



The City of NORMAN

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UTILITIES ENGINEERING
Phone: 405-366-5443
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Date: December 10, 2012
To: Brenda Hall, City Clerk
From: Jim Speck, Capital Projects Engineer JS
Re: Consent to Encroach 1213-4
Lot 5, Block 5, Cambridge Addition, Section 8 (4917 Cypress Lake Drive)

Lot 5, Block 5, Cambridge Addition, Section 8 (4917 Cypress Lake Drive) has a platted 10 foot Utility Easement (U/E) located along the northern boundary which is the rear of the lot. There is currently an 8 inch sanitary sewer located within the easement that is approximately 7 feet deep.

The owner has constructed a pool house that currently encroaches into the 10 U/E and is located within a few feet of the existing sewer line and with one side of the building resting on the edge of the sewer manhole. Also, the pool house has plumbing extending from the building on the wall located adjacent to the sewer line. The plumbing is located directly over the sewer line and next to the manhole. The building also has electrical service.

The Utilities Department objects to all encroachments on utility easements. Based on the location of the building and the fact the building has electrical and plumbing connections, it would be impossible to perform maintenance on the sewer without damaging the building and/or plumbing extending from the building. After an on-site meeting with the property owner, the Utilities Department has agreed to not contest the encroachment if the applicant agrees to certain requirements being filed of record on the consent document. A recommendation to approve is forwarded only when the applicant agrees to the following:

1. The Property owner agrees the pool equipment currently located on the pad at the end of the building will be relocated to the existing concrete deck adjacent to the pool and the concrete pad will be removed.
2. The property owner will relocate all the plumbing associated with the pool to extend no further into the easement than the building.
3. The property owner will install a gate in the fence adjacent to the manhole to allow access from the adjacent property, as well as, provide a signed agreement with the adjacent property owner for a gate to remain in that location, permanently.
4. 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 in addition to any repair to the manhole needed as a result of the current building location .
5. The property owner will be responsible for the cost the City incurs to remove any fence, curb, landscaping, paving, pool equipment, building, or any other structure if needed to facilitate maintenance or repair of the City's utilities.
6. The property owner will be responsible for the cost to repair or replace any fence, curb, landscaping, paving, pool, building, or any other structure after such repairs.
7. The property owner will waive and release any claims against the City for any damages to the building/s, pool, pool appurtenances, concrete deck, and related improvements caused by a failure or repair and maintenance of the City's utilities within the easement area.

The Utilities Department can approve the encroachment application if the above requirements are filed of record on the consent document. Please advise if you have any questions.

Cc: Jeff Bryant
Ken Danner
Ken Komiske
Mark Daniels
David Hager

office memorandum