



# The City of OKLAHOMA CITY

## UTILITIES DEPARTMENT

Engineering Division / Private Development

03/03/2025

Contractors / Engineers / Developers

Re: Utility Easement Requirements

Dear Sirs;

Since the implementation of the Utilities Department Private Development Water & Wastewater Design Requirements Manual, it has come to notice that some revisions to the manual are required. The revision is currently under way as well as revising some of the standard details that have been issued. A notice will be sent regarding when the revisions are completed and will go into effect.

However, with the recent trend of lots getting smaller and structures being built directly up the utility easement line, an immediate change is required.

### UTILITY EASEMENT CONFIGURATIONS

In Section III.4.(4.2) of the Design Manual and Figure 14 - Page 25, it shows the easement width when the wastewater main is located in the back of the lots that the width of the easement is to be no less than twenty (20) feet in width with ten (10) feet on each lot with the wastewater main located two and a half (2-1/2) feet from the property line. See Figure 1 below.

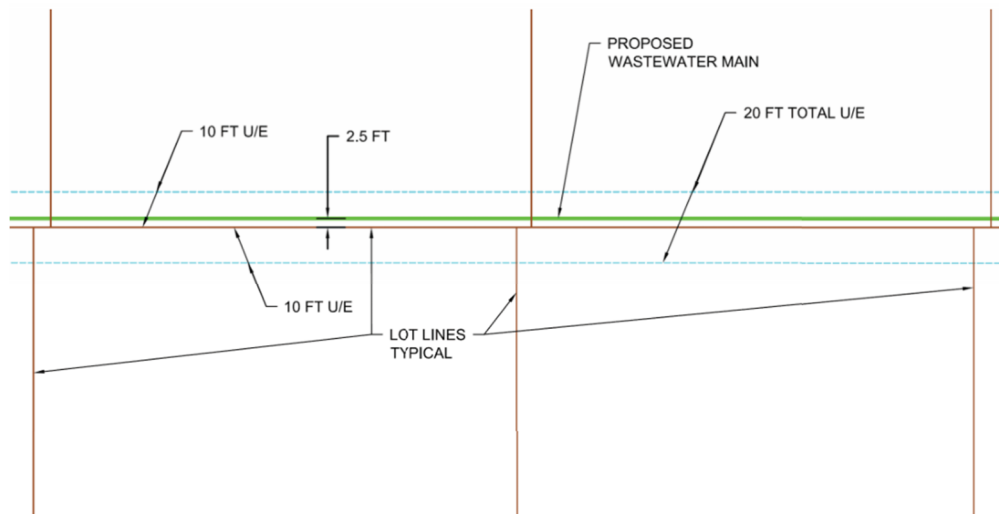


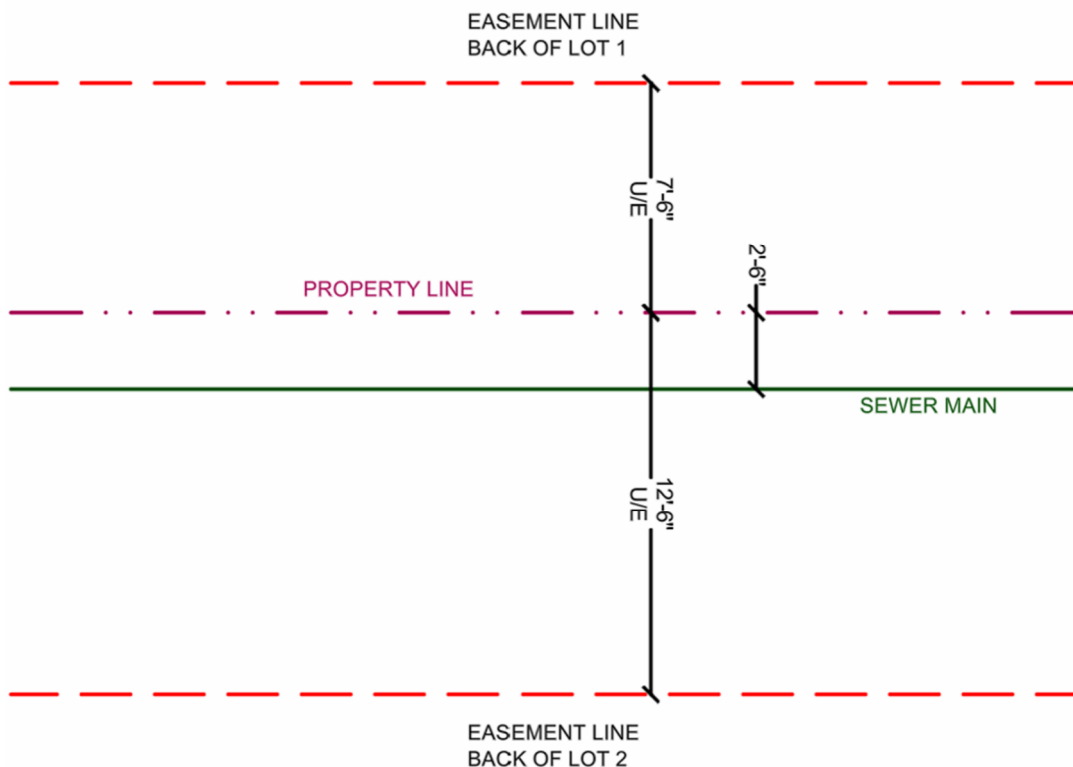
Figure 14- Sewer Back Lots

### *Figure 1 - Existing Easement Configuration*

This configuration does not guarantee a minimum ten (10) foot separation from the wastewater main to any structure and does not allow enough room for maintenance and repair in the future without the risk of damaging the structure that is built next to the easement.

The new configuration of the utility easement when the wastewater main is located in the back of the lots will be the same requirement as when the easement is mid-block between houses as shown in Section III.4.(4.3) of the Design Manual and Figure 15 – Page 26.

The easement will still be a total of no less than twenty (20) feet in width, however those with a minimum easement of twenty (20) feet, the easement will be split to be seven feet six inches (7'-6") on the lot without the public main and twelve feet six inches (12'-6") on the lot with the public main. The wastewater main will continue to be located two feet six inches (2'-6") from the property line within the lot where the twelve feet six inches (12'-6") utility easement is located. See Figure 2 on the next page.



*Figure 2 - New Back Lot Easement Configuration*

This configuration will guarantee a minimum of ten (10) feet separation from the wastewater main for both lots to any structure that is built up to the easement.

#### **UTILITY EASEMENT ENCROACHMENTS**

There has been a history of allowing some things to encroach inside the utility easement. The following is to help clarify what will be and what will not be allowed inside the utility easement.

What will be allowed inside the utility easement:

- Roof eave overhangs up to a maximum of (2) feet.
- Concrete flat work such as sidewalks, driveways and outdoor slabs.
- Simple removable fences such as stockade & chain link (with an approved fence permit).
- Air Conditioning condenser units (with the requirement of no less than a five (5) feet separation between the condenser unit and any public water or wastewater main). *(Not recommend but will allow)*

What will NOT be allowed within the utility easement:

- Any permanent structure, including main permanent structure, accessory dwelling units, garages, sheds, out buildings, enclosed patio or building of any kind.
- Concrete flat work that has a structure element such as a footing and/or piers, including stairs, patios, decks, porches, marque subdivision signs, brick or block walls.
- Retaining walls of any kind.

**EFFECTIVE DATE**

These requirements are effective immediately for all new plans/permits submitted and any plan currently in the review process that has only been reviewed once. Meaning the easement change must be shown on any second check print plans or any new plans/permits from the date of this memo.

If you have any questions concerning this, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Dustin Segraves".

J. Dustin Segraves, PE  
Private Development Manager  
Utilities Department

cc: Chris Browning, Utilities Director  
Debbie Miller, P.E., Public Works Director / City Engineer  
Brock Rowe, Development Services Director  
Geoffrey Buttler, Planning Director