




# office memorandum

DATE: December 12, 2024  
TO: Beth Muckala, Assistant City Attorney  
FROM: Ken Danner, Subdivision Development Manager   
SUBJECT: Consent to Encroach  
Westport Professional Park and Westport Professional Park, Section 6  
591 North Interstate Drive.  
Consent to Encroach No. 2324-6

Public Works/Engineering staff does not oppose the encroaching into a platted 17' foot utility easement. We do yield to the Utilities Department regarding any possible water main or sanitary sewer main that might be located within the easement. The City and /or utility companies should be held harmless in the course of maintaining their facilities if located within the utility easement. All of the utility companies were notified of the request. OG+E Cox and ONG have responded to the request with no objections. AT&T has had ample time to respond.

If you have further questions, please feel free to contact me.

Reviewed by: Scott Sturtz, Director of Public Works 

cc: Brenda Hall, City Clerk  
Chris Mattingly, Director of Utilities



6 March 2024

Ryan Swain | Project Engineer  
Parkhill  
3226 Bart Conner Dr  
Norman, OK 73072  
405-253-7593 | 405-366-8541  
[RSwain@Parkhill.com](mailto:RSwain@Parkhill.com)

Attn: Ryan Swain

RE: Revocable Permit –Letter of No Objection for *Hyundai of Norman at 591 N Interstate Dr., Norman, OK 73069.*

Cox Communications has no objection to the City of Norman granting a revocable permit to extend building footprint by 1.86 feet, for distance of 93.37 feet along utility easement. for the property located at *Hyundai of Norman at 591 N Interstate Dr., Norman, OK 73069.*

Please be advised that Cox Communications does have an underground and aerial facility in the vicinity; therefore, proceeding with caution is recommended and requested. If relocation of said facilities is necessary to accommodate your excavation or construction, Cox will provide a cost estimate upon request. A geographical depiction of our facilities is attached; however, this is not engineering scale and for the exact location of our facilities, Cox recommends calling in utility locates.

Prior to beginning any digging and/ or trenching activities, please call OKIE–ONE 1-800-522-6543 for 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 questions or concerns, please feel free to contact our office at 833-850-0590 or email [OKCROW@cox.com](mailto:OKCROW@cox.com).

Sincerely,

*Mel Garner*

Mel Garner  
Cox Communications  
Land Use Agent  
405-902-0121

Cox Communications, Inc., 715 NE 122<sup>nd</sup> Street, Oklahoma City, Oklahoma 73114



# Oklahoma Natural Gas

A Division of ONE Gas

4901 N Santa Fe  
Oklahoma City, OK 73118  
405-556-5910  
oklahomanaturalgas.com

March 19<sup>th</sup>, 2024

Ken Danner  
Public Works Dept., Engineering Div.  
City of Norman Development Center  
225 N. Webster Room 1500  
Norman, OK 73069

RE: Request for Letter of No Objection  
Revocable Permit

## **Letter of No Objection**

Dear Mr. Danner,

Oklahoma Natural Gas Company, a division of ONE Gas, Inc. (“ONG”) has no objection to the City of Norman granting a revocable permit to Norman Public Works Dept., Engineering Div. to encroach on the existing U/E at 591 N Interstate Dr, Norman, Oklahoma, 73069 for the Hyundai renovation project. Please be advised that ONG requires the following:

- A minimum of 2 feet undisturbed separation from underground/aboveground facilities in the area.
- Customer’s conduit shall be installed at right angles or as near right angles to ONG’s assets as reasonably practicable, so long as such installation provides for a minimum of two feet (2’) of horizontal and vertical separation from all ONG assets.

If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate.

Prior to any excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of forty-eight (48) hours for exact location of our facilities. ONG will hold the damaging party responsible for any repairs to our facilities. If any repairs are necessary, ONG is not responsible for any damage to any structures or landscaping on or in the utility easement.



**Oklahoma  
Natural Gas.**

*A Division of ONE Gas*

4901 N Santa Fe  
Oklahoma City, OK 73118  
405-556-5910  
oklahomanaturalgas.com

Sincerely,

*Caleb Lee*

Caleb Lee  
Pipeline Systems Engineer II



PO Box 321  
Oklahoma City, Oklahoma 73101-0321

MARCH 11, 2024

KEN DANNER, DEVELOPMENT COORDINATOR  
NORMAN PLANNING COMMISSION  
P. O. BOX 370  
NORMAN, OK. 73070

**RE: Applicant: Hyundai of Norman**  
**Request to allow existing building to encroach in the 17' utility easement**  
**Location: 591 North Interstate Drive**  
**Legal: Lot 1B, Block 8, Westport Professional Park**  
**Encroachment No. 2324-6**

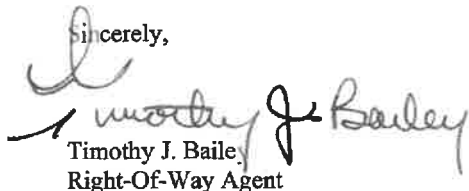
Mr. Danner,

Oklahoma Gas and Electric Company (OG&E) has reviewed the request by Hyundai of Norman. Our records show that OG&E has an overhead line that runs the length of the platted utility easement. OG&E also has underground facilities in the utility easement that serve the building. OG&E does not object to the encroachment of the building of 1.86 feet. The applicant must abide by the City of Norman guidelines for any work to be done in the utility easement, 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 ahead of time for the cost of relocating any facilities.

Should local service be disrupted to any OG&E customer due to any work performed by the applicant, they will be held responsible for any costs incurred by OG&E to restore service. Obtaining a permit 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,



Timothy J. Bailey  
Right-Of-Way Agent

## Ken Danner

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**From:** Wes White <[wwhite@okcoop.org](mailto:wwhite@okcoop.org)>  
**Sent:** Wednesday, March 06, 2024 9:36 AM  
**To:** Ken Danner  
**Cc:** Jack Burdett  
**Subject:** EXTERNAL EMAIL : RE: [External]Consent to Encroach request 2324-6

Oklahoma Electric Cooperative has no objection to the consent to encroach request 2324-6 at 591 N. Interstate Dr. Let me know if you need anything else.

Thanks,  
Wes

**Wes White**  
Manager of Field Design  
Oklahoma Electric  
Cooperative

 o: (405) 217-6617  
 [wwhite@okcoop.org](mailto:wwhite@okcoop.org)  
 [www.okcoop.org](http://www.okcoop.org)  
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