




office memorandum

Date: August 4, 2020
To: Brenda Hall, City Clerk
From: Nathan Madenwald, P.E., Capital Projects Engineer 
Subject: Consent to Encroach 2021-3
(816 Cedarbrook Drive – Block 5, Lot 7, Brookhaven Addition, Section 31)

Existing platted utility easements (10 feet in width) lies along the west property line of the subject property and an additional easement (10 feet in width) is platted for the abutting property owner to the west for a total easement of 20 feet. The applicant proposes to encroach into said easement to install a retaining wall to improve drainage. An existing pergola is also partially located in the easement.

No water or sanitary sewer facilities are located within the easement for the above property. An existing 8-inch PVC sanitary sewer line is located within the easement for the abutting property owner at an average depth of 7 feet. The existing water lines are located out in the right-of-way for Harrogate Drive and Cedarbrook Drive.

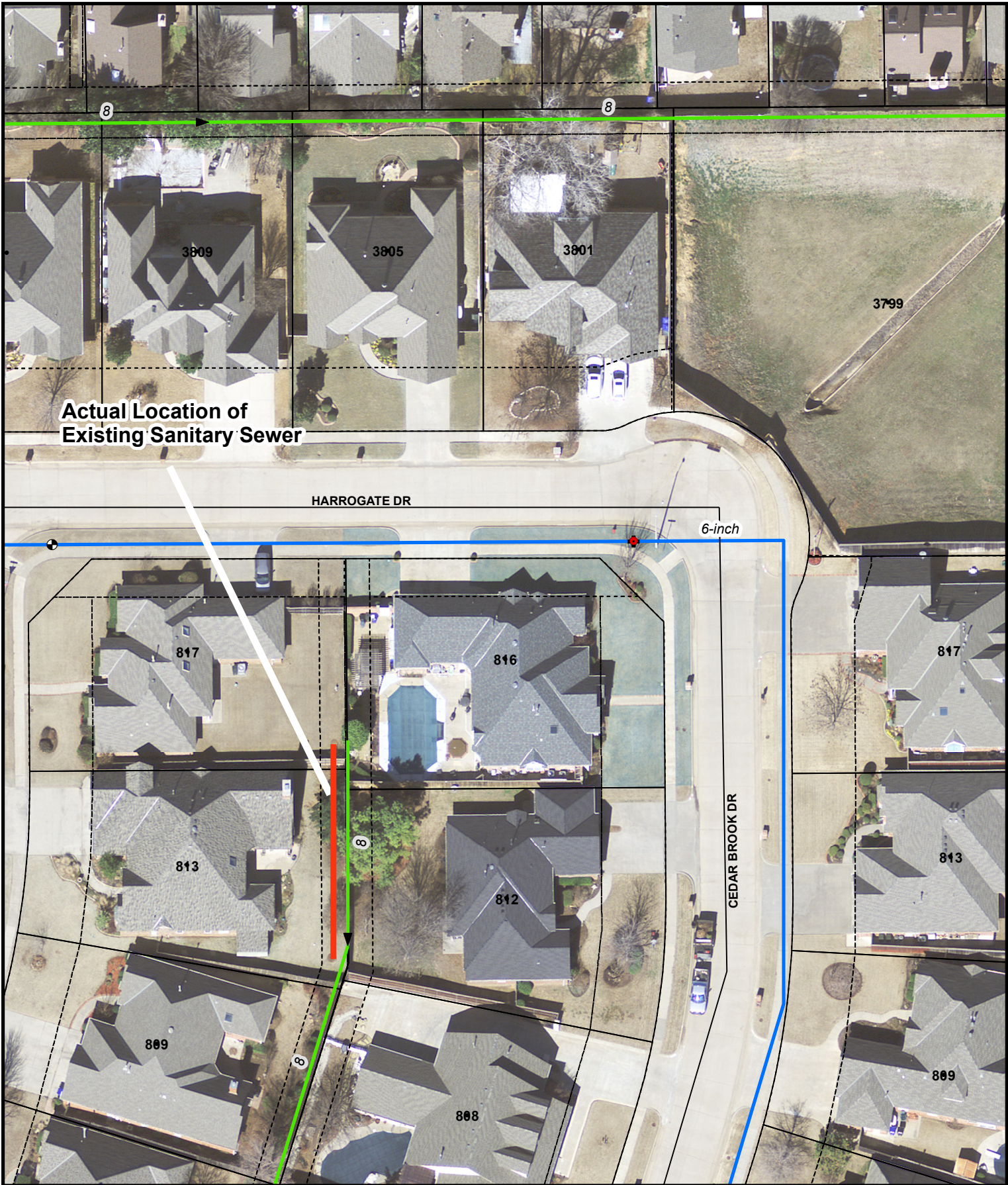
The Utilities Authority objects to all encroachments on utility easements. However, if the applicant agrees to the following requirements with consent document filed of record on the property for the duration that the private improvements and the encroachment are in place, NUA staff will not oppose a recommendation for approval:

1. The property owner will be responsible for the cost to repair any damages to the City's utilities caused by any excavation, piercing or other construction activities conducted by the property owner or his agents.
2. The property owner will be responsible for the cost the City incurs to remove any fence, curb, landscaping, retaining wall, pergola, and/or any other structure if needed to maintain or repair NUA facilities.
3. The property owner will be responsible for the cost to repair or replace any fence, curb, landscaping, retaining wall, pergola, or any other structure after such repairs.
4. The property owner will waive and release any claims against the City for any damages to the residence and related improvements caused by failure or repair and maintenance of the City's utilities within the easement area.


Please advise if questions arise.

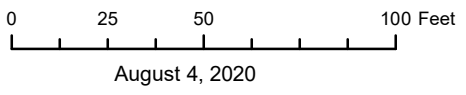
Attachments: Map of Existing Water and Sanitary Sewer Lines
Brookhaven Addition, Section 31 Plat – Sheet 2
Brookhaven Addition, Section 31 Sewer Plans – Sheet 3
Brookhaven Addition, Section 31 Paving, Drainage & Water Plans – Sheet 4

cc: Ken Danner
Ken Komiske
Chris Mattingly
Utilities Folder
Kathryn Walker
Beth Muckala
Sarah Encinias



Consent to Encroachment - 2021-3 - 816 Cedar Brook Drive


 Map Produced by the City of Norman Geographic Information System.
 The City of Norman assumes no responsibility for errors or omissions in the information presented.



- WMains
- Lift Station
- ▶ Force Main
- ▶ Gravity Sewer Main

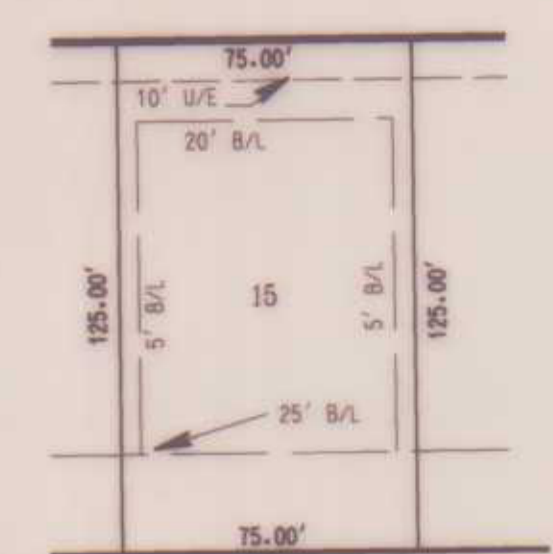
August 4, 2020

Don Bird

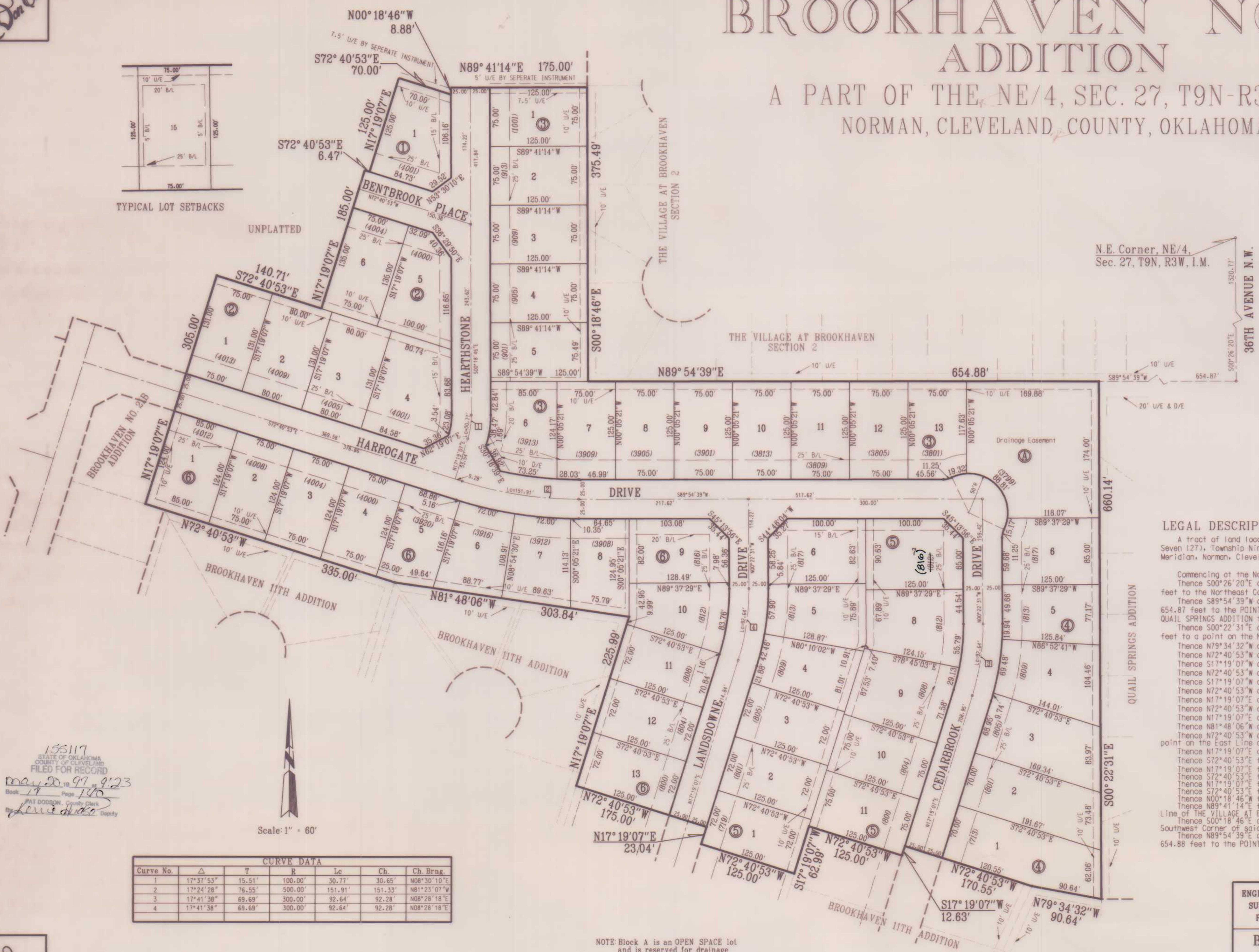
Don Bird

BROOKHAVEN NO. 31 ADDITION

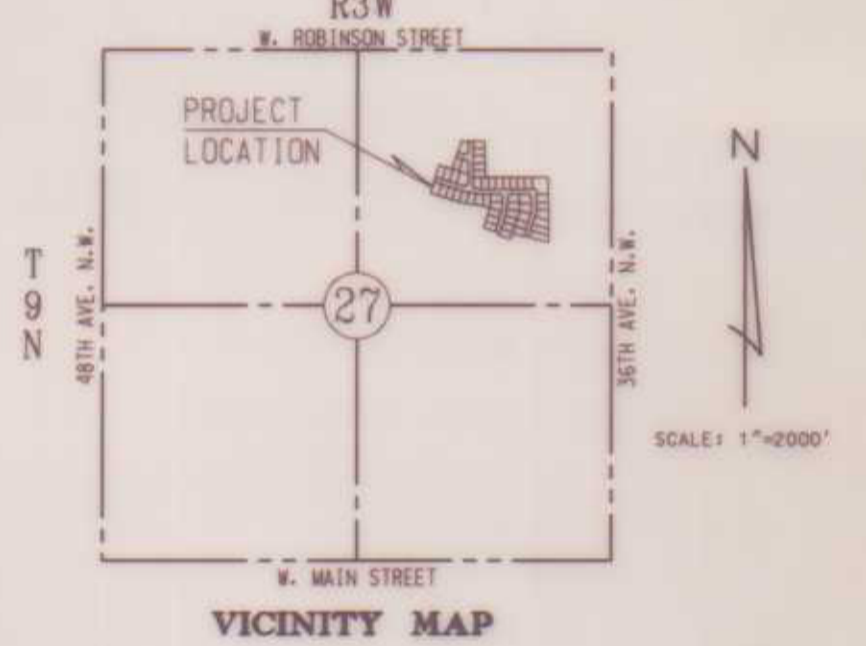
A PART OF THE NE/4, SEC. 27, T9N-R3W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



TYPICAL LOT SETBACKS



N.E. Corner, NE/4,
Sec. 27, T9N, R3W, I.M.



LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter (NE/4) of Section Twenty Seven (27), Township Nine (9) North, Range Three (3) West, of the Indian Meridian, Norman, Cleveland County, Oklahoma, described as follows:
Commencing at the Northeast Corner of said Section 27;
Thence 500°26'20"E on the East Line of said NE/4 for a distance of 1320.77 feet to the Northeast Corner of QUAIL SPRINGS ADDITION to Norman, Oklahoma;
Thence S89°54'39"W on the North Line of said addition for a distance of 654.87 feet to the POINT OF BEGINNING said point being the Northwest Corner of QUAIL SPRINGS ADDITION to Norman, Oklahoma;
Thence S00°22'31"E on the West Line of said addition for a distance of 660.14 feet to a point on the North Line of BROOKHAVEN 11TH ADDITION to Norman, Oklahoma;
Thence N79°34'32"W on said North Line for a distance of 90.64 feet;
Thence N72°40'53"W on said North Line for a distance of 170.55 feet;
Thence S17°19'07"W on said North Line for a distance of 12.63 feet;
Thence N72°40'53"W on said North Line for a distance of 125.00 feet;
Thence N17°19'07"E on said North Line for a distance of 23.04 feet;
Thence N72°40'53"W on said North Line for a distance of 175.00 feet to the Southwest Corner of said addition;
Thence N89°54'39"E on the South Line of said addition for a distance of 654.88 feet to the POINT OF BEGINNING, containing 14.95 acres, more or less.

155117
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
MAY 20 1999 9:23
Book 14 Page 140
PAT DODD, County Clerk
D. L. DODD, Deputy

Scale: 1" = 60'

Curve No.	Δ	T	R	Lc	Ch.	Ch. Brng.
1	17°31'53"	15.51'	100.00'	30.77'	30.65'	N08°30'10"E
2	17°24'28"	76.55'	500.00'	151.91'	151.33'	N81°23'07"W
3	17°41'38"	69.69'	300.00'	92.64'	92.28'	N08°28'18"E
4	17°41'38"	69.69'	300.00'	92.64'	92.28'	N08°28'18"E

NOTE: Block A is an OPEN SPACE lot and is reserved for drainage and Storm Water Detention. A drainage easement is granted for the entire Block A.

ENGINEERS
SURVEYORS
PLANNERS

CLOUR
Engineering of Oklahoma, Inc.

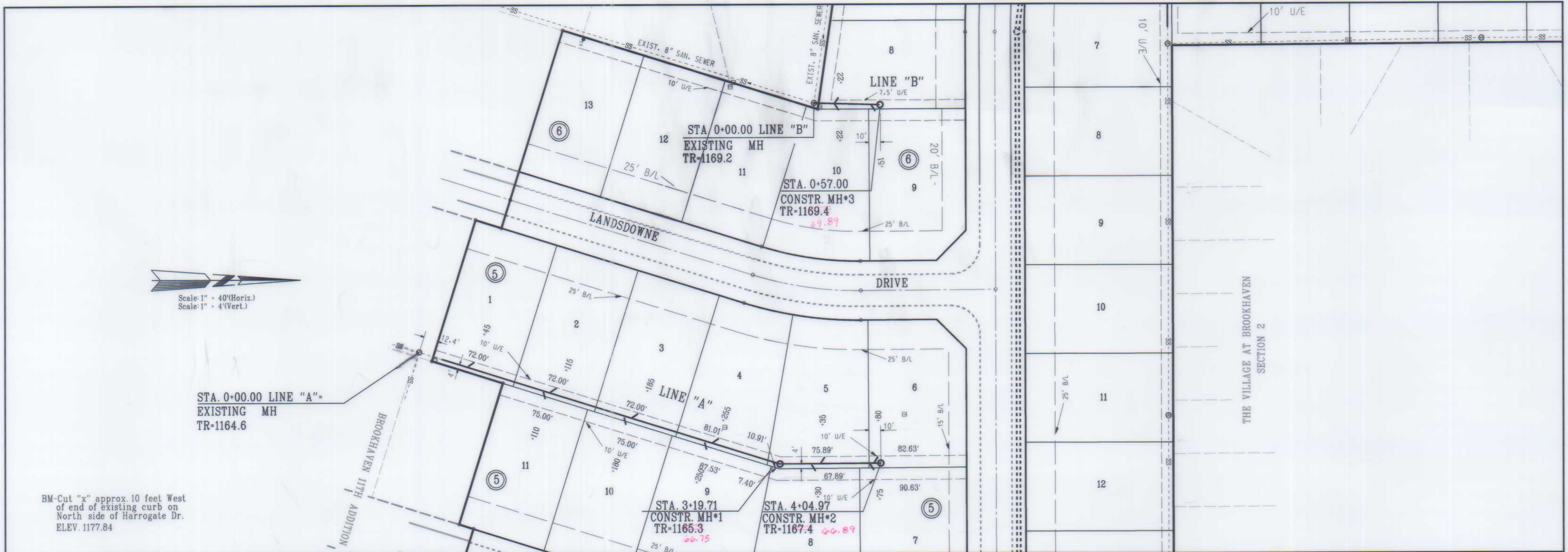
BROOKHAVEN NO. 31 ADDITION
A PART OF THE NE/4, SEC. 27, T9N-R3W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

Drawn By: INTERGRAPH Checked By: _____
Date: 05-14-1999 Book: _____ Page: _____

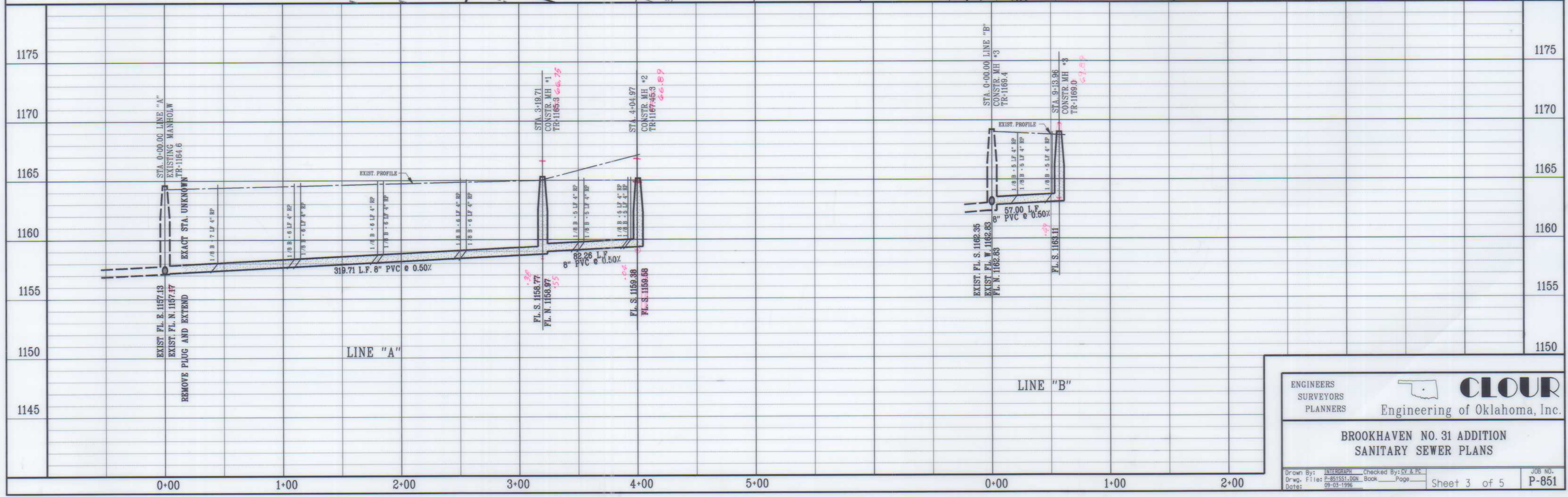
50 LOTS

Sheet 2 of 2 JOB NO. P-851

Don Bird



BM-Cut "x" approx. 10 feet West
of end of existing curb on
North side of Harrogate Dr.
ELEV. 1177.84



ENGINEERS
SURVEYORS
PLANNERS

CLOUR
Engineering of Oklahoma, Inc.

BROOKHAVEN NO. 31 ADDITION
SANITARY SEWER PLANS

Drawn By: JN1822201 Checked By: CY A PC
Dwg. File: P-851551.DWG Book: Page: Date: 09-03-1996

Sheet 3 of 5

JOB NO. P-851

APVD BY C.C. 5.13.97



Scale: 1" = 40' (Horiz.)
Scale: 1" = 4' (Vert.)

REMOVE EXIST. 6" PLUG & BLOW-OFF VALVE
1-6" SOLID SLEEVE
1- WET CONNECTION

STA. 0+00.00
Begin Construction
Landsdowne Drive
(Meet & Match exist.
Curb & Gutter)

STA. 0+00.00
Begin Construction
Cedarbrook Drive
(Meet & Match exist.
Curb & Gutter)

REMOVE EXIST. 6" PLUG & BLOW-OFF VALVE
1-6" SOLID SLEEVE
1- WET CONNECTION

1-6"x6" HYD. TEE
1-6" GATE VALVE & BOX
1-6" FIREHYDRANT
1-12" RISER

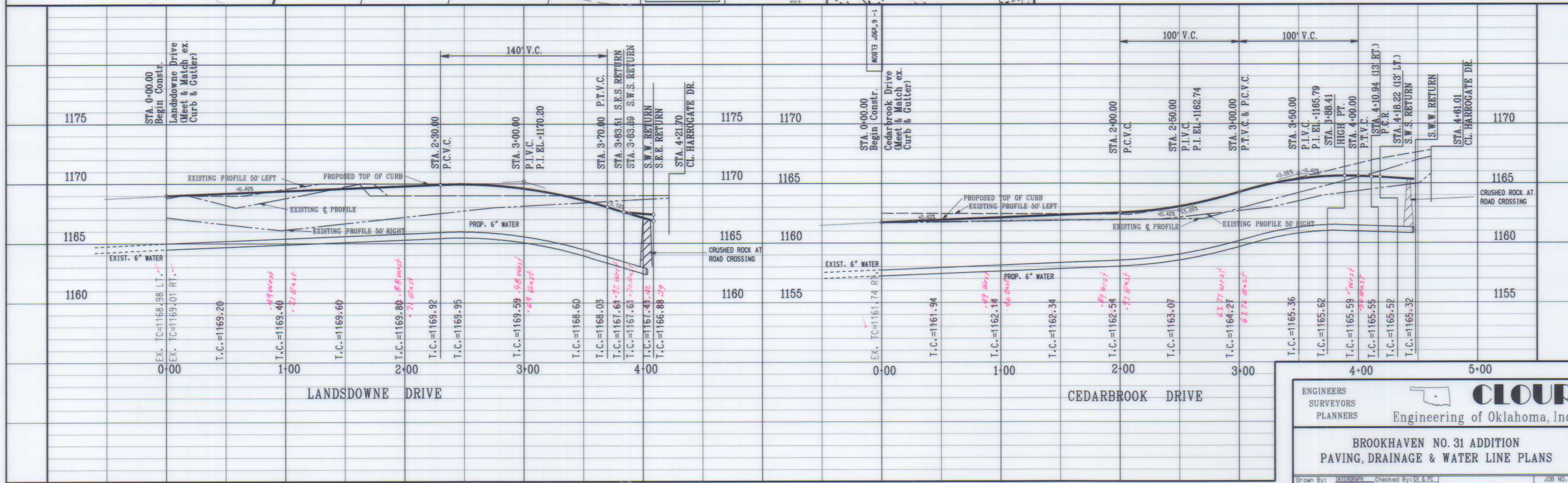
1-6"x6" HYD. TEE
1-6" GATE VALVE & BOX
1-6" FIREHYDRANT
1-12" RISER

1-6"x6" TEE
3-6" GATE VALVE & BOX

1-6"x6" HYD. TEE
1-6" GATE VALVE & BOX
1-6" FIREHYDRANT
1-12" RISER

CURVE DATA					
Curve No.	Δ	T	R	Lc	Ch. Brng.
1	17°37'53"	15.51'	100.00'	30.77'	30.65' N08°30'10"E
2	17°24'28"	76.55'	500.00'	151.91'	151.33' N81°23'07"W
3	17°41'38"	69.69'	300.00'	92.64'	92.28' N08°28'18"E
4	17°41'38"	69.69'	300.00'	92.64'	92.28' N08°28'18"E

See Sheet No. 6
for Detention
Pond Details



ENGINEERS
SURVEYORS
PLANNERS

Engineering of Oklahoma, Inc.

BROOKHAVEN NO. 31 ADDITION
PAVING, DRAINAGE & WATER LINE PLANS

Drawn By: [Name] Checked By: [Name]
Date: 09-01-1998

Sheet 4 of 10 P-851

APVD BY C.C. 5.13.97