



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

File Number: E-1213-2

**Introduced:** 6/28/2012

**Current Status:** Consent Item

**Version:** 1

**Matter Type:** Easement

Title

EASEMENT NO. E-1213-2: A PERMANENT DRAINAGE EASEMENT DONATED BY SWEETGRASS COMMUNITIES, L.L.C., TO ALLOW ACCESS AND MAINTAIN A DRAINAGE CONCRETE FLUME IN CONNECTION WITH RED CANYON RANCH ADDITION, SECTION 2. (GENERALLY LOCATED AT THE NORTHWEST CORNER OF TECUMSEH ROAD AND 12TH AVENUE N.E.)

**ACTION NEEDED:** Motion to accept or reject Easement No. E-1213-2; and, if accepted, direct the filing thereof with the Cleveland County Clerk.

**ACTION TAKEN:** \_\_\_\_\_

body

**BACKGROUND:** The final plat for Red Canyon Ranch Addition, Section 2, a Planned Unit Development was filed of record with the Cleveland County Clerk on November 16, 2011. After several building permit applications were issued, it was determined a potential storm drainage problem should be resolved by the developer at the rear of Lots 2 through 7, Block 2. Red Canyon Ranch Addition is a 111-acre residential subdivision generally located at the northwest corner of Tecumseh Road and 12th Avenue N.E.

After a field inspection by the developers/owners and City staff, an engineered solution has been determined. The solution is to construct a drainage flume at the rear of the lots and the side of Lot 7. In order to drain across more than three lots, public drainage easements are required. With this installation, the rear of the lots can be drained and eliminate a potential drainage problem for future property owners.

The developer, Ideal Homes of Norman, LP, has been cooperative and helpful throughout this matter, including the payment of all associated costs to remedy the problem.

**DISCUSSION:** Based upon the fact there is a need within the addition and the developers/owners are willing to install the improvements to correct the problems, staff recommends acceptance of Easement No. E-1213-1 and Easement No. E-1213-2. The maintenance responsibility for these improvements is borne by the property owners and any associated Property Owner's Association.

**STAFF RECOMMENDATION:** Staff recommends that Easement No. E-1213-1 and E-1213-2 be accepted and the filing thereof be directed.