of Norman, GIS Services Division

City of Norman, Interactive Map
 The City of Norman assumes no responsibility of errors or omissions in the information presented.

EXHIBIT 4 – CLEVELAND COUNTY ASSESSOR'S PAGE



Cleveland County Oklahoma Assessor's Office

Account #: 119362 / Parcel ID: NC29VALVW 6
18A001
1711 S PICKARD AVE

CURRENT TBI, LLC
1007 S PICKARD SHL
NORMAN OK 73072

Current Market Value
\$269,796

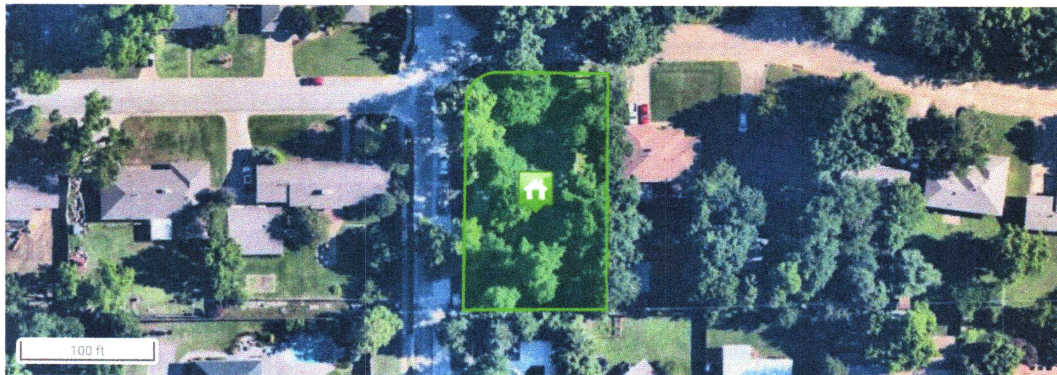
KEY INFORMATION

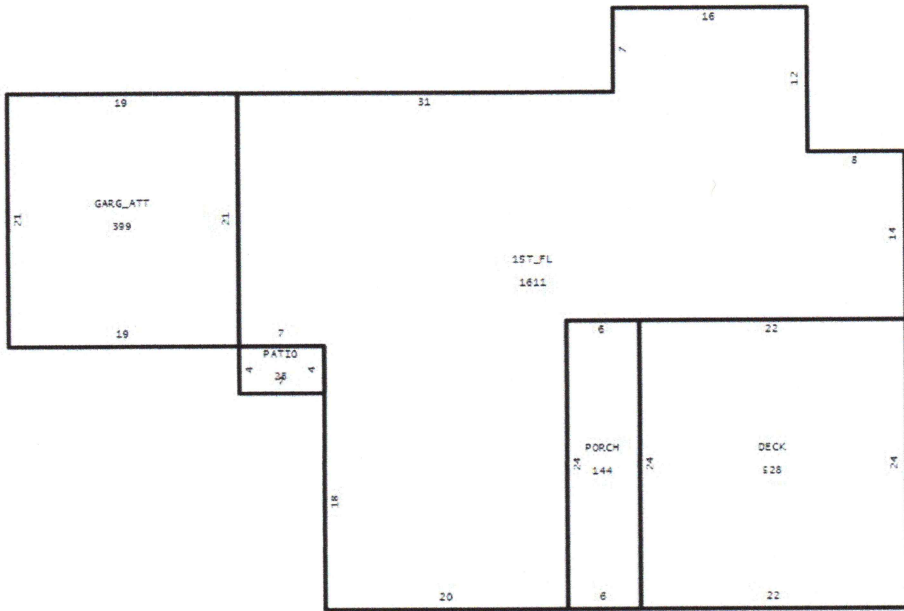
Tax Year	2024		
Land Size	0.41000	Land Units	AC
Class	Urban Reside	School District	NORMAN CITY 29
Section	6	Township	8
Range	2W	Account Type	Residential
Legal Description	VALLEY VIEW LT 18A AKA LTS 17 AND 18 DES BEG SW/C LT 18 N177.12' E100' S176.32' W100' BLK 6		
Mailing Address	TBI, LLC, 1007 S PICKARD SHL, NORMAN, 73072, 73072		

ASSESSMENT DETAILS

Market Value	\$269,796
Taxable Value	\$171,380
Land Value	\$87,570
Gross Assessed Value	\$20,565
Adjustments	\$1,000
Net Assessed Value	\$19,565

[View Taxes for R0119362](#)





Data last updated: 06/19/2024