



office memorandum

Date: August 17, 2020
To: Brenda Hall, City Clerk
From: Nathan Madenwald, P.E., Capital Projects Engineer *NM 8/17/20*
Subject: Consent to Encroach 2021-5
(1959 Burning Tree – Block 5, Lot 20, Hallbrooke Addition, Section 6)

An existing platted sewer easement (7.5 feet in width) lies along the west property line of the subject property and an additional easement (7.5 feet in width) is located within the property to the west for a total easement of 15 feet. The applicant proposes to encroach into said easement to install a concrete driveway on existing grade.

An existing 8-inch PVC sanitary sewer line is located within the total 15-foot easement at an average depth of 11 feet. An existing water line is located out in the right-of-way for Burning Tree.

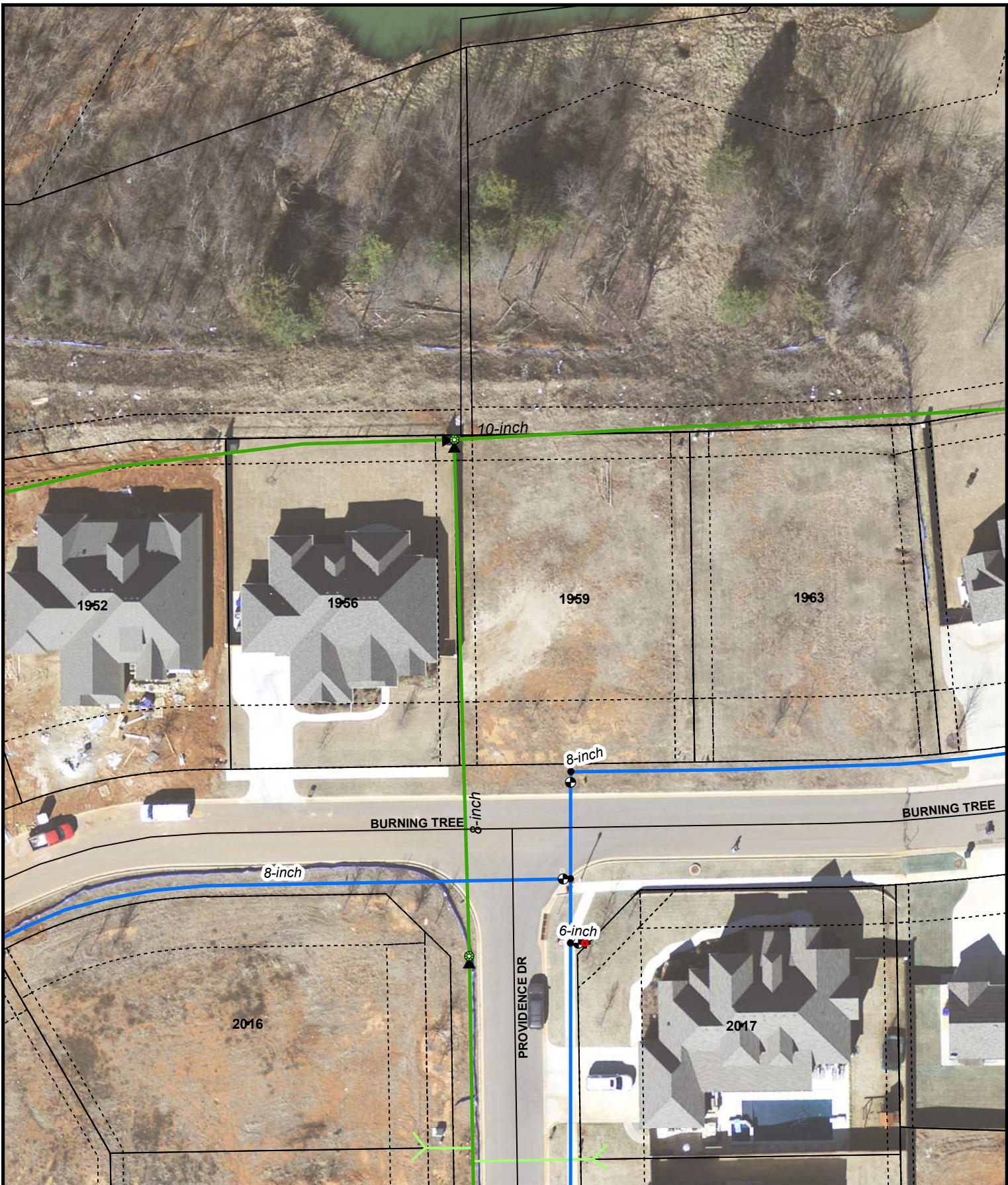
The Utilities Authority objects to all encroachments on utility easements. However, if the applicant agrees to the following requirements with consent document filed of record on the property for the duration that the private improvements and the encroachment are in place, NUA staff will not oppose a 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 paving, fence, curb, landscaping, 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 paving, fence, curb, landscaping, and/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
Hallbrooke Addition, Section 6 Plat – Sheet 2
Hallbrooke Addition, Section 6 Sewer Plans – Sheets 4 and 7
Hallbrooke Addition, Section 6 Paving, Drainage, & Water Plans – Sheet 13

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



Consent to Encroachment - 2021-5 - 1959 Burning Tree



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.

0 25 50 100 Feet

August 17, 2020

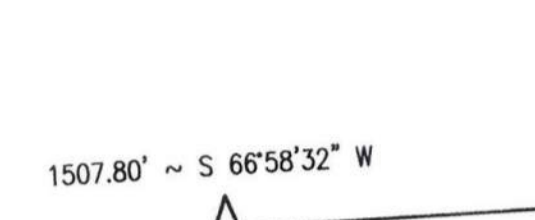
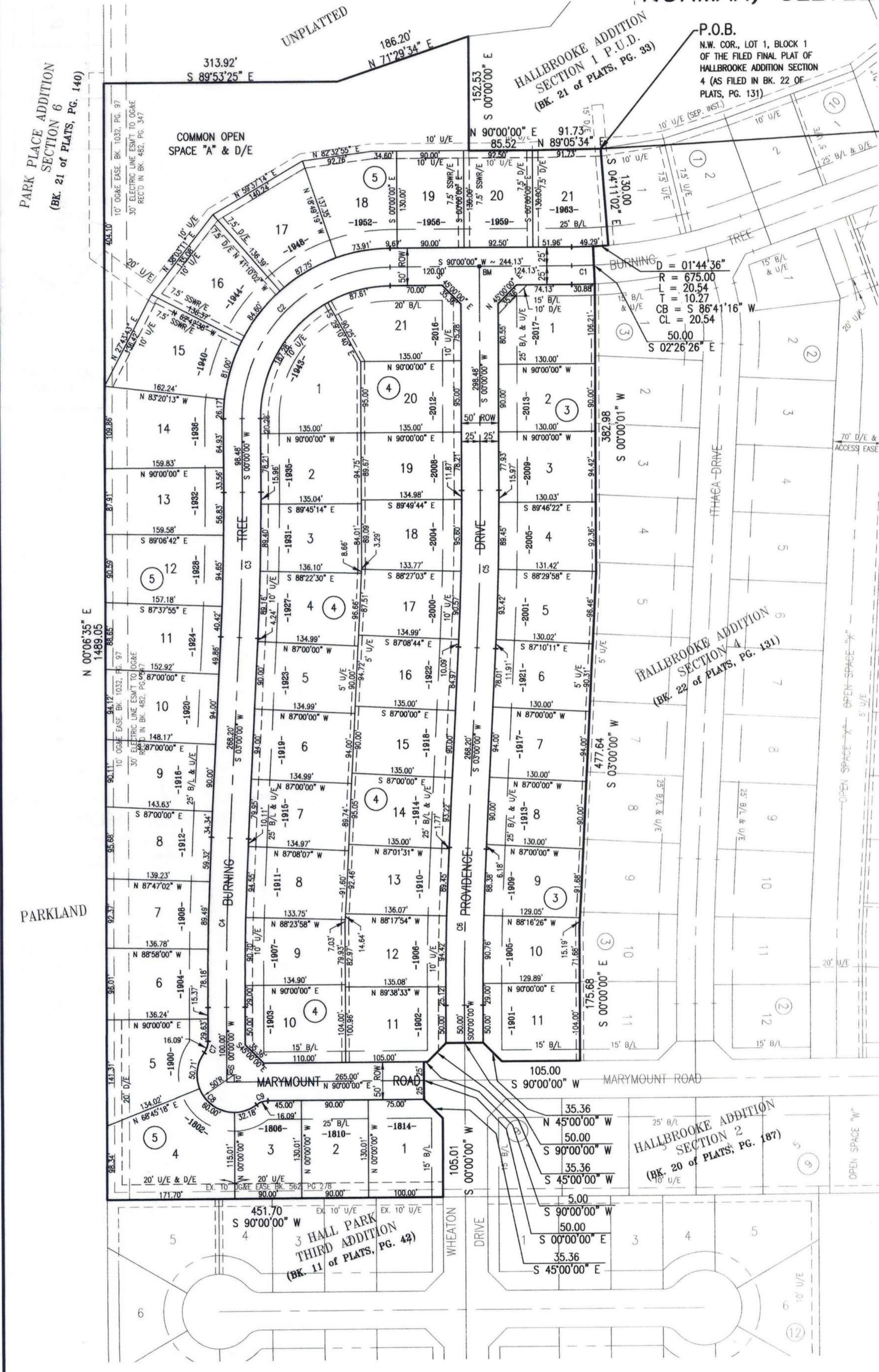


- WMains
- SManholes
- SLiftStations
- SForceMains
- SGravityMains

FINAL PLAT

HALLBROOKE ADDITION SECTION 6

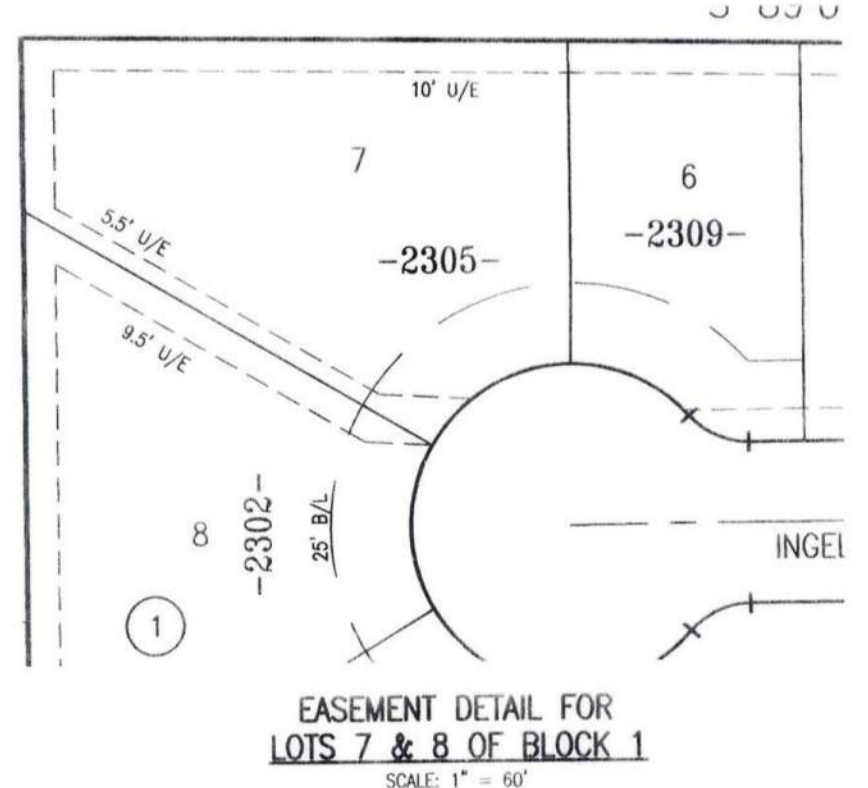
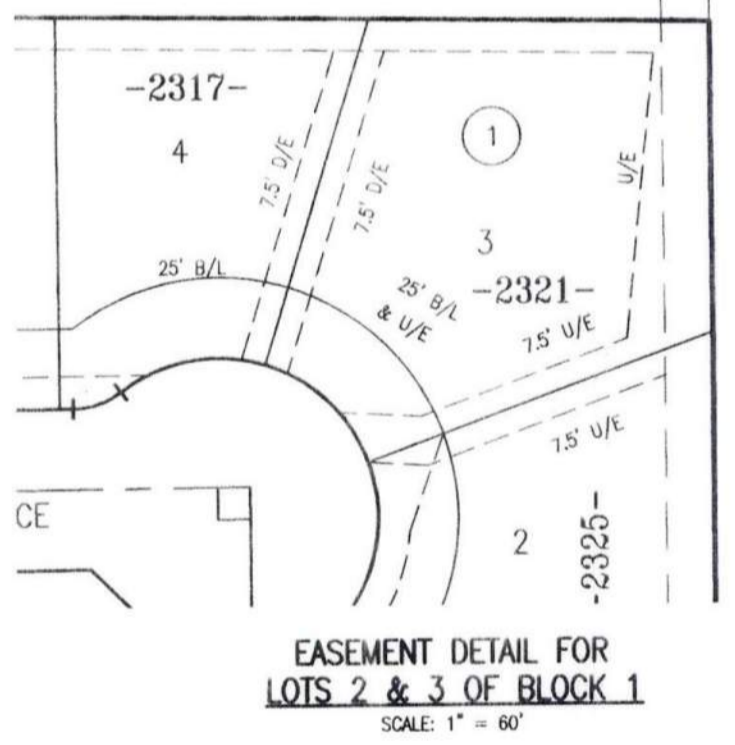
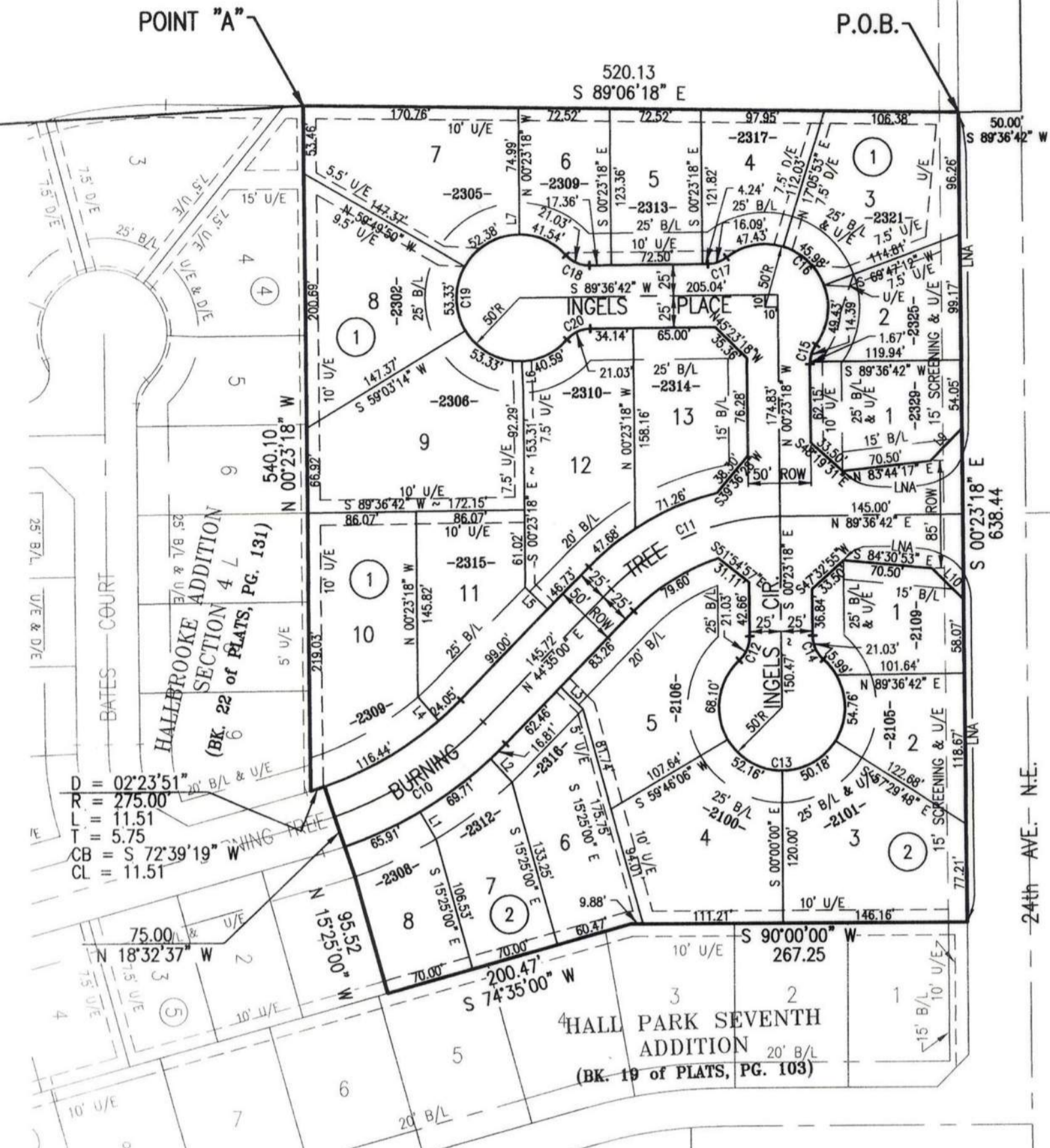
A PART OF THE N.E. 1/4, SECTION 21, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 100'

BASIS OF BEARING FOR THIS FINAL PLAT IS THE FILED FINAL PLAT OF HALLBROOKE ADDITION SECTION 4.

- SET 1/2" I.P. W/ 6333 C.A. CAP AT ALL PROPERTY CORNERS



BENCHMARK: SET BRASS CAP AT INTERSECTION OF PROVIDENCE DR. & BURNING TREE. ELEV. = 1198.40

CURVE TABLE

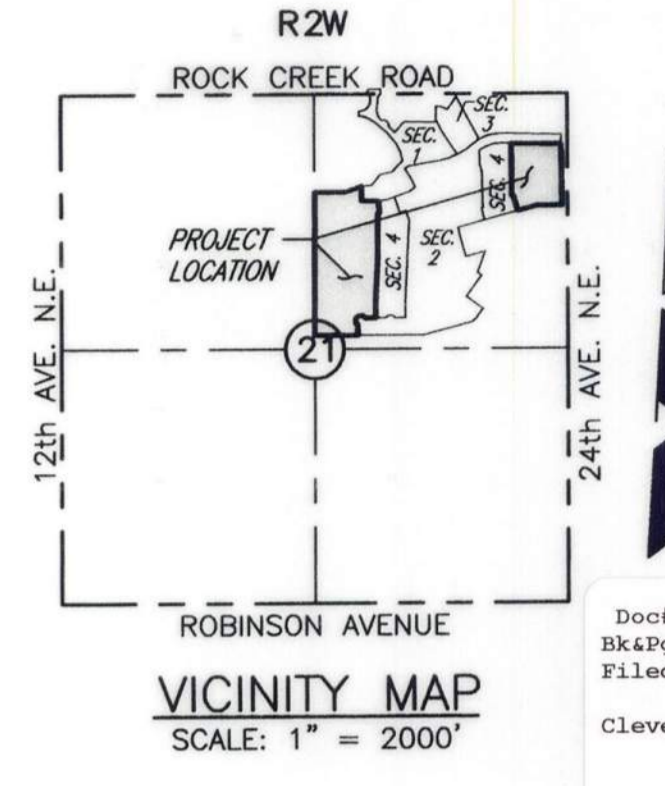
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	27°26'26"	700.00'	29.82'	14.91'	N 88°46'47" E	29.81'
C2	90°00'00"	200.00'	314.16'	200.00'	S 45°00'00" W	282.84'
C3	37°00'00"	3690.00'	193.21'	96.63'	N 01°30'00" E	193.19'
C4	37°00'00"	4310.00'	225.67'	112.86'	S 01°30'00" W	225.65'
C5	37°00'00"	4000.00'	209.44'	104.74'	N 01°30'00" E	209.42'
C6	37°00'00"	4000.00'	209.44'	104.74'	S 01°30'00" W	209.42'
C7	36°52'12"	25.00'	16.09'	8.33'	N 18°26'06" E	15.81'
C8	16°54'23"	50.00'	142.89'	350.00'	S 45°00'00" E	98.99'
C9	36°52'12"	25.00'	16.09'	8.33'	S 71°33'54" W	15.81'
C10	26°52'23"	300.00'	140.71'	71.67'	N 58°01'12" E	139.42'
C11	45°01'42"	190.06'	149.36'	78.78'	S 67°05'51" W	145.55'
C12	48°11'23"	25.00'	21.03'	11.18'	N 23°42'23" E	20.41'
C13	27°6'22'46"	50.00'	241.19'	44.72'	N 89°36'42" E	66.67'
C14	48°11'23"	25.00'	21.03'	11.18'	S 24°28'59" E	20.41'
C15	36°48'58"	25.00'	16.06'	8.32'	S 18°01'11" W	15.79'
C16	16°54'09"	50.00'	142.84'	348.83'	N 45°24'55" W	98.99'
C17	36°52'12"	25.00'	16.09'	8.33'	N 71°10'36" E	15.81'
C18	48°11'23"	25.00'	21.03'	11.18'	S 68°17'37" E	20.41'
C19	27°6'22'46"	50.00'	241.19'	44.72'	S 00°23'18" E	66.67'
C20	48°11'23"	25.00'	21.03'	11.18'	S 65°31'01" W	20.41'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°09'48" E	25.00'
L2	S 42°27'09" E	25.00'
L3	N 45°25'00" W	25.00'
L4	S 40°24'21" E	25.00'
L5	S 45°28'00" E	25.00'
L6	S 02°03'43" E	24.97'
L7	N 00°11'44" E	25.00'
L8	N 44°36'42" E	35.36'
L9	S 45°23'18" E	35.36'

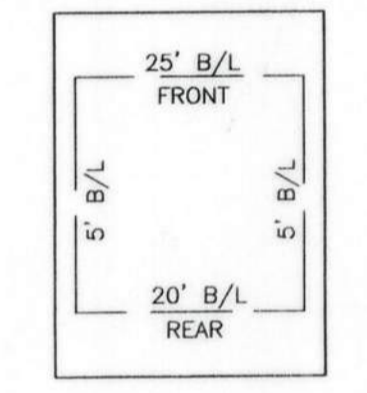
D/E = DRAINAGE EASEMENT
 PED/E = PEDESTRIAN EASEMENT
 LNA = LIMITS OF NO ACCESS
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 -1000- = ADDRESS

NOTE:
 ALL OPEN SPACE LOTS ARE OWNED AND MAINTAINED BY A MANDATORY PROPERTY OWNERS ASSOCIATION. THE OPEN SPACE LOTS ARE ALSO UTILITY EASEMENTS.



#30
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
October 30, 2014 at 03:27:07 PM
Book 24 Page 122
TAMMY BELLISON, County Clerk
By *David Jones*, Deputy

TYPICAL BUILDING SETBACKS



TOTAL LOTS = 74

STORM DRAINAGE DETENTION FACILITY EASEMENT

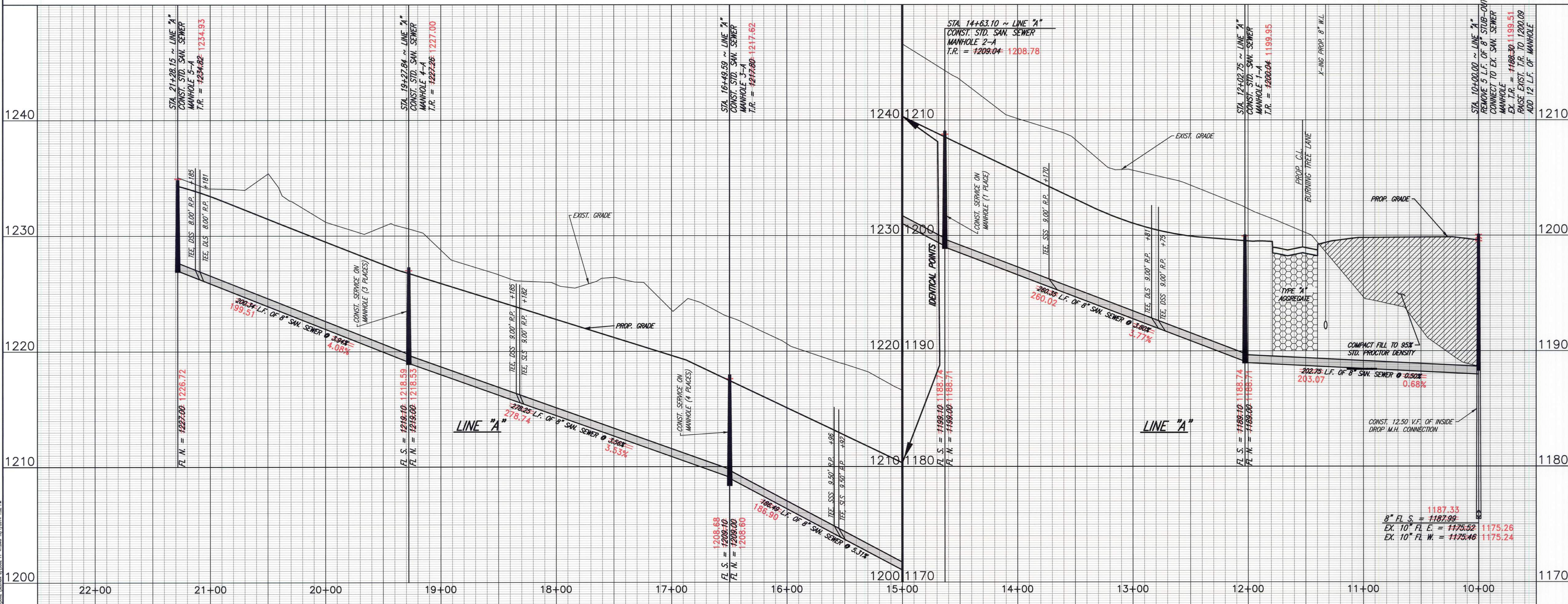
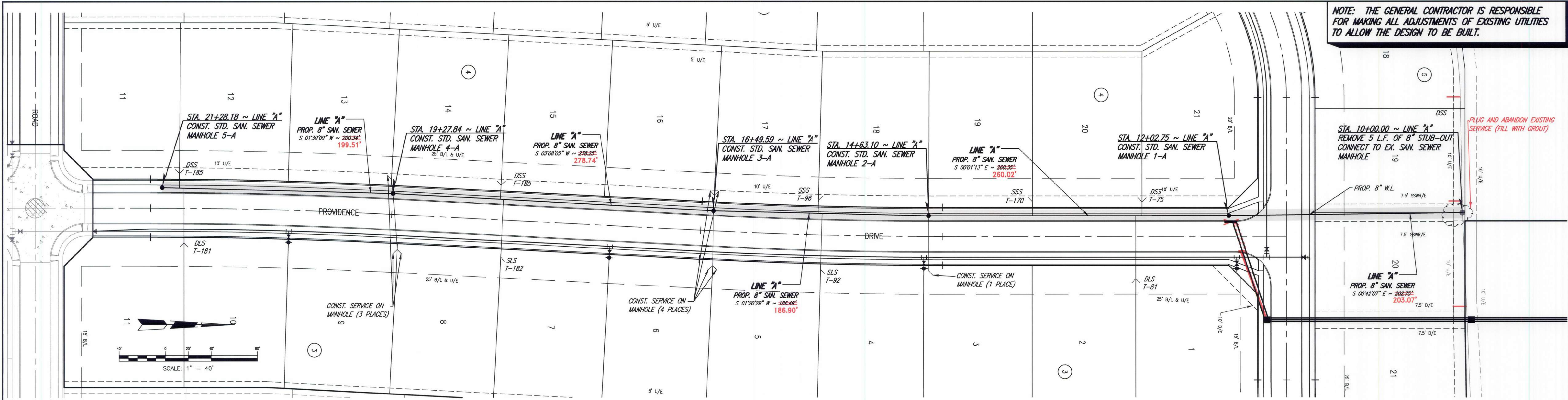
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF HALLBROOKE ADDITION SECTION 6; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

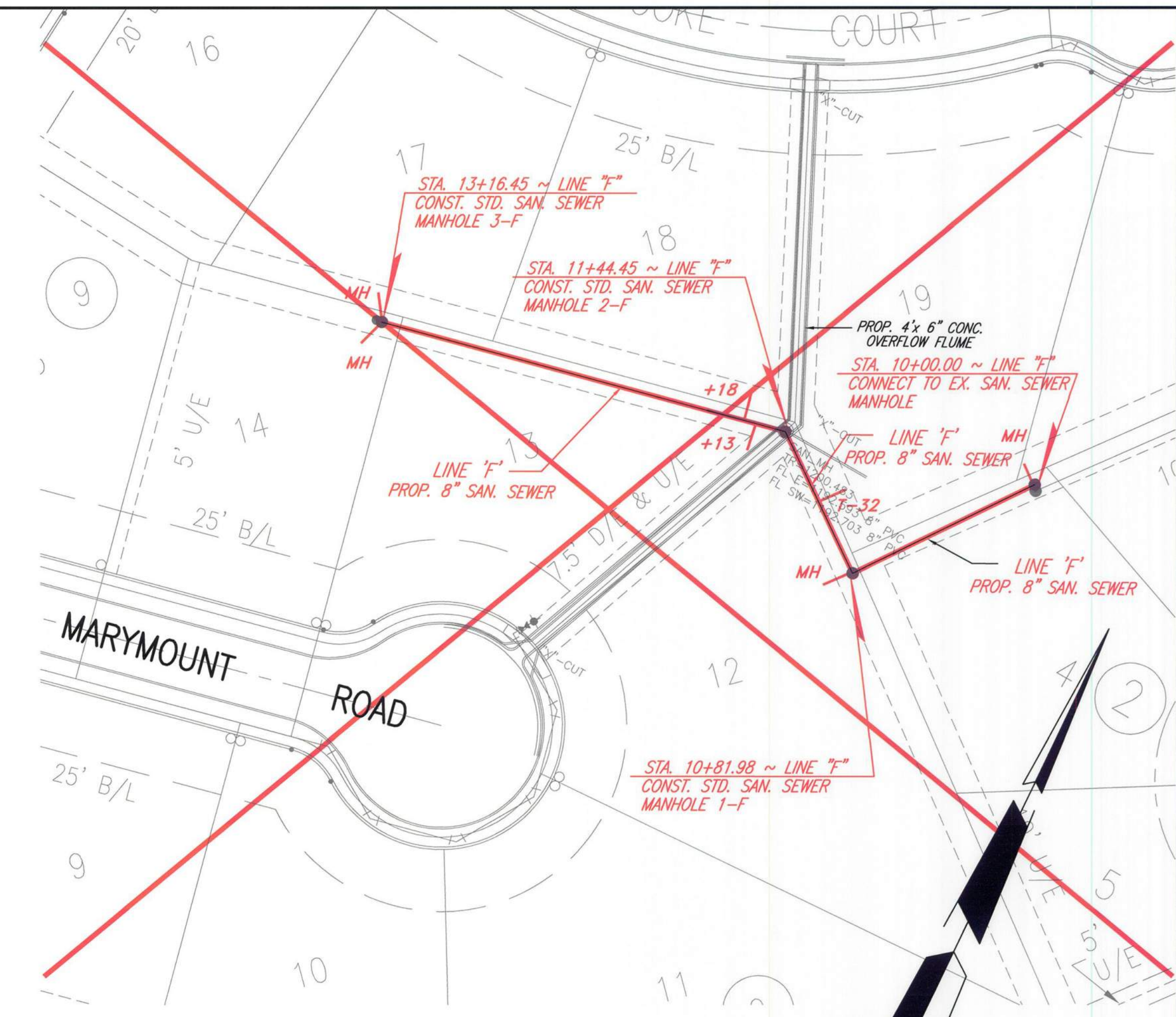
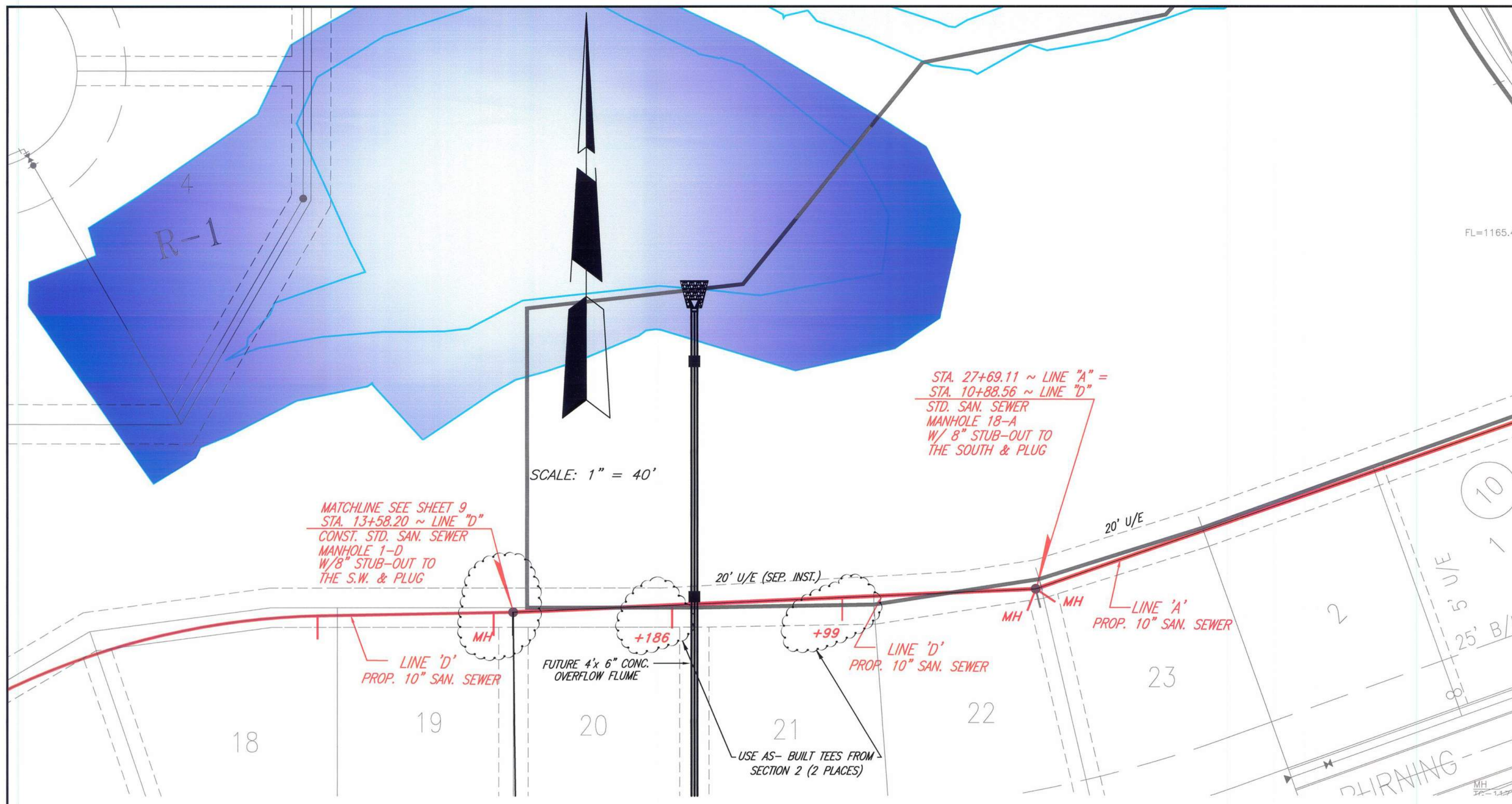
Date: September 12, 2014

SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 PH: (405)232-7715
 Oklahoma CA#464 Exp.: 6-30-2015

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

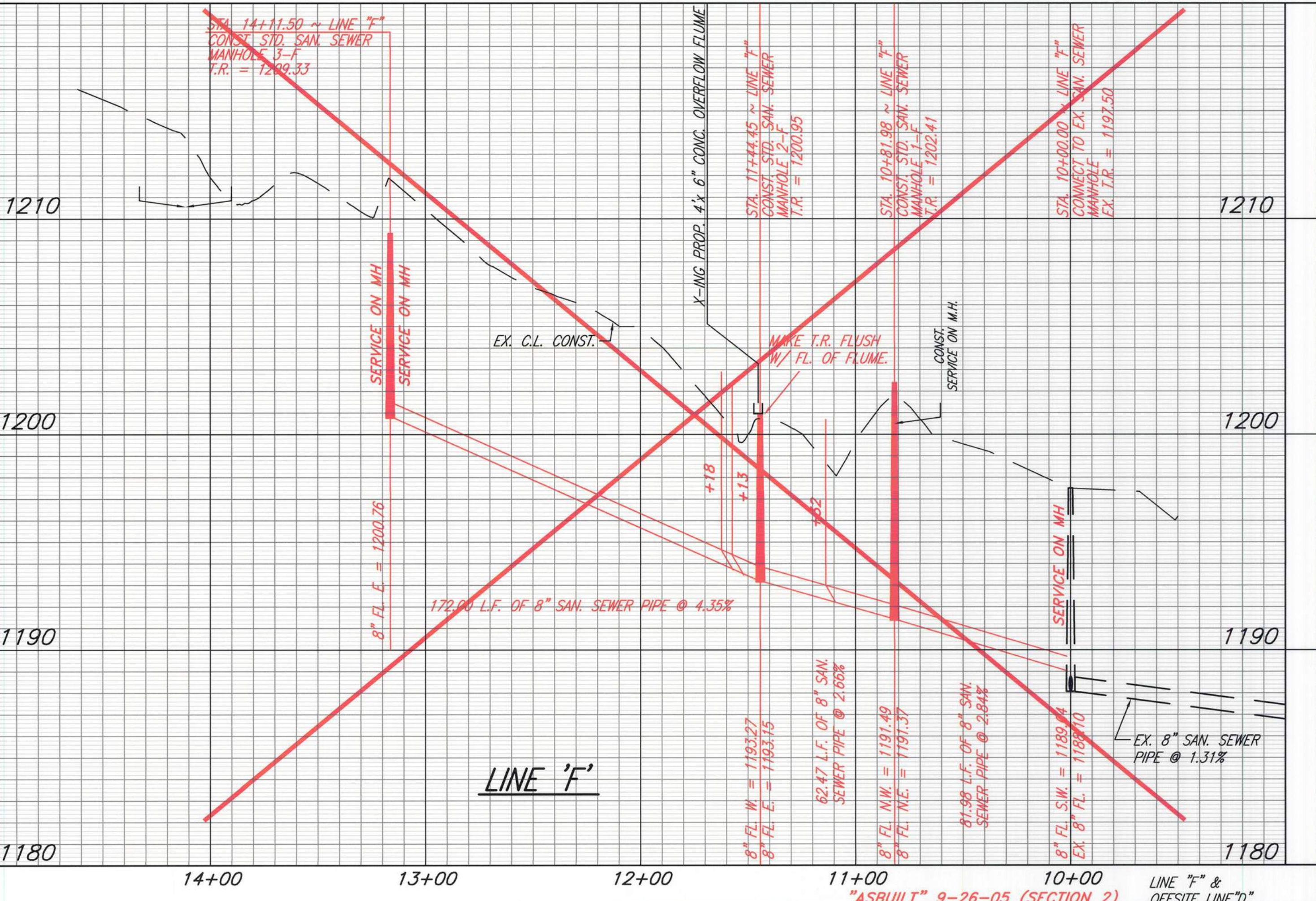
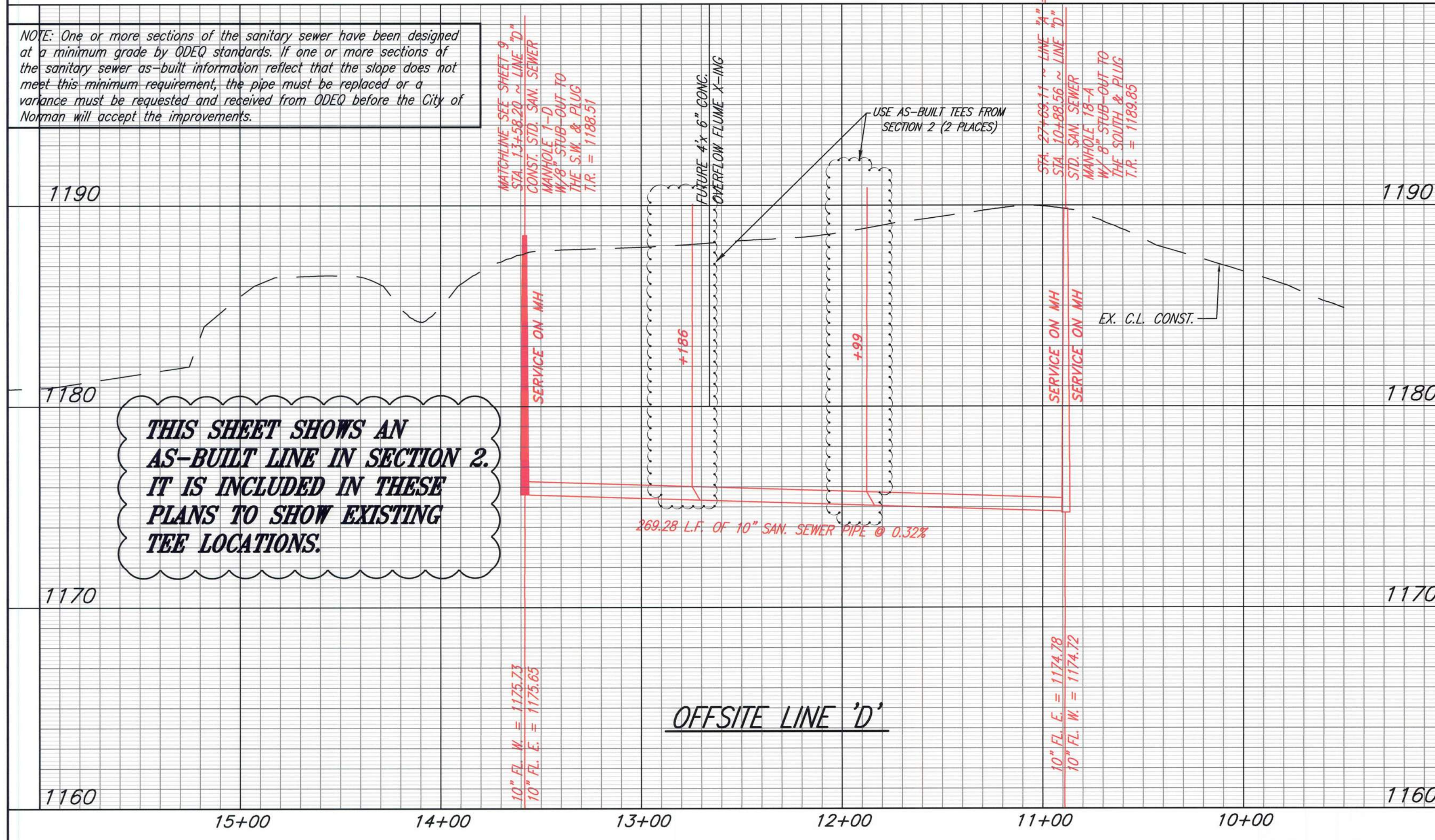
NOTE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAKING ALL ADJUSTMENTS OF EXISTING UTILITIES TO ALLOW THE DESIGN TO BE BUILT.





NOTE: LOOKING UPSTREAM, ALL TAPS TO THE LEFT SHALL BE INSTALLED 10 FT. UPSTREAM FROM THE PROPERTY CORNER AND ALL TAPS TO THE RIGHT SHALL BE INSTALLED 15 FT. UPSTREAM FROM THE PROPERTY CORNER.

NOTE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAKING ALL ADJUSTMENTS OF EXISTING UTILITIES TO ALLOW THE DESIGN TO BE BUILT.

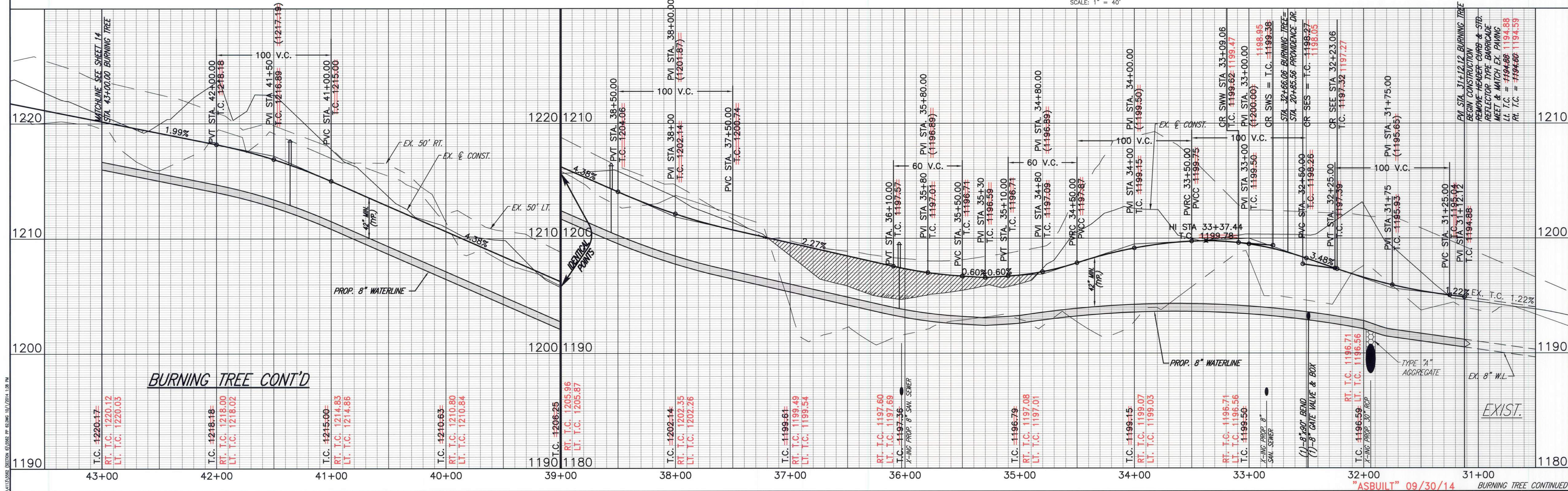
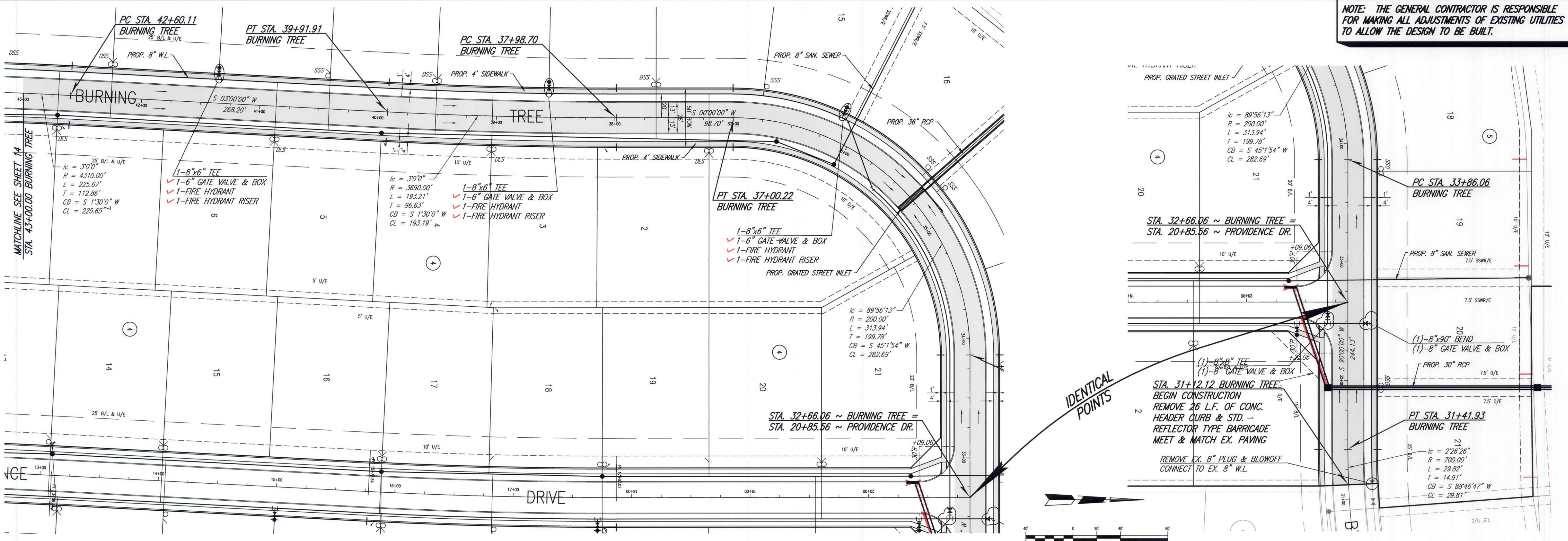


THIS SHEET SHOWS AN AS-BUILT LINE IN SECTION 2. IT IS INCLUDED IN THESE PLANS TO SHOW EXISTING TEE LOCATIONS.

ACCEPTED BY CITY COUNCIL DATE 20 Sept 14 "ASBUILT" 09/30/14 (SECTION 6)

REVISIONS: 8-20-04

NOTE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAKING ALL ADJUSTMENTS OF EXISTING UTILITIES TO ALLOW THE DESIGN TO BE BUILT.



BURNING TREE CONT'D

ACCEPTED BY CITY COUNCIL DATE 30 Sept 14