



**Oklahoma
Natural Gas™**

A Division of ONE Gas

www.oklahomanaturalgas.com

PO Box 401 | Oklahoma City, OK 73101-0401

February 13, 2016

VIA E-MAIL

Evan Nixon
evan@doncies.com
Riverstone Homes
1203 Brookhaven Blvd.
Norman, OK 73072
405.329.0256

RE: 2109 Brookhaven Boulevard, Norman, OK 73072

Dear Evan Nixon:

Oklahoma Natural Gas Company **does have** facilities [2" PE 051.2990.010545] with an in service date of 2016. This main line does lay within the proposed encroachment in the 10' utility easement. The above mentioned location is in a part of the NE/4 Section 22, Township 9 North, and Range 3 West of the Indian Meridian.

Oklahoma Natural Gas Company, a division of ONE Gas, Inc., **does not object** to the request to encroach with the personal driveway. **However**, ONG is not responsible for any maintenance damages from leak surveys or any access to this pipeline. The lines, easements and pursuant to the provisions of 11 O.S. 2011 §42-105, Oklahoma Natural Gas Company, a division of ONE Gas, Inc., shall retain and continue to have an easement and unrestricted ingress and egress within, beneath and across such street, avenue and/or alley to continue to enter upon, possess, occupy, maintain, operate, use, repair, upgrade, replace, reconstruct and remove its facilities therein and to continue to operate and provide such services in the performance of its public service undertaking, pursuant to instruments of record, including easements, franchise agreements, etc.

Sincerely,



ONE Gas Real Estate Services

file /Katheryn Gilbreath/Meghan A. Booker
HB/A. P. 44 OKC

From: David Riesland David.Riesland@NormanOK.gov
Subject: RE: Request to Encroach - 2109 Brookhaven Boulevard - Norman OK
Date: February 13, 2017 at 2:28 PM
To: Evan Nixon evan@doncies.com
Cc: Ken Danner kdanner@NormanOK.gov, Drew Norlin Drew.Norlin@NormanOK.gov

DR

I see no Traffic issues with this request.

David R. Riesland, P.E.
City Traffic Engineer
City of Norman, Oklahoma
1311 DaVinci Street
Norman, OK 73069
(405) 217-7762 (Direct)
(405) 329-0528 (Office)
(405) 292-9765 (Fax)
(405) 227-9180 (Cell)
David.Riesland@NormanOK.gov

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender.

From: Evan Nixon [<mailto:evan@doncies.com>]
Sent: Monday, February 13, 2017 11:58 AM
To: Charlie Thomas; cmcalister@onegas.com; mb932h@att.com; ann.cypert@cox.com; dana.egli@onegas.com; David Riesland; drew.nixon@onegas.com; Greg Hall; okrightofway@cox.com; DE ARMON, JESSE L; jodie.steele@cox.com; katheryn.gilbreath@onegas.com; mike.berry@onegas.com; pm8484@att.com; Terry Henderson; baileyjtj@oge.com; Wes White
Subject: Request to Encroach - 2109 Brookhaven Boulevard - Norman OK

All -

Please see the attached letter and site plan regarding my request to encroach a vacant easement on the property described above. If you have any questions or require anything else from me please let me know.

Thanks,

Evan Nixon
Riverstone Homes
1203 Brookhaven Blvd.
Norman OK 73072
O: 405.329.0256
F: 405.979.7298
C: 405.401.1937
RiverstoneHomesOK.com



FEBRUARY 14, 2017

RIVERSTONE HOMES
ATTN: EVAN NIXON
1203 BROOKHAVEN BOULEVARD
NORMAN, OK. 73072

DESCRIPTION OF WORK: Approval to encroach in an U/E along the north lot line
LEGALS OF WORK LOCATION: 2109 Brookhaven Boulevard
Lot 1, Block 3, Brookhaven No. 40 Addition

Mr. Nixon;

Your request for approval from Oklahoma Gas and Electric Company (OG&E) to install concrete paving over the platted utility easement located along the north lot line, has been reviewed. Our records indicate OG&E has nothing in this utility easement, but we do have a pedestal located near the northeast corner of this lot. The pedestal is in a separate utility easement that intersects with the utility easement you wish to pave over. OG&E has primary underground lines running along the back or east side of this lot in the existing platted utility easement. **Care will need to be taken not to disturb our pedestal or any other underground facilities we may have.** OG&E does not object to the proposed work, provided, the applicant abides by all City of Norman guidelines, and does the following:

- 1.) Notify "Call-Okie" at (405) 840-5032 at least 48 hours before digging to have all lines marked.
- 2.) If equipment is involved and is as high as the lowest OG&E overhead wire, approximately 18 feet, and it will be operating within 10 feet of our wire, you should call OG&E construction at 553-5143, to have wires covered.
- 3.) **Call OG&E construction at 553-5143 two days before drilling and/or trenching closer than ten feet to an OG&E utility pole and/or wire, or five feet to an OG&E underground line.**
- 4.) OG&E would not be held responsible for damaging a private line in a (public/platted) easement.
- 5.) OG&E would need to be reimbursed for any damage to its facilities.
- 6.) OG&E would need to be reimbursed ahead of time for the cost of relocating any facilities.

Should local service be disrupted to any OG&E customer due to the work performed by you and/or your contractors, both parties will be responsible for any costs incurred by OG&E to restore service. Obtaining approval from the city of Norman, or beginning the above referenced work constitutes acceptance of the terms of this letter. If you have any questions, or if I can provide you with any other information, please contact me at (405) 553-5174.

Sincerely,

A handwritten signature in black ink that reads "Timothy J. Bailey". The signature is written in a cursive, flowing style.

Timothy J. Bailey
Right-Of-Way Agent



February 14, 2017

Riverstone Homes
1203 Brookhaven Blvd.
Norman OK 73072

Attn: Evan Nixon

RE: Request for Letter of No Objection for an Administrative Revocable Permit for a driveway at 2109 Brookhaven Blvd., Norman, OK

Cox Communications has no objection to the City of Oklahoma City granting a revocable permit to erect, construct, install, and maintain installation of a new driveway that will encroach into the north easement of the property located at 2109 Brookhaven Blvd., Norman, OK. Please be advised we do have underground facilities in the vicinity and would recommend and request proceeding with caution.

Prior to beginning any digging and/or trenching activities, please call OKIE-ONE 1-800-522-6543 for the exact location of our facilities. Cost to repair ANY Cox Communications facility damage caused during construction of this project will be the responsibility of the damaging party. If any future repairs, are necessary Cox Communications is not responsible for any damages to any structures placed on or in the utility easements.

If you have any question or concerns, please feel free to contact our office at (405) 605-1440 or email OKRightofWay@cox.com

Sincerely,

Ann Cypert

Ann Cypert
Right-of-Way Agent - Contract
Cox Communications

From: **Charlie Thomas** Charlie.Thomas@NormanOK.gov
Subject: RE: Request to Encroach - 2109 Brookhaven Boulevard - Norman OK
Date: February 15, 2017 at 2:17 PM
To: Evan Nixon evan@doncies.com
Cc: Ken Danner kdanner@NormanOK.gov, Drew Norlin Drew.Norlin@NormanOK.gov



Evan,

As we suggested yesterday, we have no objection to your proposed encroachment. We will prepare a formal memo to that effect when requested through the City.

Charlie Thomas, P.E.
Engineer, Norman Utilities Authority
P. O. Box 370, Norman, OK 73070
405-366-5443

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From: Drew Norlin
Sent: Tuesday, February 14, 2017 4:33 PM
To: Evan Nixon
Cc: Ken Danner; Charlie Thomas; Greg Hall
Subject: RE: Request to Encroach - 2109 Brookhaven Boulevard - Norman OK

Evan

I usually solicit these for Kenny because he is the one that writes up the Council Items for the consent to encroach items after he receives the request from the City Clerk's Office. I believe Kenny takes into consideration utilities that have plenty of time to respond, but don't; however, that is after our official request to them. That was the time savings and protection of your \$400 if you did it up front before you make a formal application to the City Clerk. Which you have mostly done.

I have carbon copied Charlie and Greg who may hopefully respond to this email too

Thanks



Drew Norlin
Subdivision Development Coordinator
City of Norman
201-A West Gray Street
Norman, OK 73069

405-366-5459 (Office)
405-366-5418 (Fax)
drew.norlin@normanok.gov

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From: Evan Nixon [<mailto:evan@doncies.com>]
Sent: Tuesday, February 14, 2017 4:00 PM

From: **Drew Norlin** Drew.Norlin@NormanOK.gov
Subject: FW: Request to Encroach - 2109 Brookhaven Boulevard - Norman OK
Date: February 20, 2017 at 10:56 AM
To: Evan Nixon evan@doncies.com



fyi

Thanks



Drew Norlin
Subdivision Development Coordinator
City of Norman
201-A West Gray Street
Norman, OK 73069

405-366-5459 (Office)
405-366-5418 (Fax)
drew.norlin@normanok.gov

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender.

From: Greg Hall
Sent: Monday, February 20, 2017 10:01 AM
To: Drew Norlin
Subject: Re: Request to Encroach - 2109 Brookhaven Boulevard - Norman OK

I will agree as long as standard language for not being responsible should the city need to dig up for any reason is included.

Thanks
Greg Hall
City of Norman
Public Works
Street/Storm Water Superintendent
Office 405-329-2524
Fax 405-292-9722

This email and any files transmitted with it are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the sender.

On Feb 16, 2017, at 1:37 PM, Drew Norlin <Drew.Norlin@NormanOK.gov> wrote:

Evan

Greg is out of pocket until Monday. He had knee surgery.

Thanks

<image003.png>**Drew Norlin**

From: **Wes White** WWhite@okcoop.org
Subject: RE: Request to Encroach - 2109 Brookhaven Boulevard - Norman OK
Date: February 21, 2017 at 6:36 AM
To: Evan Nixon evan@doncies.com



OEC has no objection to the Request to Encroach - 2109 Brookhaven Boulevard - Norman OK.

Thanks Wes

From: Evan Nixon [<mailto:evan@doncies.com>]
Sent: Monday, February 20, 2017 12:46 PM
To: mb932h@att.com; DE ARMON, JESSE L <JD9793@att.com>; pm8484@att.com; Terry Henderson <THenderson@okcoop.org>; Wes White <WWhite@okcoop.org>
Cc: Drew Norlin <Drew.Norlin@NormanOK.gov>
Subject: Re: Request to Encroach - 2109 Brookhaven Boulevard - Norman OK

All -

Just following up to be sure that you received the request below. Please let me know when you have a chance.

Thanks,

Evan Nixon
Riverstone Homes
1203 Brookhaven Blvd.
Norman OK 73072
O: 405.329.0256
F: 405.979.7298
C: 405.401.1937
RiverstoneHomesOK.com

On Feb 13, 2017, at 11:57 AM, Evan Nixon <evan@doncies.com> wrote:

All -

Please see the attached letter and site plan regarding my request to encroach a vacant easement on the property described above. If you have any questions or require anything else from me please let me know.

Thanks,

Evan Nixon
Riverstone Homes
1203 Brookhaven Blvd.
Norman OK 73072
O: 405.329.0256
F: 405.979.7298
C: 405.401.1937
RiverstoneHomesOK.com



Pat Mason, Manager
Engineering/ROW

AT&T Oklahoma
7001 NW 23rd Street
Room 306
Bethany, OK 73008

T: 405.291.6755
F: 405.491.7440
pm8484@att.com

February 21, 2017

Via Email to evan@doncies.com

Evan Nixon
Riverstone Homes
1203 Brookhaven Blvd.
Norman, OK 73072

Re: Consent to Encroachment – 2109 Brookhaven Blvd., Norman, OK

Dear Mr. Nixon:

In response to your notice regarding the referenced matter, Southwestern Bell Telephone Company ("SWBT") does not object to the encroachment more particularly described as:

The 10 foot Utility Easement in Lot 1, Block 3, of The Brookhaven No. 40 Addition, City of Norman, Cleveland County, Oklahoma; property located at 2109 Brookhaven Boulevard.

Thank you for your consideration, and please do not hesitate to call our Manager for this area, Jesse DeArmon, with any questions or concerns. He can be reached at (405) 291-1171.

Yours truly,

/s/ Pat Mason

Pat Mason

c: Jesse DeArmon, Manager
OSP Planning & Engineering Design