




office memorandum

Date: October 13, 2023
To: Brenda Hall, City Clerk
From: Nathan Madenwald, Utilities Engineer 
Subject: Consent to Encroach 2324-3
(716 Legacy Avenue – Block 8, Lot 1, Vintage Creek Addition)

An existing platted utility easement lies along the north, south, and west sides of the subject property. The applicant is requesting encroachment into the west 15-foot utility easement for a retaining wall. There is an existing retaining wall currently along the south property line and west property north for approximately half of this lot. This proposed wall will be east of the existing retaining wall.

An existing 8-inch waterline is west of the street and an existing 8-inch sanitary sewer line is located in the existing right-of-way.

The Norman Utilities Authority (NUA) objects to all encroachments in 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 encroachment is 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 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 improvements or structure if needed to maintain, repair, or install NUA facilities.
3. The property owner will be responsible for the cost to repair or replace any improvements or 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, maintenance, and installation of the City's utilities within the easement area.

Please advise if questions arise.

Attachments: Map of Water and Sewer Infrastructure and Proposed Encroachment
September 18, 2023 Consent to Encroachment No. 2324-3 Memo from City Clerk
Engineering Plans for Vintage Creek Addition – Sewer
Engineering Plans for Vintage Creek Addition – Water
Final Plat – Vintage Creek Addition

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

716 Legacy Avenue
Block 8, Lot 1

LEGACY AVE

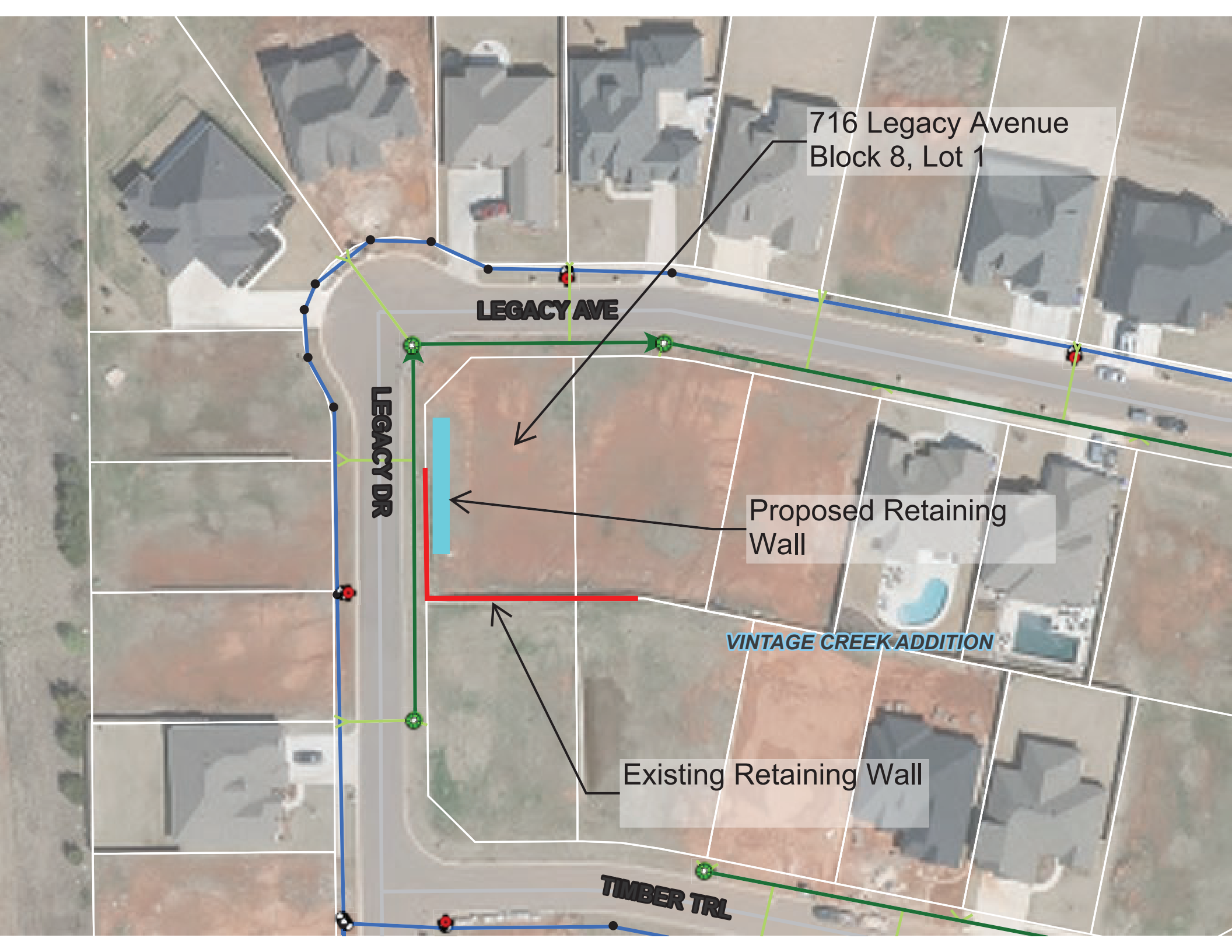
LEGACY DR

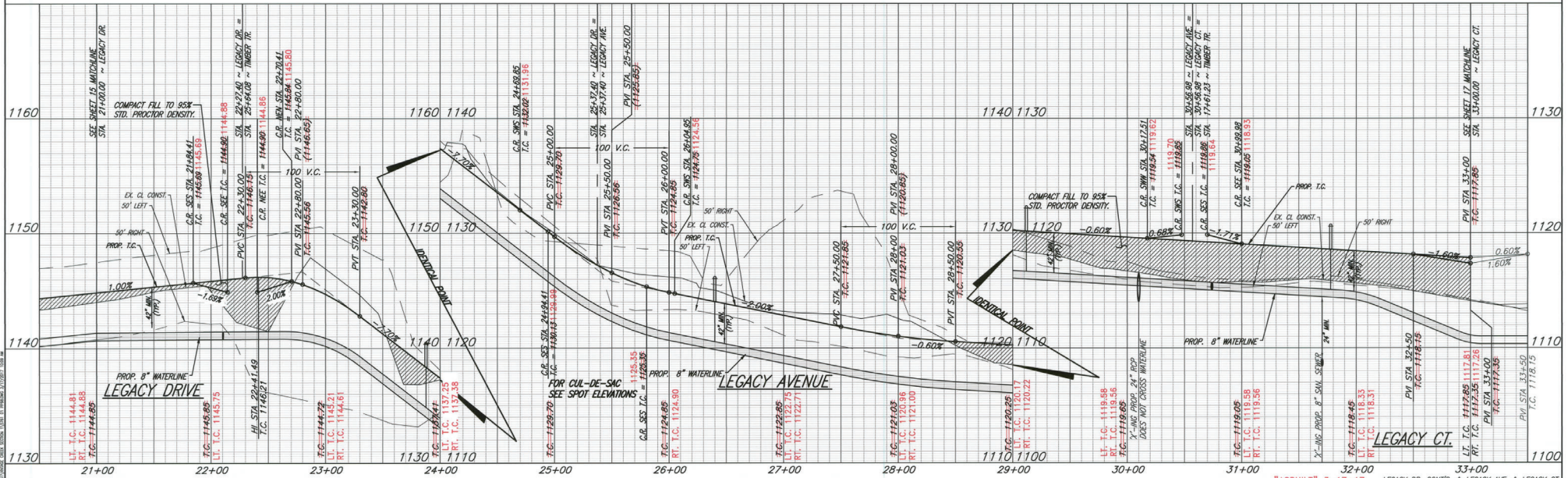
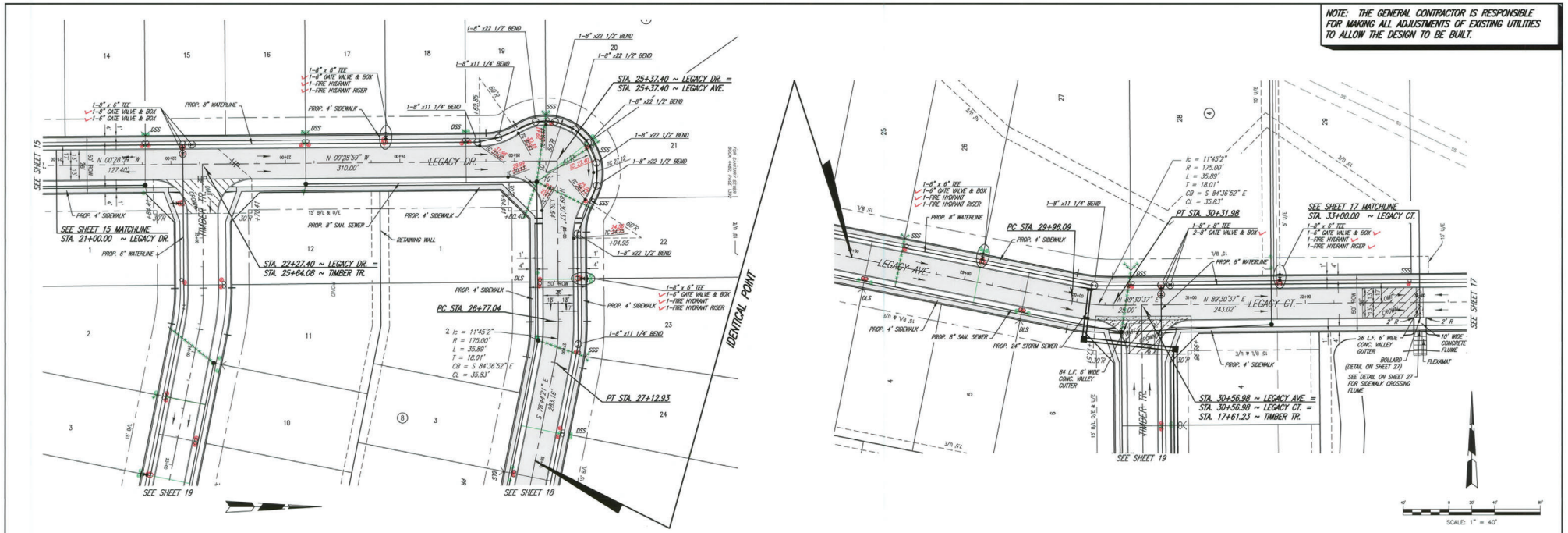
Proposed Retaining Wall

VINTAGE CREEK ADDITION

Existing Retaining Wall

TIMBER TRL





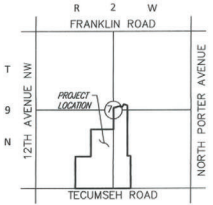
FINAL PLAT VINTAGE CREEK ADDITION

A PLANNED UNIT DEVELOPMENT
A PART OF SECTION 7, TN9, RW2, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD

March 29 2017 10:02:42 AM
Book 24 Page 207
By *[Signature]* Deputy

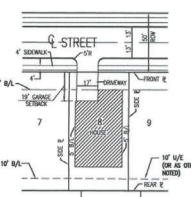
Doc# P 2017 9
Bk# 24 P# 207-208
P# 12-13-20-2017
02:00:43 PM
Cleveland County, OK



LOCATION MAP
SCALE: 1" = 2000'

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1+00.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+10.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+20.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+30.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+40.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+50.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+60.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+70.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+80.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+90.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
2+00.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00



TYPICAL LOT SITE PLAN
VINTAGE CREEK ADDITION
SCALE - NOT TO SCALE

LINE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1+00.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+10.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+20.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+30.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+40.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+50.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+60.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+70.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+80.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
1+90.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00
2+00.00	N 112° 00' 00" E	100.00	112° 00' 00"	100.00

NO HOUSE BUILDABLE AREA BACKYARD ONLY.

Stream Planning Corridor

COMMON OPEN SPACE BLOCK "D" & DRAINAGE EASEMENT

100 YR. FLOODWAY

(WQP2) WATER QUALITY PROTECTION ZONE

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF "VINTAGE CREEK ADDITION"; 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 OWNERS ASSOCIATION. 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 OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

BENCHMARK:
SITE BENCHMARK: SET BRASS CAP AT INTERSECTION OF VINTAGE CREEK DR. & LEGACY DR.
ELEVATION = 1158.45

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

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(D) OF THE NORMAN CITY CODE.
NOTE: THE WQP2 IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

Date: March 1, 2017
SAC CONSULTING ENGINEERS, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH: (405) 232-7715
Oklahoma CA#464 Exp. 6-30-2017

VINTAGE CREEK ADDITION
A PLANNED UNIT DEVELOPMENT
FINAL PLAT SHEET 2 of 2